

Thirtieth Anniversary of Hotham Gardens Block E

1990 marks the thirtieth anniversary of the building of Hotham Gardens Block E.

Here is some information about this brave new experiment in housing.

1. The land was reclaimed by the Housing Commission of Victoria and then sold to a consortium of fourteen builders.

2. The 2.5 acres cost 164,134 pounds to reclaim. It was sold to the consortium for 95,000 pounds.

3. The consortium helped to form a co-op of architects to design the buildings.

4. John Mockridge was the architect for Block E and Byrel Mann was the landscape architect.

5. Hotham Gardens was the first large block of O-Y-O flats on land reclaimed by the HCV. Later others were built in Carlton (Lee St), Windsor (De Murska St.), Fitzroy (King William St) and in North Melbourne (Haines S. Harris St, Wood St. and Lothian St)

6. O-Y-O titles were introduced to Victoria in the late 1970s so when Block E was constructed the idea of Service Companies was very new.

7. There are six blocks of flats in Hotham Gardens. The total number of flats is 108. The first block to be built was Block A.

8. There are eighteen flats in each block and each block has a separate service company.

8. Until the end of the 1970s the six service companies of the six blocks of Hotham Gardens flats employed the same secretary. This was a very helpful arrangement in the beginning when a great deal of pioneering work had to be done as regards managing O-Y-O flats. The arrangement, however, outgrew its usefulness.

9. A proportion of the very first owners lived in the flats for a considerable number of years. There are no longer any of these "original owners" living in the flats. Some have died in recent years and and others have left to live in supported accommodation.

10. Between 1950 and the mid seventies the Victorian Government reclaimed 50 acres of land in North Melbourne.

11. In North Melbourne there are about 800 O-Y-O flats and 1,300 public housing flats.

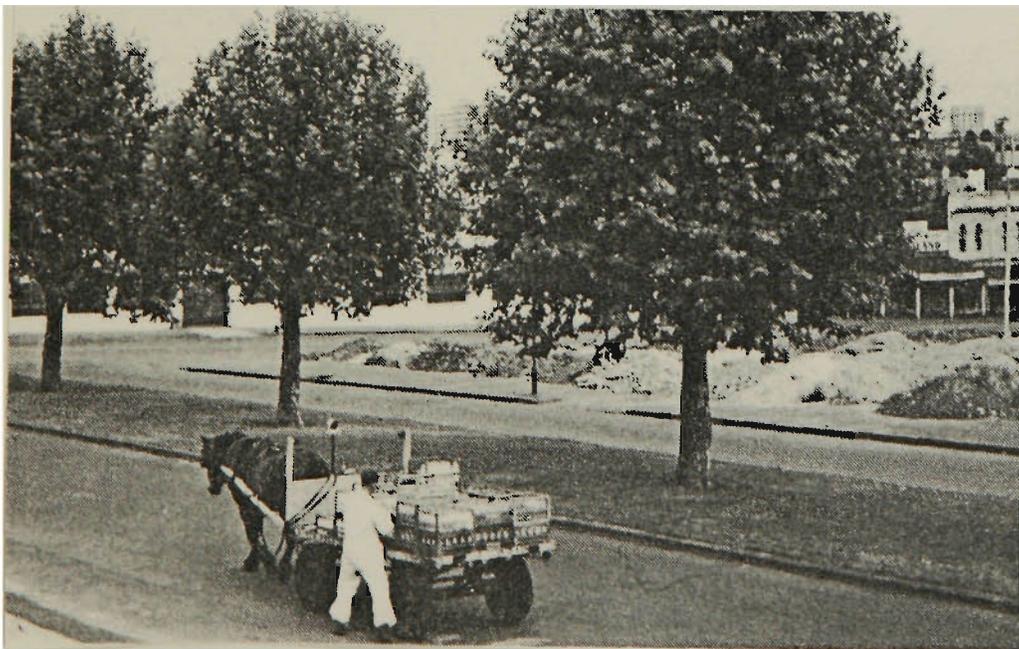
12. For more information see "Discovering Our District", walk booklets prepared by the North Melbourne Association and available from the North and West Melbourne Neighbourhood Centre, 58 Errol Street (near the North Melbourne town Hall).

Flash-backs to the Past

The two photos on this page were taken by Prof. Geoff Leeper from the balcony of his home, Flat E 6, Hotham Gardens when he first moved into his flat in 1960.

The top photo shows the last remaining house in O'Shanassy Street. Prof. Leeper took the photo on the very day the house was demolished.

The lower photo shows the milkman in the foreground and the "Happy Valley" shops in the distance. These shops were in Abbotsford Street until demolished in the early 1970s. There were eleven shops on the west side of Abbostford Street between Harris Street and Haines Street.



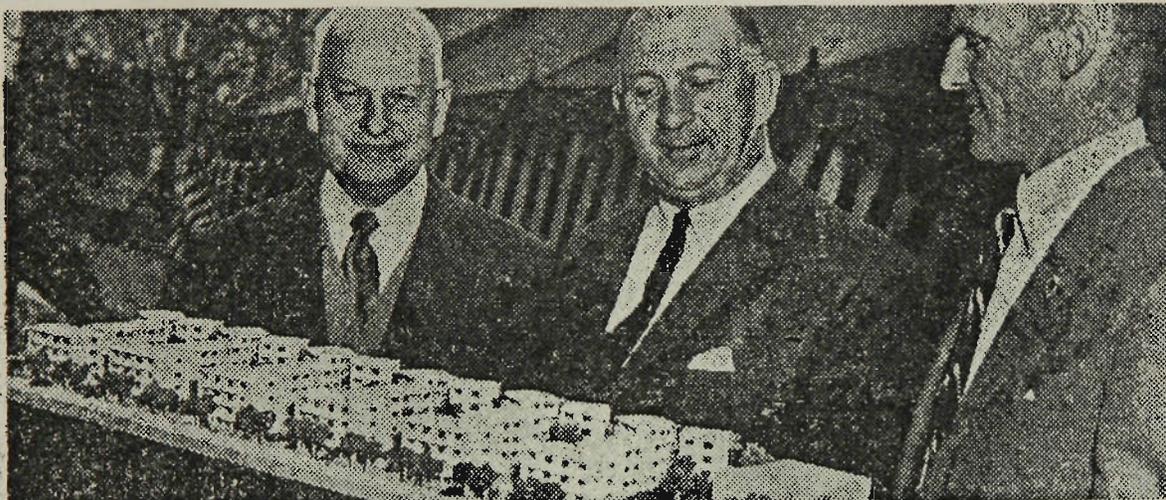
1959

Model Flats

"One of the best residential areas in Melbourne"

THE SUN, Fri., Aug. 14, 1959—Page 11

NORTH MELB. FLATS OPENED



↑ THE opening yesterday of the first block of flats in a North Melbourne project — a model of which is shown here — brought jeers for the acting Minister for Housing, Mr Thompson (right).

Residents living near Arden-st., North Melbourne, where the project is under way, objected to Mr Thompson calling it a slum area.

But the chairman of Master Builders (Associated) Redevelopment Ltd, Mr A. V. Jennings (left) and the Premier Mr Bolte (centre), were cheered when they said it would be one of the best residential areas in Melbourne.

The Housing Commission demolished 67 houses on the 2½ acre site, and found new homes for their 206 residents.

The site was sold to Master Builders (Associated) Development Ltd, which built the flats on a non-profit basis.

1970

Photo of the two last shops in Happy Valley The "Happy Valley" campaign helped to stop further "slum clearance" by block demolition in Melbourne.

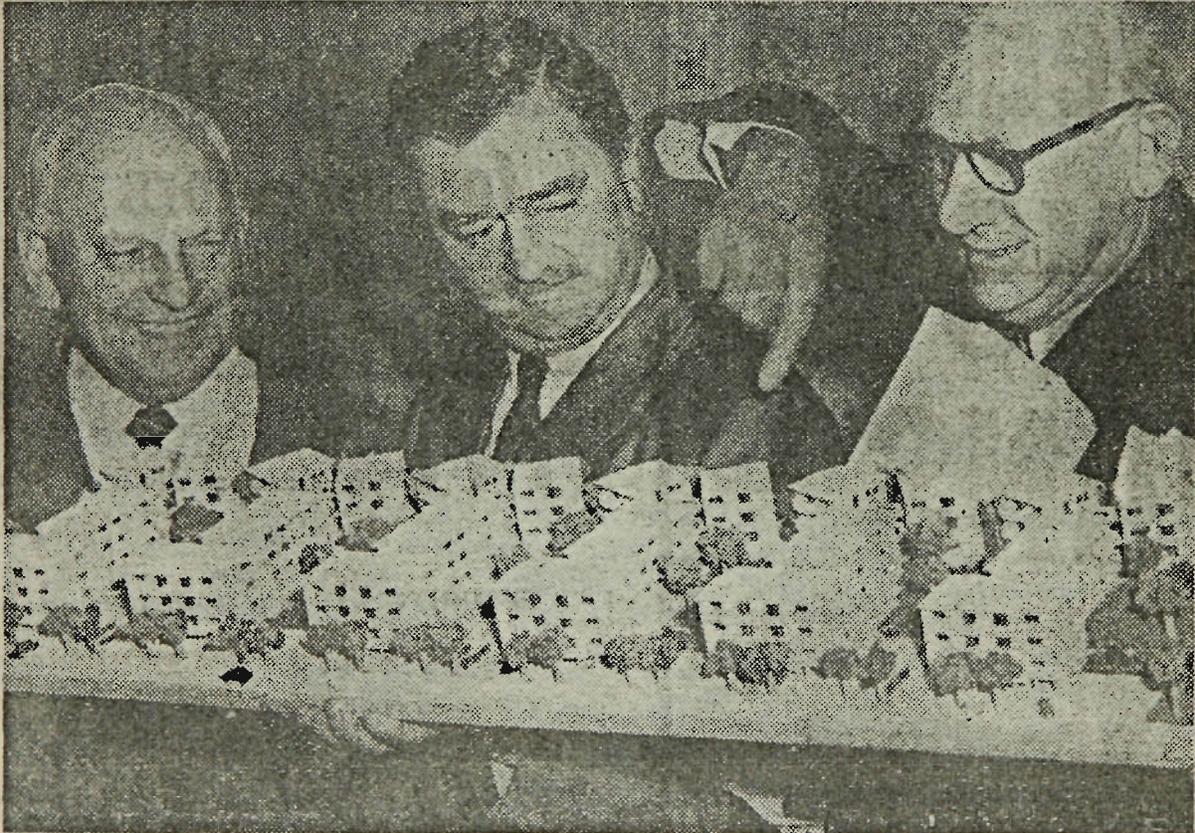


Subsidies to Private Developers
North Melbourne O-Y-O Example

Area	Size acres	Reclam. Cost	Selling Price	Subsidy	% Sub. to Price	Developers
O'Shanassy	2.5	\$164.134	\$95.000	\$69.134	73%	14 builders *
Harris/Haines	5.04	\$576.216	\$264.000	\$312.216	119%	Jennings
Wood	2.75	\$605.090	\$208.800	\$396.200	185%	Jennings
Lothian	3.5	\$672.240	\$425.315	\$246.315	55%	Inge Bros.

* Originally the scheme was by a "non-profit" company of 14 builders. There are similar O-Y-O flats in Windsor, Fitzroy and Carlton.

N. Melbourne flats start soon



sun 10/2/59

↑ EXAMINING A MODEL of a £500,000 North Melbourne rehousing project above are, from left, the chairman of Master Builders (Associated) Slum Clearance Ltd., Mr A. V. Jennings, Mr Roy Grounds, representing the Royal Victorian Institute of Architects, and the chairman of the Housing Commission, Mr V. J. Bradley.

Under the scheme 108 own - your - own flats will be built.

A start on the scheme will be made next month and the first two blocks — 36 flats accommodating about 100 people — will be ready in four months.

The whole project is expected to be finished within 12 months.

The 108 flats will replace 73 houses which have already been pulled down under the Housing Commission's slum reclamation plan.

They will be built on 2½ acres bounded by Arden, Curzon, O'Shanassy and Abbotsford streets — within a mile of the G.P.O.

The flats are being built by Master Builders (Associated) Slum Clearance Ltd., and will be sold at £3750 to £4500 on £1000 deposit.

Finance for the balance will be available on housing co-operative terms.

The buildings will be three - storeyed, and flats will consist of single, double and three-bedroom units.

The area will be landscaped and each block will look out on an 85 ft. lawn-and-tree court.

The Minister for Housing, Mr Petty, also examined the model of the project yesterday.

When Bull-dozing Boomed

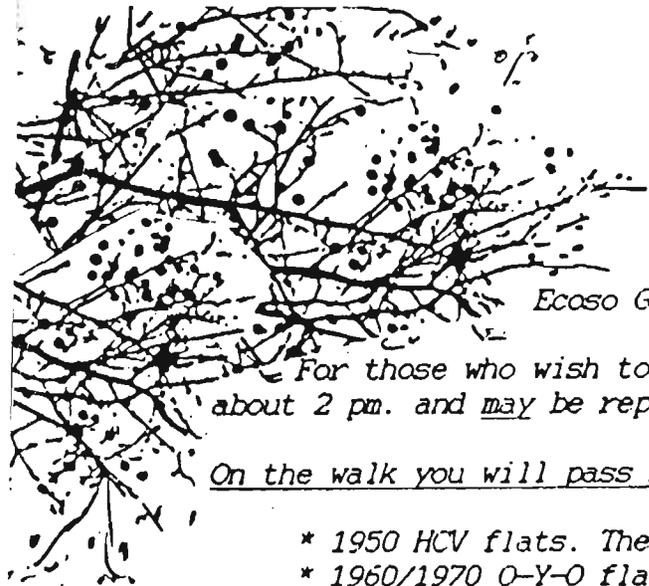
From 1950 to 1980 about 40 acres of housing were bulldozed by the HCV.

About 15 acres was developed by private developers as O-Y-O flats and the rest for public housing.

Sprawl from City

From 1936 to 1972 West Melb. housing stock was reduced from 1400 to less than 300.

This was (and is) mainly through offices, warehouses and carparks sprawling from the city.



Welcome
to

Ecoso Gathering Amongst the Treetops.

For those who wish to go on a short walk, the walk will start at about 2 pm. and may be repeated at about 3 pm.

On the walk you will pass by five different types of redevelopment :-

- * 1950 HCV flats. The first such reclamation scheme in Victoria.
- * 1960/1970 O-Y-O flats, (see chart on subsidies)
- * 1980s Ministry of Housing terrace housing.
- * 1970s/1980s private in-fill housing (including some flats)
- * 1980s recycling of an industrial building for mixed-use.

You will also see a variety of dwellings built in the late nineteenth century, including cottages, homes off lanes; large and small terraces.

You will not be passing :-

- * The HCV tower flats but you can see them from the balcony.
- * The spacious Victorian villas on Hotham Hill.
- * The tower flats built by the Royal Children's Hospital, but you can see them from the balcony.
- * Work places or shops, but you will pass one school, several park-lets, a kindergarden and you will see the North Melbourne Town Hall from a distance (look south down Errol Street near the school).

Before leaving for your walk look out from the balcony and see :-

- * The Children's Hospital directly north.
- * the Melbourne University north-east.
- * Three lots of HCV towers: Holland Park due west, Debnays north-west, and Hotham between these two.

On your way to the stairs you can see :-

- * A city tower to the south-east.
- * The top of a silo to the south-west.

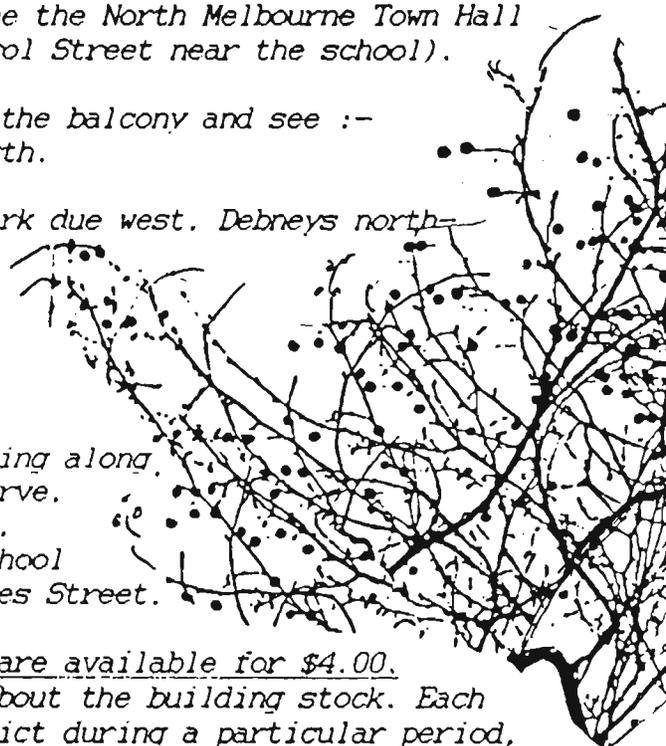
The walk will encircle about 25 acres passing along

- * O'Shanassy Street to Gardiner's Reserve.
- * Dryburgh Street to Pleasance Gardens.
- * Molesworth Street to Errol Street School
- * Returning via Harris Street and Haines Street.

Walk booklets, "Discovering Our District", are available for \$4.00.

The set of three (for \$4.00) are not only about the building stock. Each booklet includes a description of the district during a particular period, and pen-portraits of several local people of historic importance :-

- * "When Railways Boomed" is about how people worked in North and West Melbourne in the late nineteenth century. It includes pen-portrait of Dr William Maloney, M.P. and Mrs Bettina Smythe.
- * "When Errol Street Boomed" is about the schools, churches, theatres shops and homes in the district last century.
- * "When Bull-dozers Boomed" is about the slum reclamation schemes in North Melbourne and it has a pen portrait of Leila Mullett who was active in the local Tenants Council in the 1940s.



Hotham Gardens Block E

Report to Annual General Meeting
July 1990

The past twelve months have, perhaps, been the most difficult period in the life of the Hotham Gardens Block E Service Company.

The three main reasons for the difficulties were :-

1. The need to undertake some basic repairs to the building.
2. The need to clarify the legal responsibilities of shareholders for repairs.
3. The lack of share-holders able to take committee responsibilities.

The Basic Repairs Thanks to the professional advice given by(Don't have any documents here to give me Van den Molen's correct spelling etc) the repairs to the pillars and drain have been attended to at a cost considerably less than originally estimated. Mr Vanden Molin's help was greatly appreciated.

It is recommended that the concrete on the stairs be monitored and repairs carried out when necessary.

The Legal Responsibilities of Shareholders Thanks to (name of solicitor) who gave the Service Company very clear instructions on responsibilities of shareholders of stratum title flats.

The Committee was able to handle a very difficult situation which arose because one of flat owners believed that as there were no pillars under his flat he did not need to pay the levy on the pillar repairs.

Mr..... attended a shareholders meeting to explain the matter and eventually the situation between the Service Company and this shareholder was resolved.

Committee Difficulties There are fewer shareholders who have had years of experience in the Service Company. This is due to increase in flats changing ownership, ageing and ill-health of some residents and the increase in the number of owners who do not reside in their flats.

Harry Holtan, Jim Mitchell, Ruth Crow, Ann Lovell, Marion Fenwick and Joyce Thomson were elected as the 1989/90 Committee last July.

Early in the year Mrs Fenwick resigned and more recently Harry Holtan and Ruth Crow have sold their flats and are thus no longer eligible as committee members.

Jim Mitchell, who has only recently become flat owner, has made a considerable contribution to the Committee. He deserves our thanks.

It is hoped that other new owners will realise the importance of a shareholders committee and that some will accept nomination to it.