

hockingstuart

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#1**

Red

**A Home That
Fits Like A Glove**

PAGE: 3

**How To Create An
Outdoor Oasis**

PAGE: 5

**Top 7 Romantic
Hotspots**

PAGE: 7





Simon Jovanovic

Welcome to the first issue of the redesigned *red magazine*.

Each week you'll meet one of our 47 directors from across Victoria who will offer insight and advice into the property market. Whether you're a renter, home owner, investor or simply interested in keeping an eye on the market – we've got everything from home hints to interviews with influential people from the creative and design space.

Each week you'll meet a Director from one of our offices from across Victoria. We were the first real estate agency to use a magazine format to publish our properties for sale and we haven't stopped innovating since then. This newly revised format harks back to our own history of innovation, while delivering something of value to our valued clients.

We hope there will be something of interest for you each week in *red magazine*, we've thoroughly enjoyed creating it.

Timeline for investing in a property

Are you looking to invest in a property? We've outlined some of the timings you could expect throughout this process.



ABOVE & COVER: THORBURY HOUSE BY BENT ARCHITECTURE. PHOTOGRAPHY BY TATJANA PLITT

A Home That Fits Like A Glove

Centred on a playful roof form and a courtyard space, the Thornbury House by Bent Architecture shows how clever design can be achievable.

Taking a low-cost approach, Paul Porjazoski of Bent Architecture worked with his clients to design an affordable and compact family home.

As keen gardeners, the owners very much wanted a home that connected seamlessly between the indoors and outdoors. To accommodate this, a courtyard was incorporated into the design to create a buffer between active and quiet spaces and bring delightful northern light into the home (another important request from the owners). Large sliding doors from the living area establish a fluid connection with the outdoor space. The owners have set up a lovely garden space to take advantage of, which includes a veggie patch!

INDUSTRY INSIGHT

Market Wrap

If you've owned your home since the 1960s, you might be surprised to hear that house prices have risen on average by a whopping 6,556 percent since then.

Yes, you read that correctly – the sizeable figure has earned Australia the top spot in the world for sustained house price growth in recent decades. Researchers at the Bank for International Settlements analysed long-term house price trends across 47 countries. Across the board, it found that globally, periods of price rises occurred more often than falls. What's more, Australia had the longest period of house price rises globally – in fact, from 1961 to 2016, the report showed Aussie house prices have risen by 8.1 percent each year. In Melbourne, we've seen this rise first-hand, with median price jumping by more than \$100,000 over the past year to \$880,902. It's been well documented that population growth in the city has been a key driver, as buyer demand outstrips supply. Overall, the report shows that for anyone considering buying here in Melbourne, it's more than likely that you'll see generous capital growth on your home.



The approach to the design means there are also many eco-friendly and sustainable features.

In addition to the northerly aspect, which captures the best light, all the windows use double-glazing with timber frames. The flooring is polished concrete, which is another deliberate choice for environmental reasons.

Although appearing simple from the outside, the home has a clever and playful roofline. Although a two-storey building, the shape of the roof hides the second level, helping to make the house appear as single-level dwelling just like the surrounding homes.

With a busy family life, it was important that there be ample storage and tricks for hiding mess and clutter.

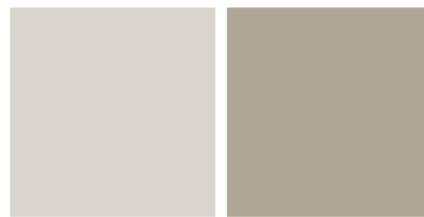
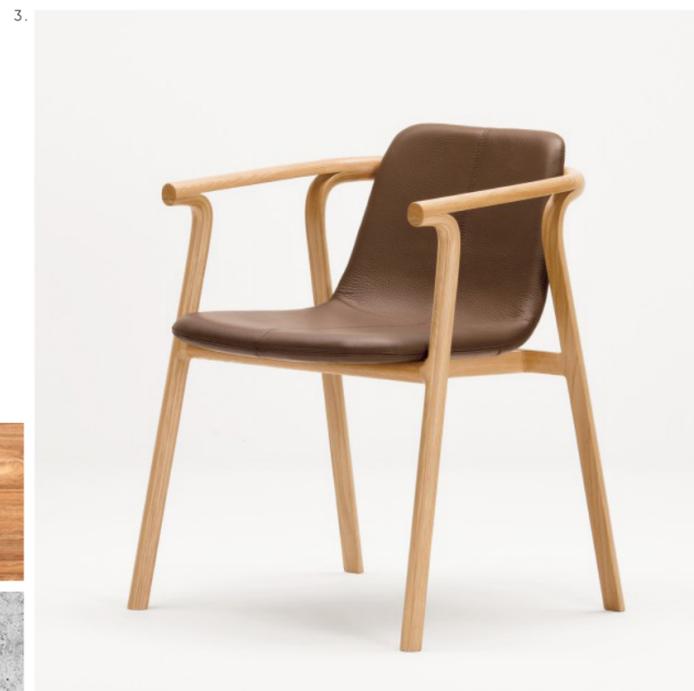
When commenting on the final outcome, the owners have said 'it fits us like a glove.' Who wouldn't want a home that suits them perfectly?



JAPANESE MINIMALISM

The art of living more with less is something that many people have been adopting. From Marie Kondo's highly successful book *The Life-Changing Magic of Tidying Up* to Project 333, which encourages wearing only 33 items for three months – this minimalist approach to life seems to be catching on. But how do you achieve this look in your own home?

Think simple, beautiful and natural materials; coupled with sparse colour-ways of cool neutral shades along with artisanal, well-made things.



- 1. TASMANIAN OAK TIMBER
- 2. POLISHED CONCRETE
- 3. SPLINTER CHAIR DESIGNED BY NENDO FOR CONDE HOUSE, AVAILABLE THROUGH APATO
- 4. DULUX PAINT SWATCH: LIMED WHITE HALF
- 5. DULUX PAINT SWATCH: LINSEED

HOME HINTS



How To Create An Outdoor Oasis

Green is the new black. But it's more than just a trend or passing fad. Being surrounded by greenery and plant life satisfies an innate human need, promoting health and wellbeing.

Enough about the reasons, how do you make it happen in your home?

Get the (green) goods

First up is of course the plants. What you choose will depend on the space you have available and what kind of light it gets.

If you've got a small balcony with full sun all day, opt for a mix of small-to-medium hardy plants that can deal with the heat, such as lavender, cacti and palms.

On the flipside if you don't get much sun at all, seek out the stuff that savours the shade like ferns and philodendrons.



Something to relax in

To accompany the lush new surrounds, adequate seating comes next on the list. No oasis is complete without somewhere to perch and put up your feet.

The type of furniture you go with should reflect your own personal style and being in sunny Australia there are plenty of options and variety out there.

For the modern and contemporary lovers, Tait furniture sits at the top of the list. But if that's a little out of your price range, IKEA has a steady range of outdoor seating options to suit all sizes and budget.

If something natural and relaxed is your style, take a look at Eco Outdoor or Weylands. Alternatively, why not take a tour out of Melbourne and hit up some of the antique markets and fairs?



The atmosphere

The final piece to your outdoor oasis may not be essential but it will certainly elevate it. Creating atmosphere is important for the ultimate place to escape.

Listening to the sounds of water and nature is important for biophilia, why not try to install a water feature?

Another thing to consider is music. A quick solution to this is bringing a portable speaker out into your newly created spot.

Lastly, lighting is also something to think about. Throughout the day there might be ample light to get by but as the sun starts setting you may need to light a selection of candles or bring a small lamp into the space.



Meet Katy Svalbe and Yasmine Ghoniem of Amber Road

Fusing together interior design and landscapes, Sydney-based studio Amber Road know a thing or two about the power of great design and great surroundings.

HS: Many people are now looking for more connection to nature, why do you think this is?

AR: As ever increasing numbers of our population move to live in cities and our cities get denser, our craving and nostalgia for authentic connections to the delights and experiences that nature provides also seems to be on the rise. From our experience and readings on the topic, there is a growing body of evidence that access to nature can greatly improve one's mental health.

How does design play a part in this?

Design has a critical role to play in facilitating nature in the urban environment. Whether it be looking at a site, precinct or city at a broad scale when it is subject to development, and ensuring existing habitats are retained and/or new green spaces are worked into the greater vision and 'green infrastructure' for the site. These same principles apply at any scale.

Do you have any simple tips for how to bring nature in or vice versa?

Maximise access to natural light (with the exception of harsh western sun). Promote natural ventilation and air flow. Question and play with where interior and exterior finishes meet and mingle. Employ 'natural' rather than synthetic materials. Orientate rooms towards windows with views to nature – immediate or distant.



ABOVE: INSIDE OUT HOUSE BY AMBER ROAD. PHOTOGRAPHY BY PRUE RUSCOE.

WHAT'S ON

Don't miss these

Thursday 1 to Wednesday 28 February

Sustainable Living Festival

A month long event highlighting the benefits of sustainability, the festival has been running for 19 years.

slf-apply.org

Saturday 17 February

White night returns

The one night only art and light festival is back with 12 hours of exhibitions, street performances, installations, music and interactive art. Don't forget to mark this one in your calendar.

whitenight.com.au/melbourne/

Saturday 17 February, 8am-5pm

Maldon Antiques and Collectables Fair

Head out of the city and find yourself a treasure. With over 120 stalls of antiques and collectables, the small country town is set to come alive.

maldon.org.au/maldon-antique-collectables-fair/

Sunday 18 February

Chinese New Year in China Town

Ring in the year of the Dog in true Chinese style. As the Southern Hemisphere's longest China Town, Melbourne's CBD will no doubt be a melting pot of inspiration, food and liveliness.

melbournchinesenewyear.com



ABOVE: SUSTAINABLE LIVING FESTIVAL

MUST VISIT

Top 7 Romantic Hotspots

Fitzroy Gardens Conservatory

Bringing together flowers history and greenery, the Conservatory at Fitzroy in Melbourne is a beautiful spot to feel like you're escaping the drudgery of the city. A perfect place for romance to blossom.

Wellington Parade, East Melbourne 3002

Siglo Rooftop Bar

Sipping cocktails as the sun sets is a sure fire way to spark romance. Add into the mix the classy surrounds of the city skyline, all right next to the theatre and you've got a thoroughly charming experience.

2/161 Spring St, Melbourne 3000

Hepburn Springs

Sometimes the best thing to do is get out of the city altogether. Hepburn Springs is less than two hours out of Melbourne and replete with natural hot springs. What's more romantic than massages and mineral springs?

Hepburn Springs 3461



ABOVE: SIGLO'S ROOFTOP BAR



ABOVE: THE FITZROY GARDEN CONSERVATORY. RIGHT: ROYAL ARCADE.



Heide Museum

For the more cultural at heart, Heide Museum of Modern Art offers fine art and architecture, surrounded by beautiful greenery, sculptures and a local café. Take in the beauty of modernism with your love.

7 Templestowe Rd, Bulleen 3105

Royal Arcade

Fit for royalty, the Royal Arcade in Melbourne's CBD is a gilded and gleaming wonder, which was opened in 1870. Peruse the shops and stop in for high tea at the infamous Hopetoun Tea Rooms for a date fit for a Queen.

335 Bourke Street Mall, Melbourne 3000

1000 Steps (Kokoda Memorial Walk)

If getting out into nature is the ultimate, then go hard and sweat it up doing the 1000 Steps in the Dandenong Ranges. And if a little competition never went astray, why not even race each other up?

Tree Fern Gully Track, Tremont 3785

Great Ocean Road

Iconic and rugged, the Great Ocean Road is perfect for a wee road trip adventure. Pack a picnic and some bubbles. Stop in at any of the coastal beaches along the way (Torquay, Anglesea or Apollo Bay to name a few) and you're sure have a trip to remember.