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MEMOIRS ON THE ACTIVITIES OF  
THE REAL ESTATE AND STOCK INSTITUTE  
OF VICTORIA  
1936 - 1980

By G A Thomson



THE REAL ESTATE AND STOCK INSTITUTE OF VICTORIA

18006

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## I N T R O D U C T I O N

It was March 1975, when the following letter arrived from the President of The Real Estate and Stock Institute of Victoria

Dear George,

At the Past Presidents' Council meeting on Thursday last, consideration was given to a request from the Executive Council that the Past Presidents' Council, or member of that Body, might be able to assist the Institute in the compilation of an index of Executive Council Minutes, and checking out particular items from those Minutes which establish policy and/or precedence. Your name was mentioned as a past President who, not merely has knowledge going back a long time, but who may be able to find some time to do this service for the Institute. It was also suggested that the job might be broken up between two past Presidents and Malcolm Brown's name was mentioned in this context. However, at this point of time I am writing to you only asking whether you would feel able to carry out this task.

The job of indexing is not an easy one, but it is a very necessary one, and should have been started years ago. Once done, of course, it can be kept up-to-date. Perhaps you would be kind enough to phone me either at the Institute or my office and let me know whether you will be able to help.

Kind regards,

JAMES CROCKETT.

After reading this letter several times, I sat down and considered the contents. I tried to take it all in, the work involved, the time it would take, and whether or not I was capable of doing the job. It was true that I could go back a long time having been a member of The Real Estate and Auctioneers Association since 1934, and continued as a delegate after the amalgamation and formation of the R E S I, described so well in the "Institute History" Journal articles by Edgar Bartrop. I was also well aware that the index as suggested was long over-due and could remember the first general secretary of the R E S I, Alec Drew, emphasizing the importance of this more and more as the years went by.

It is so common for an Institute such as the R E S I to have problems that recur every ten or twenty years, almost like a pendulum swinging backwards and forwards, and much work and repetition can be saved if records of previous debates and decisions can be referred to immediately. Many important matters arising from the Divisional Council and the Stock Council move forward to the Executive as recommendations, and although all of these items are recorded in the Executive Council Minutes, it is sometimes important to read details of the debates, for and against, from the Minutes of the Council who put forward the recommendation. Before making a decision I called at the Institute and spoke to Miss Joan Pottenger, the Executive Officer for Information, and Joan assured me that all Minutes of the Divisional Council, the Stock & Country Council and the Executive Council monthly meetings since 1936 were at the Institute.

The Minutes from 1936 to 1940 were given to me so that I could read them, and get a good idea of the amount of work that was involved. I commenced reading soon after returning home and immediately the contents really sent me down memory lane. I could remember almost every detail of the debates and even pictured the personalities involved. It was almost like commencing my life all over again.

Malcolm Brown was very ill when I called to see him, and although we laughed and spent a few enjoyable hours together, it was obvious the job was beyond him, he died a few months later. So it was now a matter of checking out those particular items by reading nearly forty years of Minutes, and indexing the policy and precedence mentioned by Jim Crockett. I phoned him and agreed to try and if possible - do a suitable job for the Institute. It took two years for the job to be completed. The time and effort put into this job was appreciated by the Past Presidents and members of the Executive Council, and also I was glad to hear, from Brian Robinson and Joan Pottenger, what a time saver it was proving for the staff of the Institute. Perhaps it isn't wise to delve too far into the past, but in this case it was pleasant. I found it difficult to prevent my mind wandering to other events which took place at the particular time I was reading about in the Minutes.

I kept thinking of the first day I commenced work in a real estate agents office, and no doubt this diversion was prompted by reading the name of a man mentioned in the Minutes who was responsible for me commencing to work in real estate, and other men who were so willing to give the benefit of their knowledge and experience in real estate to me, whenever I needed this assistance. Thinking back, I realise how much young men commencing a career in real estate during that period, had to rely on older and more experienced members, especially if the firm you were working for happened to be in Carlton, where we know now the Branch of the Institute was just not functioning and, in the words of the President at that time had become defunct. Of course, it may be thought that young seventeen or eighteen year olds commencing a job just don't miss what they haven't got, but if you were determined to try and improve your way in life, as I was, you would appreciate how much we owed to those men whose experience and assistance meant so much to us.

It was men of this type of character who, during the depression years, were responsible for laying the foundations for an Institute that all R E S I members should feel proud to be associated with today. They were the pioneers, and although many became members of various Council's of the Institute and some achieved high office and were far better known, there were also many unsung heroes whose direct and indirect contribution to branch members and the Institute, was as necessary and as valuable as any other contribution.

It is not difficult to understand how easy it is to become enthusiastic about real estate, and I will always be truly thankful for the opportunity given to me. It would be difficult to find any other business or profession that could offer the opportunities to people with or without academic qualifications that real estate offered to me. The opportunity to know and understand people of all types, rich and poor, some nice, others not so nice, some very knowledgeable others completely lacking in knowledge and experience, but most with some quality you admire - especially if it happened to be a sense of humour.

Rent collecting, meeting owners, accountants, solicitors, surveyors, architects, bank employees, painters, plumbers, other contractors of various trades, people employed by rate departments, newspapers, the titles office and hundreds of other people that a real estate agent meets

during normal work. Is it any wonder that with this great variety, a fairly comprehensive knowledge of many subjects is so naturally obtained. There is also the opportunity of meeting so many other real estate agents who would become your close friends in life because of your common interests. But above all there was also the opportunity of obtaining that goal of some day, having your own business, and gain the rewards that were offered if you became a capable and successful agent. Many difficulties would be encountered along the road leading to this success, but as each problem was resolved so the task would become easier. The best illustration I can offer in the hope that it may help many young people commencing their business career in real estate is to give a sample of my own experience. I hope whilst reading this it may be possible to feel the appreciation I have for the Institute and all the personnel connected with it.

CHAPTER ONE

On 6 March 1879, James J Brenan commenced business as a real estate agent. The office, situated on the corner of Grattan and Drummond Streets, Carlton, was part of a large two storey building used as the family residence. After being elected to the Melbourne City Council, Mr Brenan was not only well known as a city councillor, but also with local hospitals, friendly societies, and many other charitable organisations which he helped. His wife was also interested in charity organisations, especially with the Womans Hospital and St. Vincents Hospital. The family consisted of eleven children, amongst whom were Jenny and Eileen Brenan, who were dancing teachers and choreographers for J C Williamson & Co, and responsible for many wonderful chorus and ballet productions seen at Her Majesty's Theatre in Melbourne. The family soon out grew the residence in Carlton, and purchased a larger home in Royal Parade, Parkville and they called the new home "Quamby". Mr Brenan died, and his eldest daughter, Mary, became the principal of the real estate firm and continued trading under her father's name. Few families were better known or held in higher esteem by so many people as the Brenan family.

In September 1926, Mr D J Pemberton an estate agent of Rathdowne Street, Carlton, informed me of a vacancy in the real estate firm of J J Brenan. For over two years I had been learning the elementary and intermediate stages of engineering, hoping to become an engineering draftsman, and, although passing initial examinations, it became increasingly difficult to find employment even as an apprentice draftsman with an engineering firm. Mr Pemberton, who was a friend of my father's, phoned Miss Brenan and made an appointment for me to see her. After the interview I was offered the position and accepted. As I had hoped, almost from the commencement it was mostly an outside job, rent collecting, meeting different people, seeing all types of property and comparing different styles of architecture and enjoying the surroundings. This was more interesting than studying engineering drawing. Having lived at St Kilda and Brighton most of my life, Carlton was different, but in a pleasant and exciting way. My first impressions were the wide streets, with well kept centre plantations, the Victorian and Edwardian type of buildings in Rathdowne and Carlton Streets, facing the Exhibition Gardens, the children playing in these gardens and also the gardens of Lincoln Square,

Argyle Square, MacArthur Square, Murchison Square, all within walking distance of the city of Melbourne. Many other parks and gardens were in North Carlton. Many of the properties we managed are beautifully illustrated in a book written by Dr E Grahme Robinson, for the National Trust Inner Suburban Series, he writes:

"How wonderful the whole of Carlton would look if it were completely repainted and given general loving care."

The foreword on the cover reads:

"General loving care is a fair description of his concentration of former Melbourne suburb of Carlton which was built to accommodate families of many socio-economic grades.

The developers of the day built a wide variety of homes from the cottages of Station Street to the opulent houses on such streets as Canning, Carlton and Garton. In those days Carlton also contained the University of Melbourne and its residential colleges before it was incorporated in Parkville. Most of the buildings whether private or institutional have one thing in common. They were designed and decorated during the full flowering of the Victorian era, the proud period of "Marvellous Melbourne" when pomp and ceremony were integral parts of life. They can still be sensed in the lavishly decorated streets and squares of Carlton. Even the smallest cottage has its gay frills of cast iron lace, and woodwork and stone work were used, sometimes fantastically, to display the Victorian pleasure in all that was sumptuous and ornate. But times and fashions changed, and suburban folk moved further out of the town. Carlton was neglected until a younger generation re-discovered its charm. A number of old houses have been given a new life but much remains to be done, and some of the suburb is endangered."

This is an apt and beautiful description of Carlton and the writer has confirmed many of the impressions I felt even in 1926. As well as Australians living and working in Carlton there were now many new Australians. Amongst our tenants were Greek, Polish, Italian and other European families. We also had many Chinese, mostly living and working



in Little Bourke Street, for some years known as Melbourne's little Chinatown. There were Indian hawkers who lived in cottages in smaller streets of Carlton, and spent most of their time away with horse and wagon laden with practically everything from clothing to cough drops, for sale to farmers or people living in the outback parts of Victoria. They would call at the office after each trip wearing turbaned head dress and carrying a swag which never failed to arouse my curiosity.

Many new Australians would invest their savings in real estate, they were friendly people and it was nice to realise how they trusted Miss Brennan and the office in general. The same applied to our Australian tenants, many of whom had lived in the house they occupied since childhood. As I became better known to tenants and owners, I was given the extra responsibility of obtaining estimates for repairs and renovations from painters, plumbers, electricians and other contractors, who would inspect property with me following complaints regarding repairs. Because I was young and new to the business, many of the contractors were patient and very helpful to me, giving explanations for repairs required and also a fair idea of the cost. It was not long before I learned sufficient about repairs and renovations necessary to maintain the type of property we managed, and to give a close approximation of cost according to the work required.

Two other men were employed at the office, Mr Harold Curtis, an old man who had been with the firm for many years, but when I commenced he was only working a few hours a week. His death occurred a few months later. Bert Argall had been with the firm since 1915. He was still a young man, a successful salesman, and one who certainly knew the value of property, especially around Carlton. I learnt a great deal listening to Bert talking to clients when selling a property. It would amaze me to hear him quote so many comparable sales and values of properties in Carlton and other suburbs and to have ready answers regarding rates, insurance and all other out goings concerning the property he was selling. He wouldn't hesitate when asked the likely rent for the property in its present condition or, alternatively, if improvements were carried out. Bert was popular with clients, and I think his success was due to his ability to give ready answers which inspired confidence with the person with whom he was dealing. He was always ready to help me by answering questions and, if necessary, giving a full explanation for his answer.

He introduced me to local agents and I would listen while he would seek or give advice, and he also taught me the procedure necessary at a Court of Petty Sessions to obtain a Warrant for possession of a property when acting on behalf of an owner. Unfortunately this was to become common practice amongst estate agents during the depression years which were almost upon us. Bert Argall left the office about 1930 and moved to Sydney where he commenced working for a large manufacturing firm. He had been a great help to me and I knew I would miss him tremendously, both his help and his friendship.

Miss Brenan and I carried on alone during the depression which lasted another two or three years. Many old people were in need of food and seldom a day passed that Miss Brenan didn't arranged for me to deliver meals to some unfortunate family. Rather than take proceedings against tenants unable to pay rent, many owners agreed to wait until the tenant found employment. Often this would be months, sometimes a year or more, but many of these tenants paid their debt in full once they found work by paying current rent and whatever they could afford off the arrears owing. Some tenants took advantage of the times by not paying rent even though they were working. This is when eviction proceedings were necessary. Many owners suffered hardship, especially elderly people who had no other source of income other than the rents from one or two cottages. I hope we never experience a depression like that again. It was unbelievable. Thousands of unemployed, poorly clothed, no bed to sleep on and queueing up each morning waiting for the soup kitchens to open.

Early in 1933 Miss Brenan suffered a serious accident resulting in fractures to her arm and leg and, not being a young person she was unable to leave Mount St Evans hospital for many weeks and for most of the time I was on my own at the office. Having no car or bicycle at the office since I started with the firm, rent collecting was carried out by public transport such as cable trams if any long distance was involved, but if the properties were reasonably close together, I found it much quicker and more convenient to walk. When Miss Brenan was in hospital it was a case of first train from Brighton each morning at 5 am, collecting rents as early as possible and returning to open the office at about 9 am. After leaving hospital, Miss Brenan decided to sell the business and fortunately I was able to make arrangements to purchase. As mentioned

previously, her father commenced business on 6 March 1879 so she decided to sell to me on 6 March 1933. Miss Brennan agreed to stay on at the office for a few weeks and this gave me the opportunity of calling on owners following a personal letter of recommendation which she had written. Some owners told me that they had already been approached by agents seeking business from the office because of the change of ownership and my lack of experience in management. Fortunately, the owners were prepared to give me a trial and one owner was so annoyed by an agent's approach, that she transferred several properties he managed for her, over to me for future management. This added to my determination to learn as much as possible about real estate management.

A firm of accountants gave me a Statement of Income and Expenses attached to the business but, because of the old system of bookkeeping used in those days, most figures were just a mere approximation. The depression years had dealt a hard blow to gross income from rents and insurance commissions which, in this case, hardly covered expenses. Sales commission and valuation fees were almost non-existent during the depression. Expenses included rent, telephone, electricity, postage and duty stamps, office cleaning, stationery, insurance and salaries etc., so it was quite obvious that something had to be done to improve the income. The accountants opened a new system of bookkeeping after checking every rent book with the dates and amounts on owners statements. Many adjustments had to be made. I hate to think what it must have cost Miss Brennan because of her generosity to owners and tenants but, eventually, it was possible to balance all owners and tenants accounts as entered in the new ledgers, and then a balance was taken of all trust monies. Since then it has been a policy to balance every month irrespective of the time and effort involved in finding errors which often occur in entries made during busy periods. We decided to always check daily the entries made on the previous day, and this helped to find any incorrect postings more readily and also simplify taking a balance. I purchased the Royal typewriter for twenty pounds from Charters Pty Ltd, who also serviced the machine. It lasted for years. A 1929 Standard motor car was bought for seventy-five pounds and traded in ten months later for one hundred pounds on a Ford coupe. My first typist/stenographer was seventeen years of age. I think the award was seventeen shillings and six pence per week but Miss Tobin commenced at twenty-one shillings. She was excellent and stayed with me for many years.

It was time to take stock of the present position and make plans for the future. Certainly a lot of experience had been gained in managing investment properties and a good deal of knowledge had been obtained about the value of these investments and also homes. I was quite confident about bookkeeping requirements, insurance and other matters which required attention during normal running of the suburban real estate business. But I was also well aware of my limitations to be able to put into writing and substantiate a valuation of property for probate or other purposes, or to offer a property for public auction if instructed by a trustee company, or solicitor, or private owners. I knew how necessary it was to learn the law pertaining to real estate, the Local Government Act, and to know something about conveyancing, stamp duty, leases, contracts of sale, before I could have confidence in managing my client's interests in real estate. The best way of discovering how to learn everything that is required in real estate management was a problem shared by many men in 1933. Many older men with far more ability and experience were ever ready to help when you needed advice but this was not the answer to the problem. I was fortunate when Mr Phil Kingsbury, whom I had met when Bert Argall was with the firm, called at the office to congratulate me on my purchase of the business and to offer any help or assistance I might need. During the conversation, I asked Phil how a young man like myself would be able to learn the requirements necessary to become a successful real estate agent. Without hesitation he advised me to contact Ernest Young the Secretary of the Real Estate Agents & Auctioneers Association of Victoria at 140 Queen Street, Melbourne. Phil Kingsbury had recently been elected to the Executive Committee of this Institute.

Ernest Young explained to me the plans which were being finalised to hold examinations about November 1933 for an associate diploma to the Institute. Lectures were to commence almost immediately and amongst the subjects to be included were the law of agency, the law relating to contracts of sale of real estate, law relating to the landlord and tenant and local state acts as far as they relate to real estate, duties and liabilities of auctioneers, ethics dealing with clients and the public, town planning, salesmanship, advertising and valuations. The lecturers would include Mr Henry Winneke, BA., LLB., Barrister of Law, subsequently to become Governor of Victoria; Mr R R Marsh, BA., LLB., Barrister of Law; Mr P E O'Collins, BA., L.M., Dip Ed.; Mr F K Sampson, LLB., FREI., FCIV.,

and Mr Ernest Young, FCA Australia, Chartered Accountant. This was certainly the answer to the problem. I have always felt grateful to Phil Kingsbury and the R E A A , particularly Frank Sampson for the tremendous contribution given to the educational programme and the wonderful benefit I received along with so many other young men during that time. It was a thrill to pass the examination, the first held by the R E A A , but the knowledge gained from the lecturers was just as important. It helped my confidence and gave me a great feeling of security to know that the Real Estate and Auctioneers Association was actually there, and the Secretary could be approached whenever assistance was needed. I became enthusiastic about the R E A A and hoped that at some future time I would have the opportunity and the ability to contribute.

A new block of flats was erected in Royal Parade, Parkville, and the building was completed just prior to my marriage to Maidie Gedye so we leased one of the flats and after the wedding left our respective homes in Brighton to live at "Kyns Keepe" which was just two doors from the Brenan's home, "Quamby". It was now October 1933, and for the first time I realised my good fortune over the past seven years in meeting men, whose help and assistance made it possible for me to carry on during the depression period and this, together with the great benefits obtained since attending all the lecture series and doing the examination of the Real Estate and Auctioneers Association, simplified many problems that must inevitably lay ahead.

There were now definite signs of the depression lifting. Unemployment was decreasing and business confidence was being generated by Government action and the fine philanthropic example set by business men like the late Sidney Myer. It was not uncommon for agents to have 40 or 50 houses to let in the early 30's. Many were in disrepair through vandalism and some owners could not afford to carry out the necessary repairs and renovations. In fact, many were still paying off debts on money borrowed. The cottages were let readily if renovated so, like many other real estate agents, we found ways and means through our unemployed tradesmen to buy material and carry out renovations, and retain rents until sufficient money was in hand to pay for the job. As our "To Let" list decreased so did our rent commissions increase, and we had the satisfaction of not only assisting the owners but also giving our tradesmen employment. Many owners preferred to sell their property and

the purchaser would then have the property renovated and re-sell or retain it as an investment. Our sales commission or rent commission, or both, would again increase so the opportunity for young men beginning in real estate which I referred to was now beginning to come true. This is a good example of what was possible even during the depression years.

It was about this time that I first met Harry Bracher. He called at my office late one afternoon and introduced himself as the real estate agent who had taken over the business of A B & R W Johnson in Rathdowne Street, North Carlton. Prior to that he had been for many years a senior member of the staff of the New Zealand Loan and Mercantile Agency Co Ltd. Harry was born in 1886 and, although 22 years my senior, the friendship that day in 1933 lasted until he died on 25 February 1974. He called to congratulate me for now being the owner of my own business and to offer any assistance he could give. Apparently when working for the New Zealand Loan and Mercantile Agency Co Ltd he knew about the Real Estate Agents and Auctioneers Association of Victoria and wasted no time after he bought A B & R W Johnson's business in calling to see Ernest Young, the Secretary. Harry Bracher had a very happy disposition. He loved to yarn about his office and real estate generally, also sport and especially cricket. He was the opening bat for North Melbourne for many years and he represented Victoria in Sheffield Shield Cricket. His team photo, along with all other teams that have represented Victoria, adorns the wall in the M C C Members pavillion. Harry was very R E A A minded and, although he would not sit for the examinations, he was invited to attend some of the Central Council meetings as an observer. He was later informed that the Carlton, Collingwood, Fitzroy and Abbotsford Branch of the Real Estate and Auctioneers Association had not functioned for some years and members of the Executive were quite concerned and anxious for the Branch to be re-organised. This did not surprise me because I could not remember any representative of a Branch calling at our office. Later I heard about certain members, who had been elected to office some years before to represent the Branch, but they became too old and worried during the depression years and were no longer in real estate. The following week, Harry called and informed me he had been asked by the Executive to re-organise the Branch. They hoped he would be elected President and delegate, and that he could find some other member who would assist him by working as Honorary Secretary. He asked if I could help him and I was very happy to agree.

Phil Kingsbury may have been responsible for the action taken to re-organise the Branch. He had met Harry Bracher at Centre Council meetings and knew that both Harry and I were keen to assist the R E A A. The flat at "Kyns Keepe" was only minutes away from the office by car and seldom did a week go by that either Phil Kingsbury, Harry Bracher or Dan Burke of William Ievers & Co (now Brian & Howard Kelly) would join Maidie and I for lunch. Maidie enjoyed the company and looked forward to meeting new friends. Dan Burke had been very helpful to me since Miss Brennan left. He was a nephew of the late William Ievers, who established business in Carlton about the same time as J J Brennan. Early in 1934 the average rental for a four room cottage was between twenty-two shillings and six pence and twenty-five shillings per week, depending on the state of repair and, of course, position. Rental for six rooms would average about thirty shillings and eight rooms, thirty-five shillings to thirty-seven shillings and six pence, sometimes two pound per week. The commission for managing these properties was five percent, but there were quite a few cases when an agent would collect for two and a half percent. Deduct from this commission just normal expenses, and it would be appreciated the work involved to earn a reasonable income. This problem, of agents who would seek new business by offering to collect rents at two and a half percent, was worrying me and again I realised the importance of the R E A A and decided to try and find out the best method of bringing the matter before the Council. Harry Bracher suggested we call personally on all Branch members and introduce ourselves. He explained to the members the reason why it was necessary to re-organise and get the Branch working again, the benefits that could be derived by having proper representation at Council meetings where we could put forward any matters affecting our own Branch members. Regular Branch meetings would be held to inform members on R E A A proceedings, and to discuss any Branch matter. Some members were glad the Branch was going to function again, others seemed pessimistic as to whether members would attend meetings, and there seemed to be a general feeling of distrust amongst fellow members. We were fairly well received, considering we were comparatively new members of the Branch and no doubt the older members would adopt a "wait and see" attitude before passing judgement. This was really going to be a challenge but one that could prove very worthwhile.

CHAPTER TWO

About June 1934 our first meeting was held in the upstairs lounge of Stewart's Hotel, Elgin Street, Carlton and eight members attended. They were Messrs Harry Bracher, Dan Burke, Stan Casey of J J Casey & Co, Arthur Bailey of G D Landgridge & Co, Doug Richardson of Hooper & Co, Roy Munro, Val Quixley and myself. Harry Bracher was in the Chair and gave a report on the activities of the R E A A , making special reference to education, the Code of Ethics adopted by the Associated Real Estate Institute and Agents Association of Australia, the forthcoming conference of this Association which was to be held in Melbourne in four months time and other matters concerning the establishment of a benevolent fund, a fighting fund and also a register for unemployment to be kept at the R E A A office. He then told the members present why the Executive considered the Branch should be re-organised. Those present were not very interested, or so it appeared to me up until this stage, so I asked to be excused and went down to the publican and asked if the refreshments I had ordered could be sent to our meeting room. Drinks and sandwiches arrived while Harry was calling for nominations for the election of office bearers for the ensuing twelve months. He was immediately elected President and I was elected Honorary Secretary and Treasurer and we were both elected as Branch delegates. Nobody else present would take office so it was decided that all other Committees could be considered at a later meeting. The meeting was then thrown open for discussion while refreshments were served. Well, almost immediately, all present seemed to get together and although it was obvious they were not interested in any of the subjects Harry had mentioned, they gave plenty of reasons why the Branch should be functioning to protect its own members especially against the snide tactics of certain agents. Handing around sandwiches and drinks I noticed a change of attitude. Tension was replaced by a more relaxed atmosphere and everyone seemed to be enjoying talking to one another about business in general. I was sure if we asked any of the present company for assistance in the future we would get it and the importance of this type of friendly relationship amongst all the members was something really worth working for. If Harry and I could accomplish this we could soon become a strong united Branch, capable of making a worthwhile contribution to the Association. Harry agreed. He was not offended when told that, in my opinion, his report covered too many items



that were not of any particular interest to those present, and in future, more time must be spent on matters that really affect the members of the Branch. They must also be given the opportunity of putting forward questions, and allowed full discussion amongst all present.

The next meeting was held in September and during the three months since our last meeting Harry and I once again called on all the members of the Branch. This time we were well received and I felt sure the members present at our last meeting were helping us by seeking the co-operation of other agents. Notice of this meeting was sent to all members and we also phoned reminders. The meeting was held in a larger room at Manwarring's Hotel in Brunswick Street, Fitzroy. Bonny Manwarring, who was the daughter of one of the Carlton agents, promised to attend personally to our catering requirements. Twenty-five of our thirty members attended the meeting together with invited guests, Lloyd Davies, a newly elected President of the R E A A and Phil Kingsbury of the Executive Council, Harry Bracher had also been elected to the Executive since our last meeting, together with Ken Langridge who had offices in Melbourne and Collingwood. Lloyd Davies gave a short address on the Association affairs and the major work carried out since it was founded in 1921, and what the R E A A hoped to accomplish in the future. Harry Bracher responded. The meeting was brief, but according to our members, very informative. During refreshments it was again noticeable how relaxed the members became and how they enjoyed talking to each other and meeting all their fellow agents. They seemed to appreciate the President of the R E A A being in attendance at our meeting and telling them personally about future plans to assist the Branch. The members who attended this meeting were Harry Bracher, Dan Burke, George Bruce, Joe Kennelly, Jim Munro, Leo Corbet, Leo Doyle, Doug Richardson of Hooper & Sons, Charlie Jenkins, Jim Proctor, Ken Langridge, Stan Casey, C Chapman, Charlie Dodd, Tom Foley, Rosen and Harrison, Young and Sillicorn, H Cox, Rance Douie, Dave Jenkins, Roy Munro, Val Quixley, Charlie Turner, George Kingsford and myself.

Harry Bracher was delighted at the success of this meeting and became so enthusiastic about the R E A A and the Branch that I began to wonder if he spent any time at all at his office. He called to see me in a few days time and said he wanted to talk about the Christmas Branch meeting. He wanted this meeting to be bigger and better because he intended to

invite the whole of the Executive Council as well as a few others. When asked who they may be, he said the representatives of trustee companies and newspapers and perhaps local bank managers and others. The time was now opportune to tell Harry that these meetings cost money and as no allowance had been suggested to meet expenses all the costs so far, the meeting room, refreshments, and the usual stamps, telephone calls and the like had been met by me. Harry was very pleased that I had adopted this policy but insisted that in future I allow him to pay at least half the cost. It is interesting to note that the annual subscription about this time was one pound three shillings and sixpence per annum, including two shillings and sixpence defence fund levy, and in the case of corporations one pound fourteen shillings which also included the two shillings and sixpence defence levy. Later a small amount was refunded by the Association, (about two and sixpence per member) to help the Branch Secretary towards expenses. I loved the Branch and the entertainment and it was always a pleasure to pay my share, but more so because it became a standing joke between myself and the boys. For years to follow at every annual meeting of the Branch Stan Casey insisted on moving that the allowance made to the Honorary Secretary and Treasurer, (which was nothing,) be doubled. Well as expected the Christmas meeting was an enormous success. Nearly all members attended plus the Central Executive and all the visitors. Harry Bracher was very happy and produced his cheque book to settle his side of the account. We certainly were not worried as to whether our Branch members would attend future meetings, and from the visits and telephone calls we received from Branch members, they were becoming just as enthusiastic about the R E A A as we were. I think it was mainly due to having found new friends who had become united because of a common interest, and that of course was real estate.

My business continued to improve and there was now a demand to purchase property that was in need of repair. Many of these properties were very solid with bluestone foundations, brick walls, front garden plots and backyards, to wide rights of way at the rear, and the type of property which could be made very attractive and comfortable. They were let readily especially if situated in Carlton because of the close proximity to the City and other business and industrial areas. There were also smaller cottages, but solid, which could also be made attractive. The position was not considered as good as the wide streets of Carlton, but the cottages would let readily and show a good rental return on capital

outlay and were very popular with investors. It gave a great deal of satisfaction, not only to be increasing the business income through these sales, but also replacing so many run down areas with attractive property.

1935 promised to be another year of excitement. Now a delegate on the Divisional Council, I looked forward to the monthly meetings held at the rooms at 140 Queen Street, Melbourne. Since my election in 1934 I had been prepared to sit and listen to men like Lloyd Davies, Frank Sampson, Herbert Knight, Ned Haughton, and many other delegates debate on matters brought forward on the agenda and it just amazed me the number of items discussed which were completely foreign to me yet apparently, most important to the members of other Branches, especially when you heard reports from various Committees you realise how certain problems affect certain Branches and not all the Branches. It was also an object lesson to me to hear Mr Reg Nicholson of the Mordialloc/Frankston/Peninsula Branch bring forward a comprehensive report and plan for new Branch boundaries which he and his Committee had been working on for months. After a short debate following his address to the Council the matter was thrown out without further comment. Reg just smiled and took his seat. There were very few men on the Council who did not have the same experience as Reg Nicholson during the years to come and I think this experience added strength, not only to the delegate, but also to the Association. The greatest experience that Harry Bracher and I were obtaining was listening to men whose knowledge and experience in real estate was far greater than ours and we hoped, in time, our members would benefit by our learning.

Quite a number of auction sales were now being held again and I used to attend to see the way they were conducted and to keep up with current prices. One day a very old client called to see me and during conversation he said, "George, if I were to sell all my property I would get Leo Corbet to put them up for auction. He is a good auctioneer and has had quite a lot of sales by public auction". I got this message loud and clear and realised that with private sales only the buyer and seller really knew about the sale and who the selling agent was, but with public auction the board told many people who the auctioneer was, also the advertising and this, together with the people who attended the sale, could all help to advertise the office especially if the sale was successful. I also realised the importance of letting clients know that

the business was successful in selling as well as rent collecting and general management but perhaps the most important thing I learnt was that public auction gave everybody the opportunity of bidding for a property and not just a few, which is often the case with private sales. When I received my auctioneers licence a few weeks later I began telling clients interested in selling the reason why I thought they should submit their property to public auction. My first auction sale was for a speculator who had bought and renovated a property in North Fitzroy. It looked attractive and the reserve price was five hundred pounds, cash within thirty days. Well I practised the auction in the park and at home for at least two weeks prior to the sale, but still suffered from nerves as I stood on the chair to read out the Contract of Sale. I then spoke about the property, hopefully as I would to anyone sitting in my office. When I called for bids a lady, whom I recognised as Miss Brennan's biggest client, started me off at at four hundred pounds and eventually bought at five hundred and fifty pounds. This cottage was totally different to the large terrace properties she owned in Drummond Street, Carlton, but she said she was looking for a small investment and this cottage looked attractive. I know she hadn't seen this cottage before, and yet she was supposed to be a very difficult person to deal with. Well I didn't think so, and I always appreciated her kindness in helping me at my first auction sale. The old axiom "nothing succeeds like success" is so true with a successful auction. On many occasions the owner of the adjoining or near by properties would call at the office to arrange for a sale of a property which normally you would never have obtained. The office on the corner of Grattan and Drummond Streets, was now too small and by strange coincidence D J Pemberton, mentioned earlier as the man responsible for me starting in real estate, had decided to sell his business which was situated in the National Bank building on the corner of Elgin and Rathdowne Streets. I bought the business and arranged a suitable long lease with the bank. The staff of D J Pemberton & Co remained with me, and I took over the business on 1 July 1935. There was something very exciting now about our Branch meetings with all the members wanting to know the latest about news on the expected amalgamation with other Associations. The Divisional Council meetings were also full of excitement in anticipation of the long awaited amalgamation described so well in "Institute History" a Journal article (December 1968) by Edgar Bartrop. At the final meeting of the Real Estate Agents and Auctioneers Association, which was actually the winding up of this old Association,

it was decided that a photograph be arranged to include all members of the 1935/1936 Council and this portrait would adjoin similar photo records of old Associations which adorned the walls of the meeting room. The 1935/1936 Council Members were V Watson, J J McSheedy, N McKee, R Morton, J G Berkley, G K Langridge, G Mackay, A Simpson, C F Walsh, J Taylor, I P Miller, R R Nicholson, E A Knell, F K Samson, W B Tonks, T M MacDonald, M A Roberts, E Crapp, B M Cunningham (Vice President), W L Davies (President), R C Cooke (Vice President), C H Burnham, E C Green, E Haughton, E H Young (General Secretary), A G Overend (Immediate Past President), C Foster (Honorary Treasurer), A L Parry, J F Broomhead, H H Bracher, M Hester, J A Gorman, J S Cullin, W H Cudden, G B Browning, F Facey, G A Thomson, R W Haughton, H P Knight and D Toman. Because of the amalgamation it was predicted that many changes would take place during the next twelve months amongst the delegates on the Divisional Council. This prediction was true and twelve names of the last R E A A Council were missing. Amongst them were Ken Langridge and Alan Simpson both of whom were to become my very good friends. To my personal delight and great pleasure of many others it was not long before they were re-elected to the Divisional Council. They later became Treasurer and President respectively. H P Knight also missed out but he was back on the Council within a few years.

The first meeting of The Real Estate & Stock Institute of Victoria was held on 14 August 1936 at 140 Queen Street, Melbourne. Branch representation on the Divisional Council was strengthened by new delegates from the other bodies who were given the option of joining either the Stock and Country or the Real Estate Council of the Institute. Many new faces were seen at the first meeting including G Scott Lang, C H Beauchamp and Edgar Bartrop, all of whom were to make a huge contribution to the success of the R E S I. To me this was the end of a wonderful era and the beginning of another and I looked forward to the future with great hope and anticipation because of my confidence in the men now on the Councils of the R E S I who had worked so skilfully and so unselfishly to bring about a successful amalgamation of The Real Estate & Stock Agents which in my opinion would prove so advantageous to established firms, as well as young men commencing their careers in what I found to be such a worthwhile occupation.

The death of my father in September 1936, at the age of 57 years, was a bitter disappointment to me. I had hoped someday he would join me in the business. He was the youngest of a family of eleven children whose father, in 1860, was selected to join John McDouall-Stuart the explorer, to cross the continent from Adelaide to the Gulf of Carpentaria. This is described in a book called "The Heroic Journey of John McDouall-Stuart by Ian Mudie. On return to Adelaide my grandfather bought a business and was married, but eventually the family moved to Victoria and lived in Royal Parade, Parkville. By happy coincidence J J Brenan later collected the rent of the two storey, balcony house they lived in and it was still managed by the office when I took over the business. Another coincidence was the happenings on 6 March. It was on 6 March 1879 when J J Brenan commenced his business in Carlton, and on 6 March 1933 when I purchased the business and now, on 6 March 1937, S W King, an estate agent of Elgin Street, Carlton sold his business to me. Sam King whose name is mentioned by Edgar Bartrop in another Journal article on "Institute History" had been established in Carlton for many years but now, well over retiring age, was unable even to accompany me to meet his clients. However his daughter was most helpful. His business was fairly large but the fact that my business was also in Elgin Street and the name of J J Brenan well known, helped me to retain Mr King's clients. We retained the services of the two men Mr King employed and this was also a great help.

Taking over D J Pemberton & Co and S W King's business proved a great advantage. The larger office made it possible to make room for the extra staff employed, the convenience of the adjoining bank, and also being on a tram stop was also appreciated. The initial detail necessary to re-organise rent ledgers, owners ledgers, and insurance register and the like was simplified because most of the new business was in locations where we already operated. However, it does take a little time but I found after the changeover that I had more time to spare on important matters which were obviously going to affect our Branch and also the Institute.

The formation of the R E S I commenced the period when the indexing of the Minutes of meetings began some forty years later. Over that period the Institute through Committees had to deal with many hundreds of problems, and when decisions were made and recommendations came forward

from the various Councils, the general secretary and his staff would have the job of implementing and putting into effect the decisions decided upon by the Executive. I would like to illustrate this by referring only to the Committees I was appointed to, because in this was I can speak with some knowledge on personalities many of whom became well known throughout the Institute, and some not so well known, but with the capability to serve on Committees if elected or co-opted, and ever ready to give their best.

During 1937 the Government received an official report from the Slum Investigation and Housing Board. I had already been outspoken at a Divisonal Council meeting about the concern of many excellent tenants and owners of smaller type properties in industrial suburbs close to the city such as Carlton, Fitzroy, North Melbourne and West Melbourne. For many years the answer to repair problems by tenants living in smaller type homes or any other, if genuine complaints about necessary repairs were made to owners or agents but without success, would be to report the matter to the health department of the appropriate Council. After inspection by the Council Inspector, the agent or owner would often receive an official notice to carry out necessary repairs. If it could be proved the tenant was responsible for the state of disrepair or damage an eviction order could be obtained prior to the work being commenced. This procedure had been in operation for years and had generally proved satisfactory. The Health Inspector had authority to recommend a building to be condemned as unfit for human habitation and if the authorities agreed they would order demolition. However, the inspectors appointed by the Slum Investigation and Housing Board were inspecting smaller properties in the suburbs mentioned, and although a number of these small homes were kept spotlessly clean and only minor repairs were necessary they would often receive the same treatment to similar properties which were unclean, untidy and in a state of disrepair often caused by neglect rather than fair wear and tear. These inspectors apparently did not take into consideration the construction of the building, if it had bluestone foundations, solid brick walls, well pitched roof, good slates or iron and the type of property that could be renovated throughout and made attractive for letting purposes. Even when reporting on the clean tidy homes of tenants who considered their cottage in very fair condition the inspector would often find trivial complaints and report on such as the size of wall vents even though each room would have at least one large

window plus wall vents. To the experienced builder the report would be a joke and if it were not for the fact that, collected with hundreds and perhaps thousands of other reports, it would add strength to the case for demolishing and rebuilding of the entire area with new homes.

I was appointed to the Committee dealing with this matter and was delighted to work with Charles Beauchamp, Alan Simpson, together with our general secretary Alec Drew. We had many meetings. The proposals by the Board to embark upon a scheme costing millions for rehousing was severely criticized by Council members. The slum problem in Australia especially in Victoria was infinitesimal in comparison with other countries throught the world. The Committee had been actually engaged in investigating the official report mentioned and studying evidence from countries all over the world where attempts had been made to solve this problem. Charles Beauchamp firmly believed, and the Council agreed, that generally speaking the problems of slums was brought about by tenants or occupiers rather than owners. In his article "Control of the 'Slum Population'", published in the first Journal on 10 February 1938, he quoted:

"This states that, owing to misconception of the problem, many hundreds of millions of pounds of public money have been spent on housing without making any noticable in-roads on the slums. His article continued. This, coupled with a growing realisation of the fact, which has been given practical expression in Holland with good result that the only real advance to be made in slum betterment is by concentrating on the tenant or the inmate rather than the landlord, should cause us to hestiate before we embark on any extensive and costly programme such as the demolition and re-building of slum dwellings or any other such programme entailing at the outset a heavy capital expenditure of public money which is irrevocably lost if the plan is not a success".

This article by C H Beauchamp was lengthy and continued to cover most of the problems as seen by the Committee and set out reasons why so many recommendations made in the official report would prove unworkable. A statement was also made by Alec Drew in the last quarterly report dated 31 December, 1937. It read, "The Institute advocates a more modest scheme of confining immediate attention to the demolition of those



structures which are unfit for occupation and the reconditioning of other sub-standard homes referred to in the Board's report. By this means such experience will be gained of the problems within the State of Victoria as to ensure the larger questions of slum reclamation and re-housing being dealt with at a later date at a minimum expense and in a more practical way." I think this was the first time the problem between the Government and the housing boards had become a real issue with the Institute and as we know now it wasn't and won't be the last. Alan Simpson and I were not only personally involved because of our office but also because of the Branch members we represented. It was just good fortune that my first experience on a Committee appointed by the Council should also include Charles Beauchamp and our secretary, Alec Drew. You just couldn't fail to learn when listening to either of these men. In my opinion Charles Beauchamp should have been a judge and I know many members who are on the Arbitration & Dispute Committee will agree with me. He was an excellent orator, a strong and capable leader and a man able to express, in writing, constructive ideas to problems affecting the Institute. His articles had appeared in the Journal over many years.

All new members of a Divisional Council of a newly formed Institute and particularly young men look for a guide and philosopher to help them put forward their thoughts and ideas to problems in a correct and constructive manner. Well, Alec Drew was my guide and philosopher and we were very close friends from that time until he died in 1953.

An article in the Journal on 10 March 1938 showed that the Premier, Mr Dunstan had appointed a Board to draft plans for re-housing and the abolition of slums. The Chairman would be Mr J M O'Connor who was formally the Assistant Commission of Taxes, Miss Frances Pennington, who held a Diploma for Education and Social Science, Mr Oswald Barnet, an accountant, and Mr W O Burt, a Solicitor. The functions of the Housing Board will be to reclaim and replan insanitary housing areas and to condemn and demolish insanitary obstructions and other houses and buildings, to impose building conditions and restrictions for land and houses, to prescribe standards for the drainage sanitation, ventilation and lighting of houses and the dimensions of rooms in houses, to inspect houses, to carry out and require owners to carry out the reconditioning of insanitary houses and premises, to make advances to owners of houses or premises for the purpose of complying with such requirements of the

Commission, to recover from the owners and of houses or premises the cost of carrying out work by the Commission, in reconditioning and other works, to remedy and prevent over-crowding in houses, to carry into effect housing schemes including the acquisition of land and the erection of ownership of houses and to decide the class of person for whom houses should be provided and proper limitations to be placed upon the power and to provide houses. The Chairman of the Housing Commission would be Mr O'Connor and Mr J H Davie of the Educational Department was appointed Acting Secretary of the Board. The Board held its first meeting on 1 March 1938. These details are in the Journal of March 1938. Well, that was forty-two years ago and there was still plenty of similar problems ahead which will be reported later because it could be that every twenty years or so someone turns back the records of Hansard and thinks, "Well, it is time to have another go at this. The machinery is there, let's turn on the engine".

The first quarterly report sent to members of the R E S I was dated 31 December 1937 and the first issue of the new monthly Journal, the 10 February 1938. Over the next few Journals to the end of 1939 Edgar Bartrop wrote six articles including "The Multiple Listing System" and from there on seldom a copy would not contain some news mentioning his name. In his series of Journal articles, "Institute History" which commenced in April 1965, the time and effort required in research alone must have been enormous because this work must be genuine and authentic. It would be interesting to know how many thousands of miles Edgar has driven from Ballarat to Melbourne and return to monthly Council meetings and other meetings and also his own Branch activities since the beginning of R E S I.

C H A P T E R   T H R E E

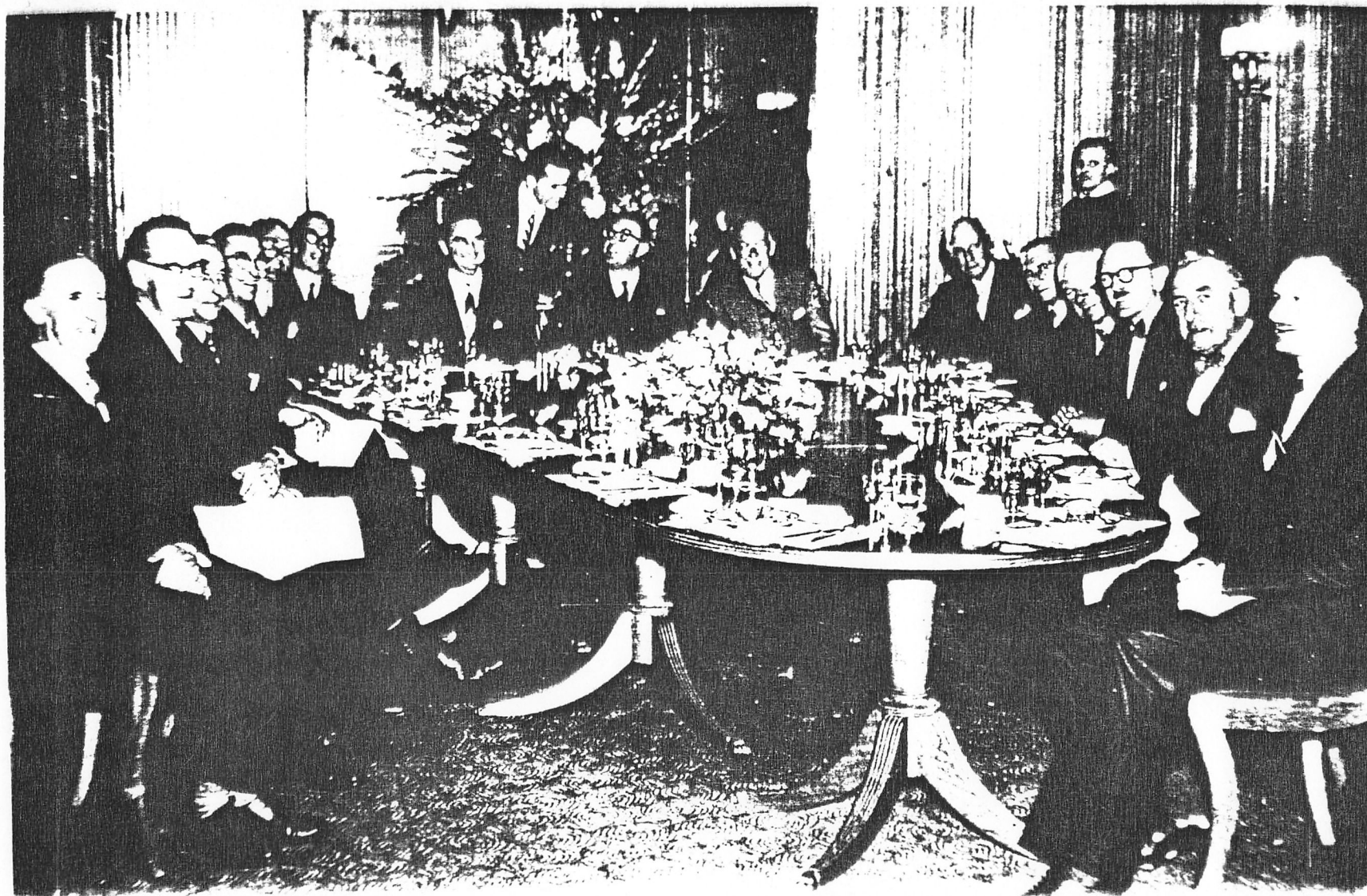
Immediately after the Declaration of War on Sunday, 3 September 1939, our new President, Mr Arthur L Parry, through the daily press, sent an important message to members of the Institute and to the public. The President stressed the wisdom of a practical and sensible observance of a carry-on policy; panic was unwise, foolish and unnecessary and there was never a time when clear thinking and calculated action was more necessary than at the present. The maintenance of a common sense of balanced view of the economic life of the community was an essential factor towards the carrying on and completion of the stern task before the nation. Australians could not afford to be blind to the problem of human existence in the days to follow. In maintaining employment employers would be doing their part in meeting the urgent need for the preservation in tact of the ranks and employed persons. The need for effective and even greater production of primary industries was greatedened so that the increasing demand both at home and abroad and particularly for essential purposes could be adequately met. There was also a need for recognition throughout the land of the security and safety in investment in property. The country was our all, the object of protection and the basis of all values. Unchanging in its nature it returned a full measure according to its use. The anticipated result of the probable isolation of Australia will be a compuslory and enforced self reliance and dependence upon our own work, resourses and production, both for our very existence and our defence. Lastly was a belief in ourselves, a courage born of sacrifice. We must realise that our surest time will be along that of confidence in ourselves and our country and in our economic, political and other sufficiency. Our duty is to carry on. The President has already addressed to the Prime Minister of the Commonwealth and the Premier of Victoria a message of confidence at this time and conveying, on behalf of the members, assurances of loyalty and obedience.

The President's spirited appeal to carry on appeared in the Journal on 15 September 1939. About this time the Advertising Committee was actively engaged in an advertising campaign to try and convey to the public the true meaning of R.E.S.I. and what it stands for. Many advertisements were placed in the Journal commencing with the heading "THE STORY", then

followed by Institute Membership. Institute Membership as with all organised membership, was born of worthy parents, self protection and mutual improvement. It has continuously been vitalised by constructive ideals and has now come to full estate, possessing a standard of importance and carrying duties, obligations and responsibilities to and on behalf of the community. The next heading "WE KNOW THE STORY" and underneath it, "But the Public Interested in Property and Stock Investment May Not", the next heading "That is Why" underneath "Advertising and Publicity Becomes Possible and Necessary in the Public Interest and is Being Undertaken", then the next heading, "PUBLIC SHOULD KNOW" followed by "That the Institute Membership Creates Immediate Confidence and is so Important", then under the heading of "Members" it had 1. Display Your Window Badge Prominently, 2. Print the Badge on Your Stationery, 3. Display the New Attractive Sign of R.E.S.I. on Your Wall or Counter, 4. Add to your Advertisements where Possible the Words 'Member Real Estate & Stock Institute' and 5. Add to all Advertisements the Words 'R.E.S.I.'.

This advertising continued for a few months but although members co-operated it certainly did not appear to help in getting the message home to the public. Some of the members began to doubt the wisdom of using R.E.S.I. as a trademark and compared it with AJC, the Australian Jam Factory. They thought it could be considered unprofessional. Alec Drew disagreed with this and, as a member of the Committee, so did I. Of course, it was only natural that people everywhere were depressed about the war, and agents were now hearing about proclamations under the National Security Act concerning Fair Rents regulations and the like as set out in the Journal on 16 October 1939. Other members of the Advertising Committee were Archie Hill, the convenor, George Austin, Charles Roberts, Ken Langridge and Jim McSheedy. Early in February I phoned Archie Hill and asked if we could have a special meeting of the Advertising Committee to discuss a new plan of advertising. This was called and all members were present. The plan put forward was two fold.

1. To try and get the meaning of R.E.S.I. across to the public, and
2. In such a way whereby all our members, staff, friends and allied Institutions such as the architects, solicitors, surveyors, accountants, and so on would have the opportunity of helping the war effort.



Past Presidents' Dinner, Hotel Australia, 1955

Left to Right: M Arnold, A Simpson, G Thomson, R Buxton, Sir Ewan Cameron, G Morley  
Pres H Seddon, L Davies, C Beauchamp, Vicar S Foote, H Bracher, E Bartrop, N Armstrong  
F Foy, Secretary



First RESI Golf Day

Left to Right: A Hill, H Bracher, G Thomson, R Edwards

I suggested a plan whereby we would hold a Ball, the R.E.S.I. Ball, at the Palais de Danse, St Kilda, and give all proceeds to the Lord Mayor's Red Cross War Appeal. This idea was agreed to unanimously and all members of the Advertising Committee were prepared to work on the Ball Committee. Alec Drew told the Committee that he would help and suggested I should be appointed the Organising Secretary.

At the next Divisional Council meeting Archie Hill put forward and moved the Committee's proposals and asked me to second his recommendation. The forty odd Council members present were told that the most important feature of the plan was to link R.E.S.I. with the Lord Mayor's Red Cross Appeal. The Red Cross organisation had their own method of advertising and helping us in this way. The Age and Argus who were very closely associated with the Institute in those days promised to help us get good coverage but, above all, we wanted some sort of guarantee from each and every member of the Divisional Council that through staff, friends and members of their Branch they would sell at least 20 tickets each. We would organise raffles, social evenings and a golf day prior to the ball. Reference was made again to the importance of linking R.E.S.I. in their effort to aid Red Cross. The recommendation put forward was unanimously accepted and without any request from Archie Hill or me, but at the request of the Chairman, each member stood up and guaranteed the sale of at least 20 tickets. The Advertising Committee was then joined by Lloyd Davies, Charles Beauchamp, Scott Lang, Roy Macleod, Roy Morton and others. Not one of us had had any experience in running a Ball but Scott-Lang was a prominent member of Rotary and the Rotarians held their Annual Ball at the Palais de Danse each year. He suggested my wife and I join he and Mrs Scott-Lang at the next Rotary Ball. It was a case of trial and error to find the right ball room, the right orchestra, the right supper, etc. We went to the Rotary Ball, the Lord Mayor's Ball, the Masonic Ball and many other well organised shows were attended, much to my wife's delight as well as my own. We decided that the Rotary Ball at the Palais de Danse with Jay Widden and his band was the most enjoyable, the catering was superb and the Palais staff were so well trained it made the extra cost well worthwhile. I called to see the manager of the Palais de Danse with Harry Bracher who was so excited about the whole idea that I am sure that he would have bought half the tickets if there was any doubt as to a poor attendance. The manager

First RESI BALL for Red Cross, 1940.

Left to Right: Mrs L Gedye, Mrs G A Thomson, Mrs V Watson (representing the Argus),  
Miss G Harrison (the Age), Mrs M Bowes





insisted I must guarantee a certain number for attendance and suggested 400. This would be the minimum number we had to pay. I told him the Committee would only agree to this if he was willing to give us a maximum number and suggested 600. He rejected this figure but later agreed to 800 so we signed a contract. Maidie and I then went to the Tivoli Theatre to see and hear Bob Parish an American negro with a most beautiful voice. He sang a song called 'Blue Orchids', and received a wonderful ovation. I went back stage and Mr Crawford, the manager, would not allow me to see Bob Parish, and in his words 'anyhow you couldn't afford to pay the price'. Well, we found out where Bob Parish and his wife had a flat in Queens Road so we called and later took Mrs Parish to dinner. I reported all this to the Committee who were meeting three or four times a week. For instance Lloyd Davies, George Austin, Roy Morton, Ken Langridge were the Liquor Committee, Jim McSheedy, Charlie Roberts, and the Student Society looked after the raffles and the lucky envelopes; Elizabeth Bennett, Carl Downard and Don Johns were the ticket secretaries; whilst Alec Drew was the treasurer and, with Ken Langridge, Archie Hill and Jim McSheedy often sacrificed many hours from the office and worked to all hours at night and loved every minute of it. The Red Cross were most co-operative in helping us with the advertising and decorations. Over 1,000 people attended, dress was formal and most members wore tails. The Lord Mayor and his wife attended, and were in a special foyer with Mr & Mrs Parry, Mr & Mrs Beauchamp, Mr & Mrs Scott-Lang and Mr & Mrs Frank Sampson. Mrs Parish joined our party about 11 pm and Bob Parish turned up around about the same time and sang about four or five songs. He asked me for a cheque for twenty-five pounds and immediately presented it to the Red Cross Funds. All this was well covered by the daily papers and full details given in the Journal, June 1940.

Twelve months later on 5 June another R.E.S.I. Ball was held at the Palais de Danse. We had the same Committee but this year worked for the Real Estate & Stock Institute Patriotic Fund. Car stickers, window tickets and display cards were sent to all members requesting that they be prominently displayed because in this way we could again show that R.E.S.I. was associated with a worthy patriotic fund and we found that this type of advertising was having quite a good reaction from the public. Only about 850 attended this year but this was to be expected because of the serious turn the war had taken and people now realised how

serious the situation was, not only for Australia but throughout the world. There were very few advertisements about R.E.S.I. in the Journal now but a lot of publicity was given to the National Security regulations, petrol rationing, Fair Rents Board and other matters brought about because of the War.

I had been elected to the Executive Council and I wanted to spend as much time as possible at my office and if necessary re-organise for a smaller staff or some other emergency which I felt would have to be met within a short time. Very few Committee's were working now and the only bright spot really were the monthly luncheons arranged by Ken Langridge at the Federal Hotel. He had guest speakers to each luncheon including the Lord Mayor of Melbourne Sir Frank Beaurepaire, Mr David Dow, Mr F K Sampson, Dr G L Wood of the War Damage Commission, Lieutenant Quasher of the USA Army and Mr C H Longfield. They were looked forward to by a great number of members. On 20 January 1942 it was announced through the Journal that the services of Alec Drew would be lost temporarily because he decided to take a commission and undertake important work in the military forces. Lloyd Davies had previously joined up for the same reason. I felt sorry for Harry Bracher, who was elected President in 1942, but his message to the Institute as set out in the November Journal of that year must have inspired many of his fellow members. There were no complaints. Jim McSheedy came to the rescue as Assistant Secretary and to give some help to Miss Dow who had been Alec Drew's secretary for many years. Jim McSheedy had to retire from the job after several months because of ill health. He died in October 1944. Jim McSheedy was a quiet, gentle man who helped the Institute tremendously but in a inconspicuous way. His work for the Student Society, Educational Committee, Divisional Council and in this emergency confirmed these views. Written in the February Journal of 1943 by Harry Bracher was the story of the first Victorian Cross winner in the present war awarded posthumously to Private Bruce Steele Kingsbury, the son of Phil Kingsbury. The Institute members paid tribute to the late Bruce Kingsbury VC in the Lower Melbourne Town Hall on 24 June. Mr & Mrs Kingsbury and their family attended, and full coverage of the unveiling of his portrait by the Archbishop of Melbourne appeared in the June/July Journal. From time to time the Journal would also report the names of many sons of members who were killed in action.

This Second World War was so different to the War of 1914-1918 when Australia's direct contribution was almost entirely one of manpower to fighting forces. Now Australia had become Great Britain's arsenal in the Pacific. We were building ships, aeroplanes, we were making machine guns and arms and ammunitions of all kinds, some for home defence, some for export. Large forces had gone overseas for active service but still larger forces were employed on the industrial front in Australia. Thousands of young men who in the last war would have been accepted for active service were on lists of reserved occupations which were essential either to munition production or some other vital branch of the Australian War economy. There were very few young men working in real estate now and in my own case the whole of my staff were either in the forces or in other reserved occupations. I had joined up, but Mr Dixon in charge of manpower who I knew as a Solicitor with Alexander, Grant, Dixon & Pearce before the War, told me to take whatever time was necessary to re-organise the office so that the jobs would be available to the old staff when the war was over.

It was difficult to re-organise but once again Harry Bracher came to the rescue and arranged with his accountant Mr Harry Hunt, to work half time for me. Charles Beauchamp and Gordon Allard made available typists until this position was filled. Eventually my sister agreed to work at the office with Mr Hunt, 72 years of age, and Mr Burrows, 75 years of age, and Miss Gunstan about 17 years of age, we began to function again. The fact that so many tenants were on different shifts starting at 5am, others at 1pm and some 9pm made it possible for me to commence rent collecting at all hours and still spend a lot of time in the office during 9am to 5.30pm. Mr Hunt was an excellent accountant and Mr Burrows helped as well as he could with the rent collecting. They were two very fine men and looked forward to me always taking them for a drink at about 5.30pm and then I would drive them home. I think most agents had a similar experience to mine during those years. It was difficult to forget the experience of being a member of a deputation to Mr Ben Chifley some years before in an endeavour to get some alleviation to assist our members who were almost unable to carry on. We were virtually told that consideration could be given whereby all rents would be paid into a post office or in Mr Chifley's words 'National Security Regulations would take care of the rest of the real estate problems'. I felt very proud of our leader, Charles Beauchamp when he stood and responded on behalf of the

members present and outlined the real duties and responsibilities of a real estate agent towards his clients and especially during these war years and emphasised the ridiculous suggestion that these matters could be dealt with by a post office or any other Government department.

I can only speak on behalf of the Carlton/Fitzroy/Collingwood Branch but I am sure all branches had the same experience of fellow members helping each other whenever necessary. In the case of illness they would roster services until our fellow members were well again. They would do valuations, attend to repairs or even attend Court for fellow members whenever necessary. Presidents like Vicars Foote and Harry Bracher during 1941-1943 were responsible for many direct patriotic appeals such as "Guns for Britain". Edgar Bartrop in 1943-1944 wrote a monthly article "Presidential Jottings" which was looked forward to by all the members. J D Langley in 1945 was in the happy position of seeing the return of Alec Drew to the Institute and the beginning of the end of World War 2. Then Norman Armstrong, through the Journal of 31 August 1945, was able to give his message of thanks and goodwill to all concerned for the safety and deliverance through this terrible war. It was all over and for a while it was hard to believe the World was at peace again. At the September meeting of the Divisional Council 1945, everyone present seemed to be rejuvenated and wanted to help in a post-war reconstruction. We all knew the cessation of hostilities would leave us with many problems to solve in the early post-war periods, but I am sure we all felt confident and prepared to face up and endeavour to solve these problems now that the war was over. For years now the Journal had contained reports of debates in Parliament concerning Bills and Amendments introduced and concerning National Security Regulations. Even now many of these Bills were causing unnecessary hardship and embarrassment.

From the commencement, estate agents had been given little or no consideration from the authorities even when carrying out responsible work in connection with some National Security Regulation or Bill. Most of the estate agents were allowed 12 gallons of petrol or less per month, and applications for replacement of tyres or batteries were usually refused. Many other business and professional men were even worse off. Rents were still pegged at 1940 even though 6 years had passed and the cost of repairs, materials and practically all out goings had increased.

some 50% or more. This was creating hardship amongst the owners and also proving responsible for many houses getting into a bad state of disrepair even though many tenants whose wages had been increased over the years, were willing to pay a higher increase in rent than the Fair Rents Board could allow. Parliamentarians were still complaining about the shortage of vacant houses but no encouragement had been given to builders or owners to remedy the problem. It was the declared policy of the Institute that they were definitely against any member dealing on the black market in real estate dealings or any other dealings, and many reminders to this effect appeared in our Journals. Naturally, the great majority of the public were law abiding citizens but the temptation was becoming greater with the introduction of black market for petrol, tyres and other motor car accessories, food and other commodities, many articles reporting on similar problems appeared in the Journal of June 1946.

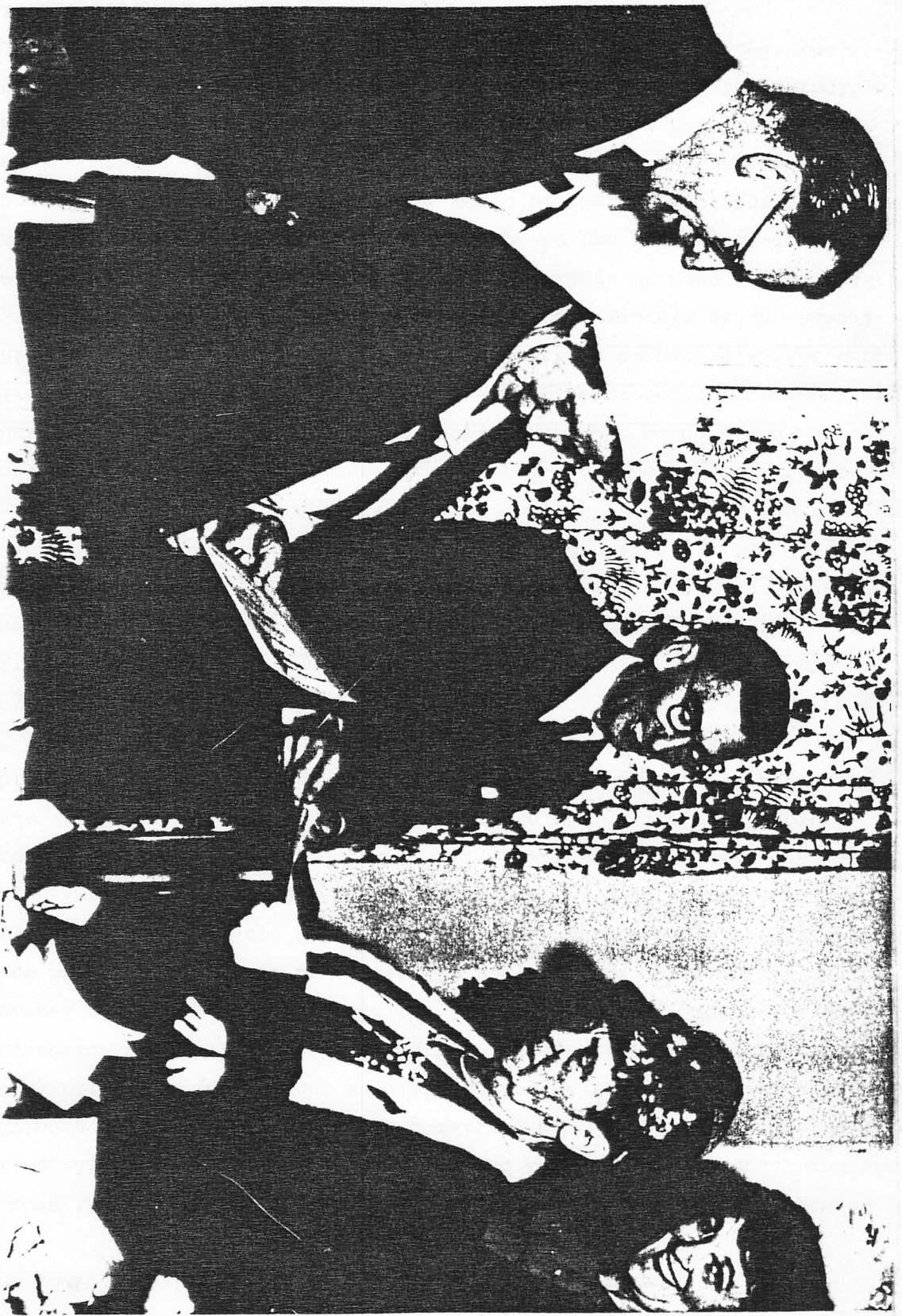
These black market problems were now receiving a lot of publicity. One article by Charles Beauchamp at the Federal Conference, another, extracts from Parliament debates June 1946 issue featured debates by Harold Holt and other parliamentarians and another report of a speech by Lyall Moore, President of the New South Wales Institute, called "Real Estate at the Cross Roads" also appeared. Mr Milner Arnold was now President of the R.E.S.I. and at the Annual Dinner Mr Charles Beauchamp in his speech continued in the same vein. It was apparent that many laws had lost the respect of the public and this was voiced by many solicitors and also Mr Justice O'Bryan at our Annual meeting reported in the Journal in November 1947. In his speech on the subject, he said "There can be good laws and there can be bad laws and I'm glad to see that one of your objectives and, I understand, one of the things which your Executive is active in, is urging upon the Ministry of the day correction of things which you see to be wrong in the transactions which you as agents have to deal with. Nobody knows better than people who are handling business affairs whether a particular law is good or bad. There is no doubt there are a lot of bad laws at the present time but I am not going to particularise or suggest that present laws or regulations are good or bad. I do not think there can be any doubt that there are bad laws extended in the community today. I say a law is bad when the ordinary people of the community have no respect for it. If you find a law which is being broken over and over again then the law is a bad law. Is it going to do no good? It is going

to mean that only those people in the community who should not succeed are going to succeed, and it is going to bring into the community generally a disrespect for the law for which there should be the highest respect. Now, in a gathering such as this I would expect to find all sorts of political views and different opinions as to how far controls which were in existence during the war should continue into the peace, and how far they should be relaxed or removed altogether. I do not want to enter upon the question, it is a vexed question, but I think we have to watch very carefully every control that is put upon us and which is continued to see whether it is necessary or unnecessary and I would say that, if we find that a particular control or law is not being respected and has not got the approval of the great majority of people whose activities it is supposed to control, then let us get rid of it as soon as we can. The matters in which you people are most concerned, of course, are regulations concerning landlord and tenant, and regulations governing sales of land and I am pleased to know as I believe to be the fact, that a great number of new regulations or amendments to regulations which have been made within the last 12 months have been the result of ideas which have been put forward by your Institute. I should not think that we have reached the ideal stage yet with regards to the law in relation to the sales of land and it is to be hoped that the wisdom which your Executive Officers possess, aided by suggestions from your members, will be used to guide the Government to make such changes as will become necessary. I sincerely trust that this activity will continue."

Set out in our Journal of January 1947 was correspondence which commenced between C H Beauchamp the Federal President of the Associated Institutes of Australia and the Right Honourable J B Chifley, the Commonwealth Treasurer. This correspondence continued and other prominent members also exercised influence. In September 1948 Land Sales Control was transferred from the Commonwealth to the State Parliament. What good news this was for the Institute. For those of us who were fortunate enough to hear the speech by Mr Justice O'Bryan at the Annual Meeting of the Institute, as reported in the November issue of the Journal in 1947 must have felt as I did that at last there was every reason for us to go forward and fight for the removal of land sales control. Our President Milner Arnold, was certainly not aggressive by nature, in fact he was always a very steady man, competent and experienced in real estate; - his views in and during debates at Divisional Council meetings were always

sought with interest. However, I am sure that he was delighted when Doug Harper decided to approach his cousin the Attorney General, Trevor Oldham for advice on the ultimate removal of these controls.

I know there were many meetings (some of which I was present) between Milner Arnold, Alec Drew, Doug Harper and the Attorney General, and his advisers during the year and the committee worked for many hours to make available to the Government any information or facts they may require in connection with this particular matter. Eventually the Attorney General's department called for the Institute to study the existing law, note any amendments or, if necessary, re-write the existing law and to let the department have the information as soon as possible. Alec Drew and Milner Arnold worked the whole of the weekend to accomplish this job. Eventually it was presented to the Parliamentary draftsman who, I understand, accepted the document almost in its entirety. In his Christmas message to members, our new President, Mr Doug Harper, said "The biggest event in real estate during the past year was the introduction of a gradual process of de-control by the State Government. With controls removed from vacant land auction sales have reverted to their true status of the highest bidder being the buyer and the buyer fixing the price. Although prices in favoured suburban areas have reached high levels the upward trend of what might be classed ordinary land has only been in keeping with other commodities. Once the present pent up demand for land is satisfied prices might be expected to steady. Further progressive de-control as justified by our economy and circumstances generally is promised by the present State Government and I think it can be left safely with the Authorities to determine the proper time for this to be done." In his presidential address at the Annual Meeting reported in the Journal of November 1948, Mr Doug Harper said "Now that the control has been handed back to the States it was to be hoped that the rights of the people would be the supreme consideration and that there would be no need for hostility to compel a recognition of those rights." Well there was certainly no need for hostility, just common sense and co-operation by men like Doug Harper, Milner Arnold, Alec Drew and perhaps one or two others together with those in the Attorney General's department.



Presentation of Cheque to Children's Aid Society by RESTI, 1949  
Left to Right: D Harper, Matron, G A Thomson, Lady Bruntton, Mrs T Munroe



Early in 1948 a very strong appeal was made by Red Cross to assist in a campaign to obtain food for Britain. I phoned Mrs Reid at Red Cross headquarters, whom we worked with during the last R.E.S.I. Ball eight years before, and she informed me of the difficult times a large section of the people of Britain were experiencing. This seemed to be the opportune time for R.E.S.I. to recommence linking its name with some worthy appeal to obtain good publicity from the media and others, as well as to assist such a worthy cause. The Divisional and Executive Councils agreed unanimously, so the R.E.S.I. Cabaret Ball was organised to aid Red Cross "Food for Britain Appeal" on Thursday, 2 September 1948. The Ball was held at the St Kilda Town Hall, Mr Reg Wynter was President of the Institute at that time and a full report was given by the daily papers who spelt out the name Real Estate & Stock Institute and congratulated the R.E.S.I. for the support given to the Red Cross appeals. A full report of this Red Cross "Food for Britain Appeal" appeared in the September Journal 1948 and also gave details of the wonderful work carried out by the Committee who organised golf days, raffles, as well as helping on the various Committee's connected with the Ball. It also mentioned Geoff Pelton who had just commenced working at the Institute and was of great assistance to me, but there were very few who would have doubted even then, of the great ability that Geoff Pelton had, and what a wonderful assistant he was going to be to Alec Drew. I think that only one other Ball was organised by me, and that was on 26 August the following year. It gave me a lot of pleasure and I am sure the same applied to the Committee because this time the proceeds were going to the Victorian Childrens Aid Society. Mrs J Carew happened to be a life member of that society and we all knew what a worthy cause we were working for. The Ball Committee at that particular time, consisted of the Chairman Mr Doug Harper, and the Committee comprised Joe Carew, Rob Clyne, Geoff Colquhoun, Val Coppard, Jack Giblett, George Kingsford, Bill Knight, Ken Langridge, Maurie Lord, Ves Malone, Keith Miller, George Morley, Howard Swift and Alan Simpson, also Honi Fraser. Details are set out in the Journal of October 1949. The Ball was held at the Caulfield Town Hall. The Committee of the Childrens Aid Society must have been pleased with the result because at the presentation of the cheque they made me a life member which at my request was later transferred into the name of the Real Estate & Stock Institute of Victoria. This was the last charity ball that I organised, although in later years the ball was carried on as an annual event.

I remember the appeals that I was involved in with pleasure because of the wonderful friendship that existed with the Committees, and also because of the interest and the unselfishness of the wives of many of the Committee men. For instance, several of the social functions were carried out at members' homes such as Mrs Carew's home in Parkville, another party who was interested with the Childrens Aid Society was Mrs Monroe in Royal Parade, Parkville. We had a social function at our home and on each of these occasions there would be at least 80 odd people and of course, naturally there would be quite a lot of money raised, and a lot of work involved. Everybody seemed to be very happy, especially those who had to more or less clean up the mess after these functions, but this just happened to be the spirit of the occasion, and they were very happy times, especially I think, because we were working for a worthy appeal and also we were such enthusiasts as far as the Institute was concerned. It was also rewarding for the original advertising Committee to know that members of Parliament, kindred institutes, various municipal councils, banking companies, business people and the public generally were now well aware that R.E.S.I. meant Real Estate & Stock Institute. The newspapers had been generous with the publicity given when R.E.S.I. had been linked not only in helping property owners, but also worthy charitable organisations.

I would like to make special mention of a name of Miss Elva Dow, who had been working for the Institute for over fifteen years and was married a few months before the "Food for Britain" campaign. Harry Bracher organised a testimonial on behalf of Miss Dow, and according to her letter to the President, Mr Reg Wynter, a substantial cheque and a beautiful canteen of cutlery was presented to her in appreciation of the work that had been carried out by her, especially during the very difficult times when Mr Drew was away. It also showed the esteem in which she was held by the members.

Another person in the Institute whom we were going to see a lot of in the very near future was Miss Joan Pottenger and even at this time she was very active with the Students Society. A few years before this we read where Miss Joan Pottenger gained first place in Australian in the 1945 examinations and with that went the coveted honor of H M Hawkins Memorial prize and Bronze Medal. In addition Miss Pottenger shared Mr Ernest Young's Accountancy prize. "Miss Pottenger's achievement was one of

outstanding merit", according to the Journal report which was actually in March 1946 and it said "that it was unique in the history of Real Estate Education Scheme as it is the first time that a lady had had the success. The standard of the candidates' papers in this series was particularly high and the reports of examiners disclosed that the quality of this young lady's paper was exceptional and worthy of high praise."

Well, we all know now how lucky this Institute was to obtain the services of Joan Pottenger a few years later, and what a wonderful asset she has been to the Institute and especially to Mr Alec Drew, Mr Frank Foy and the General Secretaries who have followed. I notice now in Edgar Bartrop's article on "More Institute History" published in the Journal December 1971, he has covered all the remarks mentioned by me at this time, so I do apologise to Edgar for this repetition, but knowing what a great personal help Joan has been to me over the years, especially during my term as President when unfortunately Alec Drew was very ill, almost for my entire term of office, I could not let this opportunity go without but once again thanking her, not only for her support and help then, but for all her wonderful work for the Institute in nearly thirty years that have followed.

CHAPTER FOUR

It was a wonderful feeling to be back on the Executive Council again, especially with Doug Harper as President, and other members elected to the Executive Council were Milner Arnold, Charles Beauchamp, Phil Kingsbury, Reg Nicholson, Don Jacobs and Alan Simpson. We were representing the real estate division. The Stock and Country Division on the Executive Council were J H Allan, Ian MacDonald, N K Morris, and R Wynter. Like George Morley I had been on and off the Executive Council almost like the twelfth man at cricket. George and I had become good friends since he became a delegate of the Divisional Council in the early 40's. Our families were also friends and we were joined a few years later by the Dowlings and the Seddons. Harry Bracher and I still represented our Branch on the Divisional Council, and our Branch members were still as enthusiastic and helpful as ever. They would wait with interest for all the reports from the Council meetings and especially now when they were getting particularly fed up with the time and work attached to applications at the Fair Rents Board, without any reasonable result as far as increased rents were concerned. Once Harry Bracher invited the Chairman of the Fair Rents Board, Mr Stapleton, to the Kew Golf Club for a game. The idea was to get to know him better. He also invited me and a fourth player whose name I have forgotten. Harry was playing with Mr Stapleton and my partner and I were one up at the seventeenth when 'Stape' as we called him by then came out of a bunker to within 18 inches he putted in for 5. I had to put in about a four foot putt for a win when Harry Bracher whispered in my ear "George, for God's sake miss it or we may as well give up". This was the first laugh I ever had in connection with the Fair Rents Regulation. I missed the putt but it didn't help the results as far as future applications were concerned. Once again I was really worried about the attitude of owners and tenants regarding rent control as at 1940.

The rising costs, wage increases since that time, but mainly the disrepair of many of the properties was really causing us concern. It was then that I learnt that one of our members on the Divisional Council was giving evidence in a case and was cross-examined by a Barrister in connection with a valuation he made which was supposed to be as at 1940 according to the Act. Well like any other valuer who attempted to sign a

valuation of a property as at 1940, it was very easy for the Barrister to tear any valuer's evidence to shreds but then he insisted this was sworn evidence and it was even worse for the agent. To say the least, because of adverse reports made of the case it was a very poor advertisement for an agent we all respected very much. He became very ill and died only a few years later. In the opinion of many members of the Divisional Council it was time to act and try and get rid of these unjust rent control regulations. Naturally, the great majority of tenants paying rent would favour the continuation of rent control. Therefore, politicians irrespective of any Party would not be in favour of supporting any legislation that might cost them votes. Rent pegging had been in France since 1914. It was a political hot potato. Read the Journal of March 1949, under the heading "Effect of Rent Control in France". The position was almost identical in England. Our President had decided he would travel throughout Victoria and attend every meeting arranged by the Branches of the Stock & Country Division. He did this at the request of the Stock & Country Division on the Executive Council in an endeavour to create more interest in the Institute. On his return we talked about the reasons why members were keen to start a campaign for the lifting of rent controls. He, like Alan Simpson, our Vice President, and all the Executive agreed with the principle but thought it unwise to act until we had a set plan. Alec Drew was of the same opinion.

For many years four other men and myself with our wives would play solo at our respective homes each week. They included John Bowen of Bowen and Pomeroy Timber Merchants adjoining the North Melbourne cricket ground, Dave Doyle the President of Building Industry Congress, Andrew Peacock of Peacock & Smith Pty Ltd, Marine Engineers and father of our present Commonwealth Minister and Arthur Warner, (later Sir Arthur Warner) Managing Director of Radio Corporation. It was during one of these evenings that we persuaded Arthur to stand for the Legislative Council for Higinbotham. He accepted and we all helped in the campaign together with many other people who worked for Radio Corporation and he won. We were all good friends. As President of Building Industry Congress, the Institute was well aware of Dave Doyle's views on any controls affecting the building trade. The same applied to John Bowen and his timber company, whilst Arthur Warner was all for getting rid of controls as soon as possible, and so was I. It seemed reasonable to assume, after Doug Harper's experience with Trevor Oldham before the lifting of land sales

control, that it was wise to have someone in Parliament who was approachable and willing to listen and perhaps give advice on our problem. After speaking to the President and Vice President, Alan Simpson and our secretary Alec Drew, it was agreed that an appointment be made for Arthur Warner to meet Alec Drew. I did this and we all met at my place. Alec Drew explained all the details to Arthur Warner referring to the operation of the Fair Rents Board, the unfair and unjust situation facing property owners because of rentals being pegged at 1940 despite the current increases in salaries, repairs, rates and other outgoings and the concern of some owners and tenants about the disrepair of their property. Alec Drew talked on many aspects but I think Arthur Warner was already well versed with the situation. He said he was sure that everybody in Parliament was well aware of the anomaly but the question was how do we get them to vote against the lifting of fair rents control. He didn't think they would agree to an all party Committee which I suggested may be the answer. He promised to give some thought to the matter and let me know. Although Dave Doyle, John Bowen, Arthur Warner and I played golf together on our respective courses we would never talk politics. Even out fishing on his boat the subject was never mentioned, but at solo all the boys would tell him in no uncertain manner, what they thought of Parliament in general and him in particular. He would laugh louder than any of us, sometimes he would ask me a few current questions and I would try and give him the answer. I was quite confident he would get in touch with me when ready. Rent control was transferred from the Commonwealth Government to State Parliament in June 1948 and a few months later Doug Harper was elected President. Since then we had seen the lifting of land sales control and it was hoped we could repeat the performance with rent control, but this would prove a much bigger problem.

The Branch was holding regular meetings again. They were well attended. Brian Kelly took my place as Secretary and Treasurer when I was elected to the Executive Council but Harry and I were still delegates and kept our Branch members up-to-date with all the news from the Divisional Council etc. Naturally they were pleased with the news about land sales control and they also knew we were determined to try and get some relief from rent control. In July 1947 my nephew Richard Gedye commenced working in my office after spending a couple of years with a firm of accountants. The 1950 February Journal reports and congratulates him for

securing first place in Australia with an Honor Pass in each of the 9 subjects for the Associate Diploma in 1949. He obtained almost similar results in the first exam to obtain his Accountancy Degree. In 1951 Richard was President of the Associate Division. I also had two sons, George and Peter, who came into the office a few years after Richard. George and Richard are now senior partners in the firm but my son Peter found it hard to settle down in real estate and eventually studied theology. He became a teacher and after taking a Degree at Oxford later became Master of Timbertop. Harry was now getting on in years and confided to me that the management of his office was getting beyond him. He didn't want to retire so it was agreed I would purchase his business provided he would stay on and look after his old clients. We would take over his staff comprising Ken Bracher, his nephew and George Barry who had been in the office for about forty years, and Mr Hunt the accountant who was already working half time at my office and would now be full time. There was also a typist. Alterations were made to accommodate the staff at Elgin Street and Harry had his own office there. I suggested he try and sell every property that his clients owned and over the following years I think he nearly accomplished this. Ken Bracher commenced with another firm soon after the changeover to Elgin Street, and he soon became a partner with his new firm. Now of course he is well known in real estate as principal of his own very successful business. We took over Harry's business on the 1 July 1950. He resigned as President of the Branch but still retained his interest.

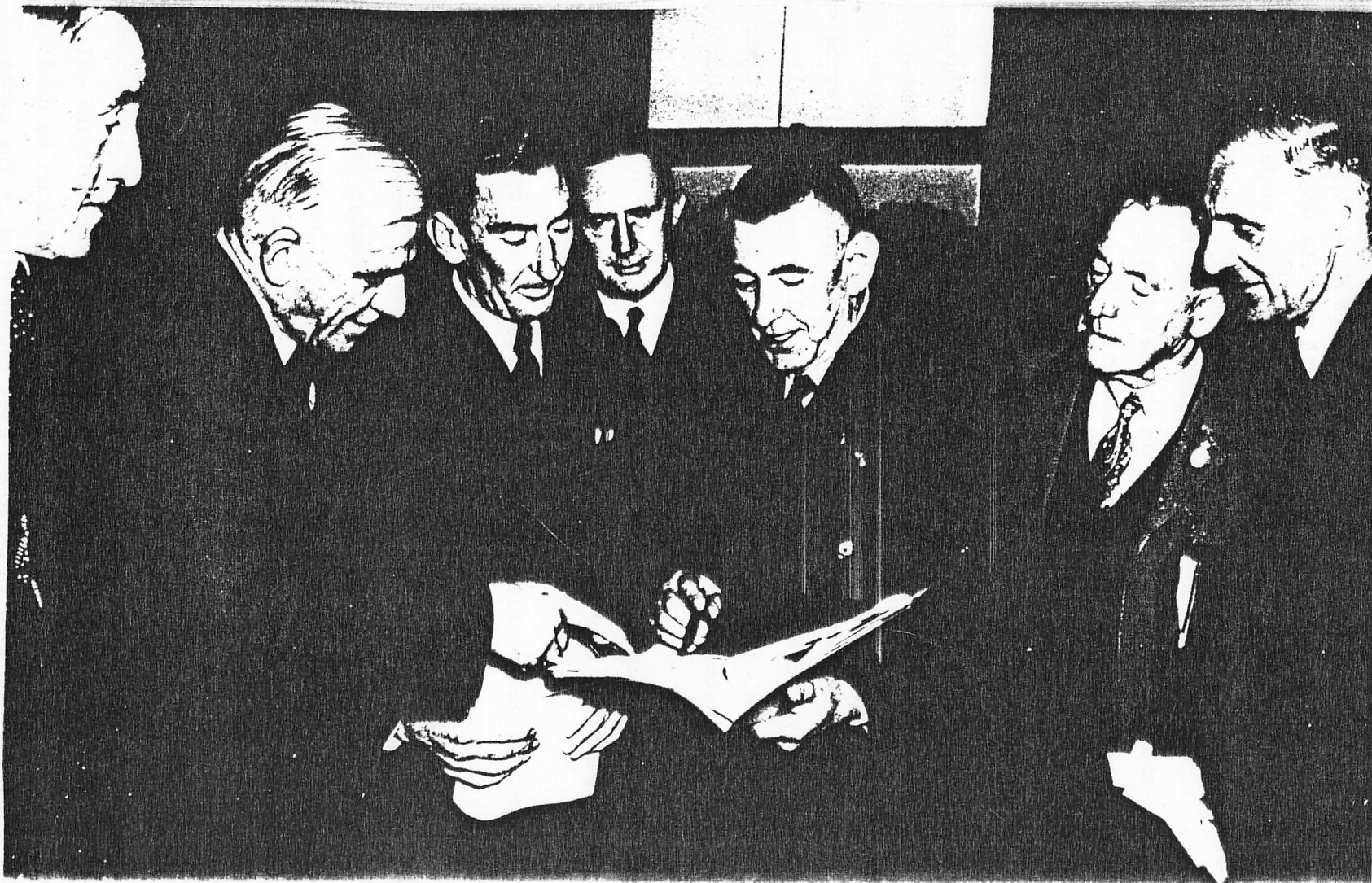
The same year our Branch amalgamated with the Richmond/Abbotsford Branch which included the first President of R.E.S.I., Lloyd Davies. At our first annual meeting I was elected President of the Branch, Howard Thorpe, Secretary and Treasurer and Brian Kelly and I delegates to the Divisional Council. The change of course was inevitable especially with so many capable young men coming on and including Frank Sheehan who bought Rance Dewi's business some years before and was now ready to start the very successful career, which included his election as President of the R.E.S.I. in 1963 and President of the Real Estate Institute of Australia in 1978. He was the fourth member of our Branch to be elected President of the R.E.S.I.

The Executive decision not to consider a campaign until we knew the views of people outside of our own Institute members was wise. We wanted the

views of people representing the Community as a whole irrespective of party politics and, whether or not they were landlords or tenants, we wanted to know their thoughts on the present rent control regulations. Hughie Mount accompanied me to the Trades Hall Council where I met the secretary, Mr Stout, and his assistant secretary, Mick Jordan. A brief summary of the case about rent control since 1940 and our concern for landlords and tenants through houses getting into disrepair, the shortage of housing, the effect it was having on the building industry and tradesmen generally, as well as the discomfort it was causing tenants who were prepared but not allowed to come to agreements with owners by paying extra rent according to the cost of renovations was given, and I told Mr Stout that I was anxious to know the views of the Trades Hall Council about this problem. He left no doubt they were agreeable to some change to the present regulations and favoured increased rent by agreement provided there was a Court of Appeal to go to in the event of either party breaking the agreement. After speaking to the Managing Director of a Trustee company, it was suggested, he would call a meeting of all managers of Trustee companies for me to address. I did this and after putting the Institute case forward they informed me they were in complete agreement, but their policy was non-political and in the event the campaign which they considered would be necessary they could not openly support it, although they could and would help us indirectly.

Harry Bracher suggested I speak to George Barry now employed in our office. He was the brother of Bill Barry well known at the time as leader of the Labor members at the City Council and also Deputy Leader to Mr Coleman, Leader of the Labor Party in Parliament. According to Harry, George didn't agree with his brother in politics. George Barry was 100% loyal to Harry Bracher. He was born and bred in Carlton and had many friends living in cottage property around North Carlton. He often expressed the view that the great majority of the working people in Carlton would definitely be agreeable to a change in rent control as of 1940 to a more realistic figure or increase by agreement. He said he had often spoken to his brother about this. He suggested Harry and I both see Bill Barry and explain our policy, even to the extent of informing him that we intended to organise all the tenants in Carlton to debate this matter. He was certain we would have the backing of the great majority of Councillors in the Melbourne City Council. We did this and found Bill Barry was ready to listen and also arranged an interview with





Revision of Rent Control, Deputation to Premier, 1951

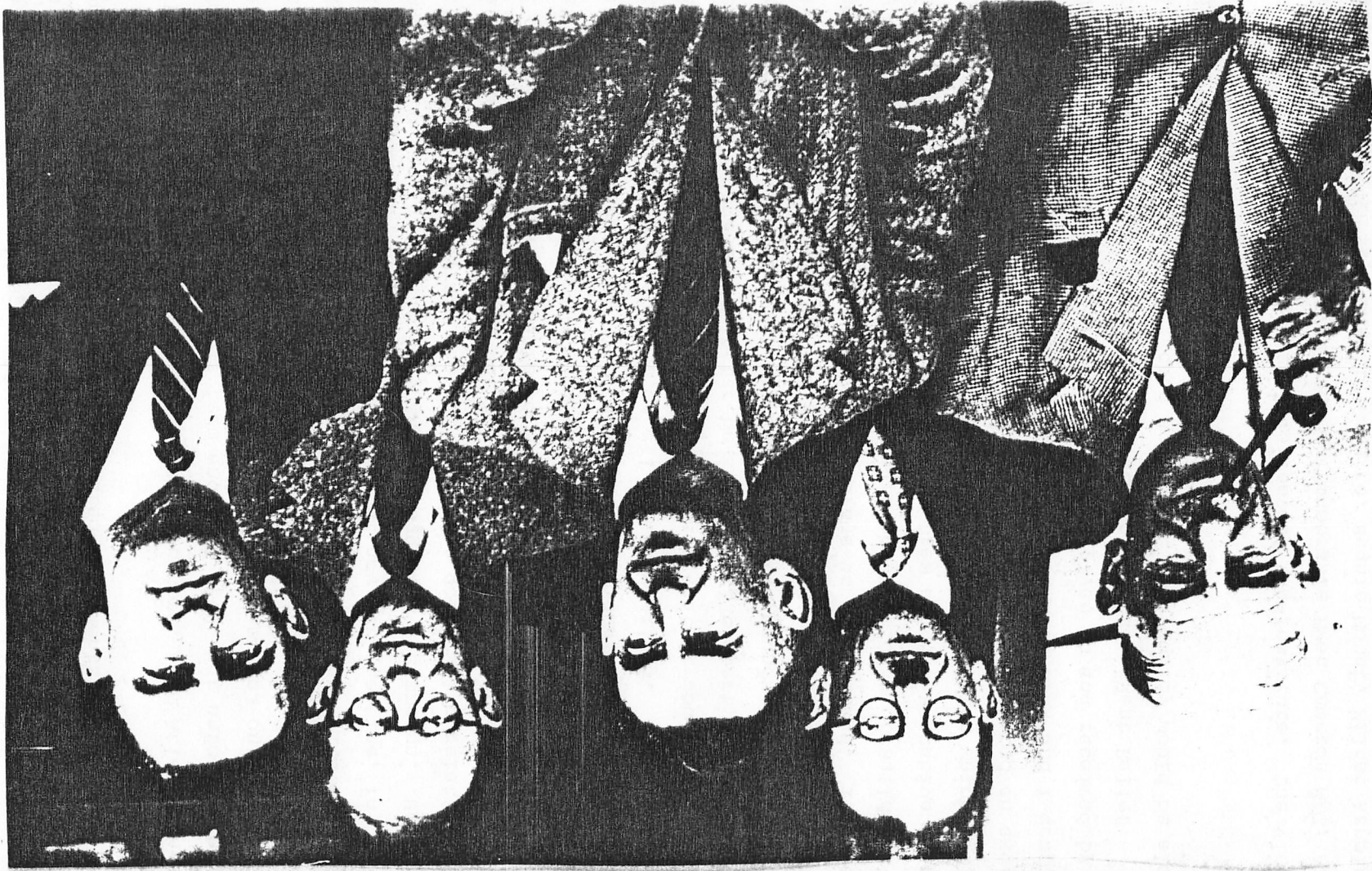
Left to Right: Mr Higginbotham, A Drew, G A Thomson, M Arnold, Mr McDonald, Sir Henry Wineki

Mr Coleman. We met Mr Coleman and several Labor leaders and the case was once again put forward especially on the affect these controls were having on the employment of members of the building industry and tradesmen generally, as well as the hardship created to tenants.

I had a feeling that we were gaining some support. Jim Allan became President after Alan Simpson's term ended in 1949, but unfortunately Jim became very ill in 1950 and was away for several months on sick leave. It was about this time that I had a phone call from Arthur Warner. He already knew about the meeting we had with Mr Barry and with Mr Coleman and agreed with what we had been doing but now was the time, in his opinion, to let the public know and he suggested a campaign. He thought it would be wise to obtain the services of a good public relations man to set out and plan a campaign but firstly he would have to be given details of our case. He was agreeable to meet Alec Drew and talk further on the matter. In his opinion the Premier, Mr McDonald, would be a very hard nut to crack. I spoke to Alec Drew, the Divisional Council and the Executive Council and reported on all of our meetings. They were now all in favour for a campaign, but wanted to know what it would cost and who would pay. I suggested a letter be sent to all property owners of our members and through our members, asking for two pounds from each to help pay expenses for a campaign against rent control. The response, even in the first few days, was enough to encourage us to go ahead. I spoke to my solo friend, Dave Doyle, who was also the President of Building Industry Congress and well known to Alec Drew and the Executive Council. The building industry was also anxious to see some action which would ultimately get rid of rent control. Dave had just completed an exercise containing most of the facts and figures which Alec Drew and I compiled with him. Dave wrote an article which was given to and received by the press. The newspaper cutting is marked No. 3 under "Rent Relief Campaign" section in my attached scrapbook. Our policy would be along similar lines.

In October 1951, I was elected President of the Institute. The Vice Presidents were Alan Simpson and The Honourable Ewen Cameron MLC; Alan Simpson, George Morley, Charlie Roberts, Hughie Mount, Milner Arnold, Don Jacobs, George Purbrick were members of the Executive Council and on the Stock & Country Council side there was Jim Allan, Ewen Cameron, E G Burns, and A L Carroll. Mr K McPherson was appointed public relations

Meeting at Ballarat, 1951



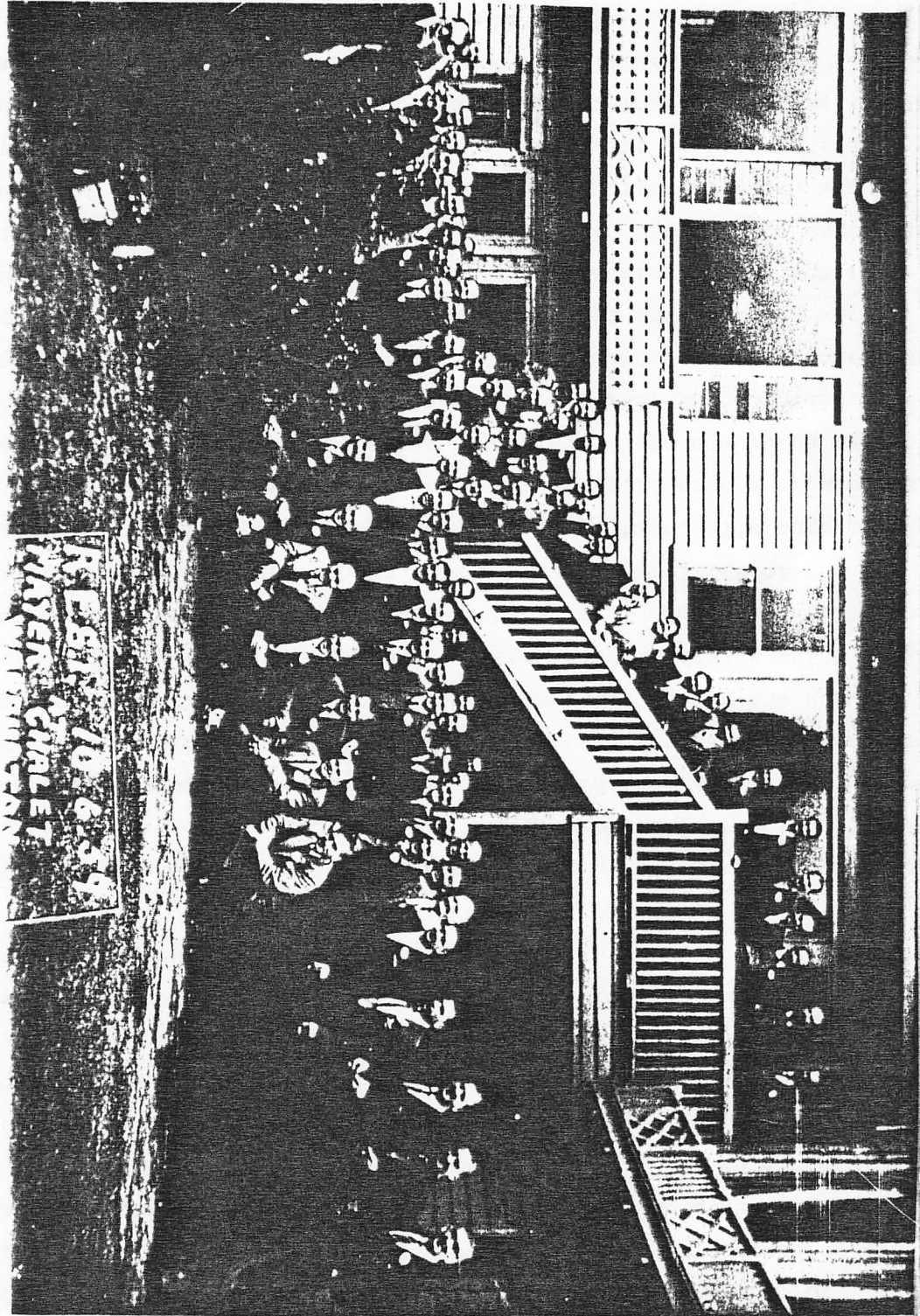
officer. He was recommended to Alec Drew and very soon we were together discussing the Institute policy, its case and correspondence of everything else concerning rent control. Within a few days the case for a revision of rents was produced. This appeared in the Journal of November 1951 on page 295. Mr McPherson had a great deal of prior experience in lobbying amongst Parliamentarians. He suggested we try and arrange a small deputation to call and see the Premier but within a few days we read in the daily papers that the Premier had no intention of seeing us or discussing the matter of rent control. Mr McPherson then produced a copy of his advertising scheme. Alec Drew was away ill. I was scared stiff, especially when I saw the photo of the Premier in a daily paper and later his cabinet ministers' photos along side a message informing the public on such matters as "This is the man preventing you from getting a home" followed by an article on the injustice of rent control or "This is the man responsible for your home being in such a poor state of disrepair" or "This is the man responsible for this tradesman being unemployed" etc. etc. Well, I nearly died a thousand deaths but within a week the Premier's office phoned Alec Drew and asked for him to arrange deputation. We duly arrived at Parliament house and presented our case as set out in the Journal of November 1951, page 294. I was accompanied by Alec Drew, Milner Arnold and our solicitor, Mr John Hewison, and others present included the Premier, Mr McDonald, Mr Mitchell the Attorney-General, Mr Henry Winneke, the Solicitor General, Mr Stapleton, Chairman of the Fair Rents Board and his secretary Mr Bryant and Mr J Higginson representing the Property Owners Association. On returning to the Institute Mr McPherson was waiting and I informed him we didn't want a repetition of this type of advertising. He said in effect that from now on they, meaning the Premier and his Cabinet, would read the message on trams, picture screens and all daily papers but in news, and advertisements. Doug Harper called to see me and said he had arranged a private talk with the Premier, just the three of us. Doug turned up with boxes of sweets for the Premier's wife and daughter and informed him why I wanted to talk privately about the hardships being suffered by so many country people as well as city because of these controls; the loss of work to so many men of all trades etc. etc; the great hardship amongst owners and tenants and on home builders and developers generally. The Premier said in broad Scottish accent "It a thorny problem but we'll see". Well, the coverage in the newspapers over the next few months was second only to the coverage of the Korean War.

I remember Mr McPherson saying to me, "When you really hate me you will know I am really close to the result you want".

As President I attended meetings at all the Branches and provincial cities and many country towns and spoke along the lines of our accepted policy - it was well reported in the Bendigo Advertiser, and at Ballarat. I knew the Executive Council members agreed to this policy and they were speaking along similar lines at their Branches. Apparently many local members of Parliament had been spoken to by Branch members and others. I knew this because of Arthur Warner and Ewen Cameron. I also knew there was plenty of discussion going on with the Melbourne City Councillors so the campaign was really having the desired effect. I was thankful this part of the campaign was over because there had been so many special meetings and the tension on Milner Arnold, Alan Simpson, Don Jacobs, in fact all the Executive, was certainly a worry to me. I had been appointed delegate to the Federal body when Milner Arnold resigned but, owing to the first meeting with the Premier, I was unable to go to a conference in Tasmania. I asked George Morley if he would go in my place and he agreed providing someone would do an auction sale he had arranged. I conducted the auction and sold. George continued to represent Victorian as a delegate to the Federal body with distinction. We received a certain amount of relief by way of amendments through this campaign against rent control, but our greatest success was in bringing the matter before Parliament and the people. At least it was now being discussed and during the next two years debates took place in Parliament on Bills introduced by Arthur Warner which eventually brought about the beginning of the end of most inequities, and eventually another control. The pamphlet marked 1, with the Rent Control cuttings not only gave a message to the public and property owners but brought many telephone calls from people prepared to donate more than the amount asked for. It now appeared that property owners had been waiting for a campaign such as this to start because in less than two weeks sufficient monies from members' clients alone was enough to cover the campaign expenses. If this letter had been sent to all property owners not only would the response have been tremendous but it would have established proof that we were representing hundreds of thousands of property owners and that is what really counts in politics. Alec Drew agreed with thinking along these lines. We talked about the possibilities of organising all property owners. It seemed possible to do this and keep complete control

of the public relations necessary in parliamentary lobbying on matters which may arise concerning property , for example, the rights of landlords and tenants, and the rights of individual ownership of property. The interests of property owners in matters concerning rates both municipal and Board of Works could be watched together with land tax and the like. Like the service members of the R.A.C.V. we could give a service to all property owners and indirectly be looking after our own interests as well but the property owners would be a completely separate entity of the Institute with no rights other than this service. The Multiple Listing Bureau was to be a separate entity of the Institute with the Institute maintaining full control.

However, some members were of the opinion that by organising the property owners we could create a monster that could eventually re-act against the interests of our members. Alec Drew and I could not agree with this because in our opinion the only Institute to have the machinery necessary to organise property owners in the manner we intended was the R.E.S.I. and our only function would be in looking after their interests which would also be our interests. However, mainly because of Alec Drew's illness, the matter was shelved but I hope that someday a Committee of the Institute will really give thought to this suggestion. I'm sure that if it is found practical for R.E.S.I. to do so it would have a tremendous influence in the future on decisions similar to those now being made by Parliament and also the Metropolitan Board of Works, the Councils, insurance companies and the like who already derive so much income from the people who own real estate. I emphasise that surely it is worth consideration by a Committee to see if it is practical for a public relations officer and staff to be employed by the R.E.S.I. to watch the interests of property owners as mentioned on a permanent basis and to correspond by way of Service Letter only and always subject to the approval of the R.E.S.I. The cost, say three or four dollars per annum from member clients and other owners, who wish to contribute, would be necessary to have full control of the public relations department and to make sure that a monster could not be created whereby it would be possible to interfere with the R.E.S.I. machinery in any way. In this way it is possible for public relations to be speaking on behalf of hundreds of thousands of property owners on matters approved by the R.E.S.I. and these numbers mean votes and this seems to be the only language politicians understand.



RESEI, 10 June 1959 - Mayer Chalet, Warburton

In my opinion the rent relief campaign would have caused very little excitement within Parliament or the City Council if it had not been for the advertising and the correspondence which made it possible to awaken people to the injustice being done to property owners and the effect it was having on tenants and housing and the building industry generally. It united the comparatively few property owners we contacted but this was sufficient to bring about serious discussions in Parliament, Councils and with the public generally, and I doubt very much if the Institute, with 100% co-operation from its members, could possibly achieve this, without the co-operation of the property owners themselves.

It is because of the strong feeling I have about the rights of individual ownership being protected in this country that I now intend to skip a few years and discuss another campaign which was necessary to prevent a grave injustice to hundreds, perhaps thousands, of owners by the complete lack of consideration to the rights of many owners by a Government Department and in fact the Government itself.



CHAPTER FIVE

Following earlier remarks about the appointments to the Housing Commission in 1938 as set out on page 21, War intervened and during these years there was little publicity, but details of annual reports would appear in the Journal. After the War statements were made during Parliamentary debates which prompted Charles Beauchamp to make inquiries which resulted in Alec Drew arranging an appointment for Charles Beauchamp, Alan Simpson and myself to meet Mr Perrott Senior, at his office to inspect plans he had on the drawing board for future town planning. We understood these plans would go forward to the Housing Commission as a recommendation, but after inspecting the plans we had no doubt the Housing Commission was not merely set up to deal with housing unfit for human habitation and if necessary demolish and rebuild them, or to inspect property in a run down condition and if necessary order repairs and renovations wherever justified as intended in 1938, it now seemed the Housing Commission wanted to build model cities similar to those replacing the bombed out areas of Rotterdam or other parts of Europe. Victoria fortunately did not have the terrible experience during the War which so many European cities suffered and of course our population was far less but the Housing Commission plan appeared to not only incorporate the small percentage of houses known as slum pockets but many hundreds of homes and shops that could not be classified as slums but part of run down areas with some buildings requiring repairs and renovations. Large areas would be acquired and redeveloped with a type of new complex consisting of new shops, houses, apartments and all necessary amenities. Mr Perrett Senior, showed us plans of new developments of this type for future consideration in many suburbs around Melbourne. Charles Beauchamp said certainly this was only the beginning of a very ambitious scheme and it would possibly take another 10 years before a plan could be produced that would meet with the approval of all authorities, including all the Council's, M.M.B.W., the Country Roads Board, Hospitals, Health Departments, and the like as well as the Government. Maybe this was true but nevertheless it worried me and no doubt Alan Simpson because Carlton, due to original planning, did have small pockets like Sommerset Place, Palmerston Place, Victoria Place, which were all in the centre of blocks surrounded by fine wide streets such as Lygon, Drummond, Rathdowne, Princes and Grattan Streets. It

would be quite understandable if these pockets were completely demolished and replaced by a small garden square, or car parking facilities or some other use to the advantage of surrounding properties, but early in 1964, because of these small pockets and even fewer narrow streets such as University Street, Little Palmerston Street, and Shakespear Street, it was reported that the Housing Commission has prepared a master plan to rebuild on two hundred acres of slum land in Carlton. There were at least two errors of fact in this statement. The acreage was 291 acres and the area was not a slum. The area affected was Carlton Street facing the Exhibition Gardens, Nicholson Street from Carlton Street up to Fenwick Street, North Carlton, and along to Lygon Street, then down to Cemetary Road into Swanston Street and along Swanston Street back to Grattan Street which ran into Carlton Street again. Since commencing work in Carlton it has already been established how much I loved the suburb, the buildings and the people who lived and worked there. It was not surprising to me that so many of our well known families, probably the elite, lived in Carlton in the olden days and I had no doubt after visiting England in 1962 that Carlton would be just as popular in the future for home lovers who wanted to live near the gardens and be able to walk to the city or the University or to the place of their employment. Many of the houses illustrated in the book by Dr E Graeme Robertson for the National Trust Inner Suburban Series which I mentioned earlier were situated in the area reported as slums by the Housing Commission and later referred to in the same manner by the Minister of Housing, The Honourable Lindsay Thompson. All these cuttings are in my scrap book for this campaign.

We arrived home from England at the end of 1962 and the following August or September, I had a coronary which put me in hospital in East Melbourne for several weeks and at home for several months after that. The statement by the Housing Commission and the Minister for Housing did not appear until 1964 and it was about this time that I realised how worrying this must be or must have been to Richard and George as well as the rest of the staff, including Harry Bracher who was just as fond of Carlton and I was. Since the coronary I was advised by the heart specialist to avoid tension at all costs. Well this would be the greatest joke of all time for an agent in Carlton, however, I had resigned from the Executive and the Divisional Councils and have regretted this move ever since. I didn't realise how much I appreciated seeing the members each month and

the friendships that had existed amongst us. I attended our next Branch meeting ready to make a strong protest on the Housing Commission and the Government action and just couldn't understand why Frank Sheehan, Ron Quixley, and other members whose offices were in other suburbs connected with our Branch did not seem as annoyed as I felt. Believe me, it was weeks before I realised that my only thought was Carlton and naturally Frank and Ron and the other boys realised if the Housing Commission did not operate in Carlton the next move could be their suburb or any other suburb close to the city. The Institute also had to be very careful to tread warily in this matter.

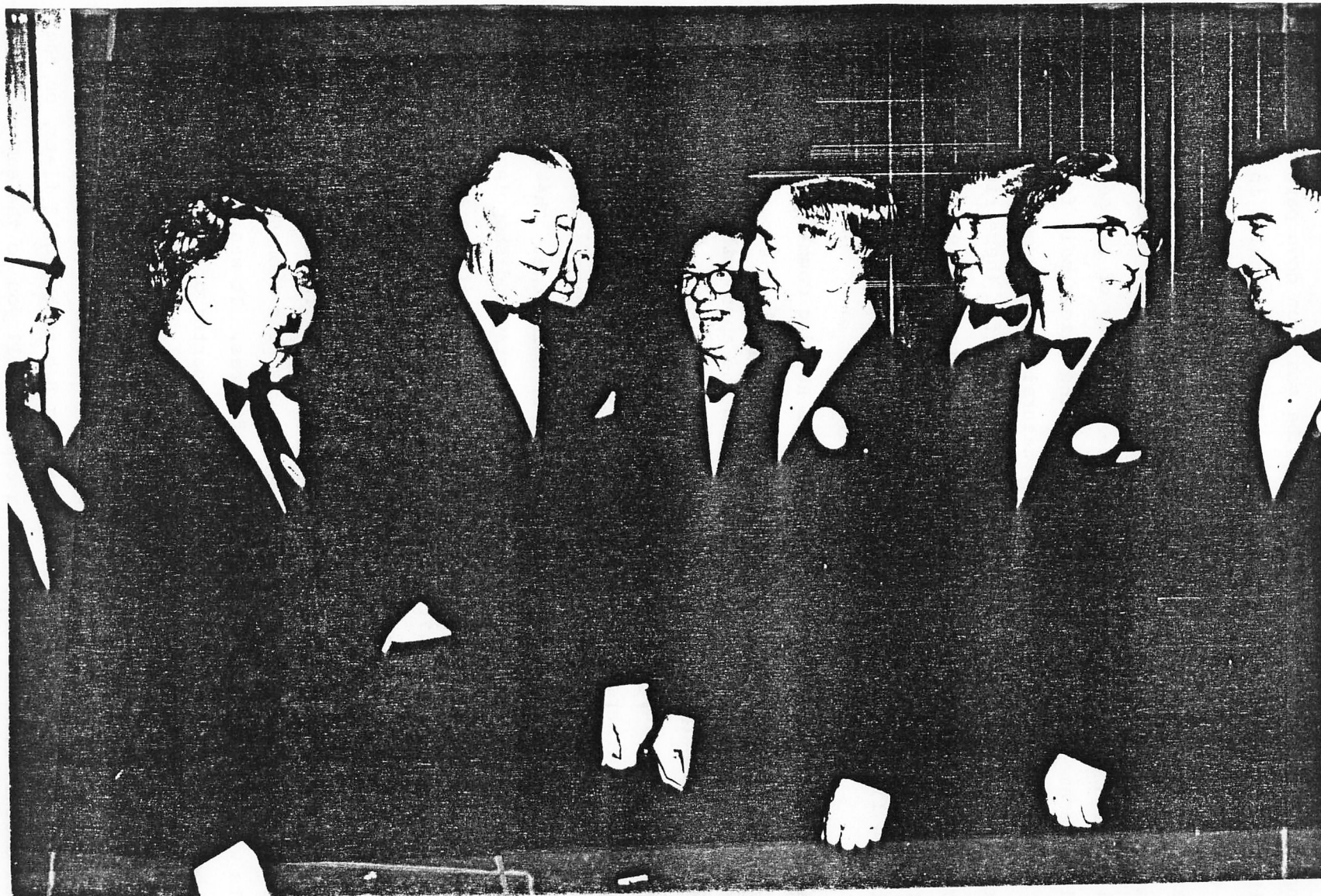
It was in November 1964 when the Minister of Housing made the statement to the press about 290 acres in Carlton being considered for reclamation. The press statement was mis-reported and read "Carlton slums to go" and this led the people to believe that the whole of the suburb was derelict and would be demolished. This and other poor press statements by the Minister and the general practice of issuing qualified certificates led to buyer resistance, reduction of values and reduction in sales in the area. This was all set out about 12 months later, in a report by Richard Gedye after he was appointed Chairman of the Committee of Housing Commission Carlton Comprehensive Development Area (C.D.A.) which will be mentioned later. It was a very worrying time for Carlton agents during this particular period. Because of doctor's orders, I seldom attended the office and had to be content getting members of the Executive Council to inspect the area in question - I also attended a meeting of the Executive but at that time I did not appreciate the reason why careful consideration was necessary before taking any direct action. This was another case of someone making the bullets but they must be fired by the property owners and occupiers themselves if they were going to influence the Government or the Council. After speaking to a few of the owners it was obvious that they just didn't realise the effect the scheme was going to have on their property. We had a copy of the proposed plan now, which Richard, Brian Kelly and I studied in detail. We were amazed at the proposals and the report completed by Leslie M Perrott and partners. Richard and I knew about the necessity of space by the University and the Womens Hospital because we had been acting as their agent for many years for this particular purpose, but to read that the whole of Lygon Street shopping area from Grattan Street to Elgin Street, consisting of about 140 shops including banks, estate agents,

restaurants, and the like, was included in the proposal for re-development was a terrific shock and this increased as we continued reading.

It was time to organise another campaign and with the consent of the Institute I phoned all Carlton agents and suggested they bring eight or ten of their most important clients whose property was in the area effected, to the Institute rooms the following week. In the meantime with Brian Kelly and Richard's consent I prepared speeches which would remove any doubt by the owners regarding the seriousness of this matter. Richard Gedye would outline details of the proposed plan. There was a large attendance at the meeting. I was elected to the Chair and took advantage after the speeches of addressing some of the owners personally. One client owned the shop on the corner of Lygon and Grattan Street which was sold in 1980 for \$220,000 another client owned shops and offices on the corner of Lygon Street and Faraday Street and those included a licenced grocery, a radio broadcasting company, shipping lines etc. It was at that time probably worth \$500,000. Another client owned one of the largest corset factories in Australia. When we produced the proposed plans to prove the fate of these buildings all apathy was removed entirely. I suggested firstly, we form the Carlton Business and Property Owners Association. This was agreed to and I was asked to be President but thought it unwise for an estate agent to accept this position and suggested J W Ridgway JP, well known hardware people in Carlton. John Ridgway was elected with nine other well known businessmen together with Brian Kelly, Richard Gedye and myself. Before the meeting ended I suggested it would be necessary to employ a public relations firm to write the story in defence of Carlton. Our clients already had their cheque books out and before the meeting closed I knew I could employ Clive Turnbull, a noted War correspondant and now a public relations man who was highly recommended by leading firms in Melbourne including the Myer Emporium. I called on Clive Turnbull at his rooms in Victoria Parade, Fitzroy, and gave him the facts as set out in the scrapbook. It was not long before "Hand Off Carlton", (see No. 6 in the scrapbook) an excellent book and well illustrated was distributed. All other details of this campaign are contained in the cuttings but the reports by Richard Gedye who was elected Chairman of the Committee of Housing Commission Comprehensive Development Area, deserved special praise for the manner in which he was able to condense so many features set out by Brian Kelly, Richard and myself without losing the importance of these features.

The Housing Commission did demolish and rebuild high rise concrete flats almost over the entire block between Princes and Palmerston Streets and Lygon and Rathdowne Streets. This was the most run down part of Carlton. The new Motor Registration Branch was also built in this block but the entire block is only a small portion of the 291 acres originally intended for re-development. The concrete high rise section is considered unsightly and has never enjoyed popularity to the locals, but it is common knowledge how desirable the remainder of the section of Carlton became with home seekers and also the prices paid for homes which may have been demolished. It is only natural that any owner wants to preserve their rights, and be prepared to fight for these rights, but they must be given the opportunity to present their case in a correct manner and this should be directed by the experience gained from an Institute like the R.E.S.I.

At the commencement of the activity by the Housing Commission I was concerned about the future of our business in Carlton especially the interest of George and Richard. It seemed the appropriate time to try and establish our business on the other side of the Yarra, and if possible to develop dwellings in the form of flats that would replace the hundreds and perhaps thousands of small cottages which would be demolished in Carlton, North Melbourne, Port Melbourne, South Melbourne in fact all the suburbs close to the city of Melbourne. The idea would be to seek locations close to transport, industry and shopping where you would build small, one bedroom flats with lounge, kitchen and shower room with conveniences and including covered carports. The features must include gardens, good caretaking and low rentals. I sought the advice from various Councils and builders who I knew through my experience as a Committee man in charge of extensive building alterations at our golf club Yarra Yarra. In 1963/64 competition was keen amongst builders and costs were very much lower than today's figures. It was possible to buy old houses or land 66 feet by 150 feet, (a quarter of an acre,) or more for approximately \$11,000 or \$12,000 and build for \$800 per square. The flats would let readily at \$13.00 per week. George Morley's brother-in-law, Bob Dempster, was a great help to me and I commenced by buying a property in Carnegie, and getting Bob to build 12 flats, on the first block. From then on it was a case of will you do the same for me and, with my clients in Carlton and friends at the golf club, it was not long before we had 40 or 50 blocks of flats erected. This grew until we



RESI Annual Dinner, 1953

Left to Right: G Purbrick, A Simpson, A Gray, Sir Dallas Brooks, J Giblett, H Mount  
Sir Ewan Camerson, Pres., W Knight, G A Thomson, G Morley

had to establish offices in Murrumbena and also in Mentone. Of course Richard and I had a fair amount to do with the Housing Commission campaign whilst George was not only laden by the extra work in the office, but also extra organising work involved especially upon the completion of each block of flats. They let readily and were very popular investments, so it is an ill wind that doesn't blow some good, but the pressure of growing pains was on George and Richard for some years to come. Richard became Vice President of the Institute but resigned from office before being elected President, mainly because he felt George just couldn't cope with the amount of extra work that would be involved.

CHAPTER SIX

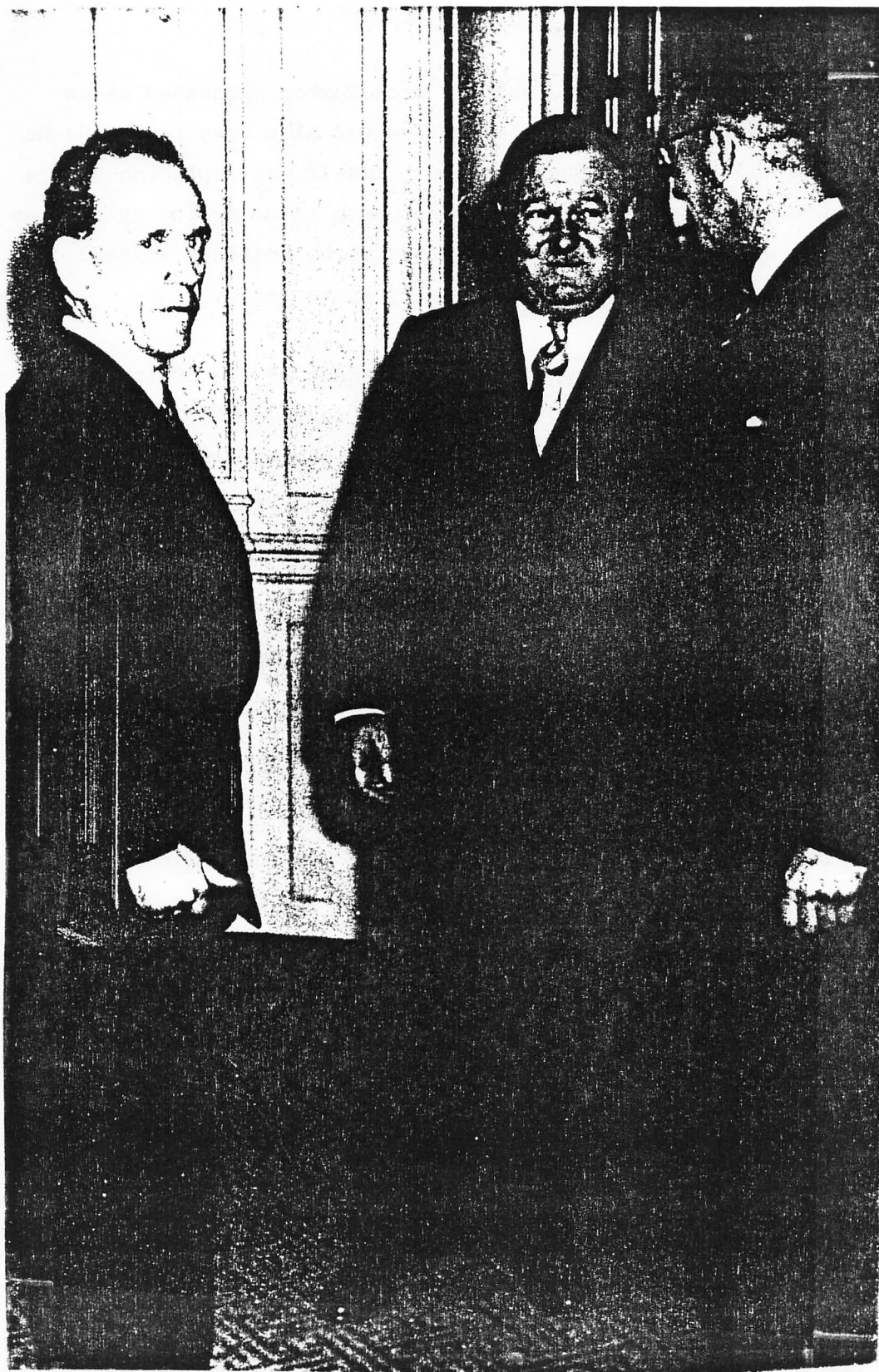
Well, I must now return to 1952, when Mr Dick Buxton succeeded me as President. The only change on the Executive was Alec Gray replacing Mr Don Jacobs who had retired. The President himself was replacing George Purbrick. George Purbrick had been a great help to me during my term as President. He was most unselfish. He drove me to meetings at Bendigo and many Branch meetings and this was really appreciated.

He arranged the Annual Dinner when I was President at the "Delphic", formerly the Embassy Ball Room owned by Jenny Brenan in 1933 - the guests included Sir Arthur Warner, Sir Michael Chamberlain and our present Governor Sir Henry Winneki (they had not received their Knighthood then) together with the Lord Mayor of Melbourne, Oliver J Neilson, Judge Book and many others.

Many special meetings of the Executive were held in George Purbrick's office during the weekend when I was President because sometimes the rooms were unavailable at no. 60 Market Street. I think Dick Buxton was the first Chairman of the Divisional Council to become President of the Institute the following year. The Annual Dinner was held at Menzies Hotel on 4 December 1952 and the guest of honor was The Honorable Harold Holt. Other guests included Judge Reid, Judge Book, Mr Dave Doyle, President of Building Industry Congress, Mr E Thompson the General Manager of the Argus, Mr Michael Chamberlain of the National Trustees Company, and representatives of kindred Institutes as published in the Journal in December 1952. The speeches were published in the January Journal 1953.

I was granted leave of absence for the remainder of Dick's term of office while Maidie and I went abroad. My great friend, Stan Casey, heard about this and decided to give me a going away party at his home in Cotham Road, Kew. He invited all the Executive Council members and many Branch and Divisional Council members and also many of my own personal friends. I don't think a detail was missed by Stan or his wife and daughter. It was a hilarious night especially when Stan announced that one of my favourite friends was about to appear, and in walked Mr Stapleton of the Fair Rents Board. Mr Stapleton made a very nice speech and so did Stan





Savoy, London 1953

Left to Right: Dr Coombs, Govenor, Commonwealth Bank of Australia,  
Mr Rusdin, General Manager, London, COMmonwealth Bank of Australia,  
G A Thomson, RESI

and Charles Beauchamp. I felt very proud to be associated with all present. Even George, Richard and Peter were in attendance with of course Harry Bracher. Unfortunately Alec Drew was unable to attend the party. He was still seriously ill.

When Maidie and I arrived in London, I wanted to get rid of two or three duty calls which I had been asked to make. One was to the Secretary of the Chartered Surveyors Institute at 12 Great George Street, Westminster, and the other was the Secretary of the Chartered Auctioneers and Estate Agents Institute at Lincoln's Inn Fields in London. Apparently Alec Drew used to correspond with both these Institutes and no doubt he had informed them about the case history as far as our rent control in Victoria, and also our campaign. They were naturally very interested because England had had controls since the end of the 1914/1918 War, the same as France. They were naturally interested in obtaining some details as far as our campaign was concerned. I made an appointment to call on Brigadier Kellick, Secretary of the Chartered Surveyors Institute, who incidently was secretary of the War Council when Sir Winston Churchill was in the Chair. Brigadier Kellick introduced me to the President of the Chartered Surveyors Institute and who incidentally has a flat on the top of the building which is opposite the Foreign Office in Westminster. They asked me many questions regarding the rent control in Victoria and our campaign in general, and after we had spoken for quite a while the President asked me if I would meet the convener of their Committee attending to the controls over in England, a Mr Montegue Evans, and naturally I said I would. After that Brigadier Kellick took my wife and I to lunch at Hatchets Restaurant in Piccadilly, a magnificent restaurant, and we had a delightful hour or so that we repeated on a couple of occasions before we came home. I received a telephone call from Mr Montegue Evans and he asked if my wife and I would dine with him at his club which was in St. James Square and once again we met a most delightful host and a very charming man, and we exchanged details of the manner in which the controls affected us in Victoria which seemed mild in comparison to the controls the way they affected the people in England. At his request I used to correspond regularly with Montegue Evans until he died about seven or eight years later. I also found the Secretary of the Chartered Auctioneers and Estate Agents at Lincoln's Inn Fields very charming, Mr Hawke and his staff. They put themselves out to make us feel at home, and he had most of the details from Alec who he knew, and

there was just no doubt about the impression that Frank Sampson made when he was over in England and apparently he also used to correspond regularly with that Institute.

Before leaving Australia I was asked by a friend of mine, Fred Rusden if I would call and see his brother who was a Manager of the Commonwealth Bank in London. I did this and after waiting a short time in the most wonderful reception room, it looked as though it was about half the size of the Palais de Danse, out walked a little man with reddish hair, whom I afterwards called Bluey Rusden because his brother told me to do so. He was accompanied by Dr Coombs, who I think at that particular time was the Governor of the Bank. Anyhow of course Bluey had a lot to talk about as far as my brother was concerned and also his brother, Fred Rusden, and the result was that I was asked if I would go along to the Savoy Hotel where they were holding a reception that evening for Dr Coombs, who incidently was just visiting London. Well, there might have been fifty or sixty other men at the Savoy including a lot of fellows that I knew from Melbourne, but the one who was the most outspoken and the one who everybody seemed to know was Bill Barry, the Labor Leader, who was over apparently on a trip in regards to the Olympic Games which were to be held in Melbourne in 1956. Bluey Rusden had naturally been writing to his brother before we arrived and he just had seats booked for us in the most wonderful position for the Coronation, he had seats booked for the test match at Lords, he also took me into the pavillion of Lords for the simple reason they were making arrangements for Alan Davidson, who was the fast bowler in the Australian team at that particular time, to stay back and work for a few months in the Commonwealth Bank before he returned to Australia. We saw quite a lot of Europe and England before we left to come home.

We came home by way of the Panama Canal and New Zealand and arrived in Sydney. On arrival in Sydney we stayed the night at the Hotel Australia. I took the opportunity of calling at the Institute and seeing the Secretary, Mr Collins, and who should be there, but Lyall Moore President of the N.S.W. Institute, so I invited him around to the Hotel Australia, and we went into the Saloon Bar to have a drink. We were only in there for about a quarter of hour and who should walk in but Stan Casey who was on his way back from Singapore, where he had been to the races with other members of the VRC, so we all spent rather a happy

evening together. We arrived home the following day, and about two days later I went to see Alec Drew who was in hospital. I only saw him on one occasion when he was able to talk, and he died about a week later.

Alec Drew was always keen to see the Institute have its own building and so was Doug Harper. Doug was responsible in getting subscriptions increased but they were still very low considering the additional service and advantages given to members compared to only a few years ago. Doug refused to accept the argument put forward that we didn't have the money to buy an Institute building. His answer to this was "well lets find it". Alec Drew told me when I was President he considered our financial position had improved sufficiently to really consider the move, even though some financial assistance would be required. Doug Harper must have thought that a twenty pounds levy to members was justified, considering the advantages they would gain through us owning our own building. We had already inspected several properties but they were unsuitable either because of location, structure, price or some other reason but we had never really tried to find a suitable property for headquarters. I had now spoken to many agents whom I had known through the Branch and who I knew managed many properties in East Melbourne, Parkville and in other locations which may have been suitable for our Institute. One day Stan Casey got in touch with me and he told me that he had several properties that had to be submitted to auction and one was situated on the corner of Victoria Parade and Spring Street. I went down and inspected the property with Stan. From the exterior the building was very solid and one of the terrace houses, each with three storeys and containing about 10 rooms. It had a frontage of about 25 feet and a depth of 100 feet along Spring Street. The location was good in my opinion but it depended on whether the old building could be made suitable for the requirements of an Institute.

A friend of mine, Doug Alexander, an architect at the Melbourne University whom I used to meet quite often going home from work of an evening, said he would have a look at the building with me and after doing so he thought that alterations were possible and he said he would do a rough plan showing his ideas of what could be done. When I got this plan I showed it to George Morley and the rest of the Executive Council which now included Harry Seddon and, I think Ken Dowling and Bill Foote. Bill Foote was representing the valuers division. This property was

being sold subject to the existing tenancy but I had already approached the tenant who was running a cheap apartment house and although he was not prepared to commit himself he suggested he may listen to a reasonable figure and give vacant possession. He had told Stan Casey previously he would not be prepared to vacate. After talking to Stan Casey I was of the opinion that the property would sell at a figure within our price range. Some members of the Executive were not happy in case we could not obtain vacant possession, but after seeing the tenant again George Morley, Harry Seddon and I were quite prepared to take the risk at a price. Well, we bought the property and then the fun started. We got vacant possession but Doug Alexander drew up altered plans, to try and satisfy City Council requirements. After spending weeks on this they then required off street parking, and this was not possible to give. I told Doug Alexander to mark time until the Executive met. In the meantime, Harry Seddon got in touch with me and told me he intended to approach Felt and Textiles who were interested in buying the terrace as a whole. George Morley was acting President for Ewen Cameron (later Sir Ewen Cameron) who I think at the time, was busy with Parliamentary duties. George Morley had a Committee who were in the middle of selecting a new General Secretary by the name of Frank Foy.

Harry told me he thought he could sell the corner of Victoria Parade and Spring Street and also wanted me to look at a property on the corner of Wellington Parade and Powlett Street. We inspected it together and were both convinced it would be a far better proposition for headquarters than Victoria Parade. It was close to the city but far more convenient for car parking. The plan of the building is set out on pages 44 and 45 of the Journal in March 1957 but it was different when we inspected. There was no opening between the Meeting Room and the marked Multiple Listing Room so this would require a lintel to support the ceiling before a suitable opening was made in the divisional wall to enlarge the meeting room, especially for Divisional Council meetings when a larger room would be necessary. The bathroom seemed the most suitable spot to convert into a mens toilet and washroom and it would also be necessary to have additional lights and power points. The team of contractors who had been working at my office since the depression years mentioned earlier were quite capable of doing this because similar work had been carried out to hundreds of properties over the years it would not require an architect or any additional labour. I told Harry I would get Jim Medlyn to give me

a price for the lintal and opening and also suggested he make a suitable cabinet with bookshelves which could be fitted in position and used as a partition between rooms when the larger room was not required. He would also do all the necessary painting. Jack Coon would attend to the alterations in the bathroom and George Cain, all the electrical work. The total price was much lower than any other estimate received. Harry then went into the price he thought Felt and Textiles may pay for Victoria Parade and the price and terms wer may be able to buy Wellington Parade for. It just seemed too good to be true, but reference on page 165 of the Journal September 1956; page 184, Journal October 1956; page 103 June 1957; page 188 October 1957 and page 43 March 1957 will give complete details of the successful deal and the satisfaction it gave Harry Seddon and myself to play an important part in fulfilling the wishes of Alec Drew, Doug Harper and many others. I'm sure that Harry Seddon had the same thoughts as I did each time we entered our new headquarters and it was a great pity we could not thank Stan Casey for all the unselfish help and consideration he showed for the Institute, not only for Victoria Parade, which made it possible for us to purchase Wellington Parade, but also other property in Spring Street which were later occupied by the Institute Solicitors and others. Strangely enough I was selling at auction in Studley Park Road, Kew and also a property in Albert Street, East Melbourne the day we bought Victoria Parade but I suggested that George Morley bid in my place.

Stan Casey and I were members of the Stock Exchange Club with Alan Russell, George Purbrick, John Bowen and Geoff Chambers and we used to have lunch nearly every Friday and if possible play one or two games of snooker. Early in 1956 not so long after we bought Victoria Parade, East Melbourne Stan told me he had some very bad news from his doctor and unless his leg was amputated he could only expect to live for about six months - it was cancer. He refused the operation but we continued our Friday meetings at the Club, as usual but almost six months to the day he died. He was a brave man, a delightful personality, and a great supporter of Harry Bracher and myself from the commencement - a great Branch member, and a wonderful member of the Institute.

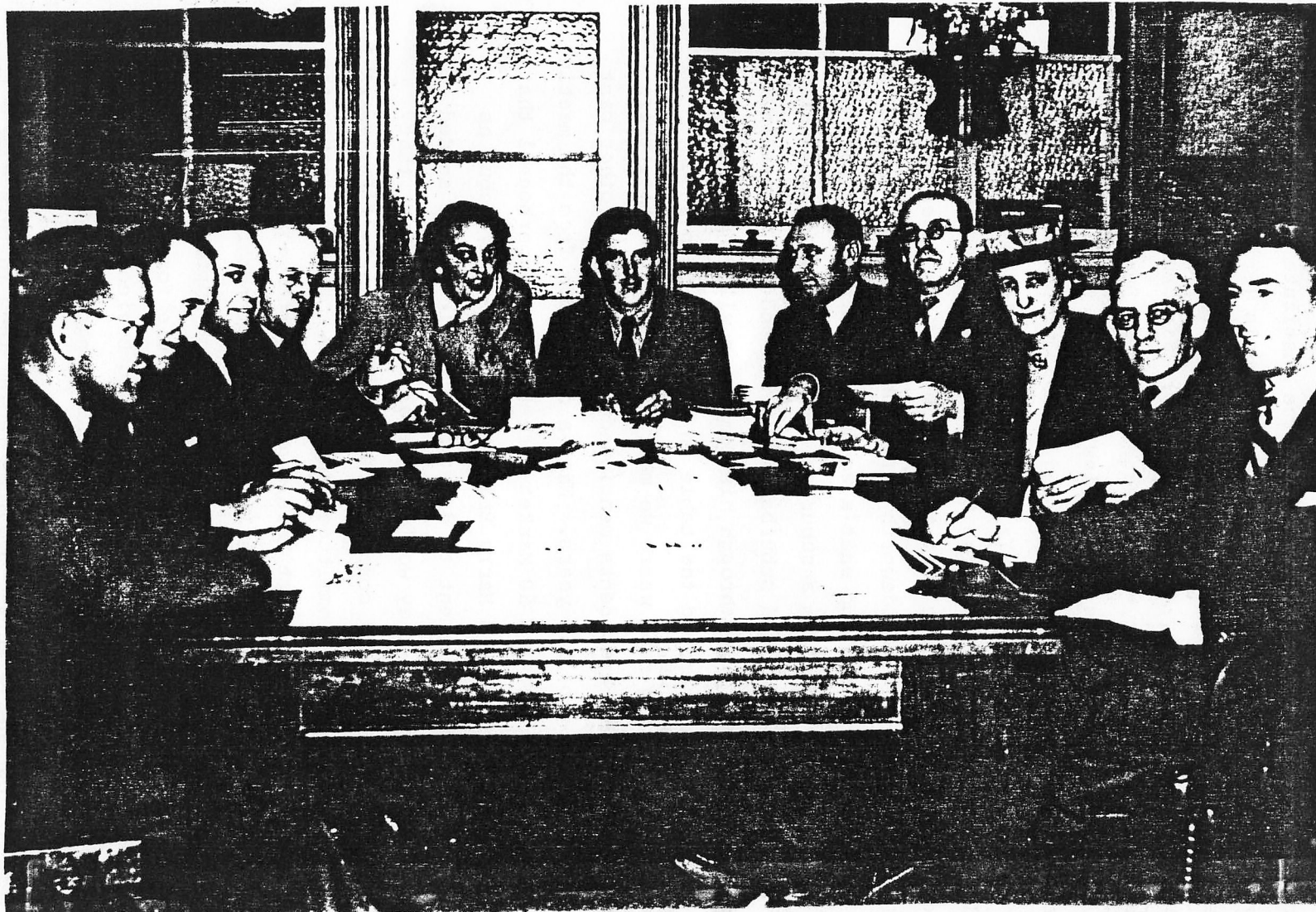
Our Branch meetings continued to be well attended and the Branch delegates were now Brian Kelly, Frank Sheehan both whom became members of the Executive Council and myself. The secretary's job seemed to change

quite often Howard Thorpe, George Kingsford and Jim Duncan all taking a turn. Brian Kelly was now the President of the Branch and later Tom Burns was elected. I think Frank Sheehan was responsible for Frank Foy attending our Christmas meeting, the first official branch meeting Frank Foy attended in 1953. He was doing an excellent job as our general secretary. The Arbitration & Disputes Committee was really an experience, especially around 1956 when there seemed to be more meetings than usual. Lloyd Davies, Milner Arnold, Alan Simpson, Frank Sampson, George Morley, Dick Buxton, Brian Kelly and myself together with Judge Beauchamp were consigned to the Committee at that time. Firstly the written evidence by the parties concerned would be considered, and it would be decided whether the case was a dispute or a complaint, the Committee had the right to cross-examine on the evidence, and the parties involved, the right to reply and give further verbal evidence. When this was completed they would leave the room whilst the Committee would consider the evidence. The Judge would then sum up after referring to the rules as to "professional conduct" the "Code of Ethics" and after discussing any breach a decision would be reached. He seldom made a mistake. Ken Dowling was the first Chairman of the Multiple Listing Bureau from 1954 to 1958, and was responsible for the wonderful addition to the R.E.S.I. In 1967 I was a member of their Arbitration & Disputes Committee, and gained the greatest respect for the work carried out for the M.L.B. by Ken and also John Rowell the first full time Manager of the M.L.B.

The valuers division of the Institute was formed by Don Jacobs and Doug Harper because the requirements insisted by the Commonwealth Institute of Valuers was beyond many of the members and they were unable to gain the benefits of lecturers and experts to assist them in this important part of the profession. I was fortunate in being selected as a foundation member of the Committee as set out in the Journal in July 1949 on page 729. The Journals of November 1951 and January, February, October 1952 describe and report the annual dinners at Menzies Hotel together with the distinguished guests who attended. All were arranged by Don and Doug Harper with that little touch of class they always aimed for. The number of members who joined the division was sufficient evidence of its worth to the Institute until eventually it amalgamated with the Commonwealth Institute of Valuers.

The newly formed Committee of the R.E.S.I., "The Past Presidents Committee", held its inaugural meeting on 20 October 1972, excellent extentions and alterations had been made to the Institute as described in the Journal of May 1959, pages 90 - 93. John Nichols (Eric Weber's son-in-law), was President and since then President representing city and suburbs have been Malcolm Gray (the son of Alec), Jim Crockett, Bill Sage (whose Dad was a delegate in my time), Peter Hancock, Darrell Simpson (son of Alan) and Neale Burgess (son-in-law of Gordon Woodard). The new era in father and son Presidents commenced in 1958 with Deon Lang the son of Scott-Lang, followed by Alec Gray, Ken Dowling, Frank Sheehan, Tom Rowe, Bill Cook, Jack Burnham, George Steele and Kris Callaghan. The Stock and Country section since that time had been represented by John Hudson, Peter Auburn, Clive Goldsworthy, Ian Robinson, John Rourke, Don McLennan and Arthur Dalglish and what a wonderful contribution they have made for members. However I am a suburban agent and more familiar with problems affecting the city and suburban interests and the manner in which the President in office through his Committee will endeavour to resolve those problems. Around the table in this well furnished Executive Council meeting room where we meet every three months, there will be many of the past Presidents mentioned, together with other past Presidents of the 1940 to 1960 years. What a difference from the meeting rooms at 140 Queens Street and 60 Market Street, and the personnel that sat around the long table when Harry Bracher and I made our debut as delegates, listening in amazement to dabates on problems that seemed insurmountable, yet somehow they would be resolved in a manner that seemed to be acceptable to all concerned. Now after nearly fifty years I still listen to reports from Committees and realise how much greater the problems are today, but these past Presidents are better equipped to handle the work. No doubt they have learnt from past records but there is also no doubt that a sounder education, a correct approach and greater ability to adapt to a situation, has been responsible for a great change from old policies. All past President from Lloyd Davies to Hughie Mount, would agree with this, and feel proud of these younger men who are bringing to a successful conclusion the schemes which seemed dreams in the olden days, together with the problems facing them in this ever changing business world. I have the greatest admiration for them and for Brian Robinson, the Executive Director, Brian Coleman, the Deputy Director, and of course Joan Pottenger and in fact all the staff. It has been a great pleasure to be elected to this Committee.





First RESI Ball Committee, 1940

Left to Right: K Langridge, R McLeod, C Downard, J Sheedy, (Next two not known), A Hill  
R Morton, Miss E Bennett, A Drew, Secretary, G Thomson, Organising Secretary



Past Presidents' Dinner, RACV, 1978

Left to Right: J Hudson, G J Rourke, G Morley, G Scott Lang Jnr, M Gray, J Crockett, R Buxton, D McLennan, G Steele, W Cook, F Sheehan, I Robinson, A Gray, E Aubin,  
Seated: J Nichols, G Thomson, P Hancock, E Bartrop, W Sage, B Robinson (Executive Director), K Dowling

In conclusion of this story, which I hope will record some useful information for the R.E.S.I., I must stress the importance of the real estate profession, especially in real estate management, because surely they are managing a very important part of the State's greatest asset. Thought must be given to the total value of property of all types owned by the people of Victoria, and the enormous source of revenue it means to the Government, Council, Water Board, Land Tax Office, Insurance Companies and building industry and the like. Of course, not all property owners employ estate agents but all estate agents are dependant on property owners in fact, the number of estate agents to property owners, is infinitesimal. Property of all types in Victoria and other States are subject to many Acts by the Government and many By-Laws and Regulations by Councils and other bodies, therefore it would be important for property owners to be united and have one authority or one authorised representative to speak on their behalf on any matter considered detrimental or unjust to their interests in real estate. In my opinion there could be no doubt that property owners would agree to have as their representative a person endorsed and guided by the proven experience and accepted authority of The Real Estate and Stock Institute of Victoria.

It now appears that all people having a common interest to protect, unite as a union or an association. Sometimes on TV we see and hear the union leader but this is not the type of leader we want to represent our clients. However, we must realise this is possible if property owners are desperate for a leader because of unfair interference to their rights of ownership. The success of the R.E.S.I. Building Society proves the confidence owners have in their agent and the R.E.S.I. There is no reason to suggest they would not have the same confidence in an R.E.S.I. Trustee Company, or an R.E.S.I. Insurance Company or even our own legal department to deal with conveyancing or matters concerning the Landlord and Tenant Act. This could be the answer to further encroachments made on our real estate profession by trustee companies or their nominees, solicitors or their nominees, or insurance companies. I have every confidence that owners would consent to an annual subscription that would cover all expenses of a public relations department whose job would include permanent lobbying of Parliament and watching the interests of all owners as well as doing the organising work involved in this separate department controlled by the Institute but as a separate entity. Naturally at some time or other the pressures are on all real estate men

because of one reason or the other, but in my younger days there was always Alec Drew to help with a problem and later Frank Foy, a worthy successor to Alec, and now of course Brian Robinson whose always ready to help with your worries.

But the best tonic for worry in my time was a holiday at the Emerald Country Club with George Morley and Bob Dempster or a week away with Gordon Woodard, Alan Russell and Lance Beech in Gordon's boat - the Olympia - on the Gippsland Lakes, or a week of golf at Peninsula with Dot and Stan Casey and my wife. There were many friends made through the Ball Committees, the Executive Council and the Divisional Councils and of course there were dinners with the Dowlings, the Seddons, Bill Foote and his wife and many others. Perhaps the happiest of these memories was the Christmas meeting of the Carlton/Collingwood/Fitzroy/Richmond/Abbotsford Branch with all the boys I have already named, and in the hey day of our champion, Harry Bracher.

T H E E N D

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EXTRACTS FROM INSTITUTE JOURNALS

REFERRED TO IN TEXT

MEMOIRS ON THE ACTIVITIES OF

THE REAL ESTATE AND STOCK INSTITUTE OF VICTORIA

1936 - 1980

BY G A THOMSON

# Control of the Slum Population

By C. H. Beauchamp, F.C.I.V.

**T**HE Slum population of a great city is a problem which, as civilisation and enlightenment advance, engages the mind of the thinking man more and more. Experience, both bitter and costly, is at last teaching us—or at all events, those of us who wish to be taught—two things in regard to this question. The first is, that Slums can never be totally eradicated, no more than the evils of drink, gambling, or drugs can be eliminated.

We realise, secondly—and this is equally important—that Slum control is a problem of its own and is totally disassociated from other national and civic problems, such as housing, home building and town planning. Slowly but surely are we commencing to view these varying problems in their correct perspective.

Most interesting is it to read in the celebrated Report of the Housing Investigation and Slum Abolition Board, which, with all its faults (if any), is a most distinguished and constructive effort, and is the only one of any importance which has been produced on the subject as it affects Melbourne, that—

“English authorities state that, owing to misconception of the problem, many hundreds of millions of pounds of public money have been spent on housing without making any noticeable inroads on the Slums.”

This, coupled with the growing realisation of the fact, which has been given practical expression to in Holland with good result, that the only real advance to be made in Slum betterment is by concentrating on the tenant or inmate rather than on the landlord, should cause us to hesitate before we embark on any extensive and costly programme such as the demolition and re-building of Slum dwellings or any other such programme entailing at the outset a heavy capital expenditure of public money which is irrevocably lost if the plan is not a success.

Despite all this and the admission as quoted above, the chief recommendation of the Board is that three and a-half million pounds be spent in the first three years in erecting 5,500 new houses with modern conveniences. This, together with a badly explained and ill defined policy of education, of which the chief features are “sympathetic treatment and guidance,” are to be the first instalments of their plan to abolish Slums and re-house the Slum population of the State.

In the Report of The Real Estate and Stock Institute of Victoria, on the subject of Slum Control, which was presented to the Premier and all members of Parliament last December (copies of which are available), this recommendation of the

Slum Board—as it is popularly known—was taken up and vigorously criticised.

It was pointed out that control of the landlord has and always will be easy; but control of the vicious and bad Slum tenant is correspondingly difficult.

Nevertheless, it is in the control of the latter of these two that the betterment of the Slums will be effected. Until experience has been gained, and a good, workable system of control of the inmate has been established, no real advance will have been made, and the community would be foolish to permit any large capital expenditure on new buildings.

The evolving of such a system and the accumulating of experience will in themselves entail a considerable expenditure of public money as well as taking a more or less considerable amount of time.

To bridge the gap between the start of educational and compulsory control and the time when we will be in a position to start on any large programme of demolition and re-building of the Slums (if, indeed, this be found necessary or possible) the Institute recommends the compulsory reconditioning by owners, financially assisted, if necessary, by the Government, of a large number of dwellings in the Slum areas.

These dwellings, which are sound in their main features, but which have fallen into such a state of disrepair in many of their details, largely, the Institute holds, by the methods of life and ruthless disregard of all decent treatment of their tenements by the low-grade tenants.

Broadly speaking (and no body of business or other men are better qualified to speak on this than members of the Institute), the life of the average low-rental (not low grade) tenement should be much greater than is popularly supposed, and the decadence of most of such buildings is due in much greater part to the treatment they receive from the inmates than to structural or other defects.

All this in no way applies to the great body of good industrial and other tenants who are doing their best under conditions to which better housing relates.

This, however, as has been pointed out, is another problem, and should not be confounded with that of the Slum population. The problem here is primarily one of finance, whereas, in the case of the Slums, it is one of education and control.

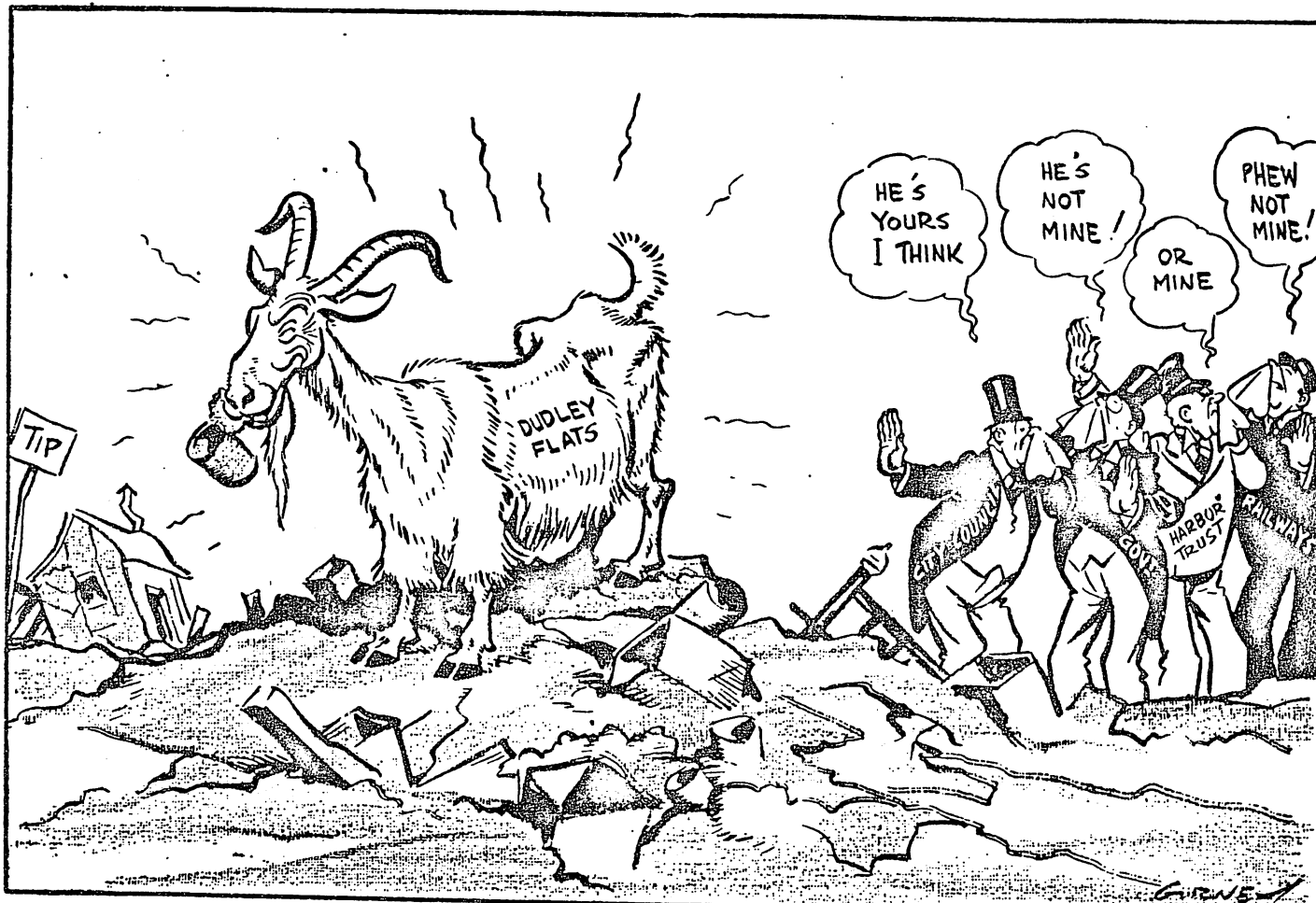
This general recommendation of the Institute is only the broad outline, which those of its mem-

bers who are qualified to express an opinion, advise the Government should be the foundation of any policy for the betterment of the Slums.

There are many gaps to be filled in and many features to be developed. The vital question of overcrowding and the necessary provision of further dwellings for excess individuals under this category will entail, sooner or later (probably sooner), the erection of a certain number of new buildings.

to the landlord of a reconditioned or new dwelling as the case might be, to make up the difference between what he should fairly receive in the open market as rent for his property and what an indigent tenant can afford to pay.

This, of course, strictly speaking, comes within the financial aspect of the question rather than in that of education and control of the inmate; but it has been pointed out to the Government that here



Who Owns Dudley Park ?

(Block: "Herald.")

The question, also, of compulsory demolition of a number—so far not ascertained in any satisfactory manner—of tenements which it is not possible to recondition or which occupy noisome sites in blind alleys, rights-of-way, and other impossible positions, will also entail the provision of a certain number of new dwellings.

There is the problem of the bad landlord, who, however, does not exist in anything like the number suggested by the Slum Board, and who in any event is always easy to control through his property.

There is the important feature of Rent Suspension or the amount to be paid by the Government

is one of the real features of control which can be exercised if necessary against those inmates of the Slums who refuse to be amenable to reform.

These and other attendant problems, however, cannot be solved in three years, and certainly not by the spending of 3½ million pounds in the erection of 5,500 new houses in that period; and it is this certain knowledge that prompts the Institute to advise the Government to "GO SLOW," and accumulate experience of the special local conditions

(Continued on 1st column, page 9.)

*(Continued from page 8.)*

and requirements applicable to the question in Melbourne and Victoria, which must differ materially from the problem as it exists in older cities of the Continent and America.

A hard, common-sense realisation that we are faced with a hard set of facts which are all directly connected with fundamental weaknesses of human nature, will produce more results than an indulgence in sentimentality, idealism and super-benevolence, in solving this evil.

Anybody who, in the future, receives the commission of the people to control and effect Slum betterment would be well advised at the outset to clear the mind of any "wishy-washy" sentiments of the above nature. That sympathetic treatment is necessary is admitted, but only up to a point and in its correct proportion.

Let such a controlling body beware of the modern tendency for parental control to indulge and find excuses for the erring child, and rather remember the sturdy old Jewish adage handed down to us through the centuries, which still holds good:—

"Spare the rod, and spoil the child."

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### SLUMS AND REHOUSING.

#### Members of Board Appointed.

THE State Ministry has appointed a Board, comprising a full-time chairman and three part-time members, one of whom is a woman, to draft plans for rehousing and the abolition of slums.

The members are:—

The Assistant Commissioner of Taxes (Mr. J. N. O'Connor), chairman.

Miss Frances Pennington, M.A., Dip. Ed., Dip. Soc. Sc.

Mr. F. Oswald Barnett, M. Comm.

Mr. W. O. Burt, a principal of the firm of Bullen & Burt, solicitors.

The salary of the chairman will be £1150 a year, and of each of the members £400 a year. The Board's term will be three years.

#### Wider Powers Later.

The Premier (Mr. Dunstan) is reported to have said that the powers of the Board were at present limited to investigation. The framework of its constitution was established by a Bill in the last session of Parliament, but the Ministry proposed to introduce in the next session a measure clothing the Board with greater authority and wider power.

Mr. Dunstan added that Mr. O'Connor, in addition to serving as Assistant Commissioner of Taxes, was Deputy Commissioner of Land Taxes. He was a member of the Federal Institute of Accountants. Mr. O'Connor was appointed to the Commonwealth Taxation Department in 1911, and transferred to the State Income Taxation Department in 1923 as chief assessor of income taxation. He had had wide experience in the service, and was next in seniority to the Commissioner.

Miss Frances Pennington was a woman whose experience of social problems in Australia and abroad was extensive.

Messrs. Barnett and Burt were members of the State Housing Investigation and Slum Abolition Board which reported to the Ministry last year on slum conditions in Melbourne and their rectification.

Discussing the qualifications of members of the Housing Board, says "The Argus" newspaper, the Premier (Mr. Dunstan) said that, in addition to her M.A. degree, Miss Pennington held the diploma of education and the diploma of social science. She had obtained practical knowledge of conditions in Melbourne in her work for charitable organisations. She had organised the social activity of the Society for Crippled Children, and while so engaged had been offered a scholarship by the Smith College, of Massachusetts, under the Commonwealth fund for the study of social service in the United States. Her studies were both theoretical and practical, and she undertook, in addition, a course in psychiatry at Smith College and at the University of Pennsylvania.

Mr. Barnett, Mr. Dunstan said, was a Master of Commerce of the University of Melbourne, and was a Fellow of the Institute of Chartered Accountants in Australia. He had for long been in-

terested in slum abolition and its associated problems, his investigations and study extending beyond Australia. He had written many treatises on the problems with which the Board would deal.

Mr. Burt, a solicitor, had made a complete study of English and other oversea legislation relating to slum abolition and rehousing, on which he had "built" a model Act. His legal knowledge, allied with such experience, would be invaluable to the Board and to the Ministry.

Mr. Dunstan added that it was proposed to "co-opt" the services of architects and others associated with the building industry, many of whom had offered their services to the Ministry. The Board's task would be difficult, and he hoped that the public would give its members every possible assistance.

#### Functions of Board.

Functions of the Housing Board will be:—

To reclaim and replan insanitary housing areas and to condemn and demolish insanitary, obstructive, and other houses and buildings.

To impose building conditions and restrictions for lands and houses.

To prescribe standards for the drainage, sanitation, ventilation, and lighting of houses, and the dimensions of rooms in houses.

To inspect houses.

To carry out or require owners to carry out the reconditioning of insanitary houses and premises, the provision of proper drainage, sanitation, ventilation, and lighting for, and rooms of proper dimensions in, houses.

To make advances to owners of houses or premises for the purposes of complying with such requirements of the Commission.

To recover from owners of houses or premises the cost of the carrying out by the Commission of reconditioning and other works.

To remedy and prevent the overcrowding of persons in houses and the overcrowding of houses in areas.

To carry into effect housing schemes, including the acquisition of lands and the erection and ownership of houses, and

To decide the class of persons for whom houses should be provided, and proper limitations to be placed upon the power to provide houses.

The chairman of the Housing Commission (Mr. J. N. O'Connor), who will retire from his present position of Assistant Commissioner of Taxes, said that he would assume his new duties on March 1. Mr. O'Connor's will be a full-time office.

Mr. J. H. Davey, of the Education Department, has been appointed acting secretary of the Board, which held its first meeting on 1st March, 1938.

## ● Resi Cabaret Ball

### A Delightful Social Function in Aid of Red Cross Funds

JUNE 6th, 1940:

A date that will be long remembered for it was the night of the First RESI Ball.

A month or two before the Ball people who may have wonderingly asked "What's RESI?" now know very intimately that it stands for The Real Estate and Stock Institute. And certainly one thousand people at least, who

all present and the congratulations offered were perhaps sufficient evidence of everyone's enjoyment, but when a party of friends at the end of the evening thank *you* for having them, they having paid their subscription, well then, no more need be said.

The object of the Ball was to raise funds for the Lord Mayor's Red Cross War Appeal and it is gratifying to know



*GEO. A. THOMSON,  
Organising Secretary of the RESI Ball.*

foregathered at the Palais to trip the light fantastic know that "RESI BALL" is only another name for a truly marvellous and wonderful time.

The Committee which arranged the Ball must have been delighted with the success of the function for a success it assuredly was. The happy faces of

that that Fund will benefit by nearly £350.

The Palais at St. Kilda is indeed an ideal setting for a Ball. The Hall was awfully attractive with its decorations of lovely autumn toned flowers and background of great palms set along the walls. Added to these decorations

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were the scores of multi-coloured balloons of such weird shapes and designs which adorned the tables, and gave just that added gala touch to the whole proceedings. Truly the whole blended scene offered that note of harmony so much needed to ensure full and best results from the months of preparation and organisation.

The dressing was very elegant and although it is not possible to give detailed descriptions it can only be said that the frocks in this striking array did but add to the festive nature of the party. Perhaps the most striking feature of the decorations in the Hall was the sign suspended from the ceiling. It comprised the Red Cross Symbol, a nurse, at the side of which appeared in glittering letters the words "The RESI AIDS"—a sure story of the purpose of the Resi Ball.

The supper was excellent and perhaps just a little different from other similar functions, in that there was a surfeit of the good things offering. One of the most noticeable observations was the lack of stint which characterised all arrangements and this may have readily contributed to the outstanding success.

The music left nothing to be desired, old or young, were alike responsive to the rhythm and beat of the orchestra of the great Jay Whidden. J.W. has our praise for entering into the spirit of our gathering as he did and for so willingly providing for the variety of tastes in dance music. Last but certainly not least of the entertainment offered to our guests was the musical treat from Bob Parrish that great and melodious singer. His singing was a sheer delight.

A tribute is paid to the Palais management for their excellent co-operation and courtesy in all arrangements for the function. To the Committee which arranged the Ball, and particularly Mr. George Thomson, the Organising Secretary, thanks and congratulations are very graciously offered for the amount of work and time put into provide for the entertainment and pleasure of all guests. Even the most critical person would have been unable to detect one item overlooked or defect in the arrangements. We can only say—Well Done.

So the RESI Ball of 1940 came to an end and despite the dirty trick played by the weather, the Committee must feel amply rewarded for its efforts and also must it be assured of the success which would attend the holding of an Annual RESI Ball.

### Report of Organising Secretary

As organising secretary of the RESI Ball, it has been my good fortune to be overwhelmed by congratulations at the success. Those congratulations are shared with my excellent committee without whose co-operation and support, such success would have been impossible.

Mr. Lloyd Davies was our Chairman, while Miss Elizabeth Bennett, the only lady member of our committee, with Messrs. A. Downard and D. Johns formed the ticket Committee. They attended to the distribution of all tickets to our members, Insurance Companies, Banks, Solicitors, Accountants and many others.

The advertising committee, Messrs. Beauchamp, Scott Lang, McSheedy, Hill, Roberts, Langridge and Foote did an excellent job and completed arrangements for all methods of advertising, such as car stickers, show cards for windows, signs for the ball-room, publicity in the daily papers, broadcasting, screen advertisements, etc.

The Liquor Committee consisted of the President, Mr. W. L. Davies, and Messrs. Austin, Morton, Langridge, McCauley and F. Boileau. Their job was indeed difficult, but the results on the night of the Ball were definite proof of the excellence of all the arrangements made.

In addition to the foregoing many other matters required attention. For arranging the raffle I have to thank the representatives of the Student Committee and Mr. McSheedy, while the lucky envelopes were so willingly attended to by Mr. C. Roberts. There was a tremendous amount of detail involved in the work which I have referred to, also in the decoration of the Palais including the balloons, flowers, streamers; also in the work attached to the reservations, tickets, printing, Taxation and the financial statements.

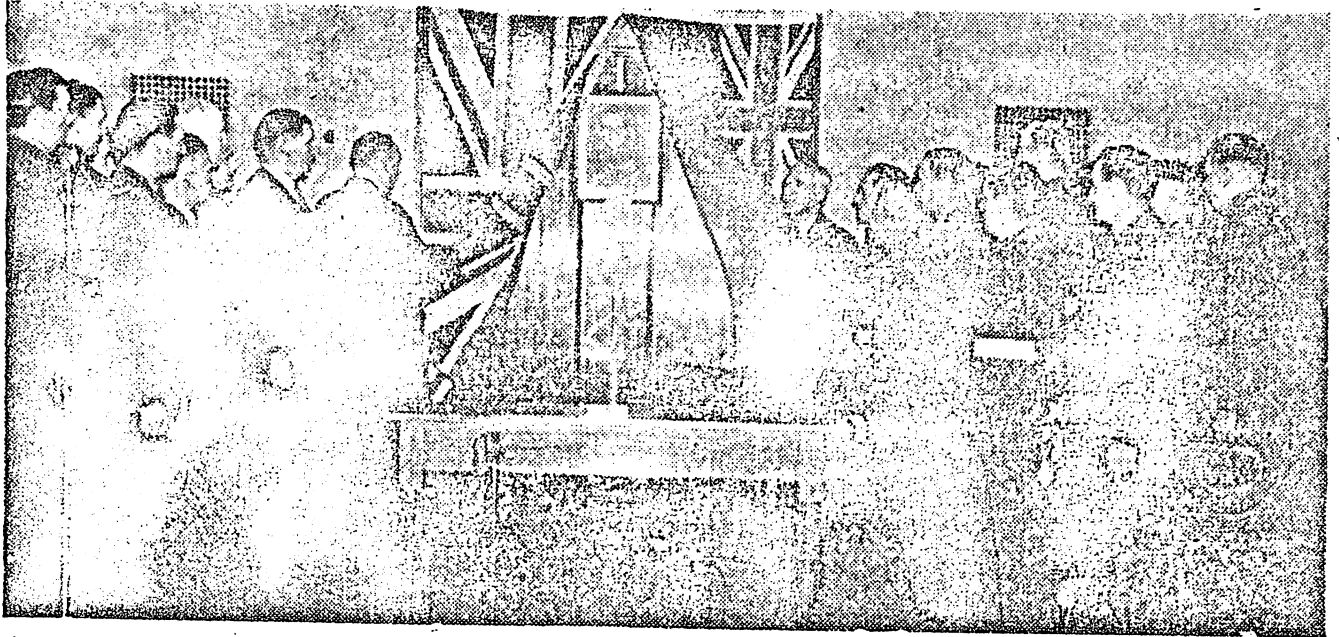
Behind all these details and in fact behind the work of the whole ball was our General Secretary, Mr. A. P. Drew, who acted as Treasurer and who did a lion's share of the work which brought about the success of our first effort. I can assure you that nothing was of any trouble to Mr. Drew, and he worked with me sometimes till the early hours of the morning. He gave me every support and made my job much easier than I expected it to be.

I must also especially mention Miss Elizabeth Bennett, Mr. Ken Langridge and Mr. A. W. Hill, who also sacrificed many hours from their business in their

enthusiastic endeavour to bring about the desired result. Messrs. J. J. McSheedy, G. Austin and C. Roberts were also willing to at all times give up their valuable time to assist me.

I take this opportunity of thanking all members of my Committee sincerely for their great help and co-operation and I can assure them that I was very

## Institute Members Pay Tribute to Late Private Bruce Kingsbury, V.C.



Members of the Institute gathered in the lower hall of the Melbourne Town Hall on the afternoon of Thursday, June 24, to pay a tribute to the late Private Bruce Kingsbury, Victoria's first Victoria Cross winner.

Special guests included Mr. and Mrs. Kingsbury and members of their family and several officers, N.C.O.'s and men of Pte. Kingsbury's Battalion.

Mr. H. Bracher, President, in welcoming the guests, said that all were gathered to pay a simple tribute to a gallant soldier in Bruce Kingsbury. He explained that the photograph which would be unveiled was the best that could be obtained under war-time restrictions. It was proposed at a later date to establish some more permanent memorial to Private Kingsbury. Mr. Bracher said that all Australia was proud of Private Kingsbury, but members of the Institute particularly, because he was an estate agent and a son of an old and esteemed member, Mr. P. B. Kingsbury, of Preston.

Cr. Nettlefold, Lord, Mayor, said it gave him much pleasure to add his tribute to the memory of the late Private Kingsbury. No V.C. ever awarded was more deserved.

Hon. H. P. Zwar, M.L.C., said as President of the Jika Cricket Association, he had often come in contact with the late Private Kingsbury. He was a good sportsman and proved it on the battlefield of New Guinea. Mr. Zwar said the Preston City Council had re-named one of the Preston parks, "Bruce Kingsbury Park." A foundation and plaque were to be erected in the park to his memory.

Captain C. L. Thompson, an officer of Private Kingsbury's battalion, said he came to the battalion in May, 1940, soon after it was formed. He showed ability far above the average, but did not worry about promotion. His aim was to do his job properly. He proved him-

self a good soldier both in Africa and New Guinea. Capt. Thompson said Private Kingsbury was a volunteer for the job in which he gained the V.C. By his initiative and courage he cleared a pathway and saved the lives of many others. "We from his unit have got a job to do to show that his sacrifice was not in vain," Captain Thomson said. When the war is over we must not forget what he did. We are proud to belong to his battalion because we can say, "we fought with Kingsbury," he added. The members of his battalion will take up the challenge in civil life to carry on the things he died for.

Sgt. J. E. Gwillin, a member of the same platoon as Private Kingsbury, said he was privileged to call Bruce an intimate friend. He had many friends and his unselfish actions had endeared him to all. He would not say he was "the answer to a N.C.O.'s prayer," but, when he transgressed, he took his punishment as a man. "He gave his life to save his friends and we are all proud to say we knew him and that we fought in the same battalion," Sgt. Gwillin added.

Archbishop Booth said he had been assured by Private Kingsbury's C.O. that he was a good boy both in and out of the line. He had regarded it as his business to serve. His desire to serve others should be an inspiration to all in the days to come. It must sweeten the pain of his parents and loved ones when they realise that his sacrifice had not been in vain, for he had saved the lives of hundreds of his friends by his unselfish action.

Archbishop Booth, before unveiling the portrait, read the official citation of the award.

Mr. H. D. Berry recited a short verse suitable for the occasion and the Archbishop closed the proceedings with prayer.

# Extracts from Parliamentary Debates

## WAR TIME CONTROLS

—:o:—

Mr. HOLT (Fawkner).—I turn to another matter which I believe to be hindering the supply of housing for the people of the Commonwealth. The protracted continuance of a war-time control is having repercussions. I refer first to what is palpably an injustice against one section of the community, namely rent control. I realize that votes are not won by advocating increased rents for property-holders. But we should not be concerned merely with vote-catching; we should have some regard for fair play and equity in the application of Commonwealth regulations or legislation. The rents pegged at the 1940 level are still continuing. This is an utterly unwarranted discrimination against one class of holder, which is not shared by holders of many other kinds of assets. From time to time, adjustments have been made in respect of wages, with a view to counterbalancing increases of the cost of living. But there has been no adjustment in respect of the property-holder, who pays tax at property rates on the income that he derives in that way. The return from his property is based on the utterly false premise of the 1940 valuation. Tenants have had their wages secured by cost of living adjustments; therefore, these have not been pegged in the same manner. In order to reveal clearly the absurdity of the position, let us take a return of 8 per cent. in 1940 on a house valued at £1,000, namely £80. To-day, the same house would certainly cost at least £1,500 to construct. A return of 8 per cent on that amount would be £120. That is a gross return, from which rates, depreciation and other outgoings have to be met. Consider also the sale prices of properties to-day, which reveal an equally absurd anomaly. Prices of property are pegged at the 1942 level. A home that could not be built for £1,000 in 1942 could not be built for less than £1,500 to-day. Probably the 1942 construction would be the more valuable, because it would contain better materials. This would more than counterbalance the depreciation that would have taken place during the last four years. Yet, under the regulations, the treasury must refuse consent to the sale of the 1942 home at more than the then value of £1,000, but must allow the 1946 house to be sold at £1,500. The Government may not feel greatly concerned at the effect on the property holder. I suggest that it might feel concerned at the effect on those who desire to purchase homes, because undoubtedly a direct consequence of this policy is a freezing of the supply of homes throughout every State. Thousands of owners of properties to-day will not sell them, even though they could do so, because they know that the present cost of a new home, or one bought on the black market if they were obliged to purchase in that quarter would be very much higher. In existing circumstances, two black market transactions are involved. The owner of a house sells it at the black market price, and if he has to acquire another home he has to pay the black market price for it. Those who fall within this category must represent only a small fraction because the majority of the people desire to abide by the law. Therefore, it is not

sufficient for the Government to tell Australia that these controls are to be continued indefinitely, and that the future form of control will not be disclosed until after the general elections. I am certain that some of the controls that I have mentioned—prices, rents, land sales, capital issues—and others which to-day are having a restrictive effect on the Australian economy, could be modified with great advantage to the community as a whole. The essential principle could be maintained, and they could be applied where they could be shown to be still essential. Every one engaged in industry to-day is convinced that they are being applied where they are not merely unessential, but are also having a harmful effect on the Australian economy. I hope that the Minister who represents in this House the department which administers so many of these controls, will be able to reply satisfactorily to my comments.

# Effect of Rent Control in France

Bertrand de Jouvenil, a distinguished Frenchman, observes the result of a measure which began in pure benevolence—rent control.

*Condensed from a pamphlet, "No Vacancies," in The Readers' Digest.*

Five shillings a month pays a wage-earner's rent in Paris; quarters adequate for a family of six cost 10/- (equivalent to 11 packages of the cheapest French cigarettes). Middle-class apartments of three or four main rooms frequently cost from 7/6 to 12/6 per month. Important officials or executives pay from 17/- a month to £2 or £2/10/- a month.

This may seem a desirable state of affairs, but there are drawbacks. There are no vacant lodgings; nor is anyone going to vacate, nor can the owners expel anyone. Young couples must live with in-laws. Practically no housing has been built for the last 12 years.

The only opportunity to get quarters is to watch for deaths. Tottering old people sunning themselves in public gardens are shadowed back to their flat by an eager young wife who strikes a bargain with the concierge to be the first in at the death. Other apartment-chasers have an understanding with funeral parlors.

There are two ways of obtaining an apartment made available by death. Legally, if you fulfill certain conditions which give you priority, you may obtain an order of requisition, but usually you find that the same order for the same apartment has been given to two or three other applicants. The illegal method is the surest—an arrangement with the heir that some pieces of your furniture be carried in immediately upon death of the tenant. As soon as you are in, you are the king of the castle.

Buying one's way into an apartment will cost anywhere from £125 to £375 per room. Wage-earners might as well give up hope of setting up house; they have to stay with their families or live in miserable hotels.

Paris has 84,000 buildings for habitation, almost 90% of them built before World War I. Even a very lenient officialdom estimates that 16,000 are in such disrepair that they should be pulled down. Nor are the others altogether satisfactory; 82% of Parisians have no bath, more than half must go out of their lodgings to find a lavatory and a fifth do not even have running water. Little more than one in six of the existing buildings is pronounced in good condition by the public inspectors.

Owners are not financially able to keep up their buildings, let alone improve them. To take an example of a very common situation, there is a woman who owns three buildings containing 34 apartments, all inhabited by middle-class families. Her net loss from the 34 apartments, after taxes and repairs, is £20 per year. Not only must her son take care of her, but he must also pay out the £20. She cannot sell; there are no buyers.

When the owner tries to milk a little net income from his property by cutting down the repairs, he runs great risks. One landlord postponed repairs on his roofs and rain filtering into an apartment spoiled a couple of arm-

chairs. He was sued for damages and condemned to pay a sum amounting to three years of the tenant's paltry rent. Since 1914, rents at the most have multiplied 6.8 times, while taxes have multiplied 13.2 times, and the cost of repairs is from 120 to 150 times the 1914 price!

An outsider may be tempted to think that only an incredible amount of folly can have led us to this condition. But it is not so. We got there by easy, almost unnoticed stages, slipping down on the gentle slope of rent control. And this was not the work of the Reds but of succeeding governments, most of which were considered rather conservative.

The story starts with World War I. It then seemed humane and reasonable to stabilize housing costs while the boys were in the army or working for victory. So existing rentals were frozen. It was also reasonable to avoid disturbances at the end of the war lest the veterans' homecoming be spoiled by evictions and rent increases. Thus prewar situations hardened into rights. The owner lost—"temporarily," of course—the disposition of his property.

When the situation was reviewed in 1926, retail prices had trebled, and it was plain that lifting controls would bring huge rent increases. The legislators shrank from this crisis and decided to confirm the tenant's right to stay in possession but to raise rents slightly. A new owner-tenant relationship thus took shape. The owner was powerless either to evict the tenant or to discuss the rent with him. The State took care of the price which rose slowly, while regulation was extended to bring in flats not previously regulated. Only buildings put up since 1915 were left unregulated, this to stimulate construction.

No systematic view inspired this policy. It just grew from the fear of a sudden return to liberty which seemed ever more dangerous as prices stepped up. And, of course, if one must control the price of rent, one could not allow the owner to dismiss tenants, because in that case he might so easily have stipulated secretly with the new tenants.

As rent-control lawmaking continued—no single subject has taken up so much of the time and energy of Parliament—the real income from the buildings crumbled from year to year. Then came World War II. The return to liberty which had been devised for 1943 was, of course, abandoned, and all rents were frozen, including those of recent buildings which had till then escaped.

Since the Liberation, new laws have provided for increases in rents, but retail prices increased so much more. To put it briefly, owners of new buildings (built since 1914) have been allowed, in terms of real income, less than a tenth of what they got before World War II.

Owners of old buildings, that is, nine tenths of all buildings, have been allowed in terms of real income either 12% of what they got in 1939 or a little less than 7% of what they got in 1914—whichever is the less.

If today a builder were to put up apartments, they would have to rent for prices from 10 to 13 times present rent ceilings, in order to break even. Thus, according to a report of the Economic Council, a wage-earner's apartment of three small rooms and a kitchen, now renting for £3/5/- to £4 a year (!) would have to be rented for £41/10/- to £50 a year. Obviously, construction will not be undertaken.

Such is the spread between the legal and the economic price of lodgings that even the most fervent advocates of freedom shudder at the thought of its return; the thing, they say, has gone too far and the right to dismiss tenants, if restored, could not be executed. The whole nation of tenants would go on a sit-down strike.

Hence the strange plans now being considered by the French Parliament which would continue the tenant's right to retain his lodgings, but would set a fair rent, part to come from the tenant and the rest from a special subsidy—an inflationary measure, of course, as are all subsidies.

Not all this fair rent would go to the owner. A slice to correspond with the cost of upkeep would be paid to his credit in a blocked account, to make sure it did not go for repairs. A much bigger slice for the reconstitution

of the capital would not go to the owner at all, but to a National Fund for Building. Thus the dispossession of the owners would be finally sanctioned; they would be legally turned into the janitors of their own buildings, while on the basis of their dispossession, a new State ownership of future buildings would rear its proud head.

The French example may prove of some interest and use to our friends in other countries. It goes to show that rent control is self-perpetuating and culminates in session of the owners. The havoc wrought in France is both the physical ruin of housing and the legal dispossession of the work of the enemy, but is the result of our own measures.

# Results of Associate Diplomas in 1949 Examinations



MR. R. V. GEDYE.

The Institute offers its congratulations to Mr. R. V. Gedye for securing first place in Australia with an honour pass in each of the nine subjects; also to Mr. A. J. C. Jolly for securing second place in Victoria and securing third highest marks in Australia.

Richard Gedye is 21 years old, and is an old Brighton Grammarian. He did very well at school, and was captain of the school first cricket eleven.

He received his Real Estate training in the office of J. J. Brenan, the proprietor of which is his uncle, Mr. George Thomson, chairman of the Real Estate Council. He was previously in the office of a firm of city accountants.

Mr. Gedye's father was killed at Tobruk during the war.

The following Candidates were successful in the 1949 examinations for Associate Diploma:—

Victoria:

- COLQUHOUN, Mr. G. J.
- CROUCH, Mr. A. L.
- DOYLE, Mr. L. J.
- DUFFY, Mr. F. X.
- DUNKLEY, Mr. K. R.
- FRASER, Mr. H. R.
- GEDYE, Mr. R. V.
- JOLLY, Mr. A. J. C.
- KINGSBURY, Mr. C. A.
- LINDSAY, Mr. R. W.
- MCCORMACK, Mr. E. J.
- MALNEY, Mr. V. F.
- MANN, Mr. G. R.
- MARTYN, Mr. R. S.
- MORGAN, Mr. F. R.
- PEERMAN, Mr. D.
- PUNSHON, Mr. L. H.
- RADLEY, Mr. L. T.
- RHIND, Mr. E. St. C.
- ROBERTSON, Mr. D. I. C.
- RYAN, Mr. M. J.
- VEITCH, Mr. D. T.
- WILLIAMS, Mr. R. W.
- WRIGHT, Mr. R. W.

New South Wales:

Messrs. Abrahams, Bragg, Bernharot, Buschby, Bullen, Chaffle, Colquhoun, Cook, Crook, Deller, Donettry, Ellis, Fawkner, Fitzsimmons, Gibson, Gordon, Gouge, Gould, Hanwell, James, Ledger, Maisey, Martin, Morris, Nelson, Hall, Murray-Noon, Paul, Regan, Simon, Taylor, Thomas, Timbrell, and Miss Nola George.

Queensland:

Messrs. Allingham, Charles, Eyeears, Graham, Perkins, Pettet.

South Australia:

Messrs. Bowen and Ellery.



# The Case for Rent Control

During the month, the Premier (Mr. McDonald) received a deputation on the question of a revision of the present rent pegging regulations.

The Real Estate and Stock Institute was represented by Mr. George A. Thomson (President), Mr. Milner Arnold, Mr. A. P. Drew (General Secretary), and Mr. J. L. Hewison (Institute Solicitor).

The Property Owners' Association was also represented.

In attendance were Mr. Mitchell (Attorney-General), Mr. H. Winneke (advisor to the Attorney-General), Mr. W. F. Noonan (Crown Law Department), Mr. R. E. Stapleton (Metropolitan Fair Rents Board), and Mr. E. J. Bryant (Secretary of the Fair Rents Board).

Mr. Thomson, addressing the Premier, said:

"May I thank you sincerely for giving us this opportunity of meeting you and presenting our case for a revision of the present rent level. We appreciate, sir, that the present anomaly was not brought about by you or your Ministers, and your present action is only further proof of your determination for good government.

"Briefly, my case is this:

"Serious repercussions are now being felt through the continuance of the 1940 pegged rents with respect to 1951 expenses attached to property. The most serious developments are:

1. An increasing shortage of property for renting purposes.
2. A state of disrepair being brought to properties which will rapidly increase our slum problems.
3. A tendency to hold more accommodation than is necessary.
4. The increasing hardship brought to owners and tenants because of these three factors.

"These developments have been brought about by:

1. Owners being unable or unwilling to retain their investments, thereby selling to people who do, or hope to obtain early possession. Purchasers are not buying for renting purposes because they will not accept the 1940 rent return.
2. Owners are also unable or unwilling to meet the 1951 cost of repairs whilst rents are pegged at 1940.

3. The present low rental has encouraged many people to use more accommodation than is actually necessary.

4. There are many elderly and invalid people whose entire income is derived from rented properties. The hardship for most is very real. The hardships and anxiety to tenants whose homes are going to be sold, or are in a state of disrepair, is obvious.

"If the present rent level was increased, we feel confident that the result would mean:

1. Owners would not be anxious to sell their rented properties.
2. Properties would be kept in a better state of repair.
3. More space would be available for accommodation.
4. People would be encouraged to invest in homes for renting purposes, and in fact build more properties for this use.

"We feel, sir, that in arriving at the fair rent level, two factors must be taken into consideration:

1. The return required to encourage owners to retain and properly maintain their rented property.
2. The ability of the tenant to pay.

"It has been reported that my Institute recommended a 20 per cent. lift in the rent level.

"The fact is, sir, we have purposely refrained from recommending any figure. We stated last Monday week that about 45 per cent. increase would be required for some properties to have the same percentage return as in 1940. This may not be the case for all properties, but it certainly is the case for some. We can give proof of these figures if necessary. We can also give proof of ability to pay.

"I would also like to clarify a point when we refer to pegged rent. This is the rent pegged at 1940, and differs from the determination made by the Fair Rents Board. However, because of the reluctance of about 90 per cent. of the property owners to take proceedings through the Fair Rents Board the great majority of rents are those actually pegged.

"Our members' clients own every type of investment property, therefore we cannot differentiate on any particular type, nor can we say a fair rent to one property would be fair to another type, hence our restraint from suggesting the amount of the rent rise, until we saw your experts.

"This matter is urgent, sir, and requires immediate attention, and to give this, you will require not hindrance but the help and co-operation of all concerned.

"We appreciate the difficulties to give the exact

figures for the rent level to-day, because of the great variation in values since 1940, therefore it is a case of an arbitrary figure with the right to review.

"We assume that the authorities of the Fair Rents Board have reported on this matter, and we feel certain from our knowledge of property that a rise in the rent level would be recommended, therefore I am going to suggest that we accept the recommendation of the authorities of the Fair Rents Board if I may, with one proviso, that the matter be reviewed each few months until the landlord and tenant are once again on an even keel.

"This is the only matter which my Institute is dealing with at the present time. We realise there are other anomalies which require attention at an early date, and we would gladly offer any assistance to your experts in this matter. I suggest we could all get together for this purpose early next February. The lifting of the rent level, however, is of such vital importance to so many owners and tenants that we have dealt with this matter separately.

"For your information, I hand you our documented case in support of the Institute claim for a revision of the rent level.

"This case is, of course, additional to the representations made on November 10, 1950."

## THE INSTITUTE CASE WHY RENTS SHOULD BE INCREASED.

### Retention of Rental Dwellings.

Rent control as it now operates is causing property owners to dispose of their rental investments. Although the sale of a rental property does not withdraw it from the dwelling field, continual sales of rental properties are reducing the number available for rent.

The thousands of rented homes sold each year are bought by home-seekers who can afford to buy a home. But there are hundreds of thousands of families who cannot afford to buy. Rent control is damaging to these people, and if the present trend continues it will ultimately mean that people who, because of their own economic circumstances must rent their shelter, will be less and less able to find rental accommodation.

Owners would hold their rental investments if the returns from them were sufficient to warrant their retention. Under these circumstances, home-seekers who could afford to buy would be forced to build new homes. This would contribute to a greater rate of building and would be a factor in the alleviation of the present housing shortage.

The following figures clearly demonstrate the draft of homes from the rental market. These figures, taken from official Commonwealth and State statistical sources, show that rental houses

Estimated Position at September 30, 1951.

	Tenanted Dwellings	Owner-occupied Dwellings.	Total.
At Census . . . . .	244,929	272,906	517,835
All New Flats . . . . .	1,264	—	1,264
14% of New Dwellings* . . . . .	9,597	58,955	68,552
75% of Shops with Dwellings† . . . . .	504	168	672
<b>Total . . . . .</b>	<b>256,294</b>	<b>332,029</b>	<b>588,323</b>
Less 3000 Tenanted Homes Sold Each Year . . . . .	12,750	12,750	—
	243,544	344,779	588,323
Per cent. of Total . . . . .	41.4%	58.6%	100%

\*This figure includes, under tenanted dwellings, 12 per cent. Housing Commission completions. The figure 14 per cent. is the proportion of new dwellings available for rent.

†The figure 75 per cent. is the proportion of shops with dwellings available for rent.

The table which follows shows the changes which have occurred since 1947. These changes of housing are related here to changes in population.

are actually becoming fewer, in spite of new building and a large population increase:

Position at Census, June, 1947.

	Tenanted Dwellings	Owner-occupied Dwellings.	Total.
	244,929	272,906	517,835
Per cent. of Total . . . . .	47.3%	52.7%	100%

Changes Since the Census.

	Population.	Tenanted Dwellings.	Owner-occupied Dwellings.	Total of Dwellings.
At Census . . . . .	2,054,701	244,929	272,906	517,835
Est. September, 1951 . . . . .	2,282,000	243,544	344,799	588,323
Change . . . . .	+227,299	-1,385	+71,873	+70,488
Change, per cent. . . . .	+ 11.1%	-0.6%	+26.3%	+13.6%

The most startling fact which emerges from these figures is that in the past four years rental properties have been steadily going off the market. The drift has been so great that to-day there are actually 1385 fewer houses being rented in Victoria than there were four years ago. And this has occurred at the same time as the population has increased by 227,299!

The estimated rental housing shortage at September 30, 1951, is 28,479. In plain, simple language, this means 28,479 Victorian families are looking for a rental dwelling and that, next year, and the year after, if the present trend continues, 7000 more families in Victoria will be unable to secure housing accommodation.

Tenants Can Afford to Pay More Rent.

The proportion of average income economically available for rent is estimated by economists as 20 per cent. In the period 1923-27 (the period over which the "C" series regimen was fixed and commodities apportioned) rent took an average of about 25 per cent. of incomes. By 1940 this proportion had fallen to about 20 per cent., and is to-day slightly less than 13 per cent.

From the purely economic point of view of the rent payer this is admirable, and the trend would be ideal provided no other economic factors were introduced. But, in fact, other economic

factors do intrude to destroy the value of this fall in proportion of rent to income, and these will be dealt with in another section of this document.

The ability of the rent payer to devote more of his income to rent is clearly demonstrated by the following figures:

- The average weekly rental paid in Victoria is 25/9.
- The average effective weekly wage in 1939 was £5/10/-.
- The average proportion of income paid in rent was, therefore, 23 per cent.
- The average effective weekly wage at March, 1951, was £11/6/4: (This figure has increased with cost-of-living adjustments since that date).
- The average proportion of income paid in rent as from March, 1951, was, therefore, 11 per cent.

If the economic maximum possible for rent as a proportion of income is 20 per cent., the average rent payer to-day could pay 45/- a week, i.e., an increase of 73 per cent. on the present rent average.

The average rent paid in the Melbourne metropolitan area is higher than the Victorian average. It is now approximately 28/3. Using this as a basis, the proportion of rent from income in Melbourne is now about 12½ per cent. To bring it to its 20 per cent. maximum of 45/- the rent increase would be 59 per cent.

A 45 per cent. increase would increase the average weekly rent in Melbourne metropolitan area to 40/10, i.e., 18 per cent. of average effective weekly income.

#### Effect of a Rent Increase on the Basic Wage.

Because rent of dwellings is a factor in the "C" series index, any rise in the rent level would be reflected in cost of living adjustments. The extent of the increase in cost of living adjustments can be calculated with fair accuracy by comparison with the results shown in other States (to wit, Western Australia and Tasmania, where dwelling rents have been increased by 20 per cent.). In each of these States the 20 per cent. rent increase was responsible for an addition of slightly less than 3/- a week in the cost-of-living adjustment. Because the cost-of-living adjustments are calculated on the same formula in every Australian State and capital city an accurate estimate of the effect on the basic wage of a 45 per cent. rent increase in Victoria would be to increase it by 6/9 a week.

This means that for every 10 per cent. increase in the average rent the basic wage would be increased by slightly less than 1/6.

#### Rent Payer is Prepared to Pay More in Rent.

Of the 3000 tenanted houses sold by owners each year to home-seekers, about 50 per cent. are bought by the tenants of the house at the time of sale. An average home valued in 1940 at £1250 to-day brings an average price of £2250. Based on an average return of 8 per cent. gross on capital (4½ per cent. interest on loan and 3½ per cent. for necessary outgoings, i.e., rates, taxes, insurance, repairs and maintenance) the former tenant who becomes the owner-occupier is paying £180 a year for shelter, i.e., 72/- a week as against a present weekly rental for this type of home of 35/-.

Security of tenure is vital to a tenant. As has already been demonstrated, tenants are economically able to pay more rent. Permitting them to do so would reduce, and in most cases eliminate, the possibility of the owner disposing of the property. It is true that change of possession of a property does not automatically imply a change of occupant, but the great majority of purchasers of tenanted homes can produce sufficient evidence to warrant the eviction of the tenant.

No one buys a home to-day as a rental invest-

ment. Therefore, all sales of tenanted homes are made to people wanting possession. As the number of rental properties decreases (the rate of this decrease has already been shown) the chance of an evicted tenant acquiring other accommodation is being steadily reduced. For these reasons, as well as for economic ones, tenants generally are prepared to pay increased rents.

**Repair and Maintenance of Tenanted Dwellings.**

On to-day's average rents it is impossible for property owners of tenanted dwellings to effect proper repairs and maintenance and receive a net return of even the smallest amount. The result is that owners either keep their properties in as good repair as their rent returns allow, and receive no net return for their investments, or they appropriate the whole of the return for their own use (and in many cases of old people this is their sole source of income), and perforce allow their properties to fall into ruin.

If the owner ploughs back his return into repair and maintenance, his only reason for retaining the property is the hope that some alleviation of the position is possible in the future, or he is prepared to retain his investment for sentimental, family or security reasons. In any event he has no option but to regard his investment as a bad one. Consequently, owners are gradually converting investment property into other investment channels.

If the owner does not effect repairs or maintenance his property deteriorates unless the tenant is prepared to carry out repairs and maintenance. Many do and the cost must be written against the rent.

The proper person to effect repairs and maintenance is the owner. By far the bulk of a rent increase would be devoted to this purpose, with the result that the tenant would be relieved of the burden, he would continue to occupy a dwelling which was not developing into a slum, and the increase in the rent would automatically become a properly-used, anti-inflationary draining off of surplus spending power.

The following comparison of costs demonstrates the huge increase in repair and maintenance costs since 1940:

	1940.	1950.
Renovation of room . . . . .	£5	£14
Water service . . . . .	£8	£22
Fencing . . . . .	3/- ft.	8/6 ft.
Bath . . . . .	£3/15/-	£8/5/-
Plumbers' wages (average effective weekly) . . . . .	£6/5/-	£10/18/4
Painters' wages (average effective weekly) . . . . .	£5/15/6	£10/18/4
Cistern . . . . .	£3/10/-	£9/15/-
Painting (wood and iron work) . . . . .	£15	£35
Flooring (a room) . . . . .	£5	£24/10/-
New ceiling, 12ft. x 12ft. . . . .	£5/10/-	£22
Spouting and guttering . . . . .	1/6 ft.	6/- ft.

These figures are examples of approximate maintenance costs of a four-room brick cottage (12 by 12 rooms) with rent of 20/- a week.

**Effect of Pegged Rent on Availability of Accommodation.**

The effect of present pegged rents is that the 41 per cent. of people in Victoria, living in rented accommodation, are getting their housing at bargain rates. Most people are intelligent enough to know a bargain when they see one. The result is that many of this 41 per cent. are renting cheaply more accommodation than they need to the exclusion of other people who badly need accommodation. Admittedly, the difficulty under the Landlord and Tenant Acts of evicting unsatisfactory tenants of shared accommodation is a contributory cause, but an increase in rents could mean that people holding more space than they need would be more inclined to risk making available some of the excess accommodation.

**Rent Comparison of Privately-owned Dwellings and Housing Commission Homes.**

The average rent for a new Housing Commission home is £3/5/- a week. Based on an 8 per cent. gross return on capital, this means the average value of Housing Commission homes is £2113.

A pre-war home which rented for approximately 35/- a week was valued on the average at £1250, and at a conservative estimate is worth to-day £2250. An 8 per cent. gross return on this capital value would return a gross rent of £176 a year, but pegged rents bring the yearly return down to £91.

The rents of Housing Commission homes are based on sound management principles. It is proper that they should be so, but it is also understandable that private property owners should object to a law which prevents them basing their rents on similar principles.

**HOW THE INCREASE CAN BE EFFECTED.**

**Form of the Amendment.**

An increase in the rents of all premises prescribed in the Acts can be effected by amendments to the Acts, as follows:

In Section 12 of the Acts, headed "Fair Rents", sub-headed, "Rents of Prescribed Premises", the words "by more than . . . per centum" be inserted after the word "exceed" in sub-sections (1) and (2) of Section 12.

In Section 21 of the Acts, headed "Fair Rents", sub-headed "Matters to be Considered in Determining a Fair Rent", a paragraph be added to Section 21, to read "(k) The increase of . . . per centum mentioned in Section 12, sub-sections (1) and (2)".

**Explanation.**

The amendment to Section 12 would mean that rents of all premises prescribed in the Acts would automatically be increased by . . . per centum on the rent payable at December 31, 1940, or at the first letting thereafter.

The amendment to Section 21 would mean

that the Fair Rents Board would have regard to the increase of . . . . per centum in determining a fair rent.

These amendments have the great virtue of being extremely simple, in that they deal only with rents and require only the addition of a few words to the Acts.

**Retain a Measure of Control.**

There is to-day an acute shortage of dwellings. This shortage is almost entirely confined to dwellings for rent. While this shortage continues, the Institute believes that some measure of rent control should be retained.

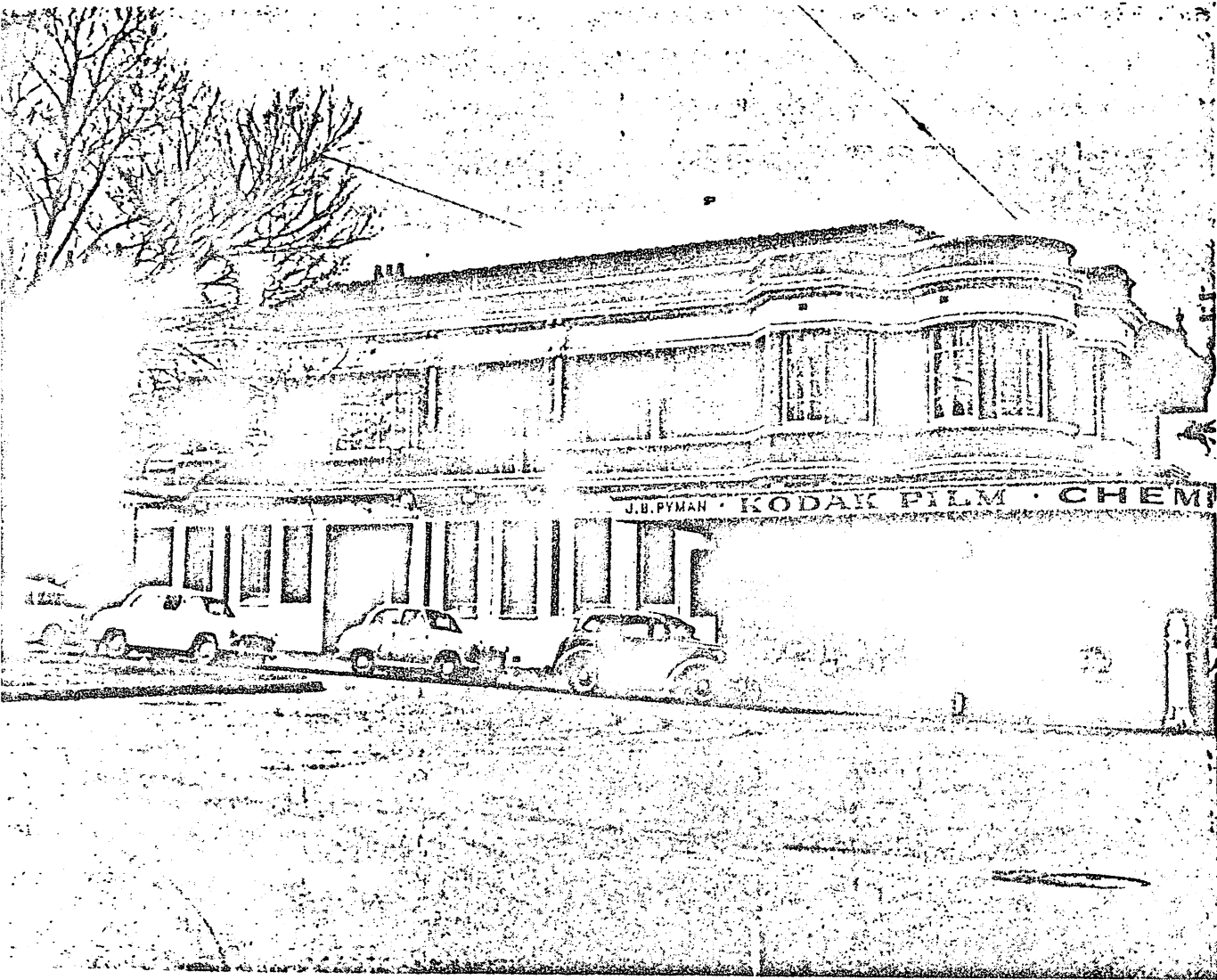
But the Institute also believes that rent control should be gradually tapered off by amendment and adjustment from time to time as the economic situation demands and the supply of dwellings permits.

**THE ULTIMATE SOLUTION.**

The Institute believes that the ultimate solution to all problems concerned with rents is a gradual reversion to the principle of agreement between parties as to the rent payable.

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# NEW R.E.S.I. HEADQUARTERS



The New Institute Building in Wellington Parade, Cnr. Powlett St., East Melbourne  
(opposite Jolimont Station).

The Institute accepted a very attractive offer for the building at 44 Victoria Parade, as it was able to obtain the Wellington Parade premises, which are more suitable and do not require alteration.

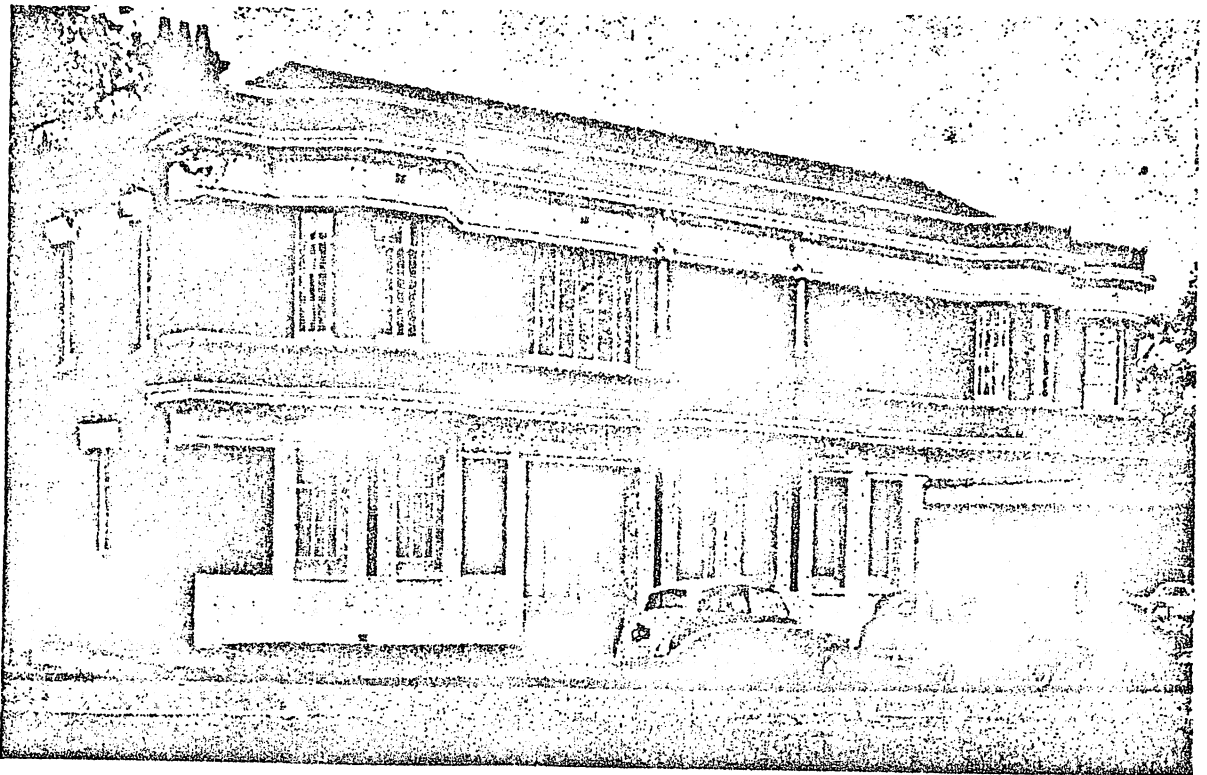
The above photograph shows the Powlett Street frontage. On the Wellington Street side there are three shops and space for another.

Vacant possession of the premises — excepting the shops — will be obtained early in December.

Further details will be given Institute members by Service Letter.



## NEW HEADQUARTERS OF INSTITUTE



The first step towards acquiring an Institute building was made in December, 1954, when the then President (Mr. George Morley) successfully bid for the building on the corner of Victoria Parade and Nicholson Street.

Plans were prepared for renovations, alterations and extensions to this building, but, due to delays in obtaining quotations and having plans approved by the Melbourne City Council, and the Board of Works, work had not been commenced when the opportunity arose to purchase more suitable premises in East Melbourne.

The Executive Council quickly realised that the Wellington Parade building was much better suited to meet Institute needs, without structural alteration.

Negotiations were initiated to obtain an option to purchase the building, and at the same time an endeavour was made to sell the Nicholson Street building.

After five weeks of negotiation a sale was made to Felt and Textiles Ltd. at a figure which showed a very good profit on the investment.

The Institute has moved into its new premises on the corner of Powlett Street and Wellington Parade, East Melbourne, opposite the Jolimont Station.

To have its own building has been the objective of the Institute since it first occupied the premises at 60 Market Street, City.

It was with much pride and satisfaction, therefore, that the Real Estate Council held its April meeting at the new address.

As the Chairman (Mr. A. McCasker) was absent on holidays, Vice-Chairman, Mr. Alec Gray, presided.

At the commencement of the meeting a resolution was passed unanimously expressing the thanks of delegates to the Executive Council and the General Secretary for the achievement of such suitable Institute offices and meeting room.

The resolution was moved by Mr. Mal Roberts and supported by Messrs. Charles Roberts and Bill Crapp.

Mr. Charles Roberts expressed his particular pleasure that the original conference table had been retained, and reconditioned so successfully.

This enabled the Wellington Parade property to be purchased for £32,500, payable £5000 deposit, £13,000 in 90 days, and the balance £2500 a year for four years, and £4500 at the end of the fifth year. Interest rate is at 6 per cent.

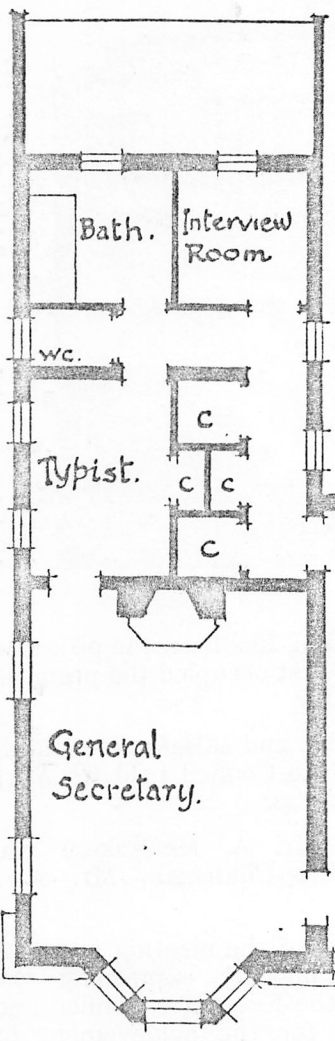


The building includes three shops returning £1000 a year, and there is space for a further shop which would considerably enhance the value of the asset.

The building is ideal for Institute progress in its location, outside appearance and accommodation.

Situated immediately opposite the Jolimont Station and on the tram from Flinders Street, City, it is only a few minutes from the city proper.

It is easily reached from all parts of Melbourne suburbs without passing through the city, and it is also convenient to all highways.



The meeting room is on the first floor, on the actual corner of the building, and is spacious, with an annex. The room is furnished with steel tubular chairs of modern design, upholstered in red vynex. They have been voted very comfortable.

The general office is on the ground floor, adjoining the

main entrance to the building. The General Secretary and his typiste are immediately above on the first floor.

Also on the first floor are the office of the Multiple Listing Bureau and a spare room which will be available for country members to use for interviewing clients.

A bathroom and toilet are also on this floor.

The upper floor has been carpeted with Westminster carpet laid on felt. The ground floor stairs and landing carpet was purchased with the building. This was cleaned and re-laid over new under-felt.

There is plenty of storage space and built-in cupboards. All the shelving from Market Street has been fitted into the new building.

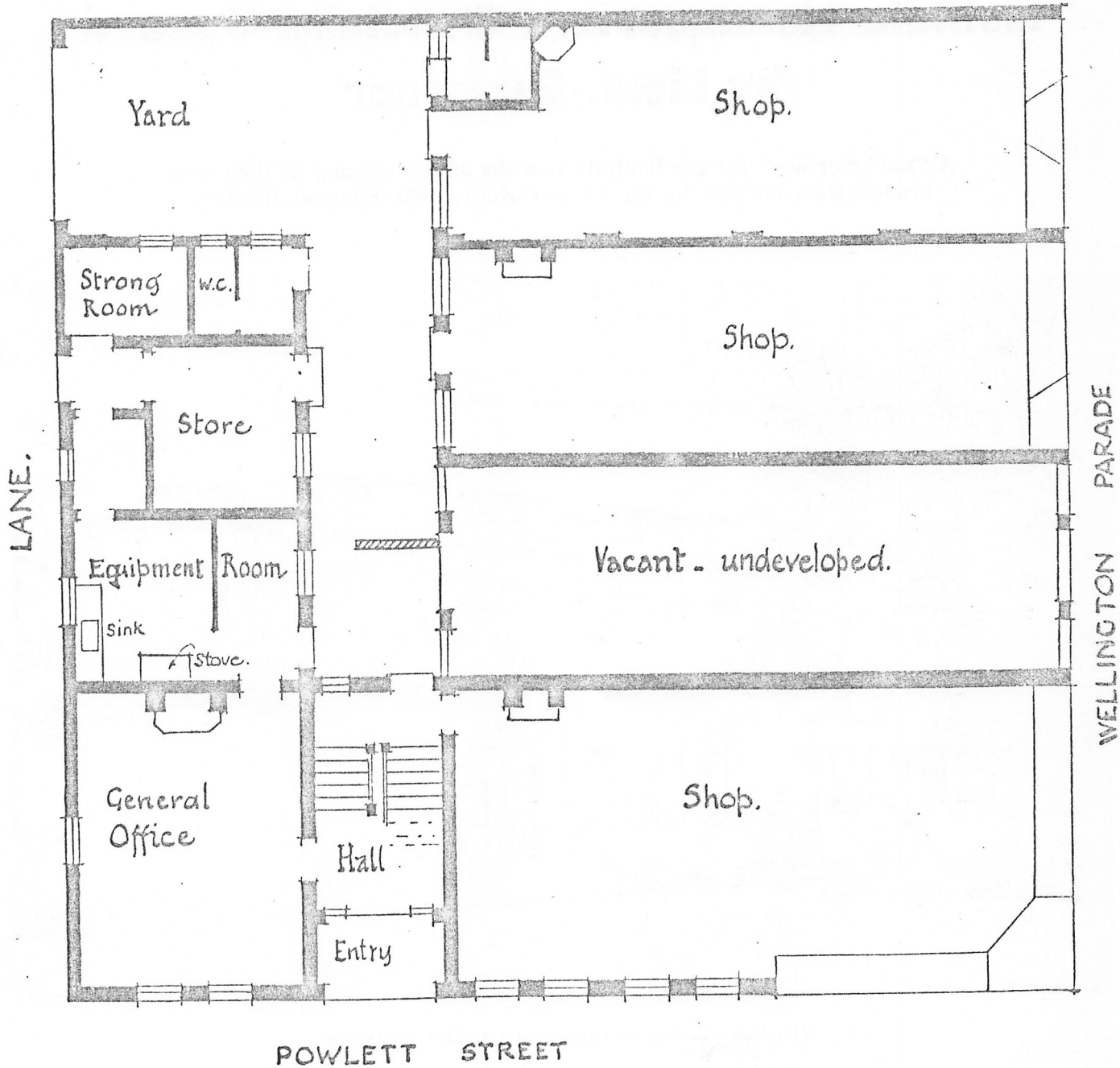
The original laundry has been converted into a strong room and the kitchen divided off to form a duplicating and addressograph room.

Furniture in keeping with the new building has been purchased. This will enable the staff to work with a maximum of efficiency.

The interior has been painted in a modern and pleasing colour scheme.

The building is 33 years old, in excellent condition, and only needed minor plumbing work, extra power points and new electric switchboard.

First Floor.



Plan of Ground Floor.

There is a back entrance from a side lane.

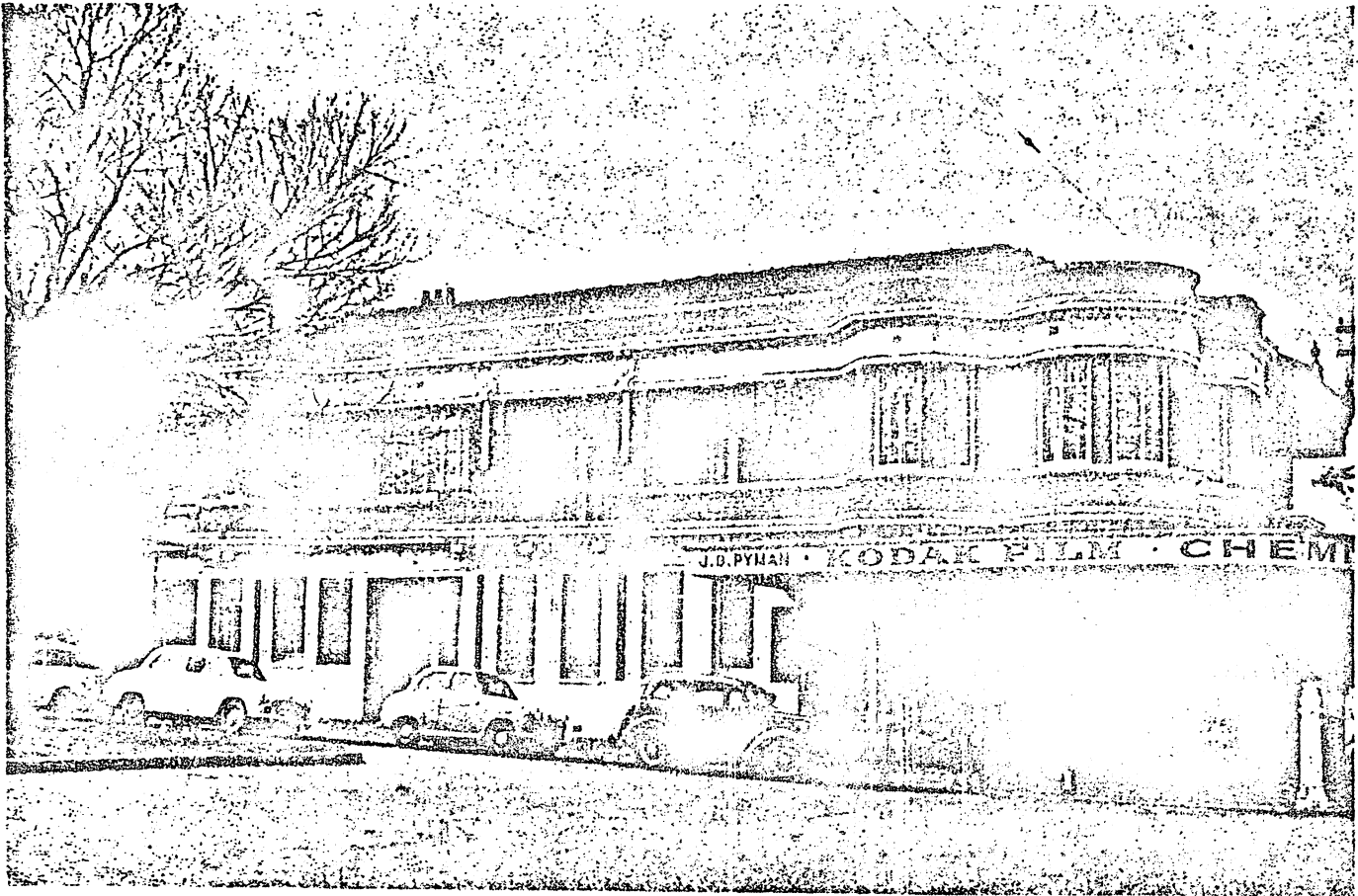
Branches have been invited to hold meetings in the building, and all members who, so far, have inspected the building are in agreement as to its suitability for R.E.S.I. headquarters.

The Past Presidents met prior to their annual dinner, and congratulated the present Executive Council on their work in buying, renovating and furnishing the building.

The official opening of the building is planned for May 31.

# Institute Headquarters Officially Opened by Lieut.-Governor

A "red-letter day" for the Institute was the official opening of their new headquarters building by the Lieut.-Governor, Sir Edmund Herring.



The New Building in Powlett Street, East Melbourne.

The President of the Associated Real Estate Institutes of Australia, Mr. R. Melloy, made a special trip from Queensland to attend the opening in his official capacity.

The Lieut.-Governor, Sir Edmund Herring, was received on his arrival by the President of the Institute (Mr. Malcolm Brown) and the General Secretary (Mr. Frank Foy). He was conducted to the General Secretary's office, where he was introduced to members of the Executive Council and Past Presidents.

In addition to the Lieutenant-Governor, Sir Edmund Herring, the official party comprised Mr. Malcolm Brown, President; the Deputy Premier, the Hon. A. G. Rylah; Mr. Lloyd Davies, Founda-

tion President; Vice-Presidents, Mr. F. K. Sampson and Mr. B. Kelly; Immediate Past President, Mr. H. W. Seddon; Federal President, Mr. R. Melloy; General Secretary, Mr. Frank Foy; and Lieutenant C. Chamberlain, R.N.

The Premier, Mr. Bolte, and the Leader of the Opposition, Mr. John Cain, unfortunately were unable to be present.

The Solicitor-General, Mr. H. A. Winneke, who had accepted the invitation, was prevented at the last moment from attending.

Official guests included presidents of kindred organisations, including the Law Institute of Victoria, Royal Victorian Institute of Architects, Commonwealth Institute of Valuers, Presidents

and Secretaries of branches of the Institute, delegates to the Real Estate Council, and Past Presidents.

Mr. Malcolm Brown, Institute President, who presided, welcomed the guests, and said it was very pleasing to see so many present.

There were some who, through absence from Melbourne, could not be present; but there were some who had come at great inconvenience to themselves.

Mr. Brown said: "I would also like to extend a welcome to representatives of various organisations with whom we have been most friendly over the years, and who during that time have helped us with a tremendous amount of co-operation and encouragement.

"I would particularly like to mention the Hon. A. G. Rylah, who is here in his own capacity as well as representing our Premier.

"We also have with us another very important guest in the person of Mr. Bob Melloy, President of the Associated Real Estate Institutes of Australia. Mr. Melloy has come especially from Brisbane to be with us to-day, and we particularly acknowledge and thank him for being in attendance."

Mr. Brown said many congratulations on the opening of its own premises had been received by the Institute from all States and from overseas.

Cables had been received from the Chartered Auctioneers and Estate Agents' Institute of the United Kingdom and the National Association of Real Estate Boards of the United States of America.

Telegrams had been received from all State Institutes of Australia.

"I do not propose to cover all the activities of the Institute, but there are one or two matters which may be of interest," Mr. Brown said.

"Our membership is approximately 1350. Of that number, 40 per cent. is outside the Greater Melbourne area.

"Actually, that is unique so far as Real Estate Institutes in Australia are concerned. In other States they are mostly urban and suburban.

"One of the great strengths of the Institute lies in the activities of its branches, and the Institute actually, in effect, is administered by a body comprised of delegates from the various branches throughout the whole of the State of Victoria.

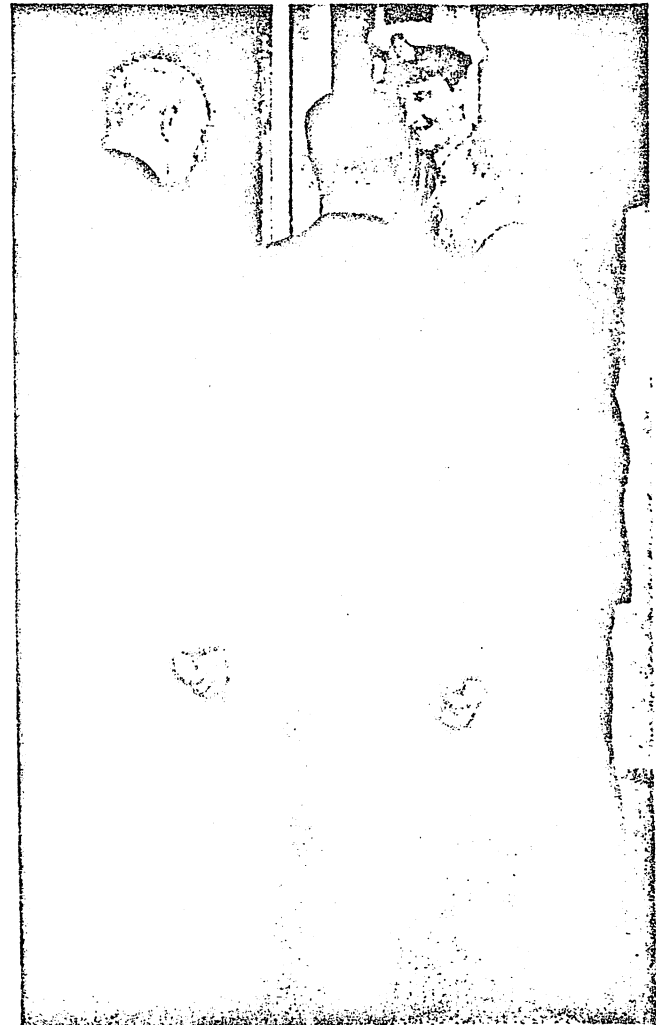
"Then there is the Executive Council, which might be termed the Cabinet of the Institute.

"Regarding the building, it is located within the city boundaries, with access to all highways and parts of Melbourne. The location is ideally suitable for Institute headquarters, and the premises speak for themselves.

"I must make special mention of one man who was always active in pressing for Institute headquarters. I refer to our late Secretary, Mr. Alec Drew, who was General Secretary of the Institute

from 1936 to 1953. It is the intention of our Executive to commemorate his memory and service to the Institute by erecting a plaque in some portion of our building in the very near future.

"The main aims of the Institute include the highest possible professional conduct of its members and the education of members and the public generally. The Institute's scale has been adopted



Entering the new building (left to right): Mr Malcolm Brown (President), Mr. Frank Foy (General Secretary), Lieut. R. Chamberlain, R.N. (A.D.C. to Lieut.-Governor), Sir Edmund Herring (Lieut.-Governor).

as the recognised scale for many years, and has also been adopted by our Government now as their official scale of prescribed charges.

"The Institute's code of ethics forms the basis of the professional rules of conduct recently approved by the Estate Agents' Committee.

"Our educational system was commenced by the Institute in 1950, and was taken over by the Royal Melbourne Technical College in 1952.

"Now that the Institute has attained its main aims of an Institute building and an Estate

Agents' Act, the efforts of the Executive Council are being concentrated on education. This is particularly necessary in view of the reference in the Act to the Royal Melbourne Technical College course.

"Another Institute aim which was recently achieved is the Agents' Act. It will need some amendments before it is actually workable, but this is now before us.

"At the same time the Institute welcomes the courage with which the Government has tackled the problem of controlling a small percentage of unethical agents. The Institute is proud of its prestige both with the public, other organisations and the Parliament. This prestige has been extended over many years by the pioneers of the Institute, who have set the pattern for present members to follow.

"Gentlemen, it now gives me great pleasure to welcome our main guest — I refer to His Excellency, Sir Edmund Herring, who has come to us as the representative of Her Most Gracious Majesty the Queen, and also as a very eminent Victorian who occupies the important positions of Chief Justice of our State and Lieutenant-Governor."

Mr. Brown then invited Sir Edmund Herring to declare the new headquarters open.

Sir Edmund Herring said: "Mr. President, Mr. Deputy Premier, and gentlemen: I will have to leave the Deputy Premier to defend himself, in view of the remarks made by your President. I am very glad to be here and taking part in this very important little ceremony to-day — the opening of the new headquarters of your Institute.

"I think it is like meeting a new home — whether a family is going to live in it, or an Association — and it is always rather exciting to look forward as to what kind of home it is going to be. The way you people have been going on and developing your work in the last 21 years proves that this is going to be a very effective home in the future, and one which will be of great assistance to all those members of your Institute



The Hon. A. G. Rylah, Deputy Premier (right), with Sir Edmund Herring (centre) and Mr. Lloyd Davies (Foundation President) (left).

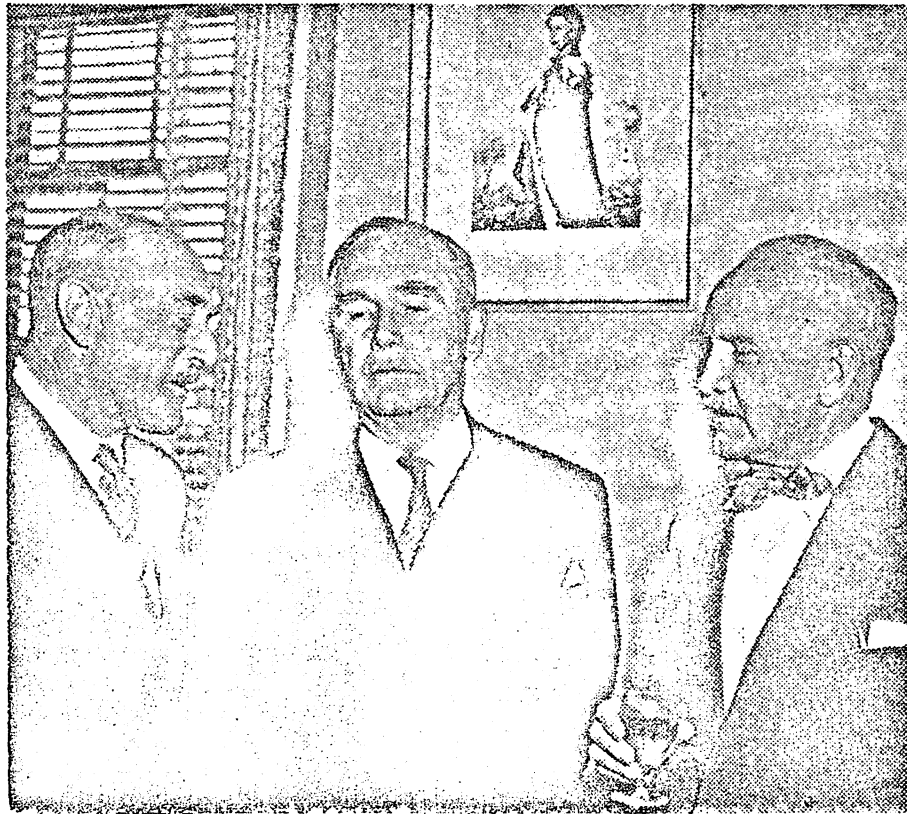
who live in the country. It is tremendously important to have a home of this kind for any Institute of this sort.

"It is rather exciting to remember that on June 1, 1837, the first sale was conducted in Melbourne — the first sale of land. I am afraid I am one of those who spend a lot of time trying to think back to what it all looked like in 1837. Where we are was miles out in the bush, and remained more or less in the bush for quite a time. Very soon they were granting the runs on which sheep were run, and no doubt the estate agents had a hand in what happened, and if you had a few sheep you could generally get a run for them. No doubt there was some kind of sale organised by someone.

"Looking back on his history of the State, and on the whole of Australia, we must realise how much we owe to the work done by estate agents and auctioneers over the last 120 years.

"You people have played a tremendous part in the development of the city, and the suburbs, and the country. It is right that on this occasion someone should say 'Thank you' to you all for what you have done.

"Like all professions, you have had people who were prepared to get as much out of it as they



Mr. M. Brown (left), Sir Edmund Herring (Acting Governor), and Mr. R. S. Melloy, of Queensland (Federal President of the Associated Real Estate Institutes of Australia).

—Block by courtesy of the "Age."

could, without regard to the niceties, and, therefore, it is a very happy thing that you have this Institute with such noble ideas as it has, and that you have set out to clean up your profession and are doing it so satisfactorily.

"It is a matter of congratulation, Mr. President, to you, not only on having this fine building and fine home, but the fact that this Institute of yours is concerned about the ethics of your profession. No community — no free community — can get on without high standards of conduct, and I know how concerned and how determined you are that no profession in this community will have higher standards or higher ethical code than you.

"I do congratulate you and all your members

on what you have achieved. I am sure that this home will be a source of inspiration to all your members all over the State. It is a great pleasure to be allowed to come here and take part in this little ceremony, and I regard it as a great honour.

"And now it is with great pleasure, I declare your new home open."

After thanking Sir Edmund Herring, the President (Mr. Brown) said: "It has been my privilege to be President when we actually moved into this building, but I would like to pay tribute to the work of the Past Presidents. In particular, I would like to mention Messrs. Seddon, Morley and Thomson — three Past Presidents who are still on our Executive, and who are members of the

Committee, and who were instrumental in achieving what we have arrived at now.

"At all times we have had the full support and encouragement of the Past Presidents, and there has been no better example of this than that when we were contemplating our recent purchase. It is the Executive's aim to erect a Past Presidents' board which will in some manner recognise the debt our Institute owes them over the past 21 years.

"The Executive has resolved that the Past Presidents shall play a prominent part in the official opening, and now it is my duty to call on our most important Past President, Mr. Lloyd Davies, our Foundation President, who was President 21 years ago."

Mr. Lloyd Davies said: "Thank you, Mr. President, for the honour you have done the Past Presidents in permitting me to take a small part in this ceremony to-day.

"It is the consummation of one of the very early objectives of the original members of the Institute that we should have a home of our own, and although it has taken us 21 years to achieve, it is quite a way financially from our first financial position.

"I remember the first year of our being when we had to sign a joint guarantee to the bank for an overdraft to enable us to start. They asked for us all to sign and must have thought little of our standing. From that overdraft of £150, we have now progressed sufficiently to be able to purchase this magnificent building.

"I think that in itself is a very great achievement over the term of 21 years, but the thing which probably most of us are more proud, and which is a more substantial achievement, is the respect and esteem in which the Real Estate and Stock Institute of Victoria is held throughout the commercial world of Melbourne. I am quite certain that our members have benefited by the code of ethics and the general help they have got from members of the Institute.

"To-day we have with us quite a number of those who sat on that first Executive Committee. Going back to that, it was almost the first and the last. We did have our troubles in the early days — there were three real estate organisations in the State of Victoria, all with similar aims and objects, but each Association being greatly suspect of the other Associations. There was, firstly, that very august body of the City of Melbourne, most of whom probably took part in the subdivisional sales to which His Excellency has referred. They were thought by the new fellows who had only been in business 40 to 50 years as a little bit moribund. The city ones thought the suburban ones upstarts, but these all eventually got together and formed a very strong organisation that is in being to-day.

"I remember the early times when we used to meet at Sargent's Cafe. That was the early meetings of the Auctioneers' and Estate Agents' Association. Then in Queen Street, where on Council nights we would meet in a small room; but we have progressed through the years, and our progress has been very much due, or entirely due, to two factors — the enthusiasm of the members of the Institute, those gentlemen who were always willing to work for the betterment of the cause of real estate, and how fortunate we were in our General Secretaries!

"We have only had two secretaries since we have formed — the first, the late Mr. Alec Drew, and we all regret that he is not with us to see the consummation of our great aim. He was an idealist, but a practical business man, and laid very sound foundations on which this Institute has been built.

"Our present Secretary, Mr. Frank Foy, is carrying on in the same sound manner as our first Secretary, and we have no doubt that he will be a tower of strength for many years to come.

"As a Past President you feel you are getting into the veteran stage and don't want to dodder on very long, or you will think 'he is getting a little bit beyond it,' but as one of the Past Presidents, I do take a very great interest in this Institute, and looking round the other Past Presidents who are with us to-day, I don't think any organisation could have a keener body of Past Presidents, always willing to do what they can to further the cause of the Institute.

"We as Past Presidents have no fear that the Institute will not progress when we see the younger, keen and capable men who are willing to give their time and experience (no small job as a member of the Executive) to the furtherance of the interests of the organisation — well, we will progress as long as we have men like that who will carry it on.

"Each year — another good sign of the health of the Institute — there is considerable competi-

tion for a seat on the Executive. Each year you have to prove that you have been able to work, willing to work, otherwise some younger up-and-coming man is there ready to take your place.

"In conclusion, could I just offer my congratulations to those members who firstly acquired the building and those responsible for the very excellent way in which the building has been remodelled and re-decorated. We are very proud of the home. I do congratulate those members in acquiring a site like this.

"I hope the Institute goes on from strength to strength, and is always an instrument for good in this City of Melbourne."

The President then called on the Deputy Premier, the Hon. A. G. Rylah, to respond on behalf of the guests.

Mr. Rylah said: "I thought there was a catch about coming here to-day. I was assured by your Secretary, all I had to do was come along and say a few words on behalf of the guests, and the visit would be purely social. What happens? The President says a few words which are very nice — and then starts to attack me! The Lieutenant-Governor and Chief Justice has suggested I must use the time available to me to defend myself. I propose to do so.

"I want to make it perfectly clear that I am not, and never have been, the Minister of the Crown administering the Real Estate Agents' Act. The Treasurer is that man. I am merely representing him to-day. You attack him — not me.

"I do want to congratulate you on acquiring your own home, and can do so on behalf of the guests. Any of the guests here, if I have not expressed their feelings, they can have a go. It is a good thing for this city, and this State, that an Institute like yours has taken the plunge, bought your own property, converted it, and commenced to use it. I am sure the step will be a good one, to your benefit and to Victoria's benefit. I will watch your representations on the Landlord and Tenant Act in future. Until you came to this building you were a tenant. Now I understand you are both owner and landlord." (Laughter).

"With regard to the Real Estate Agents' Act which has been mentioned, I personally enjoyed having some association with it. It is not perfect; we did not expect it to be. I remember an important piece of legislation in the Commonwealth Constitution, which was fought over for years, and even in 1957 they are finding defects.

"There are two ways of approaching legislation you want — to argue about it and try to get it perfect. You don't get any legislation that way. The other way is to take something which appears to be pretty right, try it out, and if you run into trouble, I think any Government will be sympathetic, hear your representations, and remedy any defects which may occur.

"Once again, all the very best in your new building; it is very nice to have been here. On behalf of all the guests I say 'Thank you,' and good luck for the future."

Thanking Mr. Rylah, the President said: "Before concluding the ceremony, I feel it incumbent on me to call on probably the most prominent man in real estate in Australia — Mr. Bob Melloy, who has journeyed from Brisbane to be with us to-day, and who is President of the Real Estate Institute of Australia."

Mr. Molloy said: "The introduction of your President led me astray. It has been a great pleasure to come from Queensland to the opening of this building as the Victorian Real Estate Institute.

"It has been my pleasure during the past few months to visit many Real Estate Institutes throughout the world, and I bring greetings from New Zealand, England, Ireland and from California. I find that our kindred bodies overseas have the same aims and objects as we have.



"Regarding the housing situation, so far as finance is concerned, I find that Australia is in a better way than any other country I visited, and in Australia I believe that Victoria is ahead of any other State in the Commonwealth — as might be expected.

"It has been no task to me to come to Victoria and make this acknowledgment of the great work the Victorian Institute has done for the Real Estate Institute of Australia. The foundations laid in Victoria have been carried through the rest. The good feelings between the associated bodies in the various States, and the information made available from one State to the other, has been of great benefit to all people in Australia.

"I hope your Federal body will prosper as it has done in the past. We should give of our best and give up time to make this country better.

"I would like to tell you that we may visit abroad, but I do not think we will find a country anywhere better than Australia to live in.

"I find the world split by two forces — black and red. Australia is being kept apart from these colours by two countries — England and America. In England at the height of the Suez crisis, there was not anyone who thought England could win through. But before long I knew that England would again be the leader of the world. I think England will be because of Australia. Australia is the last stronghold of England in the world. It behoves us to do the best we can. If England is to continue as a world force it will be because we bring the Englishman to Australia and find homes for our own people.

"I congratulate you on the building, and think you will prosper for ever and a day."

On the opening day, everything went according to plan, and even the weather co-operated, with Melbourne achieving a new record for a sunny autumn day. No rain was recorded in the metropolitan area between sunrise and sunset, which gave Melbourne the new record.

The arrangements for the opening were discussed by the sub-committee with the A.D.C. to the Lieutenant-Governor, Lieut. Chamberlain, a few days before the function.

The reception of the guests was made much easier by the co-operation of delegates from the Real Estate Council, who volunteered for the job

of meeting official guests and taking them to the meeting room.

The President of the Institute (Mr. Malcolm Brown) was particularly appreciative of the work of these delegates in ensuring the smooth running of the function.

Goodwill messages came from kindred Institutes throughout the world:—

Chartered Auctioneers' and Estate Agents' Institute (United Kingdom): "Warmest congratulations on opening of your new headquarters, and wish your Institute every success."

The Canadian Association of Real Estate Boards: "It is my pleasure, on behalf of the Canadian Association of Real Estate Boards, to extend our sincere congratulations on the opening of your new building. The Canadian Association extends its best wishes for the continued success of organised real estate in Victoria."

National Association of Real Estate Boards (U.S.A.): "Please extend to your members the congratulations of this Association upon the completion and dedication of your new headquarters' facilities. This is a remarkable achievement within the 21 years of your existence. We were delighted to know of this exceptional progress, and we take this opportunity to compliment you upon the high professional standards which you have made so effective in your area."

The Institute of Estate Agents and Auctioneers of South Africa: "Heartiest congratulations on your twenty-first anniversary and your great achievement in obtaining your own building. Our very best wishes for the 31st and the future."

Real Estate Institute of Western Australia: "Hearty congratulations on acquiring your own building in your twenty-first anniversary year. Best wishes for a happy official opening."

Real Estate Institute of South Australia: "The Council and members of the Real Estate Institute of South Australia send greetings on the twenty-first anniversary of your foundation, and wish you a most successful opening day for your new building. Your Institute has set standards which have become yardsticks in our profession. Your progressiveness and the unselfish manner in which you have always been willing to share your

knowledge and ideas with the other States has been no small factor in cementing the strong ties that bind our Federal Association together. The effect of the establishment of this, your own building, must be to weld even closer the ties amongst your own members. This is a proud day for your Institute, and your pride in achieving this step is shared by us. We in South Australia have long received help and guidance from you. We look forward to this continued co-operation, and wish you, your Institute and its members, every success in this new venture and for the years to come."

**The Real Estate Institute of Queensland:** "Very sincere congratulations on your Institute's progressive step in acquiring its own premises, and thus creating a memorial to the progress of real estate men in your State. We in Queensland have always had a deep appreciation of the Victorian Institute's awareness of its position in public affairs, and its obligations and its progressive outlook on all matters appertaining to real estate matters. We wish the Institute long, prosperous and happy occupancy of your premises at 6 Powlett St., East Melbourne, which will, we know, add lustre to the name of R.E.S.I. in Victoria."

**Real Estate Institute of Tasmania:** "Congratulations and best wishes on this doubly important occasion of your twenty-first anniversary year and the opening of your new premises to-day."

**Real Estate Institute of New South Wales:** "Heartiest congratulations upon this very splendid achievement of which you all must be so proud. Whilst, no doubt all the Institutes have felt it would be highly desirable to be in a position to possess their own premises, and whilst our own Institute of New South Wales have had the intention and indeed the machinery to put that intention into effect in existence since 1947, it must be conceded that your own organisation has shown masterful initiative in becoming the first of the Institutes to become an owner occupier instead of a tenant."

**Stock and Station Agents' Association of N.S.W.:** "Congratulations on the attainment of your own building in your twenty-first anniversary year. The stock agents of New South Wales join me in wishing a successful official opening function and the continued growth of your organisation."

**The Real Estate Institute of New Zealand:** "Please accept our warmest congratulations on your achievement in acquiring a home of your own. When in Melbourne for the Games I took the opportunity of inspecting the property, which impressed me, and, I am afraid aroused my envy. The acquisition of its own headquarters must be in the minds of all Real Estate Institutes. Once again, congratulations, Melbourne, from your New Zealand contemporaries."

## Opening of the New R.E.S.I. Meeting Hall

During the month the large meeting room, an addition to the Institute building, was declared open by the foundation president, Mr. W. Lloyd Davies.



Foundation President W. Lloyd Davies presenting a Visitors' Book to R.E.S.I. President, G. Scott Lang, jr.

The President (Mr. G. Scott Lang, junr):—I have much pleasure in introducing the Foundation President, Mr. Lloyd Davies, who is to open this new portion of our building.

Mr. Lloyd Davies: Mr. President, ladies and gentlemen—On behalf of the Past Presidents to whom you are doing honour to-night, I want to say thank you very sincerely indeed. Firstly, for the way in which the invitation to this function was worded; and secondly, I want to say personally how much I appreciate the honour you have done me again to-night in asking me to perform this ceremony.

When I was first asked to take some part in the ceremony of opening the building after its purchase, I thought, well now, that was a very nice thought to remember some of the old boys.

Again, you gave me the honour of unveiling that tablet to Alec. Drew, and again you have honoured the Past Presidents and myself, by asking me to perform the ceremony of opening the rooms here to-night.

I again say how much I personally appreciate it.

This Institute I think is somewhat unique, in that it does not forget those who have gone before in the chief office of the Institute.

I have been President of a few other organisations, and after your year of office, you are more or less a back number, but this Institute is entirely different to that.

All through, Past Presidents have been remembered, and I know of no other organisation that has regular meetings of its Past Presidents, to endeavour to help those in office with the experience that may have been gained during their term of office.

During my year, which is going back a long time now, in 1936, I thought at times I was a pretty busy man as far as presidential duties in the Institute were concerned. I had two years as President of the previous Auctioneers' and Estate Agents' Associations, and then I was honoured by being the foundation President of this Institute.

I thought then that I had put in a lot of time on Institute affairs, but I am quite satisfied that the work I did in that time is not a fraction of what your present President and your Executive do on behalf of the members of the Real Estate & Stock Institute of Victoria.

With the changing conditions, and the growth of the Institute, I sometimes wonder how you managed to fit it all in; and now, Mr. President, that your father is "swinging the lead" and has

passed over the responsibility of a very big business in the city, that is an added burden to you, but I know you will carry out the work of this Institute to the advantage of every member.

Somebody told me the President's age the other day—I don't believe it, but was telling him tonight, I reckon any day now he will be cracking his age on the golf course; but, as I say, I am quite certain that he will be a great credit to the Institute, and advance its aims during his year of office.

It has been the policy of the Institute since its inception for a President to only hold office for one year. I think it is a very good idea; it passes the main office round, and it does not wear a willing horse into the ground. We hope that Presidents will carry on after they retire from the chief office, and stay on the Executive for a number of years, and when they join the august body of Past Presidents, that they will attend the meetings of Past Presidents, and make their experience available to again further the interests of our Institute.

I have often thought, and I have discussed this with Frank Foy, that it is time that this Institute started writing its history. You know, it is quite easy to forget things that have gone before, and the work and the effort that has gone into building any organisation. I have sometimes been asked, "What happened at about this time?" and you know, you really have to scratch your brains to be able to remember just exactly what happened.

I put it as a suggestion to the present Executive, that they should seriously consider writing the history of this organisation. It could prob-

estate was up on the corner of Victoria and Nicholson Streets. We made a reasonable deal in real estate there; we managed to get out of that with a slight profit, and that slight profit eventually enabled us to come into this building.

It is rather amusing to me, because I think that I must have made a valuation of this property for the mortgagee at least on five occasions. I used to collect a fee every three years for making a valuation under instructions from Hedderwick, Fookes & Alston, and the early figures I put on it were just a fraction of what this Institute paid for the building, but the price they did pay was a star bargain, and to those members who were responsible for all the property negotiations, I think we must give very great credit.

I know you will forgive me if I mention just two members we are indebted to, and they are Harry Seddon and George Thompson; also our present President played a very active part later in the purchase of the building.

As I say, we spent £35,000 odd on the purchase of this building. We haven't been in it two years, and again we are prepared to spend £14,000 on making this palatial addition.

We do feel that we have taken on a project that we can easily manage, that this Institute will continue to grow, and perhaps some day we might even aspire to George Thompson's ideal, that we will have a club on top here, so that we could come along and spend any spare time that a real estate man might have. It would probably be very useful for some of us. We are getting a bit sick of work, and it would be a very convenient spot to come along here and meet a few congenial souls.

I do want to mention also our present President



Members of Real Estate Council attending their first meeting in the new building.



Another group of the first Real Estate Council meeting in the recently opened spacious meeting hall.

and our Executive. They are a comparatively young team, but from personal observation, I would say they are doing a mighty fine job. You can say what you like about the old blokes, but I think the quality is improving every year, and while we have that, I feel the Institute cannot fail to prosper.


Now these very magnificent extensions which have been put up within two years of the building being opened by the Lieutenant-Governor, Sir Edmund Herring, are a very fine effort indeed, and we, the pioneers of the Institute, feel very proud of what the present members have done to build up the Institute, and not only that, we feel very proud indeed, that we have had some part in building up not only the physical aspects, but the framework of the Institute, to enable it to be a force in the life of the City of Melbourne, and the State of Victoria that it is to-day.

I know, and you all know, that this Institute is looked up to by the general public, by every other organisation, the Law Institute, and any other allied organisation in Melbourne, as the body to consult on any problems of real estate.

We have also been fortunate indeed in the General Secretaries we have had. We have had only two. The first one, most of you gentlemen here to-night will remember—Alec. Drew, one of nature's gentlemen, one who did a tremendous

amount to build up the ideals of this Institute, to formulate and help along the code of ethics under which we were to operate, and generally, to cement the foundations that were laid in the early years.

After his death, I think some of us thought we would never get anyone even within "coo-ee" of Alec. Drew, but I think everybody will agree that we have a man of equal stature in the office of General Secretary to-day. Frank Foy has endeared himself to everyone that he has met. He is an entirely different personality to Alec. Drew, but he has got vision, he has got drive, and he has very greatly furthered the aims and objects



# HANDEDSON CARLTON

Published by the Carlton Business and Property Owners'  
Association in defence of Carlton  
287 Lygon Street, Carlton (Tel. 34-2778)

(6)



The so-called "Development Area" of Carlton.

Plans are under consideration by the Housing Commission and Melbourne City Council for the takeover by the Commission of 291 acres of Carlton and the replanning of the area by the Commission in a grandiose

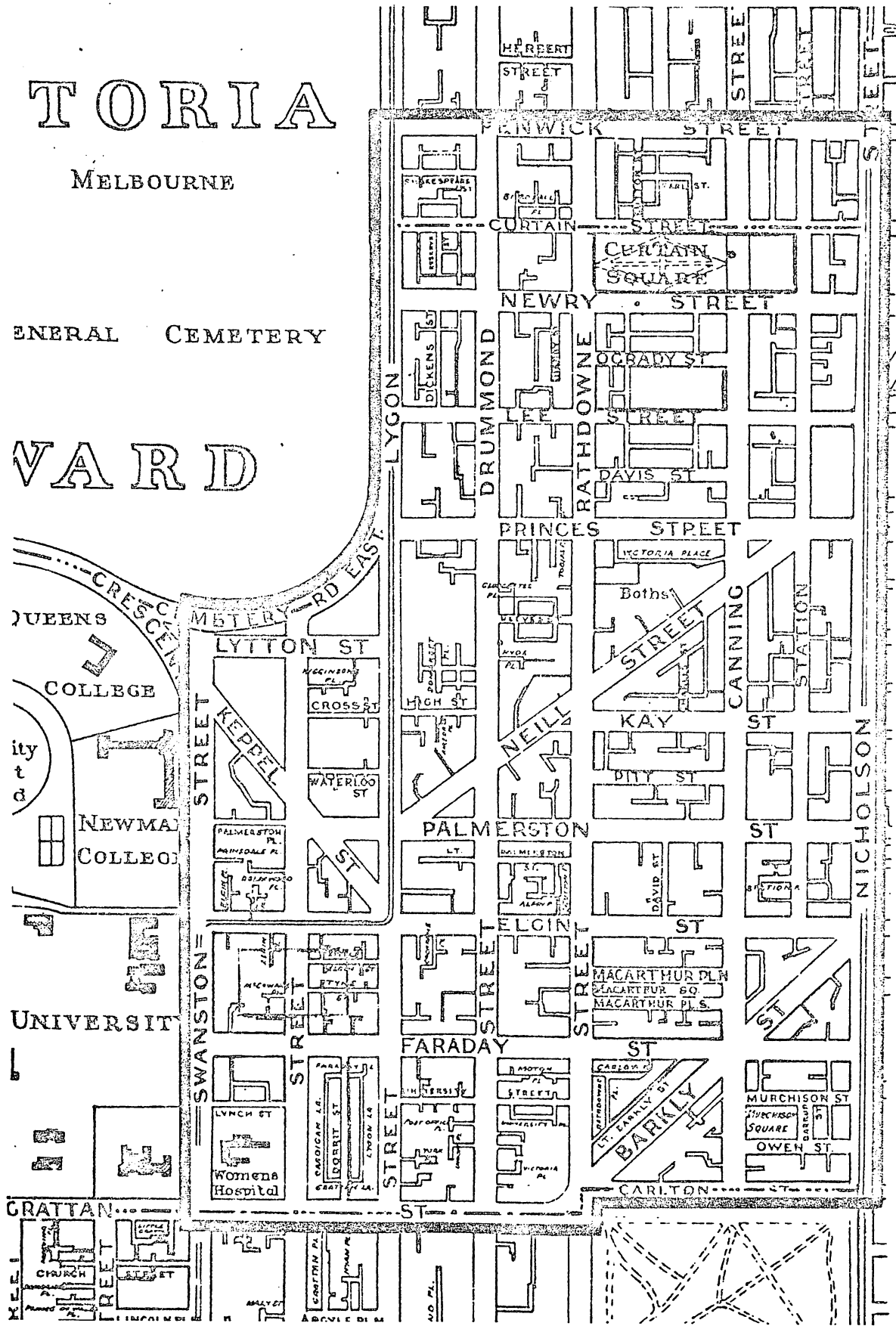
project. The owners and occupiers of the threatened properties have not been consulted. The representatives of Carlton in the City Council have been excluded from the joint committee.

# TORIA

MELBOURNE

GENERAL CEMETERY

# WARD

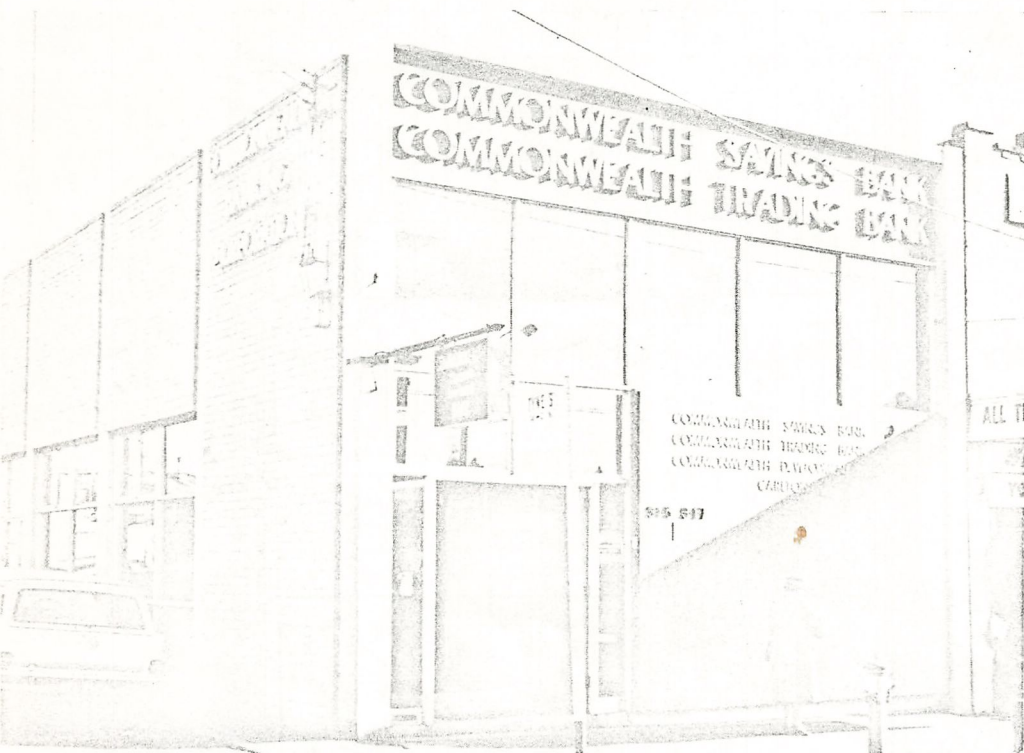


The Carlton Business and Property Owners' Association issues this pamphlet as notice of its intention to fight this iniquitous proposal on all counts. It demands the right for people

to conduct their own businesses in their own premises, and to live in their own homes, without threat of expropriation.



## Wide streets, good shops and live industry



Street to Neill Street, 50 shops in Elgin Street from Nicholson Street to Lygon Street, 20 shops in Rathdowne Street from Elgin Street to Neill Street, and 40 shops in Rathdowne Street from Princes Street to Fenwick Street.

The shopping groups are a typical mixture of suburban facilities, giving good service to the 11,500 people estimated to live in Carlton, to the employees of its 110 industrial establishments, and to its visitors.

Nearly half the people living in Carlton are migrants. They have settled there confident that they can live secure in their own homes, protected by the Australian way of life — the way of life that induced them to come here.

### ROLE OF THE COMMISSION

The Housing Commission was created in 1938 primarily as a slum reclamation authority, an aim of which there was general approval. The Commission still publishes pictures of slums in various parts of Melbourne which are undoubtedly slums and there is still a general assumption that when it takes some arbitrary action to resume property it is because slums are involved.

This is no longer so. The ambit of the Commission has been extended to large scale redevelopment for housing and "related purposes", sometimes, it would appear, in conflict with, or in duplication of, the efforts of other planning authorities of Victoria and the metropolis.

When the pioneers of this city were free to choose the best sites for themselves Carlton and Eastern Hill were among their first choices. Many excellent dwellings were built in Carlton. It was given splendid wide thoroughfares such as Lygon Street and Rathdowne Street, little parks and gardens and a great park, the Carlton Gardens (the Exhibition). It became a gracious place on the borders of what is now the Golden Mile. It is part of the City of Melbourne itself.

With changing times new suburbs were established and Carlton ceased to be fashionable. In the long period of stagnation for the city generally which followed on the collapse of the boom of the 1890's it survived as a



All the major banks are represented in Carlton. The Commonwealth Bank and Bank of New South Wales have shown their confidence with new buildings.

The 291 acres which it is proposed to take over in Carlton include most properties from the north side of Grattan and Carlton Streets through to Fenwick Street, North Carlton, and the shopping area of

Lygon, Elgin and Rathdowne Streets, as well as factories and dwellings — about half of the whole suburb.

There are approximately 100 shops in Lygon Street from Grattan

still gracious area of great potential.

With the impetus of the years following World War II Carlton began speedily to revive. Many of its dwellings were restored and re-decorated, flats were built, businesses flourished and, with a large migrant population, a colourful restaurant life sprang up. Carlton was preparing to come into its own.

All this prospect vanished when, in 1964, it was reported that the Housing Commission had prepared a master plan for 200 acres of slum land in Carlton. There were at least two errors of fact in this statement. The acreage was 291; and the area is not a slum.

The effect was immediate—to persuade those who were proposing to spend money on redevelopment in Carlton to divert it elsewhere and to depreciate property value—for who wishes to buy a property under menace of demolition?—and to threaten the prosperity, and indeed the continuance, of businesses and industries built up over many years.

### VAGUE ORIGINS

Although the effects of the plan are plain enough—to stifle sales and reduce values—its origins are vague and its current phase is surrounded by apparent equivocations.

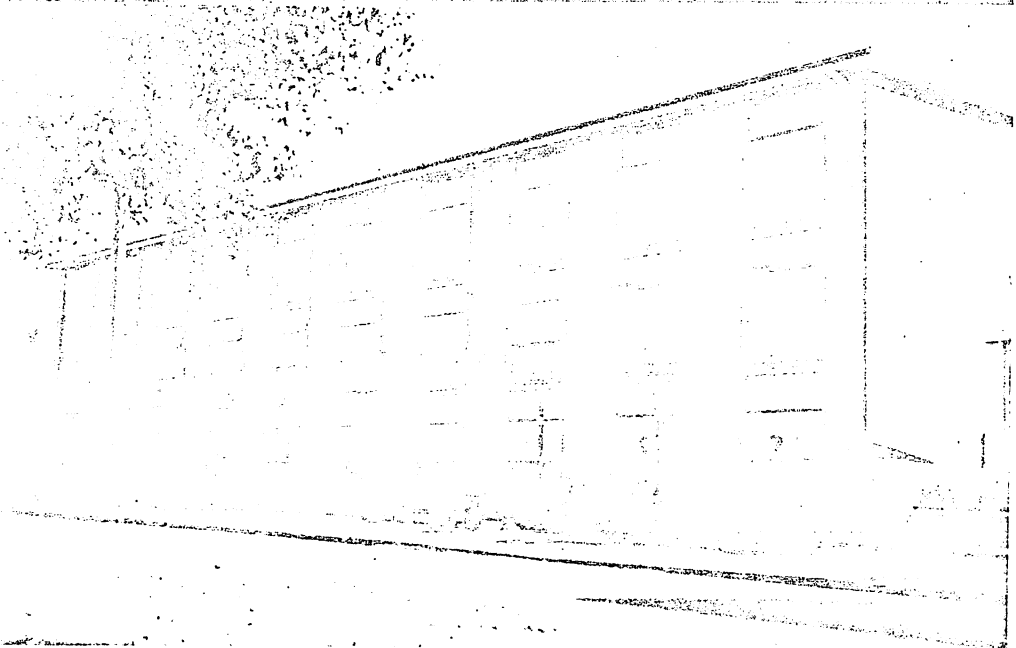
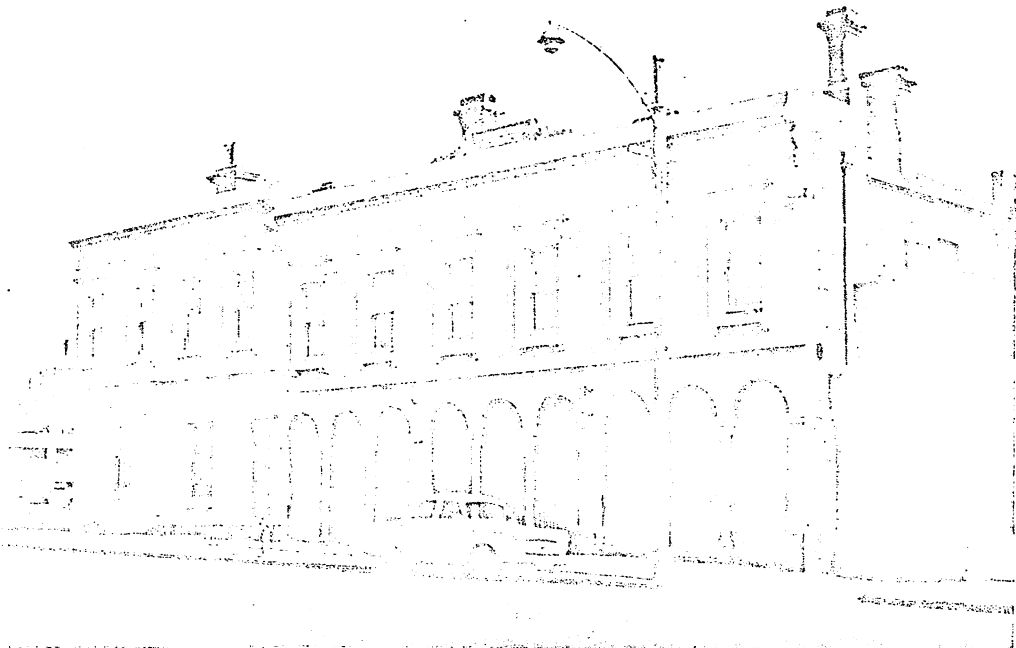
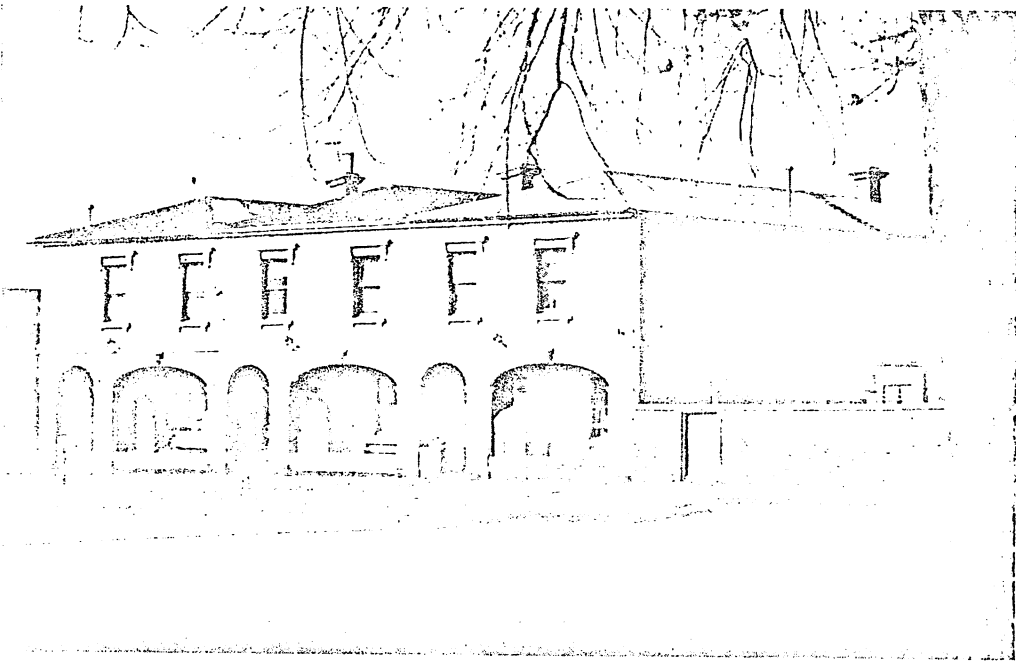
We do not know who conceived the plan, why it was conceived, or at whose behest it is being so vigorously promoted, even to the extent of the engagement in November, 1964, of a firm of architects and town planners who have ever since been examining the situation at the public expense. Twelve authorities have been contacted by the planners. A British firm of developers is said to have a finger in the pie.

On December 20, 1965, the City Council resolved to participate with the Housing Commission in a Joint Planning Scheme “for the redevelopment of an area of about 200 acres [in fact 291] bounded by Fenwick Street, Nicholson Street, Carlton Street, Grattan Street,

Well known Carlton businesses. Top, Tilley's corner; centre, King and Godfree (both Lygon Street); below, Venus corset factory, Drummond Street.



## Charming homes for individuals



Swanston Street, Cemetery Road East and Lygon Street and gave authority for appointment at a later date of representatives of the Council to serve with representatives of the Housing Commission on a Joint Planning Committee."

The Housing Commission indicated to the Council its desire to begin planning immediately and for this purpose stated that it was agreeable to the formation of a Joint Planning Committee to investigate various aspects of the proposal prior to any actions to set up a formal Joint Planning Authority under the provisions of the Town and Country Planning Acts, (45th Order of the Day, Report No. 237, Melbourne City Council, 23/5/1966).

(This procedure appears to have been adopted to meet the wish of the Council not to commit itself at this stage—the Council's representatives will report to the Council through the Building and Town Planning Committee. Nevertheless it was reported in The Age (21/12/1965) that the Commission and the Council would "go into partnership" to redevelop the 290 acres and that the work would take 20 years and cost several million pounds.)

On May 23 last the Council agreed to the formation of the Joint Planning Committee and elected its three representatives, Councillors Sir Leo Curtis, Sir Bernard Evans and Talbot. A representative of Smith Ward, Carlton, the area vitally affected, who was nominated for the Committee, was not elected to it.

### COUNCIL'S PART

The Carlton Business and Property Owners Association and other bodies have given most careful consideration to the whole ill-conceived project.

**The Association believes that the City Council should view the matter in its true perspective and give its full support to the protection of the rights of the people of Carlton.**

The effects of the Commission's threat are already apparent.

Old and new housing. Top and centre, terraces in Neill and Rathdowne Streets. Below, new flats in Neill Street.

The slowdown is evident in the figures for property sales in the Smith Ward which, although not identical with the area under threat, largely overlaps it. These sales declined by 17½ per cent last year. Figures for the current year are not yet available but there is every reason to suppose that the decline is continuing, accompanied by a very serious fall in values.

The Association believes that it is essential that the present shopping areas be maintained and it thinks it reasonable that, in certain cases, some areas at the rear of existing shops should be made available for car parking for shoppers. A considerable improvement has already taken place in the shopping area and with an increase in local population this improvement will continue and intensify.

#### **PUBLIC NEEDS**

The Association rejects the plan while endorsing the separate need for proper provision for public institutions in Carlton.

Proposals which the Association believes to be reasonable are:

**Royal Women's Hospital extension**— This should extend from Grattan to Faraday Streets in the north-south direction but in the east-west direction it should extend only from Swanston Street to the west side of Dorrit Street. The properties on the east side of Dorrit Street could be made available for parking for shoppers.

**Queen Elizabeth Hospital**— To remain in present position.

**Melbourne University**— The area bounded by Faraday, Swanston, Elgin and Lygon Streets, not including the properties facing those streets, to be used for university hostels or other amenities of that nature. The Association, however, is opposed to the unlimited expansion of the University in Carlton at the expense of other property owners and believes that a halt must be called, particularly in view of the fact that two other universities are now in existence and that more are contemplated.

Attractive modernised dwellings in Carlton Street look out on the Exhibition Gardens.



**School, Creche and Kindergarten extensions** — The necessity for these is appreciated. No dispute arises.

**Sub-standard Streets** — All buildings facing sub-standard streets to be converted into garden squares or car parking areas. Examples are University Street between Lygon and Drummond Streets, Moton Place, Little Palmerston Street, Shakespeare Street, etc. Other existing garden squares to be retained. Possibility to be considered of making underground car parks under various gardens in this area.

**Housing Commission Development** — This should be confined to the area bounded by Lygon, Princes, Nicholson and Palmerston Streets, but with the proviso that such portion of the area which has not already been acquired should not be developed with high rise flats but only with such types of housing as can later be sold as individual units. Any area north of Princes Street and south of Palmerston Street should be taken out of the plan so that it will be available for private development over a period of years and not be subject to any requirement which would restrict its saleability or value.

## INDUSTRY VITAL

Not the least odd of the proposals which have been made is that industries now in Carlton should be summarily ejected, some to find a place in Fitzroy on land from which the inhabitants would be ejected to find homes in Carlton!

The wisdom of the Commission's policy in building up populations of factory workers close to the city when one of the most striking features of the city's development has been the flight of factories from the city is open to question. It is no more desirable to have a community of Carlton dwellers travelling to the outer suburbs to work than it was to have a community of factory workers travelling from the outer suburbs to the city.

The logical developments for Carlton would appear to be: (a) More, not fewer, factories; (b) re-development, by private enterprise,

## AS OTHERS SEE CARLTON

“With its cosmopolitan atmosphere, its old-world air, its Continental eating houses, its nearness to the city, Carlton is attracting more and more professional and wealthy people. They buy old terrace houses and re-decorate or restore them. In a few more years Carlton can expect a complete facelift . . .”

Christina Smart in “Woman's Day”, 10/1/66

“ . . . it is plain common sense not to throw away sound, adequate accommodation for which people have an affection . . . Certainly it (Carlton) is far from being a slum . . . The Squares of Carlton . . . are peculiar assets of particular attraction. Their potential strength as landscapes surrounded by houses of a grand scale was never developed but still could be; they do contain some delightful museum pieces, early cottages of a colonial flavour which could be retained among new neighbours. Their trees are now mature and magnificent.”

David Saunders, M.Arch., Dip. T.R.P., M.A.P.I.  
in “Architecture and Arts” June, 1965.

“Let us hope that the new planners . . . will think twice before destroying the architectural community of places like Carlton and even Fitzroy and replacing it by a further series of Soviet workers' barracks”.

“Justin” in “See” (Church of England newspaper).

“ . . . It is understood that there is no provision for industry. This is to be deplored and it is hoped that plans are still sufficiently flexible to enable a provision to be made in the scheme for industry. Only recently was a plea made by this Chamber for more thought to be given to resettling industrial businesses caught up in redevelopment schemes.

“This present attitude again emphasises that industry is the Cinderella of Melbourne's metropolitan town planning and redevelopment schemes. The neglect of industry on such a grand scale is beyond comprehension and carried to its natural conclusion, this method of redevelopment can only result in a mass movement of industry to outer-suburban areas. ¶¶”

Victorian Chamber of Manufactures Town Planning Review  
January 1966.

of housing for white-collar workers in the city.

It may be argued that the destruction of Carlton and its replacement by a kind of concrete jungle is a matter only of sentiment or of aesthetics.

But the issue is much more basic than that—it is the fundamental right of Australian citizens to occupy their own properties, living in them and doing business in them, modifying them, rebuilding them or developing them according to their own will, without threat of legalised destruction—in effect as total as that produced by the dropping of a bomb.

### **STRANGE PRECEDENCE**

No evidence whatever has been produced that the Carlton plan is in any way necessary. Not only would it infringe basic rights but it would cost many millions of dollars—the millions which are needed for the backlog of slum clearance which, it has been authoritatively stated, can occupy the Housing

Commission legitimately for the next hundred years.

(On December 2, 1960, at the Slum Reclamation and Urban Re-development Conference in the South Melbourne Town Hall, the then Chairman of the Housing Commission, Mr. V. J. A. Bradley, said, "You have no doubt heard of the Davey-Shaw Slum Reclamation Report which discloses that we have some 1,000 acres of sub-standard properties within the inner areas of Melbourne and that it will cost up to £50 million to acquire the various areas. . . . The Housing Commission is proceeding with some reclamation and with the finance available we can purchase only about 10 acres per annum so that it will take almost a century to clear the sub-standard properties that exist within the inner radius of Melbourne.")

Why has Carlton been chosen for this strange experiment to take precedence over the urgent needs of slum dwellers?

### **CREEPING BLIGHT**

As an Association we object most strongly not only to this whole mis-

guided project but to the secrecy in which it has been hatched, the mystification which surrounds it and the contemptuous fashion in which the people of Carlton have been treated.

We commend our experience to the attention of the people of other outlying portions of the City of Melbourne—such as East Melbourne, South Yarra and Parkville—if this can happen to us, it can happen to you, too!

It has been suggested that the whole question of town planning in Victoria is in such a mess that special legislation will have to be introduced to sort out the muddle and to legalise projects which would otherwise be illegal.

When the occasion arises we look to Members of Parliament of all parties to protect us from this creeping blight.

Another well-known restaurant, Ferdi's, flanks the Carlton premises of the R.A.C.V.

*And a place to find rest in*



Handsome new flats adjoin a landmark, the Lebanese Catholic Church in Rathdowne Street.

If you do business in Carlton, live in Carlton, eat in Carlton restaurants, or just happen to like Carlton, the Carlton Business and

Property Owners' Association wants to hear from you. The more support we have the better shall we be able to resist the "takeover" of

Carlton. Write or telephone the Carlton Business and Property Owners' Association, 287 Lygon Street, Carlton (Tel. 34-2778).