

19th September 1967

The Public Relations Officer,
A.M.P. Society,
425 Collins Street,
MELBOURNE.

Dear Sir,

The site of the A.M.P. building on the south-west corner of Lansdale & Walker Streets, is traditionally one of the oldest and most colourful of the business areas in our main street.

In fact, it was here, that one of the first buildings - Dunbar's Dandenong Hotel, was established in Dandenong, and if not the first building can at least claim to be in parts the first brick building of the township.

The early habitations of Dandenong were of a primitive description. The first building (Dunn's Hotel) was erected on land at the rear of the present Bridge Hotel, and stood just on the rise up Thomas Street, and faced both Foster street and the main street. It was a rough slab and bark structure of four rooms, to which additions were made from time to time. Although it supplied the wants of the timber getters and travellers in the earliest times, it closed in 1858 and not a trace of this hotel remains today.

Dunbar's Hotel was built on the A.M.P. site in the late 1840's or early 1850's. The hotel proper was of palings and a shingled roof, to which were later added the stables and end building of brick.

The hotel was typical of the time - the bar, with a shallow verandah in front of the hotel, flanked by living rooms on one side and later by a store and post office on the other. Being the most pretentious house in the district, all the public functions were held there - on November 26th, 1862 the first meeting of the Dandenong District Roads Board was held, and Mr. G. Dunbar was one of the original nine members who comprised that board.

The Shire of Dandenong was proclaimed on May 16th 1873, but by this stage their meetings were held at the shire offices of the Mechanics Institute, which later made way for the Town Hall in 1890.

Nevertheless, Dunbar's Hotel for a time served as the Roads Board Meeting Room, Courthouse and even Church.

It was admirably conducted by the licensee, Mrs. Dunbar, and naturally in the early days served as a stopping place for the coaches.

From about 1858 coaches were the main link between Melbourne and Dandenong, and prior to the railway opening in 1879 coach was the accepted way of travelling. Eventually there were many vehicles on the road and apart from the Cobb & Co line, each hotel in fact ran a line at one time in the very early days - one connected with Dunbar's Hotel, another with the Bridge Hotel and so on. Mrs. Dunbar ran a line of coaches between Melbourne and Brandy Creek and also between Melbourne and Tooradin in 1876.

In the early 1860's Mr. Dunbar built a new hotel next to the original building, on what is now the "Mayfair" buildings.

In 1865 Mr. James Greaves, the butcher, opened up for business in the old hotel building, but when Mr. Greaves moved his premises to Langhorne Street in 1877 (the present "Wessex" building) Mr. Dunbar pulled down the old hotel buildings.

He built a fine billiard room and a shop, and converted the end brick portion into banking premises for the Provincial & Suburban Bank, which was to have a very short existence indeed.

In May 1879 the Bank suffered a "crash". It had previously been issuing its own bank notes at Dandenong and other branches, and soon became insolvent. The manager in Melbourne falsified the balance sheets, and with the Directors' consents borrowed money from his bank and bought the shares in order to delude the investors into believing that the bank was sound.

A few investors were deceived, but in the end the bank was powerless to halt a run on its coin, and after it was closed the deception of the management was laid bare. The manager and directors were indicted before the Supreme Court. The creditors of the bank received 8/9 in the £, whilst the shareholders received nothing.

After a lapse of several years, the "Royal Hotel" was built by Mr. C.W. Dawson and Mr. Friedman in 1886 on the now somewhat infamous corner. Dawson kept the licence until 1888, and boasted it the "most comfortable hotel in the district," with oyster saloon, plunge and shower baths, piano, good stabling horses and buggies for hire, and coaches to Bass on alternate days.

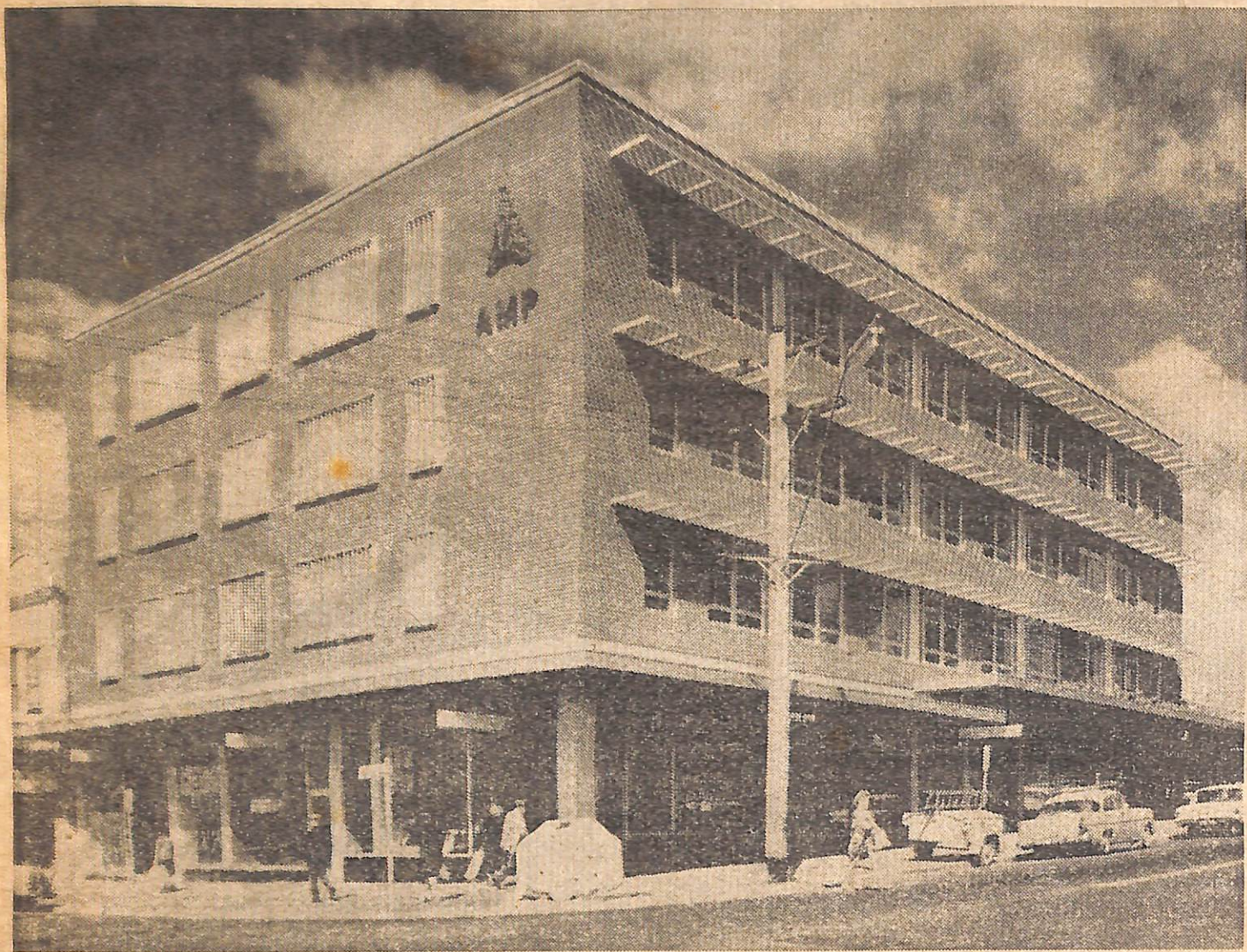
Mr. P.C. Lyons then took over the license for a few years, but Dawson returned and did not leave until 1904. The next owner, Mr. R.J. Tuff, advertised meals at 1/-, champagne, neck and burgundy at 2/6 a bottle, and a first rate billiard table.

In 1906 Mrs. Sading took over and after she left in 1908 the hotel saw changes of management at least nine times in the next 18 years.

The last of the licensees was oddly enough the Beer family, and in the early 1960's the hotel was demolished to make way for the A.M.P. building. Construction was begun in 1966, and in September of that year two old wells and several historical relics, including an ink pot and earthenware ginger jar, were uncovered by workmen on the site.

The wells, estimated to be between 80 and 100 years old, were found to be constructed of hand made bricks, and obviously would have supplied water for the hotel employees and guests, now long since departed from this earthly scene.

AMP SOCIETY OPENS DANDENONG'S NEWEST BUILDING



The Australian Mutual Provident Society's new regional office building on the south-west corner of Walker and Lonsdale Sts., Dandenong, is a fine addition to this prosperous city.

The building, which consists of a ground and three upper floors, has a frontage of 68 feet to Lonsdale Street and 180 feet to Walker St., and is designed for both retail and office use.

Entrance to the Society's offices and also to the lift is from Walker Street. At street level, besides the Society's office, there are six shops and a branch of the E.S. & A. Bank. All the shops have already been leased.

Parking area

Each of the three upper floors of the building average 5300 sq. ft. In addition to its ground floor office the Society will occupy part of the office space on the first floor, and the remainder of that floor plus the second and third floors will be available to tenants. With the major industries established near Dandenong it is

expected that the demand for office space will be considerable.

From Walker St. there is an entrance to the building's private car park. By arrangement with the Dandenong Municipal Council permanent access to a proposed public parking area will also be through this entrance.

The building's construction is of steel frame, concrete encased, with walls of chocolate brown brickwork. Sun hoods shield the upper windows of the long north elevation to Walker St., and adjustable vertical louvres screen the windows facing east and west from the morning and afternoon sun.

The foundations are constructed to take an additional two floors if it is later decided to add to the height of the present building. Provision has also been made for a second lift, if and when necessary. Heating is by hot water radiation from an oil-fired reticulation system.

Carpeted

Several major areas of the building are carpeted, and floors in shops and offices are vinyl tiled. Vinyl wall tiles are also used where appropriate. Tea-making rooms are provided on every floor. Each floor also has its own toilet block and a cleaner's room.

Work commenced on the site in July, 1966.

The architects and engineers for the building were Bates, Smart and McCutcheon Pty. Ltd., the mechanical and electrical engineering consultants were W. C. Jewell and partners and the builders were Messrs. Johns and Reid, all of Melbourne.

AMP FIRSTS

Some activities the Society pioneered are:

- Development of the hitherto unproductive "Ninety Mile Desert" country on the South Australian border by the use of latest scientific methods of treating seemingly useless desert land in 1949. The documentary film "Desert Conquest" tells the story of this success.
- Collector Insurance, a new concept on Australian insurance, improving the older type of Industrial Insurance in 1960.
- Self-employed Persons Superannuation. The A.M.P. was the first life office in Australia to enter this field. This was in 1961.

Over 100 years and \$1092m later

The Australian Mutual Provident Society was founded in Sydney in 1849 by a number of altruistic citizens to bring the benefits of Life Assurance on the mutual principle to Australians.

Five such men, the Rev. W. H. Walsh, Thomas Holt, T. S. Mort, Charles Lowe and William Perry, formally met on 31st August, 1848, at 470 George St., Sydney, to propose a purely Mutual Australian Life Assurance Society.

Initially, business came slowly and only 45 policies were written in the Society's first year. It took more than two years to write 100 policies.

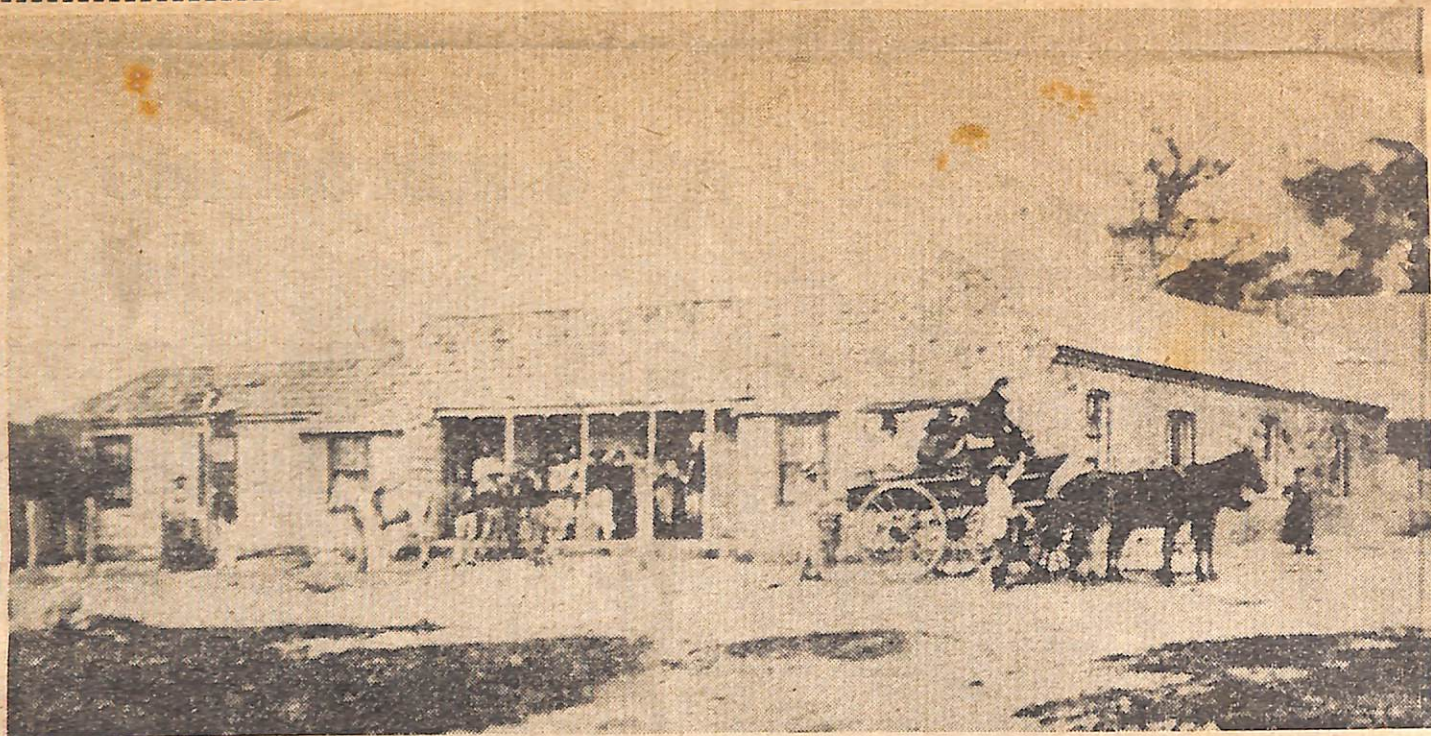
At the close of the first year's trading, assurances in force totalled \$18,900 and tangible assets were \$191.32.

In contrast the Society up to 31st December, 1966 — 118 years later—had paid \$1,092 million in maturity and death benefits to policyholders and their dependants.

The confidence of the founders has been well justified and it is to their enduring credit that the A.M.P. Society was founded as a mutual life office whereby it is wholly owned by and conducted for policyholders.

The new: The A.M.P. building on the corner of Walker and Lonsdale Streets, Dandenong, 1967.

The old: Dunbar's "Old" Dandenong Hotel on the corner of Walker and Lonsdale Streets, Dandenong, early 1850s



Mr. F. L. Broomhall

AMP REGIONAL MANAGER PROMINENT IN SPORT

Principal officer for the A.M.P. Society is Mr. F. L. Broomhall. He has been regional manager here since March 1961.

Mr. Broomhall joined the Society in September, 1954, as an agent in the collector insurance division. He transferred to the ordinary insurance division in August, 1956, and was appointed a district representative in Dandenong. He held this appointment for the 4 1/2 years prior to his appointment as regional manager at Dandenong.

In the last war he served 5 years with the A.I.F.

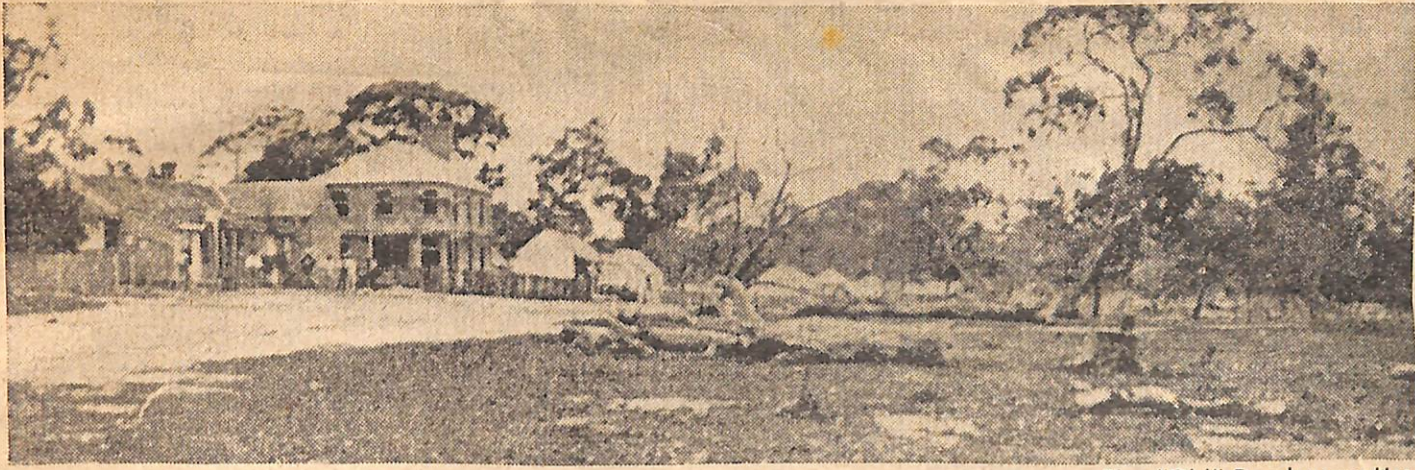
A keen sportsman he

is a member of the Victorian Amateur Athletics Association and is official club secretary of the Olympic Park Group V.A.A.A. track

and field committee.

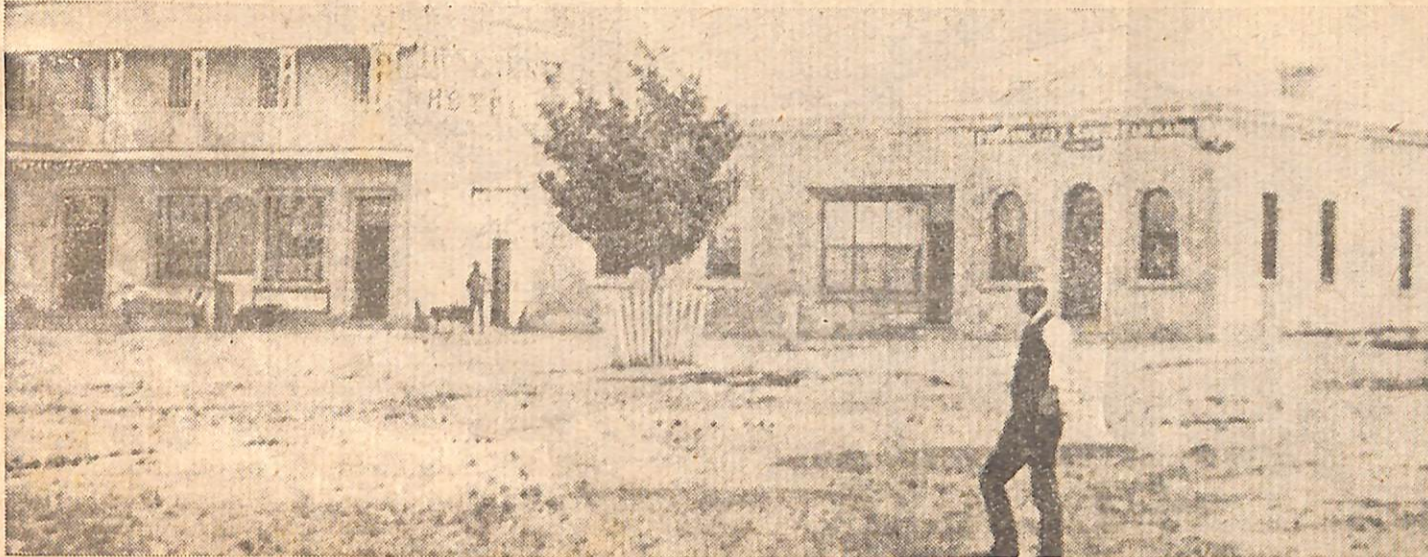
Married with one son and a daughter, his son David is a member of the Society's Melbourne office staff.

An historic Dandenong Site: Page 23



The "Old" Dandenong Hotel

THE SOCIETY CHOOSES AN HISTORIC DANDENONG SITE



The "New" Dandenong Hotel

If ever a piece of land in Dandenong has seen the fluctuations of history, it would be the A.M.P. Society's site on the south-west corner of Lonsdale and Walker Streets. It is one of the oldest and most colorful of the business areas in Dandenong's main street.

Originally in the late 1840's or early 1850's Dunbar's "old" Dandenong Hotel occupied this site. A single-story structure with a low verandah in front of the bar, the "old" hotel was conducted by the licensee, Mrs George Dunbar, and naturally served as a stopping place for the coaches which linked Dandenong with Melbourne.

From about 1858 to the railway opening in 1879, coach was the accepted means of travel. There were many vehicles on the road and apart from Cobb and Co., each hotel ran a coach line of its own. Mrs. Dunbar herself ran a line of coaches between Melbourne and Brandy Creek and also between Melbourne and Tooradin in 1876.

Meeting Place
As Dandenong did not at that time possess a public hall, local organisations held their meetings in Dunbar's hotel. It was in fact the centre of much public activity. It served as the meeting place for the Dandenong District Roads Board of which board Mr. Dunbar was one of the original nine members. Early sittings of the Court of Petty Sessions also were held there.

In the early 1860's Mr. Dunbar built a new hotel in Lonsdale Street next to the original hotel, on the site where the "Mayfair" buildings now stand.

In portion of the original hotel building Mr. James Greaves opened a butcher shop in 1865.

Provincial and Suburban Bank

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billiard room and a shop, and converted the brick portion into banking premises for the Provincial and Suburban Bank.

But this bank was to have a very short existence. It had been issuing its own bank notes at Dandenong and other branches and became insolvent. It is reported that the manager in Melbourne with the consent of the directors, borrowed money from the bank to buy shares in the bank, in order to delude investors and depositors into believing the bank was sound. This

deception did not save the bank and it was unable to halt a run on its cash. Insolvent, it closed its doors in May, 1879. The directors and manager were indicted before the Supreme Court. The depositors received 8/9d. in the £ whilst the shareholders received nothing.

Oyster Saloon
After a lapse of several years, the Royal Hotel was built by Mr. Charles H. Dawson and a Mr. Friedman in 1886, on this now somewhat infamous corner. Mr. Dawson boasted that it was the "most

comfortable hotel in the district", with oyster saloon, plunge and shower baths, piano, good stabling, horses and buggies for hire and coaches to Bass on alternate days. In 1904 the hotel was taken over by Mr. R. J. Tuff, who was followed by Mrs. A. Suding in 1906. In the next 20 years the hotel saw 10 changes of management — the last of the licensees oddly enough was the "Beer" family.

Purchased by A.M.P. Society
Years later Mr. H. L. Leber purchased the Royal Hotel, the adjoining old hotel and the land extending back to Thomas St. In June, 1963, the A.M.P. Society purchased the Royal Hotel from the estate of the late Mr. Leber, the site representing about one-third of Mr. Leber's original purchase.

Demolition of the hotel was completed in November, 1963, to make way for the new four-storey A.M.P. building, and even this project uncovered further links with the past. Excavations disclosed two old wells, estimated to be between 80 and 100 years old. These wells which were constructed of hand-made bricks, would have supplied water for hotel employees and guests.

Fire and General

Until 1958 the A.M.P. Society transacted only life insurance. Over the years it had grown to be one of the world's major life offices.

Then almost 110 years after establishment as a life office a momentous decision was made.

In September, 1958, the Society established its wholly owned subsidiary fire and general offices — one in Australia and another in New Zealand. Since then the A.M.P. Fire and General Insurance

Cos., have grown from lusty infants to prosperous and progressive nine year old youngsters.

As the A.M.P. Society is wholly owned by its policyholders, all profits from its fire and general subsidiaries, go to swell the bonus addition allotted to the sums assured under its participating life insurance policies.



Royal Hotel

F. J. and I. LEMON STATUTORY FOUNDERS

40 GOLGONDA AVENUE,
FRANKSTON.

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- ★ Solid Plastering.

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MURRAY GUILLE, Dip., A.I.I., A.M.P. Representative
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Over 100 years and \$2,328 million later

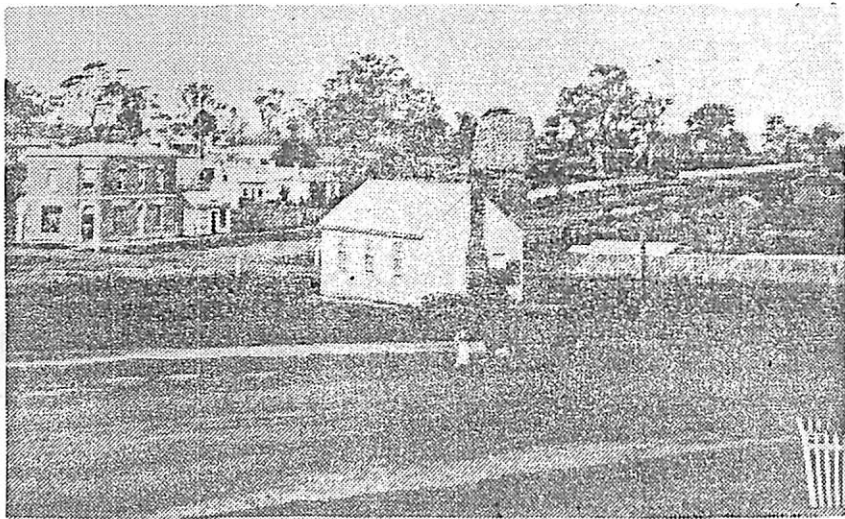
JOURNAL
OCTOBER 1977

AMP

The Australian Mutual Provident Society was founded in Sydney in 1849 by a group of altruistic citizens to bring the benefits of life assurance on the mutual principle to Australians.

Their first office was a small room over a shop in George Street, Sydney. Initially business came slowly, and in January 1850, after the Society's first year in business, the seven directors reported 45 policies written and total assets of £265.8.1. In their own words the result was "not so flattering as to enable them to congratulate themselves on it"

The Directors — among them John Fairfax, David Jones and Thomas Mort — were possessed of great determination. They had been deeply disturbed by the debts and poverty faced by so many pioneer families whose breadwinners had died prematurely. They could not



● **DANDENONG**, looking east in the 1870's, showing the old mechanics institute on the present town hall site.

children should have to battle to maintain respect and dignity in the colony. They believed the problem could be solved by means of a mutual in-

"co-operative" venture to be owned by the members who were its clients.

The confidence of the founders had been

At 31st December 1976 — 128 years later — AMP Society had paid \$2,328 million in maturity, death and disability benefits to policyholders and

AMP Society's 21 years in Dandenong

THIS week the AMP Society's Dandenong office is celebrating its 21st birthday.

The celebrations will include a number of functions for AMP personnel, clients and local businessmen.

Although AMP has been represented in Dandenong for well over 100 years, it was not until October, 1956, that a regional office was established.

In the '50s, Dandenong experienced the start of a tremendous expansion, with many large companies commencing or expanding their operations in the area.

When AMP opened its Dandenong regional office in 1956, in rooms in Vanity Arcade, the population was 16,000. Three years later Dandenong was declared a city, and had a population of 20,000.

Now, 21 years later, the population has tripled to more than 48,000 — and is still growing.

This growth has created a city with all the amenities and services associated with modern living.

HISTORIC

AMP's present office, on the corner of Lonsdale and Walker Sts, was opened 10 years ago — in October, 1967.

This corner has played a colorful part in Dandenong's history.

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MEETINGS

As Dandenong did not at that time possess a public hall, local organisations held their meetings in Dunbar's hotel. It was in fact the

centre of much public activity.

It served as the meeting place for the Dandenong District Roads Board of which board Mr Dunbar was one of the original nine members. Early sittings of the Court of Petty Sessions also were held there.

BANK

In the early 1860s, Mr Dunbar built a new hotel in Lonsdale St next to the original hotel, on the site were the Target Arcade now stands. In portion of the original hotel building Mr James Greaves opened a butcher shop in 1865.

In 1877, the old Dandenong Hotel building was pulled down. On the site Mr Dunbar built a fine billiards room and a shop, and converted the brick portion into banking premises for the Provincial and Suburban Bank.

But this bank was to have a very short existence. It had been issuing its own bank notes at Dandenong and other branches and became insolvent. It is reported that the manager in Melbourne, with the consent of the directors, borrowed money from the bank to buy shares in the bank, in order to delude investors and depositors into believing the bank was sound.

This deception did not save the bank and it was unable to halt a run on its cash. Insolvent, it closed its doors in May, 1879, and the directors and manager were indicted before the Supreme Court. The depositors received 8/9d. in the pound while the shareholders received nothing.

After a lapse of several years, the Royal Hotel was built by Mr Charles H. Dawson and a Mr Friedman in 1886, on this now somewhat infamous corner.

Mr Dawson boasted that it was the "most comfortable hotel in the district," with oyster saloon, plunge and shower baths, piano, good stabling, horses and buggies for hire and coaches to Bass on alternate days. In 1904 the hotel was taken over by Mr R. J. Tuff, who was followed by Mrs A. Suding in 1906.

In the next 20 years the hotel saw 10 changes of management, the last of the licensees oddly enough was the Beer family.

Years later, Mr H. L. Leber purchased the Royal Hotel, the adjoining old hotel and the land extending

back to Thomas St. In June, 1963, the AMP Society purchased the Royal Hotel from the estate of the late Mr Leber, the site representing about one-third of Mr Leber's original purchase.

Demolition of the hotel was completed in November, 1963, to make way for the new four-storey AMP building, and even this project uncovered further links with the past — excavations disclosed two old wells, estimated to be between 80 and 100 years old. These wells which were constructed of hand-made bricks, would have supplied water for hotel employes and guests.



LONSDALE St., Dandenong, in the early 1850s. Dunbar's old Hotel is in the foreground and Bowman's Royal Hotel is being built. On the site of the latter now stands the AMP building.

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Dandenong with Melbourne.

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● THE main street of Dandenong in the 1850's. Dunbar's Old Hotel is in the foreground and Bowman's Royal Hotel is seen in course of construction.

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AMP OFFICE ON HISTORIC SITE

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PROVINCIAL AND SUBURBAN BANK

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HISTORY OF AMP SITE

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Shire Proclaimed

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