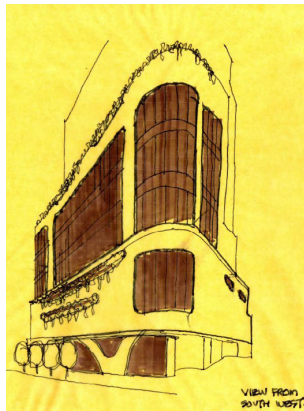




**Australian
Institute of
Architects**



WHY WE DID IT THAT WAY

2 WARRANDYTE ROAD RINGWOOD

Before

Our client purchased a commercial development site with a carwash and mechanic tenancy. We carried out our feasibility to:

- Identify potential development problems
- Reduce the risk
- Investigate the best scheme to maximise the development potential of the site.
- Investigate soil conditions and structural bearing capacity for a multi storey building with basement parking.
- Achieve excellence in design to facilitate the planning permit process.

We started with an assessment of the planning controls to construct a 12 level development comprising retail space and upper level office floors.

We tested the development yield with our client. We designed a well-articulated sculptural form which blends well with the emerging character of the area.

The scheme comprised:

- 3 Basements of parking and ground floor commercial space.
- Podium parking and office space
- 12 levels of office
- Rooftop amenity area, barbeque, and terrace.

After

Our client was able to achieve a planning permit negotiated through council saving time and money in the development process.

We rationalized the structure to achieve the most economical layouts. We maximized the development yield. By negotiation with council 13 levels were made possible. Potential problems were identified early and dealt with efficiently. The project proceeded to marketing using our expert consultant team.

The development was able to proceed with a satisfactory Return On Investment.

The challenge:

The 3 biggest challenges were :

- to maximise the development yield
- design a distinctive contemporary building on a feature form site
- create a viable and functional commercial development.

The impact of this was

- a development permit in minimum time
- a viable retail and office development based on the yield achieved.
- our client was able to confidently proceed with the development.

The result

An office development now proceeding to market.



Martyn Tribe Architects

+61 407 544 808

mtribe@martyntribearchitects.com.au

www.martyntribearchitects.com.au



MONEY FOR YOUR THOUGHTS

Samuel Brown had it all figured out. A coin collector and employee of the U.S. Mint, he put an ad in the newspaper nearly a century ago, looking to buy a 1913 U.S. "Liberty Head" nickel (the five-cent piece produced from 1883-1912). That was the year the Mint had changed the design to feature an "Indian Head." The ad created a sensation because no one had known of such a coin.

Brown eventually came forward with the only five nickels in existence fitting the description in his ad -- he had them all along. The details of how the coins came to be are still foggy and involve some unauthorized use of the coin press. As with many rare coins in excellent condition, their value escalated; in this case, the price tag climbed into the millions of dollars. Today, two of the five are in museum collections, leaving just three to the collectors.

One of those three coins spent 30 years in an attic labeled, "It's not real." The owner, George Walton, had died in a car accident and his family recovered the coin, which was then misidentified as counterfeit. But at the 2003 American Numismatic Association World's Fair of Money in Baltimore, a team of experts authenticated the coin, which sold for over \$4 million.

One of the heirs commented, "The sad part is my mother had it for 30 years and she didn't know it." The new co-owner told ABC News that the takeaway lesson is, "There could be a million dollar coin in your closet."

Dubious.

But it's almost certain that there is a million dollar idea in your brain. Why keep it locked away? In your travels this year, away from the office, the job, the daily grind, why not mint it into a bona fide plan? Then, you could put it away in the attic ... or maybe find a buyer. It wouldn't be the first time.

ICONIC BUILDING OF THE MONTH

A sedate exterior belies the acclaim and turmoil of the past of Villa Tugendhat in Brno, Czech Republic. Architect Mies van der Rohe, known for his "less is more" approach, designed the villa for newlywed and industrial heirs Grete and Fritz Tugendhat. Completed in 1930, its steel-framed, glass and concrete construction expressed the budding Modern Movement through the intersection of its materials, including ebony and onyx, and textures. The interior offered the space and light that were seen as essential to modern living, and a panoramic view of the city.

The Glass Room featured glass walls that could retract into the floor like a car window, opening onto the gardens. Excitement over the house was short-lived, though; the Tugendhats fled the country just eight years later, shortly before the German occupation.

Nor was what is known as one of the most influential houses of the 20th century spared the ravages of war. At first used as Gestapo military quarters and offices, it was damaged during combat. In 1967, Grete returned to the villa with experts, aiming to renovate it; however, the Communist era intervened and the new occupants subdivided the villa with pasteboard walls and used the garage as a stable. The Czech Government eventually restored the building which, in the early 1990s, was the site of the signing of the document that divided the country into the Czech Republic and Slovakia. Today, Villa Tugendhat is a UNESCO World Heritage Site open for tours.

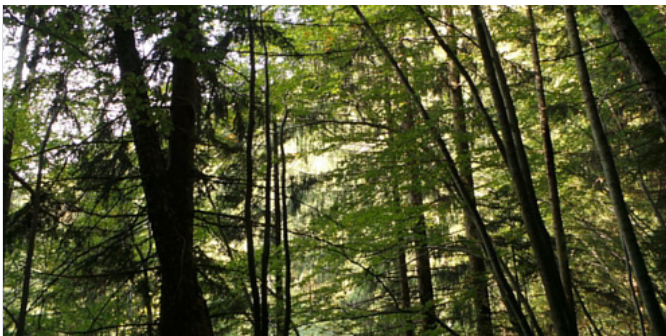


NEED HELP WITH YOUR NEXT DEVELOPMENT PROJECT?

GET YOUR PROJECT PLANNING PACK BEFORE YOU START YOUR DEVELOPMENT PROJECT
<https://www.resourcesfordesign.com/mta-planning-opt-in-1>



ESTABLISH A NEEDS & OPTIONS REVIEW FOR YOUR PROJECT - FREE VIDEO
<https://www.resourcesfordesign.com/mta-video-opt-in-1>



"If you would know strength and patience, welcome the company of trees."

- Hal Borland, author



Martyn is well known as an architect of quality, style and efficiency. His portfolio spans more than 35 years of intense involvement with the problems and solutions peculiar to the CBD environment both in Australia as well as in the United Kingdom and Asia.

Martyn has extensive urban design experience both in Australia and particularly in Melbourne where he was significant in the emergence of medium and high density residential developments in the CBD, he specialises in balancing complex design constraints and requirements to achieve elegant and commercially viable built form solutions.

CAN YOU FIND WHAT IS SOMETIMES HIDDEN?

- JEWELS
- KNOWLEDGE
- PAINTINGS
- PATTERNS
- BRIGADOON

J E W E L S V Z Z H L R I K F
 Y S G N I T N I A P J G K U C
 V G H L V M O P A T T E R N S
 P P I M B C O N E U O O M C T
 Y K P Y X A D U V B C I S C V
 O C A D G D A D H O K A Z V D
 S O I Y Z X G Q J A U Z V C C
 G U D Q K C I P P V T C B Y Y
 Z U S C O D R H F V T M Z H O
 W H W E V C B Z V Q F X L Q W
 B O F P N I Q D A M G L U D U
 E G D E L W O N K U O A E A E
 I E P Z Q L R N Y Y L Z J L B
 U H J O O W R Z L R A L G I U
 U C Y V K W A O S N T X J D F



Martyn Tribe Architects
 +61 407 544 808
 mtribe@martyntribearchitects.com.au
 www.martyntribearchitects.com.au

NEED HELP WITH YOUR NEXT DEVELOPMENT PROJECT?

DOWNLOAD OUR RETURN ON INVESTMENT ROADMAP
<https://www.resourcesfordesign.com/mta-roir-opt-in-1>



DOWNLOAD OUR DREAM TEAM DIRECTORY OF TRUSTED BUILDING PROFESSIONALS
<https://www.resourcesfordesign.com/mta-directory-opt-in-1>

