

Stonnington Leader

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\$1 incl. GST



EASY BEING GREEN
ARMADALE RENO
WINS AWARD p7



SNOW SCENE
GOT TO SKI IT TO
BELIEVE IT p20

IS THIS HISTORY?



A piece of Armadale's past is at risk of being ripped from history's page, residents say, as owner-developers seek to modernise the Baldwin streetscape. **Nicole Cridland** reports, p10-11

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See page 2 & 3 for details

DID YOU KNOW | Local households earned an average \$1346 a week in 2006 (\$1027 in Australia). Source: ABS Census

Stonnington too rich for most first-home buyers

Housing | Laura Armitage

A RECENT study into housing affordability for first home buyers has listed Stonnington among the most expensive.

The Bankwest study estimated it would take the average couple almost 13 years to save a 20 per

cent deposit of \$297,300. Real Estate Institute of Victoria communications manager Robert Larocca said Stonnington was home to some of Melbourne's most expensive real estate.

"The inner-east of Melbourne has always been the sweet spot of property prices and not

usually where most first home buyers are going to make a start," Mr Larocca said.

The study said property prices had eased slightly, but this had had little effect on housing affordability.

Hawthorn Hocking Stuart director Glen Coutinho said most

people moving into Stonnington were second-home buyers wanting their children to attend private schools.

How long have you been saving for your first home? Tell us online at stonningtonleader.com.au



EME Design head designer Luke Middleton at the award-winning, heritage-listed Armadale home that underwent a major renovation.

Picture: STEVEN CRABTREE N08MP803

Elegant, beautiful and green

Armadale reno wins major award

Architecture | Nicole Cridland

HILARY Cook had always loved the heritage-listed house on Kooyong Rd, Armadale.

So when she discovered by chance it was for sale on the internet, she took it as an omen. "It wasn't advertised in the paper and there was no 'For Sale' sign up," Ms Cook said. "And the inspection was the following day."

After purchase, Ms Cook and her husband Peter Geraerts commissioned an extensive renovation that would turn the house into a modern home fit for a family with two teenagers.

The renovation, by Elsternwick-based company EME Design, was honoured at the 2011 Building Designers Association of Victoria awards.

Winning the heritage conservation project award (residential), EME Design also received a special commendation for residential design in the alterations and additions category over \$500,000.

EME Design director Luke

If you recycle a building and make it better, that in itself is a sustainable act

LUKE MIDDLETON

Middleton said he enjoyed the opportunity to work with an "elegant and beautiful" house, built in 1923 by Des Brown O'Neill.

It was now a 21st century, energy-efficient home that retained its original elements, Mr Middleton said.

"We made it more light and airy and improved its environmental credentials," he said.

"It's far more sustainable to work with what's there rather than starting again.

"If you recycle a building and make it better, that in itself is a sustainable act."

Mr Middleton said University of Melbourne research backed EME Design's energy-efficient design elements.

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