

Rylands

Newsletter – Winter 2005
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High Street Kew, 1854 and today.



Jeanette and Norman Reid, Brighton residents.



When Kew was young

The first recorded settlement occurred in Kew when John Hodgson took out a squatting licence over Studley Park on the eastern bank of the Yarra River in 1840.

Eleven years later, Crown land lots of between 15 and 80 hectares were sold and shortly after, a Nicholas Fenwick subdivided a parcel of 495 hectares into quarter-hectare blocks with streets named after English statesmen such as Walpole and Gladstone. The adjacent suburb of Hawthorn was developed ahead of Kew as a result of a bridge being built across the Yarra to Burwood Road in the 1850s. Despite this two hotels were established in High Street by 1854 – one at the junction, the other the Harp of Erin at the corner of High Street and Harp Road.

An Anglican Church school opened in 1856 and was replaced by a government school 14 years later. From the late 1870s on, numerous private schools opened in Kew including Ruyton Girls' School, Xavier College, Methodist Ladies College, Genazzano and Trinity Grammar.

In 1858 the Johnson Street Bridge was opened, providing direct access to Kew but it was 1876 before the first public transport service – a horse tram from Hawthorn station – was established. Ten years later a horse tram service was opened along High Street, connecting Kew Cemetery with the cable tram on the other side of the river. That same year a railway service replaced the horse tram between Hawthorn station and Kew. Tram services operated along High Street, Cotham Road and Glenferrie Road from around 1913. The Burke Road tram opened in 1918. Two High Street strip shopping centres – on the eastern side of the junction and near the Harp of Erin Hotel – developed during Kew's early days. Kew was proclaimed a town in December 1910 and a city on 10 March 1921. In 1994, a part of the then state government's local government rationalisation program, the City of Kew was joined with the municipalities of Hawthorn and Camberwell to form the City of Boroondara.

Advocates of the Rylands lifestyle

Jeanette and Norman Reid moved into Rylands of Brighton in January 2004 after living in Black Rock for the previous 10 years. "We chose to buy at Rylands rather than saddling our children with the responsibility of making a decision several years down the track about where we should live." Norman said.

Security – both from a personal and property perspective – featured prominently in Jeanette and Norman's decision to purchase their apartment at Rylands. "We have a very busy social life and we often arrive home late at night, get out of the car in the underground park and go straight to our apartment by lift."

As well as personal security the Reid's have peace of mind knowing their apartment will be secure whenever they go away. "We're heading off on a round-the-world trip later this year and it gives us great peace of mind knowing we can leave our apartment secure in the knowledge that all our possessions will be safe while we're away."

Norman and Jeanette were a little concerned because their grandchildren were initially quite apprehensive about the move, but now love coming to Rylands for a visit. "Our grandson can't wait to get me to the pool table and the whole family enjoys getting together over a leisurely meal in the excellent Rylands restaurant."

Recently Jeanette and Norman celebrated their Golden Wedding Anniversary at a fully catered function that was held in the luxuriously appointed lounge and bar area at Rylands. "We had previously used the private dining room for smaller functions but on this occasion we needed more space and the lounge provided an ideal venue to celebrate this important milestone with our family and friends."

Jeanette and Norman agree that living at Rylands has allowed them to maintain a totally independent lifestyle with the added advantage of an extensive range of support services on hand should they wish to use them.

"At Rylands you have the best of both worlds, it's like having your family home relocated to a five-star hotel with caring, attentive staff." Jeanette added.

The Mayor of Boroondara officially opens the Rylands site.



Mayor unveils plaque at Rylands site

At a ceremony held in a marquee on the Rylands site at 2 Malmsbury Street Kew on Tuesday 14 June 2005, the Mayor of Boroondara, Councillor Jack Wegman unveiled a plaque commemorating the commencement of the construction and refurbishment of the St Joseph's Tower.

The tower – which was built in 1860 – is a local landmark and was originally the residence of Henry Hedderwick, a one-time Mayor of Kew. Local traders, investors, project consultants and people who had expressed an interest in Rylands of Kew joined Buxton Group personnel at the function hosted by Buxton Group Managing Director, Richard Buxton.

Guests were able to view perspectives of the proposed building and floor plans to gain a clearer understanding of what the finished product will look like. "The response to the Rylands concept has been very positive and at the time of the newsletter going to print a number of apartments have already been reserved." Rylands of Kew Marketing Manager Sam Buxton said.

The Rylands of Kew marketing suite now open at High Street.



Rylands of Kew marketing suite now open

The display suite at 132 High Street Kew – right on Kew Junction – features an architect's model of the five-star Rylands of Kew as well as perspectives of the building and floor plans of apartments. There is also a kitchen and bathroom – complete with appliances – on display plus the range of finishes available including bench tops, tiles, floor coverings and paint colour schemes.

Visitors can view the special Rylands of Kew audio-visual presentation on the large plasma screen. The marketing suite is open:

Monday to Friday from 10 am to 4 pm
or by appointment – telephone 1300 853 550.



Senior Sales Consultant Di Lane.



On Site

Buxton Construction recently completed the first stage of the on-site work involving the demolition of redundant structures and removal of concrete and asbestos. Bulk excavation and the installation of concrete bored piers for the existing mansion site retention has commenced. When this work is finished, construction of three levels of independent living apartments with basement car parking accessed from Malmsbury Street and communal areas at ground and first floor levels will commence. The site was previously St Joseph's Tower aged care facility with the central building – a Victorian two-storey mansion with a prominent tower – highlighting the prominence of the site. The preservation of the existing tower building is a core element of Rylands of Kew. The development includes landscaped areas to the perimeter, penetrating within the building form and providing private spaces in keeping with the established gardens of adjoining residences. Designed by landscape architects Tract Consultants, the garden areas will feature quality resort-style external and courtyard zones to enhance the lives of residents, staff and visitors.

On Site will be a regular feature in the Rylands newsletter and will update readers on the progress of the project.

Introducing Di Lane

Senior Sales Consultant for Rylands of Kew, Di Lane commenced in real estate sales more than eight years ago after her son and daughter had completed their secondary schooling.

"My husband John and I had bought, renovated and sold a number of houses in the eastern suburbs over the years so with this experience behind me it seemed logical to pursue a career in a field I really enjoy."

Prior to joining Rylands, Di worked with a prominent eastern suburbs real estate company where she established an enviable record for selling top-end properties in suburbs including Glen Iris, Camberwell, Malvern, Kew, Surrey Hills and Canterbury.

"I jumped at the chance to join the sales team at Rylands of Kew because it is a quality development which offers people a combination of luxury apartment living and a range of first-class on-site amenities in the heart of one of Melbourne's most sought-after suburbs."

Friendly and approachable, Di brings an understanding, mature approach to sales at Rylands of Kew. "I would be delighted to meet with people and explain the many lifestyle advantages offered by the prestigious Rylands of Kew." Di can be contacted at the marketing suite – Monday to Friday, 10am to 4pm – 132 High Street Kew on 1300 853 550.

Quiz Answers:

- 1 1968
- 2 1993
- 3 1972
- 4 1989
- 5 1966
- 6 1975
- 7 1976
- 8 1983
- 9 1997
- 10 1966



Test your memory

Can you remember the year in which these events took place?
The answers are on page 4.

Lionel Rose became bantamweight champion of the world when he defeated Japan's Masahiko "Fighting" Harada in Tokyo

Essendon took out the AFL premiership when it scored 20.13 (133) to defeat Carlton 13.11 (89).

The Australian Labor Party, lead by Gough Whitlam, was swept to power after 23 years in opposition.

Christopher Skase's Quintex Australia applied to be put into receivership with debts totalling \$1.5 billion.

Hotel trading hours in Victoria were extended from 6pm to 10 pm, ending the so-called 6 o'clock swill.

Colour television was introduced in Australia.

Australia's war time drama *The Sullivans* appeared on our TV screens.

Cliff Young, the 61-year-old Otway Ranges farmer won the Sydney to Melbourne marathon in five days and 15 hours.

The British handed sovereignty of Hong Kong to the Chinese.

US President Lyndon Johnson visited Melbourne.



Unparalleled management standards at Rylands of Kew

Residents of Rylands of Kew will be the beneficiaries of an unparalleled standard of management services from the recently created Rylands Management Pty Ltd. Headed by managing director Peter Russell – a former Peppers Hotels and Resorts shareholder and director with extensive hands-on experience in the hospitality industry – Rylands Management will deliver exemplary service to residents.

In 2001 Peter completed an Advanced Management Course at Harvard University. "I am inspired by Richard Buxton's vision for the Rylands concept and we are really excited about the new ideas we have introduced to Rylands of Kew." Peter said.

As a result of his commitment to this rapidly growing industry, Peter merged his interests with Rylands in late 2004 to form Rylands Management Pty Ltd, an autonomous company within the Buxton Group.

Resale history at Rylands of Brighton

To date ten apartments have been resold at Rylands and each one realised a price that was higher than the original cost. As is the case with residential property, individual dwellings will vary in the rate and amount they appreciate but the average annual increase in value at Rylands has been 7 per cent. Annual increases for the apartments sold varied from around 4 per cent to 13 per cent. Many factors influence the price a property will bring including demand for the particular type of dwelling, the number of potential buyers, the level of competition between interested parties and the current state of the broader market.

Simple, but stylish

Seared scallops with tangy citrus sauce over baby spinach

This easy-to-prepare dish makes a wonderful entrée for a dinner party or a Sunday night snack. The sauce can be made and the spinach wilted in advance, cutting preparation time to a minimum.

300 grams scallops
250 grams baby spinach leaves
1 litre water
2 teaspoons olive oil
10 grams butter

Sauce

1 orange or grapefruit – 3/4 cup of juice can be substituted
1 tablespoon castor sugar
2 teaspoons cornflour
50 mls water
20 grams butter

Place water in large saucepan, bring to the boil and add spinach. Cook for two minutes, drain thoroughly and put back into pan with butter. Keep warm over a low heat. Remove a thin layer of rind from the orange or grapefruit and cut into thin strips. Melt the castor sugar in a saucepan over a medium heat until it becomes golden toffee, add juice and stir until the ingredients have blended. Mix cornflour and water, add to the mixture and stir until it boils. Add butter and strips of citrus rind immediately before serving. Heat olive oil in large non-stick frying pan until smoking, cook scallops for one minute each side. To serve, make a base of spinach on plates, place 6 to 8 scallops on top and spoon sauce over the top. Serves four.

Look for Simple, but stylish in future editions of the Rylands newsletter.