



An artist's impression of the green roof to go on 131Q.

tower was developed in the late 1970s, and is about twice the size of many other St Kilda Road buildings, which are limited by planning restrictions.

Because of its height, the middle and upper-level offices have great views of the city, the Shrine of Remembrance, Albert Park Lake and Port Phillip.

The biggest tenant in the 16,472-square-metre building is health-service provider Mayne Group, which also leases naming rights.

Mirvac bought 390 St Kilda Road in August 2007 for about \$63 million. A selling price of \$50 million would represent a rate per square metre of just over \$3000. Mirvac declined to comment.

Malaysian inroads

A PARTNERSHIP between Melbourne-based builder the Bendix Group, and Malaysian developer the Crossfields Group, has spent about \$10 million on three Victorian development sites.

The joint venture, called

Angus Polar, has spent \$6 million on two residential sites, in Frogmore Street, Carnegie, and Victoria Street, Sandringham. It also spent \$4 million on a farm at Darraweit Guim, about five kilometres west of Wallan.

Angus Polar hopes to build a national property development portfolio of \$100 million.

Oasis on the roof

ARTY types, francophones and IT consultants could soon mingle in a green oasis 11 storeys above the ground when a garden sprouts on the roof of their Queen Street building. The tenants at 131Q, which include a language school, art gallery, legal and IT consultants and the Turf Bar, are the beneficiaries of a competition run by the Committee for Melbourne's Future Focus Group.

The committee called on landscape architects and architects to design a living roof for one of three city buildings. The winning design, by Bent Architecture, will now

be brought to life using funds from sponsors including Melbourne Water and VicUrban.

Dubbed "Head for the Hill", the design includes a central grassy hillock surrounded by a circular path, to encourage movement. In addition to a gazebo, there is terraced seating for more formal meetings, which also acts as cover for rainwater tanks. The water will be used on the flowers, plants and fruit and vegetables planned for the roof. There is also a micro-weather station and facilities for University of Melbourne researchers.

Bent's Paul Porjazoski said the design aimed to show off the environmental, social and economic benefits of green roofs.

"The project is significant from an environmental perspective, but it's also a social space for the occupants of the building," he said. "We liked the idea that the site would almost become an oasis within the city — a place that's connected to its surrounds but also protected from it."

NATALIE CRAIG