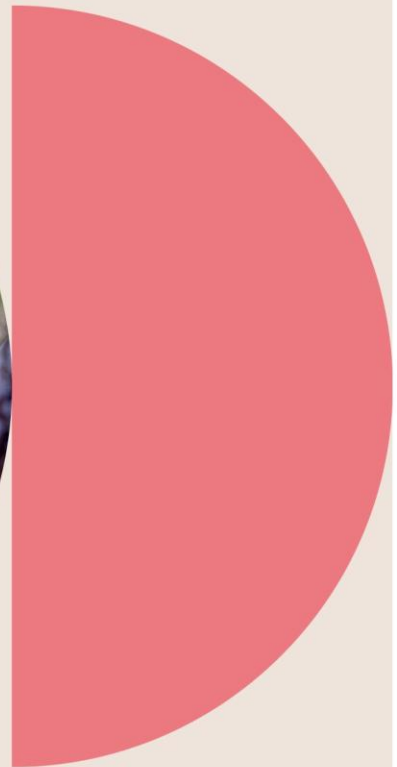


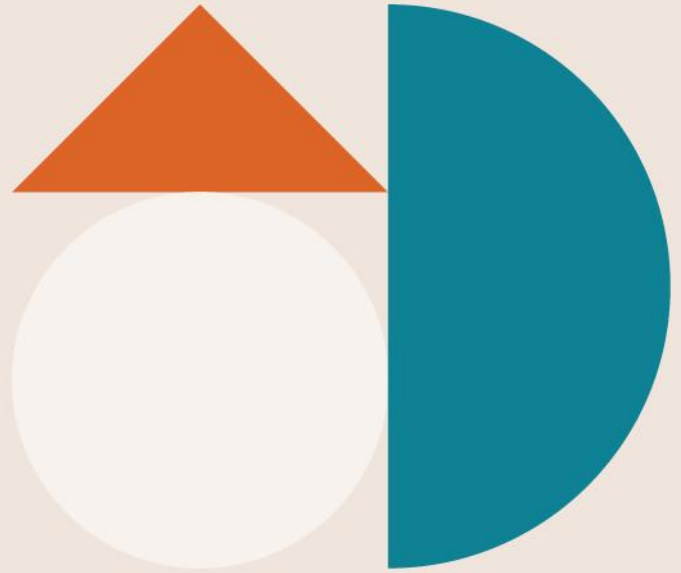


# Victoria Government response to the Legal and Social Issues Committee Inquiry into the redevelopment of Melbourne's public housing towers

June 2026

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# **Victorian Government response to the Legal and Social Issues Committee Inquiry into the redevelopment of Melbourne's public housing towers**

June 2026

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## Introduction

The Victorian Government (the government) welcomes the report and recommendations from the Legislative Council's Legal and Social Issues Committee's (the Committee) Inquiry into the redevelopment of Melbourne's public housing towers.

The government thanks all the organisations, renters and members of the public who shared their time, experience and expertise by providing submissions and evidence to the Inquiry.

The government is committed to delivering more safe, secure, and affordable housing, taking action to deliver on this commitment through the Housing Statement and \$6.3 billion Big Housing Build and Regional Housing Fund.

The towers are reaching the end of their useful life, and experience serious and fundamental issues, such as the breakdown of plumbing and sewerage systems. Disability access and fire safety standards are not being met. The government takes these issues very seriously, as they impact the safety, accessibility, amenity, and liveability of thousands of households. That is why we are acting now by implementing a long-term plan that is in the best interests of residents and other Victorians who need a home.

Under this plan the redevelopment of the estates would be completed in 25 years. To meet this timetable the renters will be relocated to suitable alternative housing, the towers will be demolished and new housing built by 2051.

Since the program commenced in September 2023 work has commenced across 11 sites, 794 households have been relocated from 12 towers in line with their preferences, 2 towers have been demolished and \$1.2 billion has been invested towards the development of new and better homes.

## Summary of response

The report had 36 findings and made 21 recommendations relating to the High-rise Redevelopment Program and related issues.

Overall, 8 of the recommendations made by the Committee are supported by the government, in full, in principle or in part. Four recommendations are under review, requiring further analysis before the government can determine its position. The remainder, which are not supported or not applicable, primarily relate to recommendations that the government release documents classified as Cabinet-in-Confidence. A detailed response is provided on the following pages.

Findings and recommendations fell broadly into five areas of concern for the Committee. These include *release of documents, condition of buildings, communication with residents and community stakeholders, the resident relocation process and housing development policy.*

The Victorian Government's response to these recommendations is summarised below according to the five topics.

### 1. Release of documents

In addition to its ongoing role managing and maintaining these important assets, Homes Victoria has commissioned and considered expert advice on the buildings.

The government provided access to 12 documents relating to the redevelopment of the 44 public housing towers.

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Documents tabled include internal and external reports commissioned to inform the redevelopment of the towers and they support the conclusion that the towers are reaching the end of their useful lives and no longer fit for modern living. In those documents the following observations were made:

Approval Systems report on 20 Elgin Street and 141 Nicholson Street Carlton:

*"...it is considered that the extent of the work would activate the provisions of Regulation 233 which require the existing buildings to be retrospectively upgraded to comply with current regulations.*

*Approval Systems is of the opinion that retrospective upgrade with respect to several building features would not be feasible or practicable."*<sup>1</sup>

The Approval Systems report on 259 Malvern Road South Yarra:

- Evidence showed that the sewer risers/stacks were failing and were subject to significant leaks throughout.
- Evidence showed incomplete fire stopping at service penetrations particularly in the hydraulic risers and sewer stacks.
- The presence of thermal insulation to external walls was not evident.
- The presence of roof and floor insulation was not evident.
- Stairways were non-fire isolated.<sup>2</sup>

The Hayball report on Redbrick Towers compares 3 options, A (reconfigure floor plate), B (remodel) and C1 (redevelop in line with adjacent properties) and C2 (redevelop with higher yield):

*"Option B [remodel or retrofit] was declared non-viable following the result of Option A analysis. The low floor to floor of the existing towers could not be replicated in the new street wall development resulting in doubling up of circulations and lifts as well as blocking the natural light and outlook of the first 3-4 levels of the existing development. This option would require a significant investment but resulting in a substandard result.*

*...Option [C2: full redevelopment], whilst similar to option C1 it presents the opportunity for banking on the existing tower height and providing a maximized yield whilst providing improved residential amenity and Urban Design project siting, consistent with current Homes Victoria Project Requirements and Urban Design Guidelines"*<sup>3/4</sup>

The government's submission and evidence feature prominently in the report and provided a substantial amount of the facts about the program for the Committee.

Five of the Committee's recommendations relate to a requirement that the government ensure all documents that have a claim of Executive Privilege be submitted to an independent arbiter to determine whether a legitimate claim of Executive Privilege exists in accordance with Legislative Council Standing Order 10.03 (Recommendations 6, 7, 8, 9 and 10).

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<sup>1</sup> [www.parliament.vic.gov.au/49e30c/globalassets/taled-paper-documents/taled-paper-8310/document-2.pdf](http://www.parliament.vic.gov.au/49e30c/globalassets/taled-paper-documents/taled-paper-8310/document-2.pdf)

<sup>2</sup> [www.parliament.vic.gov.au/49e305/globalassets/taled-paper-documents/taled-paper-8310/document-1.pdf](http://www.parliament.vic.gov.au/49e305/globalassets/taled-paper-documents/taled-paper-8310/document-1.pdf)

<sup>4</sup> [www.parliament.vic.gov.au/49e324/globalassets/taled-paper-documents/taled-paper-8310/document-6.pdf](http://www.parliament.vic.gov.au/49e324/globalassets/taled-paper-documents/taled-paper-8310/document-6.pdf)

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On the 20 June and 30 July 2024, the Attorney General tabled 12 documents in response to the Legislative Council's resolution of 15 November 2023. At the same time, it made a claim of executive privilege in relation to 146 documents in full and outlined the documents that privilege was claimed for.

Executive privilege is claimed over these documents on the basis that disclosure would reveal, directly or indirectly, the deliberative processes of Cabinet.

The list of those documents was tabled on 30th July 2024.

In a related event on 10 February 2025, Justice Keogh<sup>5</sup> ruled that the 29 documents subject to that proceeding were immune from disclosure. He noted that the *"...immunity of the Cabinet Submission documents should be maintained pursuant to ss 130 and 131A of the Evidence Act."*

Further he noted that *"...disclosing the Cabinet Submission documents is likely to reveal Cabinet deliberations and the position taken by Ministers and senior government officials in submissions to Cabinet committees. While the relationship between Cabinet committee deliberations and the Cabinet documents and preparatory documents may be somewhat less direct, those documents were an intrinsic part of the single process which led to the redevelopment program policy decision. Disclosure of any of the documents is likely to allow inferences to be drawn about elements of Cabinet committee deliberations."*

## 2. Condition of buildings

The rationale for the High-rise Redevelopment Program features prominently in the Committee's findings, and the Committee clearly acknowledges the issues with the condition of the buildings (Recommendations 7, 8, 9 and 10).

Through Findings 11, 12, 13 and 14 the Committee acknowledges many of the significant issues with the towers. In part due to the issues highlighted in these findings and as outlined to the Committee in evidence from Homes Victoria, the government is committed to delivering more and better homes through the project, contrary to the recommendation of the Committee to cease work immediately (Recommendation 7).

On the issue of retrofitting, after considering the evidence presented, the Committee noted that *'there were conflicting views among experts and residents for retrofitting and refurbishing the towers, over demolition'* and critically, *'no witness to the inquiry was able to provide an approach to refurbishing or retrofitting the towers which would not either: (1) require the relocation of residents; or (2) substantially impact resident amenity and quality of life during the construction period'*.

Homes Victoria facilitated site visits which provided very useful evidence for the Committee, the report noted: *'when the Committee undertook a site inspection at 33 Alfred St, North Melbourne, members were shown evidence of concrete spalling on internal walls where concrete was falling off the walls, crumbling, and rust in the steel reinforcement.'*

Whilst these issues are prominent in the report, the Committee declined to reach a final consideration about the program.

The government has a responsibility to manage these assets to provide housing to Victorians on the Victorian Housing Register, now and into the future. It also has a broader responsibility to take action on the housing crisis and has done so through responsible long-term planning to redevelop the estates.

This responsibility includes the maintenance of the towers until such time as they are decommissioned (Finding 19). The Department provided evidence to the Committee of an extensive and regular maintenance regime for the towers, totalling a \$110 million spend in the previous year. The Committee further heard

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<sup>5</sup> [https://www.supremecourt.vic.gov.au/sites/default/files/2025-02/Ruling%20of%20Keogh%20J%20%2810%20February%202025%29\\_1.pdf](https://www.supremecourt.vic.gov.au/sites/default/files/2025-02/Ruling%20of%20Keogh%20J%20%2810%20February%202025%29_1.pdf)

evidence stating the average \$10,600 annual spend on maintenance per apartment, with a projected \$17,300 in 20 years' time and \$35,000 in the 25 years after that, as opposed to \$2000 annually for new stock and \$4000 for mid-life-cycle stock, that would last 60-70 years rather than the 20 year lifespan with structural risks and limited capacity to meet modern standards, of refurbished stock. This evidence is relevant to Recommendations 7, 8, 9 and 10 indicating that redevelopment is preferable and is the economically prudent approach to peruse than refurbishment.

### 3. Communications and engagement with renters

Recommendations 18, 19 and 21 relate to the engagement with stakeholders and are historical in nature.

Homes Victoria follows a 'renters first' approach across its relocation, engagement and consultation processes, putting community at the centre of high-rise redevelopment. Homes Victoria is committed to genuine, inclusive and timely engagement with renters and the broader community.

This engagement with renters and the local community is undertaken to support different stages of the redevelopment, starting with the relocation program and following with visioning and final engagement to inform the redevelopment of the local site.

Engagement and support to renters is undertaken in close collaboration with local Housing Offices, who already manage the day-to-day operations of public housing such as management of tenancies, building and property maintenance. This ensures that the program harnesses the experience and relationships Housing Offices hold with the community.

Homes Victoria welcomes opportunities to further improve communications and engagement work with residents and community stakeholders in active sites and in subsequent tranches as they commence.

On Thursday 29 January, the Victorian Government advised renters in seven towers that their relocations would commence in five months, in July 2026. The renters were advised in advance of broader public notifications. Consistent with earlier advice, all renters were provided with written advice concerning their rent setting and right to return (**Attachments A and B**).

Specifically, the communications and engagement with renters in the seven towers was:

- All occupied households were contacted in person or by phone, that morning.
- Each household received a letter and an information booklet that outlined key commitments to renters, the timeline for redevelopment, support available, and information about nearby new housing available to relocating renters.
- Information pop-ups operated in each building between 10:00am – 12:00pm and 1:00pm to 3:00pm on Thursday 29, Friday 30 and Monday 2 February. The pop-up teams provided in-person support to over 370 renters across the three days.
- In person support continued after the initial pop-ups with information sessions for families and friends, as part of a program of ongoing community events.

### 4. Resident relocation process

The report includes a chapter on relocations, considering issues such as the right to return (Recommendations 15 and 20) and focusing on how the renters who gave evidence were affected and consideration of human rights and wellbeing (Recommendations 16, 17 and 19).

As noted by the committee in Finding 26 renters have been moved to locations in line with their preferences. The Committee also found, *'Any approach to remedying the serious and systemic issues at the towers will require either relocations, disruption to resident amenity, or a combination of both.'*

It is the role of the Homes Victoria relocation team to talk with all renters about their move, to hear what matters to their household and the supports they expect to need. Each renter is provided a dedicated relocation officer with whom they can share information on all household members, detailing the needs of each resident and what matters in their life.

Informed decision-making is at the centre of how the Homes Victoria relocation team support households with their move. The team actively encourage all renters to invite any support person, including family members, friends, legal representatives, or their support workers, to participate in any and all discussions with Homes Victoria when discussing their move. Homes Victoria encourages this in written materials provided to renters at the time of relocations being announced and throughout in person discussions with renters. Interpreter services are promoted and encouraged for renters, at no expense to them, to facilitate all discussions with the Homes Victoria relocation team.

All offers of housing made by the Homes Victoria relocation team meet household eligibility needs. This is consistent with how public housing is offered to people in urgent need of housing on the Victorian Housing Register. Renters are encouraged to share as much information as possible on their needs and preferences so the relocation team can best source homes meeting these. Importantly, where a home that has been offered does not meet their needs the Homes Victoria relocation team uses this information to refine these needs and inform the next offer of housing.

The Department of Families, Fairness and Housing public housing policy setting used to make offers of housing provide the best opportunity to find a public housing home that meets their needs.

When commencing the relocation step renters are given notice of their relocation date and supported every step of the way, from the announcement of the relocation date, through meetings to discuss their preferences for relocation, identifying a suitable home and the logistical steps to physically relocate and settle in. The intention is to support residents in line with their needs and preferences.

Renters have dedicated support to relocating from their home and can elect to remain close by, or choose a different neighbourhood in Victoria.

In addition to receiving direct support from the relocations team and the Local Housing Office, information and support is also available to renters from community organisations with extensive history of delivering services to renters of public housing. This includes supporting renters to maintain access or connect with health services as needed, finding local community supports, changing schools, childcare, aged and disability care and special accommodation requirement forms.

When the new social housing is completed, relocated renters have the right of return to the neighbourhood depending on their ongoing needs, eligibility and the suitability of new homes at that time, bearing in mind that redevelopment of each site will take six to eight years. They may also choose to stay in the home they relocated to if this suits them better at the time. This is communicated to residents via letter from the CEO of Homes Victoria.

Homes Victoria welcomes opportunities to further improve residents' experience of relocation in particular regarding how relocation support available is communicated and delivered to improve equity of access. For example for the Tranche 3 relocations we have put in place a new program, called 'Hand in Hand' which connects renters with other renters who have recently moved, this provides them with additional advice based on lived experience.

## 5. Housing development policy

The report's recommendations 1-5 and 11-14 relate to housing development policy.

The report highlights a concern that there may be a loss of land under the Ground Lease Model (Finding 6). As outlined in the Project Summary for the Homes Victoria Ground Lease Model Project 1 as published through the Department of Treasury and Finance, *'Public land will be leased to the not-for-profit project*

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*company...'* and *'At the end of the lease, the land and all 1,110 dwellings will come under the management of Homes Victoria.'* There is no loss of public land. The procurement model is a customised Public Private Partnership for large scale housing projects delivering integrated mixed tenure developments with certainty of pricing and fixed construction timelines coupled with the delivery of tenancy services and building maintenance to prescribed standards over a 40-year lease term. The nationally and internationally acclaimed Ground Lease Model for housing and has been developed based on a transparent and mature set of policies with \$50 billion contracted across 40 projects (Finding 8). As noted in the Partnerships Victoria Requirements, *'since the 1990s roads, prisons, hospitals, schools and many other projects have been procured by the Government working with the private sector to deliver high quality infrastructure and services using the PPP framework.'*

The High-Rise Redevelopment Program is being delivered in line with the Housing Statement, which will be delivered through a mixed tenure model.

Through the Ground Lease Model a total of 619 social, 126 affordable and 365 market rental homes have been delivered. A further 709 social, 182 affordable and 529 market rental homes to be delivered later this year. This is a total 2,530 new homes.

Homes Victoria's approach to the High-rise Redevelopment Program is consistent with the Housing Statement. Social housing will be increased by at least 10 per cent and the project will deliver housing for 30,000 people. The balance of social, affordable and market rental homes will vary from site to site depending on local context and demand.

In the developments at Carlton, North Melbourne (Stage 1) and Flemington (Stage 3) the number of social homes will increase by 41 per cent.

Homes Victoria's references to 'social housing' as an umbrella term for public and community housing is consistent with the Housing Act 1983 and is intended to provide seamless access to the public and community housing for all Victorians on the Victorian Housing Register.

The Victorian Government will continue to work in partnership with the Commonwealth Government to deliver homes through a range of programs and ongoing advocacy for further funding contributions and the remittal of GST on public housing and maintenance costs.

## **6. Other matters**

In April 2025 the Supreme Court found in Homes Victoria's favour in a class action, *Berih vs Homes Victoria*, related to the program. In Finding 20 the Committee notes the judgement was appealed by the plaintiff to the Court of Appeal. In December 2025 the Court of Appeal dismissed that appeal. In dismissing the appeal the Court agreed with Homes Victoria that although the decision interfered with the applicant's rights under s 13(a) of the Charter, this interference was not arbitrary.

On Thursday 5 February 2026 the Court of Appeal granted an injunction that restrains Homes Victoria from issuing notices to vacate to remaining renters in the three towers until such time as the plaintiff's application to the High Court is resolved.

On 9 February the plaintiff lodged an application for leave to appeal in the High Court. On 14 May the High Court granted special leave to appeal on Ground 1 of the appeal and refused special leave in relation to Ground 2 on a date to be set.

# The Victorian Government’s response to recommendations from the Parliamentary Inquiry into the redevelopment of Melbourne’s public housing towers

The government’s response to each recommendation is provided below. It addresses each recommendation in the report, identifying current government initiatives where appropriate. It also identifies future priorities and actions that will respond to the Inquiry’s recommendation.

This response is informed by the *Guidelines for the Victorian Government Submissions and Responses to Inquiries*. This table explains the six types of responses found in this report:

Response type	Explanation
Support in full	All elements of the recommendation are supported
Support in part	Some elements of the recommendation are supported
Support in principle	The Victorian Government generally supports the intent or merit of the policy underlining the recommendation, but does not necessarily support the method for achieving the policy
Under review	Further analysis is required for the Victorian Government to determine its position
Do not support	The Victorian Government does not support the recommendation
Not applicable	The recommendation is not applicable

## Response to recommendations

Recommendation	Response	Explanation
<p><b>Recommendation 1</b></p> <p>That the Victorian Government, as a matter of priority, implement all Recommendations in the Social Housing Regulation Review it has supported or deferred.</p>	Support in part	The Victorian Government response to the Social Housing Regulation Review was published in December 2024.
<p><b>Recommendation 2</b></p> <p>That the Victorian Government ensure the redevelopment process retains public ownership of the land at the</p>	Under Review	As outlined in the Housing Statement, the High-rise Redevelopment Program will address the housing crisis by providing a range of housing models to deliver homes for three times as many people including at least 10 per cent more social housing. Decisions on the use of a housing tenure model, or the mix of models,

Recommendation	Response	Explanation
44 high rise estates, as is the case with the Ground Lease Model sites.		will be guided by the goal of more and better housing and a range of technical and economic considerations that are site and location specific.
<p><b>Recommendation 3</b></p> <p>That the Victorian Government increase the target of social housing to be achieved at the redeveloped high-rise tower sites from the current ‘at least 10 per cent’.</p>	Under review	The number of social dwellings planned for HRP sites (Carlton, Flemington, North Melbourne and South Melbourne) is currently 1,079. This represents a 41 per cent increase on the pre-development total of 763 dwellings. This actual increase far exceeds the government’s target of ‘at least 10 per cent’.
<p><b>Recommendation 4</b></p> <p>That the Victorian Government publish documentation that led to its rationale for selecting the Ground Lease Model over other nonprofit models of delivering affordable housing.</p>	Do not support	<p>The Department of Treasury and Finance, Partnerships Victoria, completed projects web site that is publicly accessible has published details of the Ground Lease Models that has been delivered by Homes Victoria. The description of these state that <i>“Public land will be leased to the not-for-profit project company (Project Co) who will finance, design, construct and manage the sites for 40 years, before handing all dwellings back to Homes Victoria”</i>. The project summarises in these public documents provide detail of the methodology, rigor and due diligence associated with the value for money assessment approach in a Ground Lease Model project.</p> <p>For the High-rise Redevelopment Program, procurement models will be selected on a case-by-case basis over the life of the program considering a range of site-specific technical, commercial, costs, demand and operational considerations to ensure the best outcomes for renters and the state. For example, since the HRP commenced in September 2023, two different procurement models have been utilised with each tailored to suite site specific considerations.</p>
<p><b>Recommendation 5</b></p> <p>That the Victorian Government cease pursuing the Ground Lease Model and consider other options of nonprofit models.</p>	Do not support	<p>Procurement models will be selected on a case-by-case basis over the life of the program to ensure the best outcomes for renters and the State.</p> <p>Under the Ground Lease Model, public land is leased to a not-for-profit project company to finance, design, construct, maintain and manage the sites for 40 years, before handing all dwellings back to Homes Victoria.</p>
<p><b>Recommendation 6</b></p> <p>That the Victorian Government ensure all documents that have a claim of Executive Privilege</p>	Do not support	The Victorian Government maintains a claim of executive privilege as outlined in the letter from the Attorney General tabled in the Legislative Council on 20 June 2024.

Recommendation	Response	Explanation
<p>be submitted to an independent arbiter to determine whether a legitimate claim of Executive Privilege exists in accordance with Legislative Council Standing Order 10.03.</p>		
<p><b>Recommendation 7</b> That the Victorian Government halt all work associated with the redevelopment program until it provides condition reports for each building, feasibility reports into alternatives to demolition, and the cost-benefit analysis for each site which demonstrate evidence that demolition was the best and only feasible option.</p>	<p>Do not support</p>	<p>The Victorian Government remains committed to delivering safe, accessible, and affordable housing.</p> <p>As outlined in the Housing Statement, the High-rise Rise Redevelopment Program is committed to redeveloping all of Melbourne’s 44 ageing high-rise towers, increasing social housing by at least 10 percent across these sites by 2051.</p> <p>Approximately 10,000 people lived in the towers at the time the redevelopment program was announced in 2023. Once redeveloped, it is anticipated around 30,000 people will live across these sites.</p>
<p><b>Recommendation 8</b> That the Victorian Government publish all technical documents justifying demolition and redevelopment of Melbourne’s 44 public housing towers.</p>	<p>Support in part</p>	<p>Documents tabled include internal and external reports commissioned to inform the redevelopment of the towers and they support the conclusion that the towers are reaching the end of their useful lives and are no longer fit for modern living.</p> <p>The Victorian Government’s submission and evidence feature prominently in the Committee’s Final Report and provided information about the program.</p> <p>On 20 June and 30 July 2024, the Attorney General tabled 12 documents in response to the Legislative Council’s resolution of 15 November 2023. At the same time, it made a claim of executive privilege in relation to 146 documents in full.</p> <p>Executive privilege is claimed over these documents on the basis that disclosure would reveal, directly or indirectly, the deliberative processes of Cabinet.</p>
<p><b>Recommendation 9</b> That the Victorian Government publish a case-by-case approach for Melbourne’s 44 public housing towers, justifying why redevelopment is preferable for each tower to refurbishing or retrofitting.</p>	<p>Do not support</p>	<p>Homes Victoria has commissioned and considered expert advice on the towers.</p> <p>Documents tabled that informed the decision to redevelop support the conclusion that the towers are reaching the end of their useful lives and no longer fit for modern living.</p> <p>Redevelopment of the estates provides the best long-term solution to more and better homes for renters and Victorian’s looking for a home. As the Committee found, <i>‘Any approach to remedying the serious and</i></p>

Recommendation	Response	Explanation
		<i>systemic issues at the towers will require either relocations, disruption to resident amenity, or a combination of both.</i>
<p><b>Recommendation 10</b></p> <p>That the Victorian Government publish all documents showing evidence supporting the feasibility of the redevelopment project and demonstrate that alternative options of retrofitting and refurbishment were reasonably examined.</p>	Do not support	<p>Homes Victoria has commissioned and considered expert advice on the towers.</p> <p>Documents tabled include internal and external reports commissioned to inform the redevelopment of the towers and they support the conclusion that the towers are reaching the end of their useful lives and no longer fit for modern living. The government’s submission and evidence feature prominently in the report and provided a substantial amount of the facts about the program for the Committee. On the 20 June and 30 July 2024, the Attorney General tabled 12 documents in response to the Legislative Council’s resolution of 15 November 2023.</p>
<p><b>Recommendation 11</b></p> <p>That the Victorian Government cease using the term ‘social housing’ when it is aware an estate will be community housing only.</p>	Do not support	<p>These references are in accordance with relevant legislation.</p> <p>The Housing Act 1983 defines social housing as</p> <ul style="list-style-type: none"> <li>a) public housing;</li> <li>b) housing owned, controlled or managed by a participating registered agency.</li> </ul> <p>Part VIII A of the Housing Act 1983 – Social housing outlines Homes Victoria’s role as to ‘establish and administer a register of applicants for tenancies in social housing to be known as the Victorian Housing Register.</p>
<p><b>Recommendation 12</b></p> <p>That the Victorian Government confirm whether any further tower redevelopments will be rebuilt as public housing.</p>	Under review	Tenancy management will be considered on a case-by-case basis over the life of the program to ensure the best outcomes for renters and the state.
<p><b>Recommendation 13</b></p> <p>That the Victorian Government amend the Housing Act 1983 to remove the umbrella term ‘social housing’ and provide clear and separate definitions of ‘public housing’ and ‘community housing’.</p>	Do not support	The current definitions accurately and adequately describe the sector and modifications would undermine the intention to provide seamless access to public and community housing.

Recommendation	Response	Explanation
<p><b>Recommendation 14</b></p> <p>That the Victorian Government advocate to the Commonwealth Government to remit the GST payable on public housing construction and maintenance costs, to bring public housing costs into line with community housing costs.</p>	<p>Under Review</p>	<p>The Victorian Government will continue to work in partnership with the Commonwealth Government to deliver homes through a range of programs and ongoing consideration of the most appropriate taxation and expenditure settings.</p>
<p><b>Recommendation 15</b></p> <p>That Homes Victoria provide residents of the redeveloped towers and walk-ups with a legally binding Deed guaranteeing the same right of return as that guaranteed under the Public Housing Renewal Program.</p>	<p>Support in principle</p>	<p>Homes Victoria supports the right of return and has provided renters with written advice that they can come back to their current neighbourhood after it is redeveloped if their eligibility and needs are the same and the new homes are suitable. Further details are available from <a href="https://www.homes.vic.gov.au/relocation-hub">https://www.homes.vic.gov.au/relocation-hub</a></p>
<p><b>Recommendation 16</b></p> <p>That the Victorian Government engage the Victorian Equal Opportunity and Human Rights Commission to provide independent oversight of the relocation process to ensure the human rights and wellbeing of residents are prioritised and respected.</p>	<p>Not applicable</p>	<p>This is not applicable as Homes Victoria complies with its obligations as outlined by the Charter of Human Rights and Responsibilities.</p>
<p><b>Recommendation 17</b></p> <p>That the Victorian Government provide strict parameters around the code of practice in the relocation process to prohibit coercion being applied to residents, including a single contact point offering independent advice to residents who have been issued a notice to vacate.</p>	<p>Support in full</p>	<p>The Victorian Government is committed to a renter-first approach when supporting households to move home from sites to be redeveloped.</p> <p>Every household has been assigned a dedicated relocations officer who will work closely with them to make sure their new homes suit their needs and preference.</p> <p>When commencing the relocation step renters are given notice of their relocation date and supported every step of the way, from the announcement of the relocation date, through meetings to discuss their preferences for relocation, identifying a suitable home and the logistical steps to physically relocate and settle in.</p> <p>Relocation operational guidelines direct how the Relocations team support renters who need to move</p>

Recommendation	Response	Explanation
		<p>due to extensive upgrades, redevelopment, or sale of public housing properties. These guidelines outline how renters will be supported to move to a home that meets their eligibility and needs, with the reasonable costs of moving covered, and the support to consider moving back to redeveloped homes.</p> <p>Renters are able, and invited, to access independent legal assistance to support their discussions with the Relocations team. This includes from Community Legal Centres who receive funding from the State Government and the Victorian Legal Services Board, including for example a grant of \$1 million to Inner Melbourne Community Legal in 2024 for a dedicated Specialist Social Housing Legal Program to bridge knowledge and service gaps for social housing renters.</p> <p>Further to this the department’s Business practice manual details avenues of review and the appeals process. It is available from <a href="https://providers.dffh.vic.gov.au/business-practice-operational-guidelines">https://providers.dffh.vic.gov.au/business-practice-operational-guidelines</a></p>
<p><b>Recommendation 18</b></p> <p>That the Victorian Government inform public housing residents that will be affected by future tranches of redevelopment about the redevelopment before announcing it to the broader public.</p>	<p>Support in full</p>	<p>This is existing practice, for example on 29 January 2026, renters in seven towers were directly advised that their relocations would commence in July 2026, with the public announcement embargoed until 6pm that day.</p>
<p><b>Recommendation 19</b></p> <p>That the Victorian Government ensure Departmental staff engaging with public housing tenants in future tranches of redevelopment can answer residents’ questions about their rights in relation to the program.</p>	<p>Support in full</p>	<p>The Victorian Government is committed to a renter-first approach when supporting households to move home from sites to be redeveloped.</p> <p>Every household has been assigned a dedicated relocations officer who will work closely with them to make sure their new homes suit their needs and preference.</p> <p>The relocation teams take time to understand the needs of all household members to understand the health, disability, care, cultural and safety needs.</p> <p>Renters are also encouraged through written information about the relocation process and their appointments, to bring a support person, such as:</p> <ul style="list-style-type: none"> <li>• a friend/family member</li> <li>• a representative from either the Victorian Public Tenants Association or Tenants Victoria</li> </ul>

Recommendation	Response	Explanation
		<ul style="list-style-type: none"> <li>• legal representation, with community legal services or the Victorian Aboriginal Legal Service available to provide this service.</li> </ul> <p>Homes Victoria has also recently commenced a new program, ‘Our Hand in Hand’ which links residents with residents who already relocated to assist them with the move.</p> <p>Homes Victoria welcomes the opportunity to continuously improve support provided to tenants.</p>
<p><b>Recommendation 20</b></p> <p>That the Victorian Government make clear the renters right of return following redevelopment and a Deed similar to that used for the Public Housing Renewal Program be adopted for all 44 high rise estates.</p>	<p>Support in principle</p>	<p>See response to Recommendation 15</p>
<p><b>Recommendation 21</b></p> <p>That Homes Victoria commit to working closely with Melbourne 9 (M9) throughout the high-rise towers redevelopment program.</p>	<p>Support in full</p>	<p>The Victorian Government acknowledges council perspective on the project is welcome and an important part of the consultative approach in place. Councils have a long-standing relationship with the renters in towers in their municipality, many deliver services and have engaged in public advocacy in support of social housing. Homes Victoria particularly values councils’ perspectives on community needs and preferences and alignment with council development plans.</p> <p>Homes Victoria have separate meetings with councils to work through this, including:</p> <ul style="list-style-type: none"> <li>• bimonthly meetings with Councils overseeing active sites (Melbourne, Moonee Valley, Yarra, Stonnington and Port Phillip) - commenced in June 2024 with the City of Melbourne, and will extend to further councils as sites are announced in subsequent redevelopment tranches</li> <li>• quarterly meetings with the HVM9 Reference Group comprising the CEO of Homes Victoria and CEOs of the nine metropolitan Councils.</li> </ul>