



Legislative Council Legal and Social Issues Committee

Inquiry: Inquiry into the redevelopment of Melbourne's public housing towers

Hearing date: 5 August 2025

Question taken on notice

Directed to: Housing@RMIT

Received date: 15 August 2025

1. Michael GALEA, p.31-32

Question asked:

Page 6 of your submission, I believe, recommendation 9 states:

That any public housing high-rise tower renewals be undertaken with either capital funding or under a Ground Lease Model, which will ensure maximal housing benefit without the loss of valuable public land.

Do you wish to amend that?

David KELLY: We believe that the ground lease model is a response to the critique from the public around the loss of public land and is a correction that has been made in order to retain, at least in appearance, a public tenure over the land. We advocate for the retention of public tenure as a principle. We do not advocate for things that we cannot even know, which include most of the governance and financial arrangements within the ground lease model and the special development vehicles more broadly.

Michael GALEA: Do you stand by your recommendation 9?

David KELLY: I will have to take that one on notice.

Response:

Ground leasing arrangements are not new and take many different forms across Victoria, and indeed, globally.

Housing@RMIT does not wish to amend any recommendations; although recognise that the capitalisation of 'Ground Lease Model' is an error. We reiterate that due to a lack of disclosure and transparency, the specific *Ground Lease Model* as developed by Homes Victoria and private sector consortia cannot be fully understood or evaluated.