

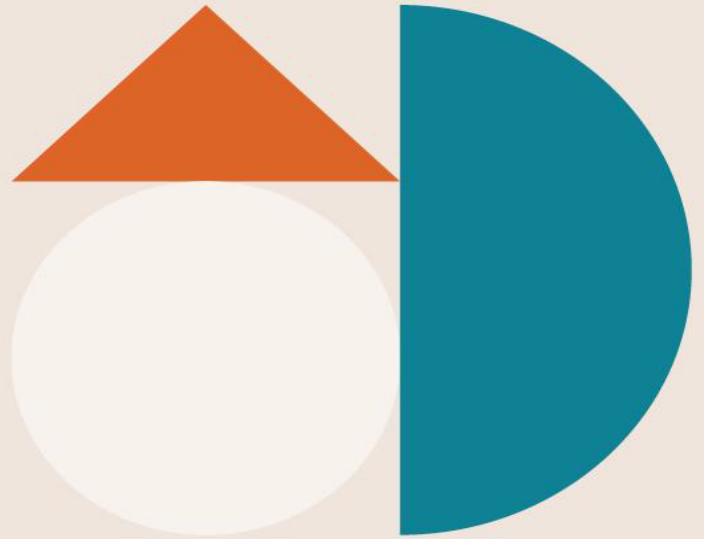


Inquiry into the redevelopment of Melbourne's public housing towers

Victorian Government submission to the
Legislative Council's Legal and Social Issues Committee

OFFICIAL





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Victorian Government submission to the Inquiry into the redevelopment of Melbourne's public housing towers

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Definitions

Social housing

Social housing is short and long-term rental housing that is owned and run by the government or not-for-profit agencies. Social housing is made up of two types of housing: public housing and community housing. It is for people on the Victorian Housing Register which includes those on low incomes who need housing, especially those who have recently experienced homelessness, family violence or have other special needs.

Community Housing Association

A Community Housing Association is an agency registered under the Housing Act 1983. All registered agencies in Victoria are not-for-profit organisations established to provide affordable rental housing to people on low incomes.

Public housing

Public housing is a form of long-term rental social housing that we manage. It is for people on the Victorian Housing Register which includes those on low incomes that are most in need. We also work with other organisations to provide community housing. Prospective renters can apply for both public and community housing through the Victorian Housing Register.

Community housing

Community housing is secure, affordable, long term rental housing managed by not-for-profit organisations for people on the Victorian Housing Register which includes those on low incomes or with special needs. Community housing providers are registered and regulated by the state government. Some specialise in helping specific groups, like people with a disability, women, singles and older people.

Homes Victoria Affordable

As part of Homes Victoria's Big Housing Build and Regional Housing Fund, we're helping everyday Victorians access high quality and stable housing at a more affordable rent.

Rents for Homes Victoria Affordable homes in metropolitan Melbourne are set at least 10% below the area's median market rent, with an added protection of a cap set at 30% of the median income. Homes Victoria Affordable homes are also rented under 3 year fixed-term rental agreements to give renters more security. There are Homes Victoria Affordable properties in Kensington, Ashburton, Ascot Vale, Blackburn, Cheltenham, Heidelberg West, Hawthorn and Coburg. More properties will be made available throughout 2025.

Market rental

Everyone living in public housing must pay a rental amount. It may be market rent or renters may be eligible for a rental rebate ensuring no renter pays more than 25 per cent of their household income. The market rent of a property is what the property could be rent for in the private market. The market rent value is reviewed every year to make sure it's fair. If the renter's market rent

amount changes because of the review, we will write to the renter to let them know. Every dollar from market rent paying households goes back into making public housing better. This includes upgrades, maintenance, safety checks and modifications. This is so housing is safe, suitable and meets the needs of existing and future renters.

Private rental

Private rental is housing that is available in the private rental market. It covers a range of housing types, including houses, apartments and caravan parks.

1. Introduction

The Victorian Government acknowledges Aboriginal and Torres Strait Islander people as the Traditional Custodians of the land on which we work and live and acknowledges and pays respect to their Elders past and present.

The Victorian Government welcomes the opportunity to make a submission to the Legislative Council Legal and Social Issues Committee's "Inquiry into the redevelopment of Melbourne's public housing towers (Inquiry)".

This submission has been prepared by Homes Victoria and the Department of Families, Fairness and Housing (the department) on behalf of the Victorian Government.

The submission addresses the focal areas of the Inquiry, as outlined in the Terms of Reference. In particular, the submission considers:

- the High-rise Redevelopment Program
- the need for redevelopment
- putting renters first
- the Big Housing Build
- mixed tenure developments.

2. About Homes Victoria and the Department of Families, Fairness and Housing

The Victorian Department of Families, Fairness and Housing (the department) oversees the portfolios of housing, child protection, disability, ageing and carers, prevention of family violence, women, veterans, youth, and LGBTIQ+.¹

Established in 2020, Homes Victoria sits within the department as:

- a manager of public housing with an asset base of \$37 billion² in housing assets that currently house more than 116,000 Victorians
- a steward and funder of the social and affordable housing and homelessness systems
- a manager of affordable housing providing homes to key workers including in regional Victoria
- a building authority for social and affordable housing including through the historic \$5.3 billion Big Housing Build which is delivering homes, jobs, social and economic impact across metro and regional Victoria.

¹ www.dffh.vic.gov.au/about

² Department of Families, Fairness and Housing Annual Report 2023–24

At Homes Victoria, we are working to ensure that we have a sustainable and effective social and affordable housing system that can deliver for generations to come.

Homes Victoria works with agencies across the Victorian Government, with community, private sector, local Government and the Commonwealth Government to progress housing and homelessness policy, services and infrastructure and to drive improved outcomes for Victorians in need of safe, secure and stable housing.

Homes Victoria also works with other branches of the department including the Community Operations and Practice Leadership Division, which delivers frontline services for public housing across the state from local Housing Offices. This includes renter engagement and support, tenancy and property management services, and housing advice and assistance.³

3. The Victorian Government's Housing Statement

Victoria's Housing Statement, The Decade Ahead 2024-2034⁴, focuses on addressing housing supply and affordability in Victoria. Through this, the State Government has set a target to build 800,000 homes in Victoria over the next decade. This approach will:

- deliver housing and planning reforms to benefit Victorians for years to come
- make it easier for builders, buyers and renovators to get permits, by guiding the sector to create cheaper housing closer to community infrastructure like transport, roads, hospitals and schools
- deliver the ambitious plan to tackle the root of the problem: housing supply.

A specific focus for Homes Victoria Pillar 4 of Victoria's Housing Statement commits to *more social housing*, including:

- building up to 769 homes through the Commonwealth's Social Housing Accelerator – on top of 12,000 homes in the pipeline as part of the Big Housing Build and more than 4,000 social housing homes through other programs
- retiring the state's ageing high-rise towers across Melbourne and redeveloping the precincts to provide homes that are modern, comfortable and energy efficient
- rapidly accelerating the rollout of social and affordable homes across Victoria.

The Housing Statement further states that, once developed, the High-rise Redevelopment Program⁵ will boost the number of social homes across these sites by 10 per cent, while also boosting the number of affordable and market homes, with the number of people living across Homes Victoria high-rise precincts anticipated to increase from 10,000 to 30,000.⁶

³ www.homes.vic.gov.au/about-us

⁴ www.vic.gov.au/sites/default/files/2023-09/DTP0424_Housing_Statement_v6_FA_WEB.pdf

⁵ <https://bighousingbuild.homes.vic.gov.au/>

⁶ www.vic.gov.au/sites/default/files/2023-09/DTP0424_Housing_Statement_v6_FA_WEB.pdf, page 36.

Progress made by the Victorian Government against the Housing Statement⁷ includes:

- Big Housing Build – delivering more social and affordable housing for Victorians with almost 10,000 homes under construction or completed. In 2024, the State Government housed 691 victims of family violence.
- Redeveloping Public Housing Towers – replacing outdated towers with modern buildings that are safer, more efficient and more suitable for residents. Residents are being consulted on their individual needs, and development works are underway.
- Regional Housing Fund – a \$1 billion investment to build at least 1,300 social and affordable homes in regional and rural Victoria is taking shape, now that local communities and stakeholders have had their say on the right housing mix and locations. This has included nominating the locations for the first 1,025 homes under this Fund.

4. About the public housing towers

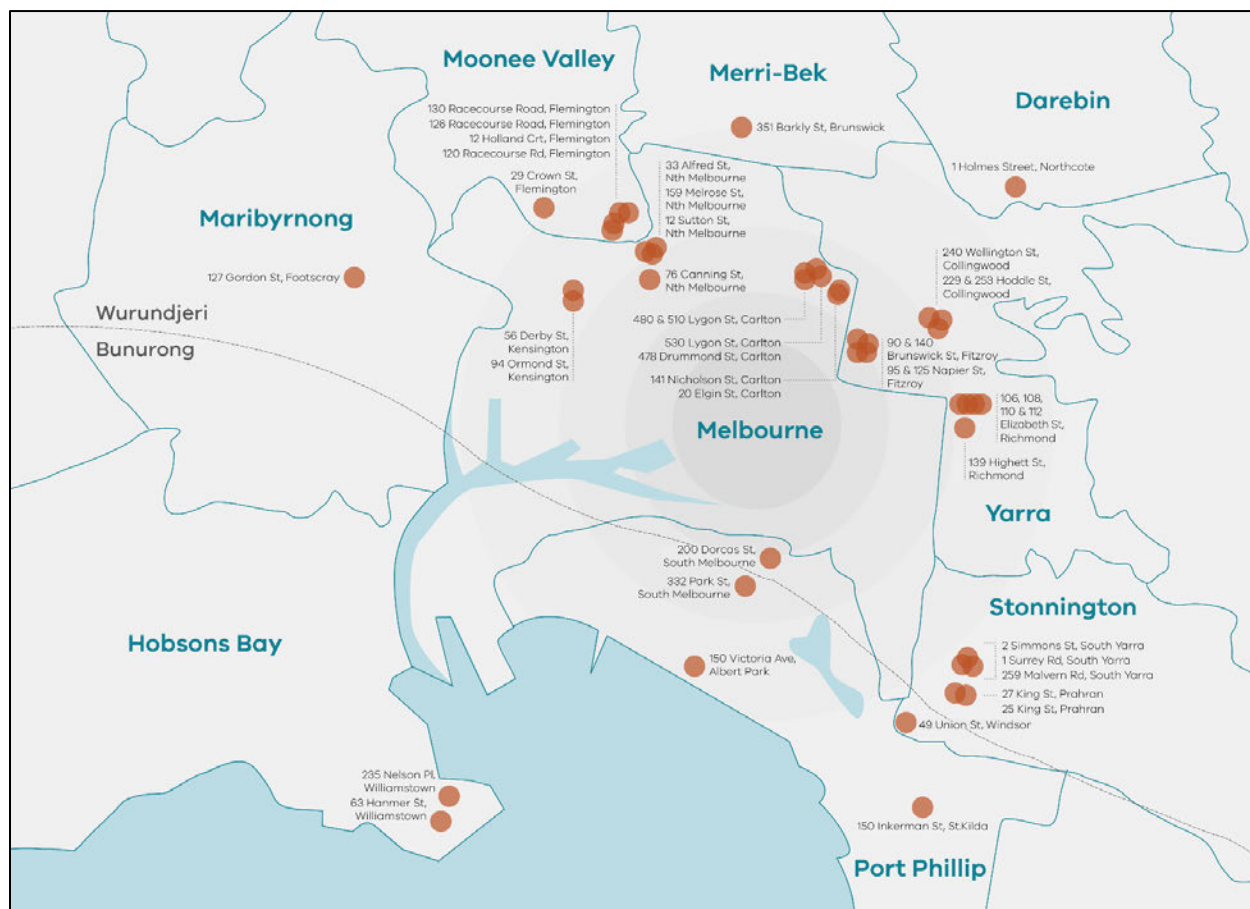
The 44 public housing high-rises are located on 21 sites in the inner city, within Melbourne council areas comprising the Cities of Darebin, Hobsons Bay, Maribyrnong, Melbourne, Merri-bek, Moonee Valley, Port Phillip, Stonnington and Yarra, and are currently home to more than 10,000 people.

Completed between 1962 and 1975, 47 towers were built by the predecessor of Homes Victoria, the Housing Commission of Victoria. The towers are predominantly constructed using a modular construction method, the Large Panel System (LPS). This system was drawn from overseas examples. The construction system enabled the Commission to respond to the post war shortage of housing and scarcity of materials. Of the 47 towers, two were built only as prototypes and one, in Kensington, was demolished in 1999.

The high-rise sites are outlined in Map 1 below with more information about each site in the table at Appendix 1.

⁷ www.vic.gov.au/sites/default/files/2024-09/Victorias-Housing-Statement-Progress-update.pdf

Map 1: Public housing high-rise sites by council area



5. High-rise Redevelopment Program

Part of the Big Housing Build, the High-rise Redevelopment Program will redevelop the 21 sites housing Melbourne's 44 ageing high-rise public housing towers by 2051, unlocking the delivery of thousands of new, modern, accessible and energy efficient homes and improved community facilities.

Across these sites, the High-rise Redevelopment Program will boost the number of social homes by 10 per cent, while also boosting the number of affordable and market homes, with the number of people living across these high-rise precincts anticipated to increase from 10,000 to 30,000.

All sites to be redeveloped as part of the High-rise Redevelopment Program, including those actively progressing relocations and redevelopment, are indicated in Map 2 below.

Map 2: Public housing high-rise sites by relocation and redevelopment status



As committed in the Housing Statement, the High-rise Redevelopment Program seeks to deliver on the Victorian Government's goal of more and better housing for Victorians, including:

- housing for three times as many Victorians across the redeveloped precincts, where they are needed close to services, transport and jobs, including 10 per cent increase in social housing
- renter access to modern, accessible, and energy-efficient homes.

The exact number of new homes and design of new neighbourhoods will be worked out on a site-by-site basis and respond to the character and density of surrounding neighbourhoods.

High-rise Redevelopment Program – *Berih v State of Victoria & Ors*

This section is current as at the date this submission was lodged.

The Inner Melbourne Community Legal Service commenced action on 24 January 2024 in the Supreme Court against the State, the Minister for Housing and Homes Victoria.

On Friday 3 May 2024 the judge summarily dismissed the proceedings and granted the plaintiff leave to reformulate his claim.

On Friday 4 April 2025 Justice Richards found in favour of Homes Victoria. Her Honour found that:

- Homes Victoria did not have to give group members an opportunity to be heard before making the decision.
- There was no realistic possibility that Homes Victoria could have made a different decision if it had heard from group members beforehand.
- Indeed, a better understanding of the impact of the decision on group members could not have changed Homes Victoria's assessment that residents must be relocated to address the age-related issues with the towers; whether they were redeveloped or retrofitted.
- Moreover, a substantial increase of housing on the sites could only be achieved by demolishing the towers and redeveloping the sites, and hearing from group members would not have changed that reality.
- Section 38(1) of the Charter applied to the decision. In making the decision, Homes Victoria gave proper consideration of human rights in making the decision. Even though it constituted an interference in these rights, the decision was lawful, reasonable, and justified as required by section 7(2) of the Charter.

High-rise Redevelopment Program - Development update

Homes Victoria currently has five precincts in active redevelopment, with two vacant towers in demolition and five in various stages of relocations.

As further detailed below in *Section 7 – Putting renters first*, the development process has been informed by visioning engagement undertaken by Homes Victoria with key stakeholders, including renters and the broader community. This has involved seeking input on Tranche 1 sites: Carlton, North Melbourne and Flemington. Homes Victoria has undertaken, and will continue to undertake, ongoing community engagement, capturing the community ideas and feedback within the designs for these builds, to inform the planning of each site's development.

Planning and community consultation undertaken to date for the Tranche 1 sites demonstrates that the High-rise Redevelopment Program is on track to meet the commitments in the Housing Statement as outlined above.

This includes an increase in social homes of:

- 26 per cent at the Elgin Towers, Carlton, and
- 39 per cent across 120 Racecourse Road and 12 Holland Court, Flemington and 33 Alfred Street, North Melbourne.

There will also include be an increase in the overall number of homes for Victorians of:

- 26 percent in Carlton and
- 198 per cent in Flemington and North Melbourne.

A more detailed update of development at these sites is outlined below.

a. Development update - Carlton

Delivery of the redevelopment of Elgin Towers, Carlton, is already under way, with demolition commenced in February 2025.

The Elgin Towers redevelopment will transform the existing Carlton 'Red Brick Towers', comprised of 196 homes, into a vibrant community hub, with a mix of housing types designed to accommodate diverse needs. Based on feedback from the community engagement process, the project will deliver 248 homes across 2 buildings, including a variety of 1, 2, 3, 4 and 5 bedroom apartments. The project is funded by the Federal Government's Social Housing Accelerator Program.

The development will include:

- environmentally sustainable and all electric homes with a 5-star Green Star⁸ rating and 7-star Nationwide House Energy Rating Scheme (NatHERS)⁹ average rating
- accessible social homes for people with a disability
- better pathways throughout the site to connect new homes to the surrounding neighbourhood
- landscaped zones and communal open spaces.

Community engagement is a key part of the design process. The project design integrates feedback from stakeholders and Traditional Owners to reflect the strong cultural stories and context of the local area. Landscaping around both buildings will create inviting communal spaces that promote social interaction amongst residents and complement Carlton's broader natural environment.

The redevelopment will honour the historical significance of the site, which serves as a cultural anchor within Carlton's diverse community. It will establish a low-carbon, resilient neighbourhood that is seamlessly integrated with the surrounding precinct, prioritising sustainability and active transport. The Elgin Towers project is envisioned as a community of 'Homes in the Sky,' with high-quality living spaces that cater to the needs of current and future residents while contributing to the overall prosperity and growth of the community. Artist impressions of the Elgin Towers development are provided below.

⁸ <https://new.gbca.org.au/green-star/rating-system/>

⁹ www.nathers.gov.au



Artist impression looking at Building A from Station Street



Artist impression looking at Building B from Palmerston Street

b. Development update - North Melbourne

The North Melbourne Precinct, also known as the Hotham Estate, includes three towers: 33 Alfred Street, 159 Melrose Street and 12 Sutton Street. There is an additional tower in North Melbourne at 76 Canning Street which is not part of the precinct.

The three towers have 430 dwellings with a mix of 1, 2, 3 and 6 bedroom homes. To enable stage 1 of redevelopment, relocations are underway from the 143 homes in the 'Y tower' at 33 Alfred Street, which was constructed in 1967-68 as part of the Hotham Estate.

A significant portion of renters have expressed a preference to remain in the local area when relocating. The recently completed Abbotsford St, North Melbourne development, part of the Public Housing Renewal Program outlined in *Section 8 – Big Housing Build*, is providing this option for many.

To inform the North Melbourne precinct redevelopment, Homes Victoria held visioning engagement with the renters, stakeholders and local community. Initial feedback from the visioning engagement indicates that residents valued modern homes, shared spaces for communal events and green space.

In North Melbourne, stage 1 of the redevelopment will deliver approximately 800 dwellings consisting of at least 300 social homes, managed by Community Housing, in an integrated community, encompassing affordable and market housing. The development will consider possible commercial opportunities to improve the liveability of the precinct.

To facilitate this, the Minister for Housing and Building announced in March 2025 that Homes Victoria was seeking expressions of interest for a delivery partner who, in collaboration with Homes Victoria, will design an innovative, mixed tenure development in the North Melbourne precinct, construct and manage the property, and tenancies, for a forty-year period.

For North Melbourne and Flemington, investigations are underway to inform the best methodology for the demolition of these three towers. Once these investigations are complete, and all renters have relocated to new homes, demolition will commence. For these towers, that will be after 30 September 2025, the scheduled completion date for relocations of renters.

c. Development update - Flemington

The Flemington Estate, also known as the Debney Meadows Estate, includes four towers with 778 homes. The first tower, 12 Holland Court, was completed in 1965 and the last tower, 120 Racecourse Road was completed in 1969-70. To enable redevelopment, relocations are underway from the 360 homes in the towers at 12 Holland Court and 120 Racecourse Road.

A significant portion of renters have expressed a preference to remain in the local area when relocating and the recently completed Victoria St, Flemington Ground Lease Model development outlined in *Section 8 – Big Housing Build* is providing this option for many.

To inform the precinct redevelopment Homes Victoria has held a visioning engagement with the renters, stakeholders and the local community. Initial feedback from the visioning engagement indicates that residents valued community spaces, outdoor play areas and some larger homes for bigger families.

The new homes on Victoria Street and Holland Court, Flemington, precede the tower redevelopments (stage 1 and 2). The redevelopment of the first two towers at 12 Holland Court and 120 Racecourse Road is referred to as stage 3.

Stage 1 comprised 240 social and 119 affordable housing dwellings. Stage 2 is currently under construction and will deliver a further 50 social and 236 affordable dwellings. Stage 2 will also deliver a substantial public park, known as the Commons, comprising 5,000m² of open space at the heart of the precinct.

In Flemington, the stage 3 of the redevelopment will deliver approximately 700 houses consisting of at least 400 social homes, managed by Community Housing, in an integrated community also encompassing affordable housing.

Homes Victoria will continue their ongoing partnership with the not-for-profit Building Communities consortium as a strategic partner for stage 3 of the Flemington redevelopment.

More information about the Ground Lease Model is outlined below in *Section 8 – Big Housing Build*.

High-rise Redevelopment Program - Relocation status

The High-rise Redevelopment Program is currently active across five sites, with two towers in Carlton vacant and five more in various stages of relocation. A series of walk ups on the Richmond North estate are also being relocated to allow for redevelopment as part of the program.

The relocation of renters is supported by the provision of newly built homes in their local area. For example, many renters in the relocating towers in Flemington have been able to move into the adjacent Victoria St project. This is also the case with the Abbotsford St project in North Melbourne, for renters in 33 Alfred St.

Table 1 below provides a snapshot of the relocation status and progress of the active sites in Carlton, Flemington, North Melbourne, South Yarra and Richmond against the relocation and redevelopment schedule for each site, as at 28 March 2025.

Table 1: Relocation status and progress against schedule

Tranche and site	Relocation status	Relocation progress	Relocation completion date	Redevelopment completion date
Tranche 1 (announced Sept 2023)				
Carlton	Complete		Complete	2028
- 20 Elgin Street		100%		
- 141 Nicholson Street		100%		
Flemington	Under way		September 2025	2031
- 120 Racecourse Road		63%		
- 12 Holland Court		75%		
33 Alfred St, North Melbourne		53%		

Tranche and site	Relocation status	Relocation progress	Relocation completion date	Redevelopment completion date
Tranche 2 (announced Sept 2024)				
<ul style="list-style-type: none"> - 259 Malvern Road, South Yarra - 139 Highett Street, Richmond - Richmond walk-ups 6 and 8 Anderson Court 1-5, 7 and 9 Williams Court 111, 119 and 127 Elizabeth Street	Under way	11% 8% 12%	February 2026	2032
Remaining high-rises				
	Will not commence before July 2026	N/A	TBA	2051

6. The need for redevelopment

At a time when there is a shortage of housing, the program provides an opportunity to substantially increase the provision of well-located housing.

Completed between 1962 and 1975, at a time that pre-dates current building codes, the towers no longer meet modern building, design, and liveability standards; minimum standards Victorians expect as well as many of Victoria's Better Apartment Design Standards.¹⁰

Specifically, the towers fail against noise, sustainability, seismic, waste and recycling, ventilation, private open space, accessibility and minimum amenity standards.

If Homes Victoria undertook only critical capital repairs and maintenance to the 44 towers, it would cost an estimated \$2.3 billion over the next 20 years – roughly \$55 million per tower.¹¹

Assessment of retrofit options by Homes Victoria supports the decision to redevelop the precincts. Broadly speaking retrofitting the existing structures is not feasible as:

- The abundance of load-bearing structural concrete wall panels limits refurbishment options.
- It is not possible to cut large holes into the panels which any refurbishment option requires for changes such as widening doorways and providing stepless showers to meet accessibility requirements.

¹⁰ www.planning.vic.gov.au/guides-and-resources/guides/all-guides/better-apartments

¹¹ www.premier.vic.gov.au/australias-biggest-ever-urban-renewal-project

- The structures were not designed or built to accommodate balconies.
- The structures were not designed to support additional elevator shafts which would be required to support improved amenity.
- All refurbishment options require the relocation of residents due to the substantial impact on their amenity in any substantial renovation.
- The difference in cost and time between refurbishment and redevelopment is likely to be minimal due to the above factors.

Homes Victoria has a responsibility to provide good quality modern housing and this is not possible with any piecemeal approaches to a retrospective upgrade. This is highlighted in the Approval Systems existing conditions review and report into 20 Elgin St and 141 Nicholson St Carlton *"...the extent of the work required would activate the provisions of Regulation 233 which would 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 practical..."*¹²

This highlights not only the current lack of compliance with the Building Regulations but also the requirement that any substantial upgrade will require a full upgrade to meet all requirements of the regulations.

A further review and report by Approval Systems on the tower at 259 Malvern Road, Prahran/South Yarra¹³ noted at least 22 items of non-compliance with building regulations, including failing sewer stacks, fire safety, waste and a lack of insulation.

A similar view was reached by Hayball in its report 'Redbrick Towers' which stated with respect to an option to remodel the towers, *"This option was declared non-viable following the result of Option A analysis. The low, pre-existing, floor to floor heights from the existing towers could not be replicated in the new street wall development as 2610mm is inadequate for new construction. This will result in a doubling of circulations and lifts, in addition to blocking the natural light and outlooks for the first 3-4 levels of the existing development. This option would require a significant investment and will result a substandard outcome."*¹⁴

Replacing the old high-rises with modern, accessible and energy-efficient homes, will give Homes Victoria renters and more Victorians access to a great place to live, close to schools, services, transport and jobs.

Revitalised neighbourhoods will include better activated open and shared community spaces for renter and community enjoyment.

¹² www.parliament.vic.gov.au/49e30c/globalassets/tables/paper-documents/tables/paper-8310/document-2.pdf

¹³ www.parliament.vic.gov.au/49e305/globalassets/tables/paper-documents/tables/paper-8310/document-1.pdf

¹⁴ www.parliament.vic.gov.au/49e324/globalassets/tables/paper-documents/tables/paper-8310/document-6.pdf

Re-use of materials

In preparation for the redevelopment of the tower sites, 90 per cent of materials will be diverted from landfill to be reused or recycled.

7. Putting renters first

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 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. This also means we can combine efforts to support renters to connect to relocation information, support services, and local forums where they can contribute to and find out more about the redevelopment in their local area.

The broad approach to engaging and supporting renters is outlined below, using examples from active sites in Carlton, Flemington, North Melbourne, Richmond and South Yarra where the engagement program is under way.

Putting renters first - Relocations

Every precinct redevelopment commences with the relocation of renters. Homes Victoria has extensive experience supporting renters through relocations which are often required due to the ongoing and progressive renewal of social housing across the state.

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 individual process for each household is outlined in *Section C*, which outlines the one on one supports available.

a. Relocations steps

In approaching the relocation of renters the following steps are followed:

Table 2: Renter relocation steps and timing for each step

	Relocation step	Timing
1	Learn more: even if not relocating right now, renters can learn about the process and opportunities as they happen in other neighbourhoods.	Under way, including 20 September 2024 announcement of Big Housing Build next big step
2	Getting ready: renters start thinking about what they need in their new home. The Homes Victoria relocations team will help find them a suitable home.	From announcement of relocation date for each site, over several months for each household.
3	Relocating: Homes Victoria will help renters with every part of the move from providing packing materials to covering costs and booking the removalist.	Throughout 18-24 month relocation period.
4	Staying connected: Homes Victoria will stay in touch throughout the redevelopment with project updates and opportunities to provide input on the design of new homes.	Throughout six to eight year redevelopment period for each site, with design input predominantly commencing as relocations approach completion.
5	Coming back: renters have the right to return, depending on their needs, eligibility, and the suitability of the new homes.	Six to eight years following announcement of redevelopment (starting with Elgin Towers, Carlton in 2028 and concluding with the last of 44 towers in 2051).

The above steps are outlined in Diagram 1 below which shows the current state of the program. This is taken from the communications materials that Homes Victoria has developed to support the program.

Diagram 1: Relocation steps and status



b. Communications about relocations

Since the program commenced Homes Victoria has commenced two tranches of relocations.

The Victorian Government's landmark *Housing Statement* was announced on 20 September 2023. This included the government's plan to redevelop Melbourne's 44 housing towers, identifying the first towers to be redeveloped as the two red brick towers at Carlton, and those at 120 Racecourse Road and 12 Holland Court at Flemington, and 33 Alfred Street in North Melbourne. To advise renters, Homes Victoria:

- door-knocked all 6,700 renters across the 44 towers and provided them information about support available in 14 languages, and how they could access further information and key protections, such as right to return
- provided pop-up stalls in each tower foyer for three days, to ensure renters could talk to staff or ask questions
- sent letters to all households in the towers identified for redevelopment at the time of the announcement on 20 September 2023
- held information sessions hosted by Homes Victoria's CEO and senior housing officials, at North Melbourne and Flemington in October 2023
- sent letters on 17 November 2023 to renters of the towers to be redeveloped in Flemington and North Melbourne, that outlined a range of questions that had been asked at the community information sessions, and provided answers to these questions
- distributed a "High Rise Newsletter" to all towers in November 2023, that included information about the program, renter rights and protections and directed renters to the website for more information
- sent an additional flyer to renters at Flemington and North Melbourne, focused on new homes located near the impacted towers as relocation options.

All written materials were translated into 14 languages and interpreters were used at all events and pop-up stalls.

A year later, announcement of the second tranche coincided with the 20 September 2024 announcement of the *Big Housing Build's next big step to provide more and better homes*.¹⁵ On this day, Homes Victoria advised renters across Flemington, North Melbourne, South Yarra and Richmond of timelines for the first stage of the redevelopment of their precincts. In addition to advising renters, Homes Victoria also advised interested parties including councils and service providers. The announcement was delivered through:

¹⁵ www.homes.vic.gov.au/news/big-housing-builds-next-big-step-provide-more-and-better-homes

- more than 330 direct contacts with renters by phone or door-knock at Richmond and South Yarra
- pop-up stalls held on 20-23 September at four locations, speaking to over 300 renters
- letters to impacted households
- 6,100 letters delivered to all other public housing high-rises
- 700 letters delivered to surrounding social housing
- phone calls / emails to the M9 (metropolitan council) CEOs, the housing, community, homelessness and health sectors.

A selection of materials provided to renters to support their relocation, provide project updates and help stay connected, is listed below including examples in community languages. Images of these documents are provided in **Attachment A**:

- Big Housing Build brochure, next big step (September 2024)
- Big Housing Build FAQs (September 2024)
- Letter to renters on the announcement of relocations completion date (September 2024) (examples in English and Hakka Chinese)
- Big Housing Build letter to surrounding social housing (September 2024)
- Update to community (July 2024)
- Homes Victoria Update Electronic Direct Mail (April 2024)
- High rise redevelopment Community Newsletter (March 2024) (examples in English and Arabic)
- Letter to renters on the commencement of offers of new homes (December 2023)
- High rise redevelopment Community Newsletter (December 2023)
- High-rise redevelopment Community Update (November 2023) (examples in English and Dinka)
- Letter to renters related to the relocation process (November 2023)
- High-rise redevelopment flyer (September 2023).

c. One-on-one support available to relocating renters

Renters will have dedicated support to relocate from their home and remain close by or choose a different neighbourhood in Victoria.

One-on-one relocation support - Getting ready

Homes Victoria's experienced renter relocation and engagement staff work with renters at every stage, starting with understanding individual and household needs and preferences, including:

- preferred location
- preferred tenancy management
- healthcare, age related and disability supports/services
- schools, childcare and jobs
- accessibility needs

- social, cultural and community connections
- transport links and connections.

When it comes time to consider relocation options, Homes Victoria's dedicated relocation team assist renters with alternative housing according to their location preferences, bedroom requirements, health, social and economic needs. Staff provide strong support for renters, before, during and after relocations.

Relocation appointments are not rushed and can be wherever renters feel comfortable, including in their home. Renters are also encouraged through written information about the relocation process and their appointments, to bring a support person, such as:

- a friend/family member
- a representative from either the Victorian Public Tenants Association or Tenants Victoria
- legal representation, with community legal services or the Victorian Aboriginal Legal Service available to provide this service.¹⁶

The relocations team will arrange an interpreter if this is needed, and First Nations residents will also have their connection to country considered as part of the relocations process.¹⁷

The relocations team provide households with the information recorded on their needs and preferences form, following their appointment. Once verified by households, the relocations team support renters to lodge housing applications. Household circumstances change, and as such, housing applications can be updated at any time. These applications are used to look for suitable new homes.

The relocations team identify homes that match the needs and preferences expressed by households. This includes consideration for any special accommodation requirements to ensure a home best meets the household's needs. Renters will have a chance to inspect the property before making a decision to accept an offer of a new home.

This process can take several months for each household, during the period between the announcement of the relocation date for each tower, and the final relocation date.

One-on-one relocation support - Relocation logistics

Before moving day, renters are provided with packing boxes and materials, and removalists will carry out the physical moving of household items and boxes.

Homes Victoria will also arrange and pay for disposal of items renters do not want to take with them.

¹⁶ Example: [C:\Users\vid8sxc\Downloads\Big Housing Build September 2024 -Flemington and North Melbourne letter - English \(1\).pdf](#)

¹⁷ Example: [C:\Users\vid8sxc\Downloads\Renter letter - Flemington & North Melbourne - November 2023 \(3\).pdf](#)

Households are also supported with any change of address administration and to connect to new services, schools and local infrastructure as necessary.

One-on-one relocation support - Additional local service support

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. These organisations have been engaged by Homes Victoria to provide this additional support, and include;

- Better Health Network in South Melbourne,¹⁸
- Cohealth in Melbourne's CBD, inner-North and inner-West¹⁹ and
- North Richmond Community Health.²⁰

One-on-one relocation support – Support to First Nations renters

Homes Victoria has met with First Nations organisations for advice on the best approach to support First Nations households impacted by the high-rise redevelopment. Aboriginal Community Controlled Organisations (ACCOs) will be engaged to provide information and advice directly to First Nations renters of the high public housing towers, on the High-rise Redevelopment Program and relocation process. Renters can choose to either take up that support from these ACCOs or that available from cohealth, Better Health Network and North Richmond Community Health.

Putting renters first - Coming back or right of return

When the new social housing is completed, relocated renters will have a right of return to the neighbourhood depending on their ongoing needs, eligibility and suitability of new homes at that time. Redevelopment of each site will take six to eight years. They can also choose to stay in their relocation home if this suits them better at the time.

This is in accordance with the Public Housing Allocations operational guidelines²¹ and specifically the 'Move Back' section of the 'Relocation Manual, which describes provisions and options for relocated renters who want to return to redeveloped housing'²².

¹⁸ <https://www.bhn.org.au/about-us/>

¹⁹ <https://www.cohealth.org.au/>

²⁰ <https://nrch.com.au/>

²¹ <https://providers.dffh.vic.gov.au/public-housing-allocations-operational-guidelines>

²² <https://providers.dffh.vic.gov.au/relocation-manual>

Putting renters first - Legislative framework underpinning support to relocating renters

As highlighted in the Public Housing Allocations operational guidelines,²³ Homes Victoria and the Department adheres to multiple legislative instruments in its management of social housing. These include but are not limited to:

- the *Housing Act 1983*
- the *Residential Tenancies Act 1997*
- the *Charter of Human Rights and Responsibilities Act 2006*
- the determinations made by the Director pursuant to s 142E of the *Housing Act*²⁴
- the *Privacy and Data Protection Act 2014*
- the *Health Records Act 2001*
- the *Financial Management Act 2006*.

Putting renters first - Engagement and consultation

Homes Victoria employs a range of approaches to engage and consult with renters and communities involved in the High-rise Redevelopment Project in their area. These include Statewide Renter Consultative Committees, Review and Improve Panels, establishing an agreed set of values, onsite community engagement, Community Consultative Committees²⁵ and through the Engage Victoria website.²⁶

a. State-wide Public Housing Renter Consultative Committee

The State-wide Public Housing Renter Consultative Committee was established in 2024 to facilitate in-depth discussions between Homes Victoria and public housing renters throughout Victoria helping to shape the design and delivery of important housing reforms and improvement work.

The Committee serves as a platform for renters across Victoria to share their invaluable insights and provide input into the decision-making process about the public housing services they receive.

The Committee can have between 12-16 renters selected and runs for an 18-month term. The first meeting took place in November 2024 with subsequent meetings following every two months.

²³ <https://providers.dffh.vic.gov.au/public-housing-allocations-operational-guidelines>

²⁴ www.housing.vic.gov.au/sites/default/files/documents/201903/Housing%20Act%201983-amended%20Director%20Determinations%20October%202018_20190325.pdf

²⁵ For example: <https://engage.vic.gov.au/project/north-melbourne-precinct/page/community-consultative-committee>; <https://engage.vic.gov.au/project/flemington-precinct/page/community-consultative-committee>

²⁶ <https://engage.vic.gov.au>

b. Review and Improve Panels

Review and Improve Panels (Scrutineer Panels) act as a 'critical friend' to the department and provide a platform for renter voices to be heard and directly contribute to improving the quality of housing services.

Typically they focus on a specific part of the business or service delivery area. The more defined the topic is, the more impactful their recommendations tend to be.

Renters have expressed their desire and demonstrated the benefit of having their voices heard, and ideas acted on. Review and Improve Panels aim to elevate the voice of renters and allow them to influence the services they receive.

c. Our Communities: Our Values

To strengthen our commitment to ensuring renters are at the centre of the redevelopment, Homes Victoria collaborated with renters, stakeholders and local communities to develop *Our Communities: Our Values*. This charter outlines the values that are important to our renter communities, and sets out how Homes Victoria will work with renters to draw on their lived experience and ideas for the redevelopment of the precincts they will call home. *Our Communities: Our Values* is a true collaboration with our renters, that involved 30 workshops across 21 tower locations, over 700 renter conversations across 400 hours of engagement.

d. Onsite community engagement

In addition to *Our Communities: Our Values*, community engagement workshops are conducted with renters and local community on a site by site basis at key touchpoints during the site's development process.

i. Onsite community engagement - Visioning engagement

In June and July 2024, Homes Victoria asked residents, property owners, the community, the City of Melbourne and other stakeholders what was important to them, as Homes Victoria developed a vision for redevelopment at 20 Elgin and 141 Nicholson Streets ('Elgin Towers'), Carlton.

Homes Victoria asked the community for their thoughts on:

- open spaces
- shared spaces
- private spaces, and
- culture and community.

Homes Victoria held two community drop-in sessions, six renter workshops with local social housing renters, and a design workshop with service providers and key stakeholders.

Visioning engagement - Carlton



This in-person engagement with renters and the Carlton community informed design development and brought community stakeholders on the development journey. This engagement was important to building community understanding, contribution to, participation in and ultimately final satisfaction and acceptance of the redevelopment in their neighbourhood.

Homes Victoria's online survey regarding this first visioning process ran concurrently on the Engage Victoria website.

Through this visioning process, the community asked Homes Victoria to:

- provide places for the community to come together
- make buildings accessible and inviting
- provide gardens and landscaping
- provide sufficient car parking
- prioritise safety and security
- provide housing options for larger families.

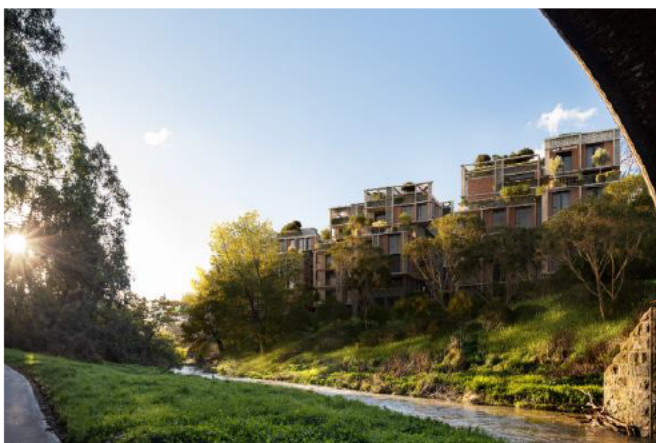
A report on the visioning process for Carlton is available for viewing on the Engage Victoria website at <https://engage.vic.gov.au/project/elgin-towers-carlton/page/engagement-so-far-what-we-heard-and-how-we-are-responding> and is also provided at **Attachment B**.

The feedback from the community helped inform the design, for example through the provision of homes for larger families.

Following the visioning engagement process, Homes Victoria developed conceptual designs for Elgin Towers, Carlton.

A similar visioning engagement process was held for the North Melbourne and Flemington Redevelopment precincts during November and December 2024, and will be held in Richmond and South Yarra ahead of redevelopment.

Visioning engagement - Flemington



ii. Onsite community engagement - Final consultation

During December 2024, Homes Victoria asked for community feedback on the conceptual designs for Elgin Towers, Carlton, to help put the final touches on the design and inform the planning process.

Homes Victoria asked the community for their thoughts on:

- new buildings and homes
- outdoor and shared spaces
- creating a welcoming and secure neighbourhood.

Homes Victoria invited the community to have their say by:

- coming to four community drop-in sessions held in Carlton during December 2024
- filling in the online survey on the Engage Victoria website
- emailing their feedback to engagement@homes.vic.gov.au
- writing to Homes Victoria by post.

Final consultation with community –
conceptual designs drop-in session in
Carlton



A similar phase final engagement process will be held for the North Melbourne and Flemington Redevelopment precincts during 2025 and will be held in Richmond and South Yarra at an appropriate time.

e. Community Consultative Committees

Community Consultative Committees are established as an additional measure to ensure community input to establish a vision for the future development of the local site. In particular the committees are intended to encourage and develop renter voice in collaboration with Homes Victoria.

Community Consultative Committees provide advice to Homes Victoria to:

- assist in communicating with renters and local community through the redevelopment process
- build community connections and partnerships to support community projects, including on-site, and in the wider local community
- provide advice on event planning and community consultation to ensure community engagement events and activities are inclusive and accessible.²⁷

As much as possible, Homes Victoria will seek committees' input to the planning and design phase of the project.

The commitment required of committee members includes:

- meeting eight times over one year
- meeting length up to two hours per meeting
- maintaining membership for one year.

Membership of Community Consultative Committees is sought through the Engage Victoria website and is open to renters, as well as neighbours, community members, people working in the community, and people interested in housing.²⁸

The third Community Consultative Committee for the redevelopment at Elgin Towers, Carlton was held in November 2024 where the design team presented the floorplans and overarching design for the redevelopment, showing committee members how their and other community feedback directly influenced the design. Specifically for Elgin Towers, Carlton, this meant larger apartments up to five bedrooms, as well as additional security features and flexible communal spaces.

²⁷ For example: <https://engage.vic.gov.au/project/north-melbourne-precinct/page/community-consultative-committee>; <https://engage.vic.gov.au/project/flemington-precinct/page/community-consultative-committee>.

²⁸ For examples: <https://engage.vic.gov.au/project/flemington-precinct/page/community-consultative-committee>

Final consultation with community – Carlton Community Consultative Committee reviews conceptual designs



Community Consultative Committees for North Melbourne and Flemington precincts have been established to support planning for redevelopment under way at those sites. Committees will be established for Richmond and South Yarra precincts in 2025 as these areas move into the planning stage, and others will be established as those sites progress.

f. Engage Victoria

The Engage Victoria website invites feedback on redevelopment projects under way during visioning engagement periods for specific sites, as shown below.

- engage.vic.gov.au/flemington-precinct
- engage.vic.gov.au/north-melbourne-precinct
- engage.vic.gov.au/elgin-towers-carlton

Engage Victoria Flemington page

Flemington precinct

We are building a vision for the redevelopment of 120 Racecourse Road and 12 Holland Court at Flemington – and we asked you what is important to you.

REVIEWING FEEDBACK

🕒 CLOSED 22 DECEMBER 2024

Overview

Participate

Timeline

Overview

In coming months and through next year, we will be planning the redevelopment of 12 Holland Court and 120 Racecourse Road to include new open spaces, shared community spaces and homes that are modern, energy efficient and comfortable places to live.

Help shape the future of these new places

Renter and community feedback is important to shape designs and plans.

We want to find out what is important to you about:

- Open spaces – such as places to gather, relax and be outside
- Shared community spaces – such as community rooms, meeting/study areas, gathering places and building foyers
- Private spaces – such as homes that are energy efficient and meet modern living standards.

Engagement so far

In December 2024, we asked residents, property owners, the community, Council and other stakeholders what was important to them, as we developed a vision for the Flemington precinct.

Ideas, insights and feedback from residents, the community and stakeholders will help shape future designs.

We want to understand what is important to you:

- What do you value about Flemington?
- What is important to you in a new home?
- What is important for you to feel safe and secure?
- What is important about shared spaces where the community can come together?

Our online survey was open from Monday 2 December until 11:59pm on Sunday 22 December 2024.

We also held 2 community drop-in sessions, 4 renter workshops, a workshop with council and local agency stakeholders.

A Community Consultative Committee for Flemington is being established.

[Find out more about the community consultative committee](#)

Next steps

We are carefully reviewing the feedback received to guide design plans for the redevelopment. Your input will help make sure the new homes and spaces are accessible, sustainable and well-connected to the community.

+ Follow

🔗 Share

Contact the project team

Homes Victoria
✉ enquiries@homes.vic.gov.au
📄 bighousingbuild.homes.vic.gov.au

Timeline

- ✓ Visioning engagement
Monday 2 December 2024
– 11:59 pm on Sunday 22 December 2024
- Reporting back
February 2025
- Concept design – community engagement
Late 2025
- Reporting back
Late 2025
- Detailed design – exhibition of final design
2026

Putting renters first - Tower asset maintenance

The high-rise towers have both a comprehensive planned maintenance regime and are subject to responsive maintenance as required.

The planned maintenance regime covers elevators, fire services, mechanical plant, electrical infrastructure and hydraulics. The inspection and servicing regime for some of the building services is more frequent or more comprehensive than that required under legislation and accounts for their age, condition and criticality. Inspections for leaks are done every six weeks in towers which are at high risk of the sewers failing. Thermal imaging of main switchboards is undertaken annually, and visual inspections of concrete facades is undertaken every three to five years. Corrective programs are put in place if the condition inspection warrants it.

Critical plant maintenance includes the following:

- lifts serviced every two to four weeks rather than every three months required by legislation
- boilers having a more comprehensive inspection service regime than the manufacturer's recommendations, and
- fire services checks and servicing which done in line with Australian Standards.

Responsive maintenance covers both outages or failures to building services and requests raised by renters for works required within their apartments. Works are responded to on a pre-defined priority basis.

The towers continue to be serviced under the existing maintenance contract. Maintenance and cleaning scope or frequency of works have not been reduced as a result of the redevelopment announcement.

8. Big Housing Build

In November 2020, the Victorian Government announced the \$5.3 billion Big Housing Build, Victoria's largest-ever investment in social and affordable housing, to deliver more than 12,000 new homes throughout the state over four years.²⁹

The High-rise Redevelopment Program is part of the Big Housing Build. The Big Housing Build is achieving the following benefits:

²⁹ www.premier.vic.gov.au/sites/default/files/2020-11/201115%20-%20Victoria%E2%80%99s%20Big%20Housing%20Build.pdf

- improved access to social and affordable housing for Victorians who need it
- improved community connectedness, wellbeing, and independence for vulnerable and low-moderate income Victorians.

Big Housing Build - Delivery models

To support the delivery of the Big Housing Build a number of different delivery models are employed, including:

a. Homes Victoria led projects

These are projects which are planned and implemented directly by Homes Victoria.

b. Community Housing Provider (CHP) projects

Community housing providers are not-for-profit, mission driven organisations. They own, develop and maintain rental housing for people on very low, low and moderate incomes who require social and affordable homes. Community housing and public housing together form the social housing sector. Homes Victoria is partnering with CHPs in the delivery of social and affordable housing under the Big Housing Build.

c. Ground Lease Model (GLM) projects

The Big Housing Build is utilising the Ground Lease Model (GLM), where Homes Victoria leases land to a consortium to finance, design, build, operate and maintain housing on the site for 40 years. The consortium includes a community housing provider to operate and maintain the housing. See also *Section 8* below, under: *Ground Lease Model*.

d. Acquisitions

An approach in which Homes Victoria seeks housing proposals from developers, or purchases properties directly from developers, based on Big Housing Build program objectives.

Homes Victoria is currently developing a Partnership Program whereby CHPs and/or their investment partners are grant funded to construct and own social and affordable housing.

Big Housing Build - Programs

The following programs contribute to the Big Housing Build, supporting the renewal of social housing and increase the availability of affordable homes for Victorians.

a. Public Housing Renewal Program

Victoria's Public Housing Renewal Program (PHRP) was established in 2017 under the *Homes for Victorians*³⁰ strategy and is providing an increase of 10 per cent from existing public housing levels

³⁰ www.vic.gov.au/sites/default/files/2019-08/Homes-for-Victorians.pdf

across the program's sites. This will involve redeveloping old public housing walk-ups,³¹ as well as the construction of new stock, by combining government funding with underlying land value within the sites. This works through developing private housing on the site alongside the new and increased social housing.

One of the key outcomes from the PHRP model is the creation of integrated mixed tenure communities, rather than homogenous estates of public housing alone. These communities include private rental and home ownership at a range of different price points, alongside social housing. The mix of tenure, together with the design of buildings and public spaces, help to combat stigma and address the separation of public housing estates and tenants from the surrounding community that they are a part of.³²

Partnerships and innovation from the private and not-for-profit sectors play a key role in the development of different affordable housing options as the PHRP continues.

Work being undertaken as part of and funded through the PHRP includes redevelopment, in full or in part in Ascot Vale, Brighton, Brunswick West, Hawthorn, Heidelberg West, North Melbourne, Northcote and Prahran.

The PHRP provides relocation options for many of relocating renters. Examples are pictured below.

Dunlop Avenue, Ascot Vale (PHRP)



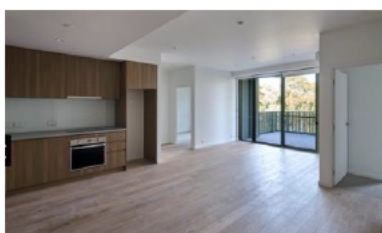
³¹ www.parliament.vic.gov.au/4aeae6/contentassets/ae886a2572a24f70b4cd3fdb772a9f53/submission-documents/s172-government_submission.pdf

³² www.parliament.vic.gov.au/4aeae6/contentassets/ae886a2572a24f70b4cd3fdb772a9f53/submission-documents/s172-government_submission.pdf

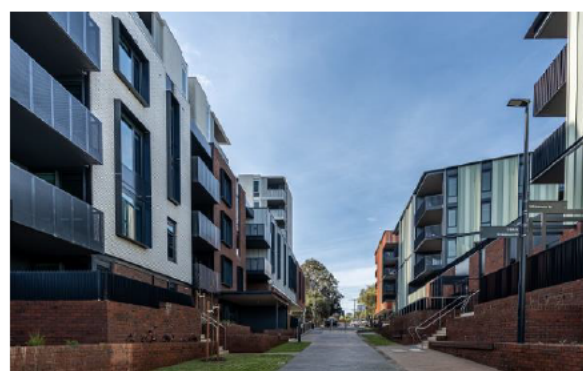
Abbotsford Street, North Melbourne (PHRP): relocation option for renters from 33 Alfred St, North Melbourne.



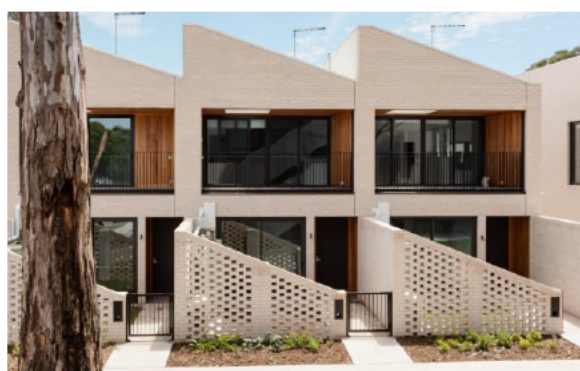
New Street, Brighton (PHRP)



Bills Street, Hawthorn (PHRP)



Tarakan Street, Heidelberg West (PHRP)



Walker Street, Northcote (PHRP)



b. Ground Lease Model

Homes Victoria is delivering new social, affordable and market rental homes at locations across the state through the Ground Lease Model (GLM) Project, which is a first-of-its-kind for social housing in Victoria. The project has been undertaken in two separate stages, GLM 1 and GLM 2.

These developments are providing some additional housing stock for relocation of tower renters and providing a potential model for future site redevelopments across the 44 tower sites and surrounding precincts. Under a GLM, Homes Victoria leases land to a consortium to build, operate and maintain housing on the site for 40 years. The housing is managed and operated by a community housing provider.

These projects are renewing ageing social housing sites by replacing older style dwellings with homes that are modern, energy efficient and designed to suit a range of households.

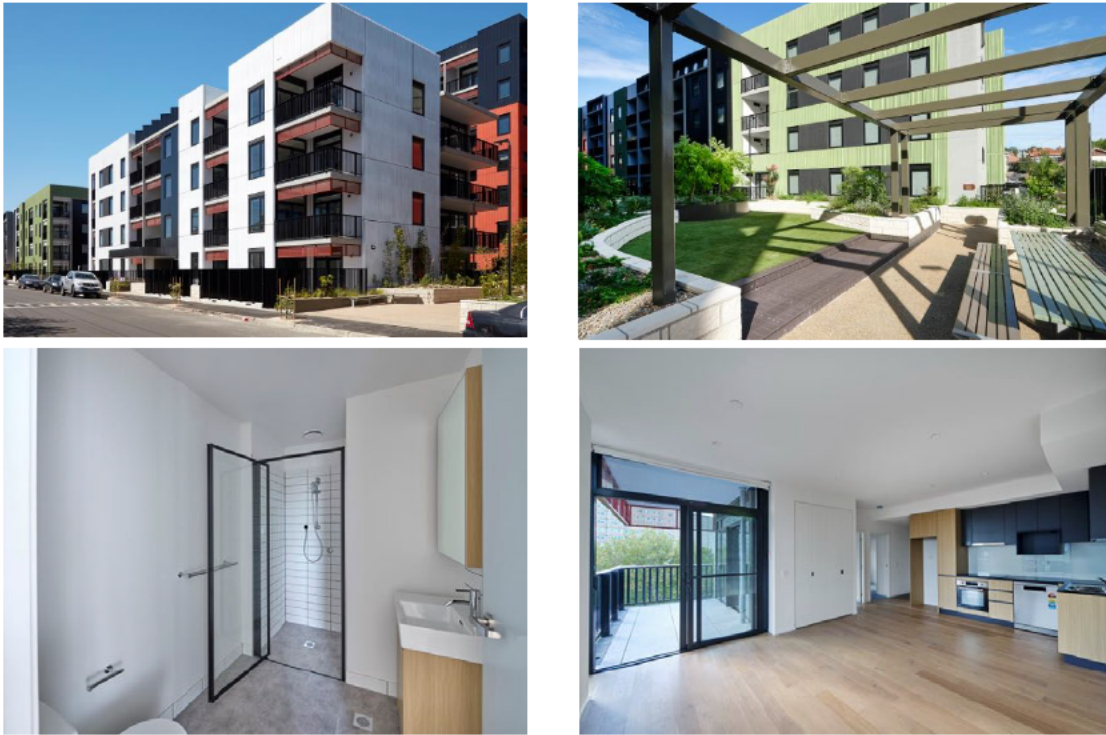
As part of an integrated housing model, there will be a mix of social, affordable and market rental homes across the sites to provide greater diversity in Victoria's rental stock.

The developments are designed to complement and strengthen connections within the local area with features for residents and the community to enjoy. This includes new outdoor spaces like parks and gardens, mixed use rooms such as cafes and co-working spaces, social enterprise opportunities and safe and accessible pathways throughout.

For example, in Flemington, the Victoria Street GLM build delivered 359 entirely new homes comprising 119 affordable and 240 social homes including 1, 2, 3 and 4 bedrooms.³³

³³ www.homes.vic.gov.au/victoria-street-flemington

Victoria Street, Flemington (GLM): Relocation option for renters from 120 Racecourse Road and 12 Holland Court, Flemington



Located 5km from Melbourne's CBD in the City of Moonee Valley, the site is ideally positioned near schools, transport, jobs, community services, shopping precincts and local destinations including Debney's Park and Racecourse Road. New homes are more comfortable and less expensive to heat and cool than the old social housing on the estate, with a 5-star Green Star energy rating,³⁴ and 7-star NatHERS average rating.³⁵

The redevelopment includes safe and publicly accessible open and green spaces, including a gateway park and children's nature play.

At least 5% of new homes at the site will be fully accessible to people with a disability, designed to AS 1428.1 standards compliant with the *Disability Discrimination Act*.

Homes Victoria Ground Lease Model Project 1

The ground lease model project will deliver new social, affordable, specialist disability and market housing at sites in Flemington, Brighton and Prahran.

³⁴ <https://new.gbca.org.au/green-star/rating-system>

³⁵ <https://www.nathers.gov.au>

Homes Victoria has partnered with the community housing and private sectors to deliver 1,110 new homes in Flemington, Brighton and Prahran. The Ground Lease Model Project 1 will build 619 brand new social housing dwellings, 126 affordable homes and 365 market rental homes, including 52 Specialist Disability Accommodation dwellings.

Homes Victoria Ground Lease Model Project 2

Homes Victoria has partnered with the community housing and private sectors to deliver 1,370 new homes at the following Homes Victoria-owned sites:

- Horace Petty Estate in South Yarra
- Essex Street in Prahran
- Bluff Road in Hampton East
- Barak Beacon Estate in Port Melbourne.

The new homes will consist of 659 social homes, 182 affordable homes, and 529 market rental homes, including 56 homes dedicated to Specialist Disability Accommodation.

Bangs Street, Prahran (GLM): Relocation option for renters from 259 Malvern Road, South Yarra







The Bangs Street, Prahran redevelopment has delivered 434 new homes comprising 228 social and 206 market rental homes, including 1, 2, and 3 bedrooms.



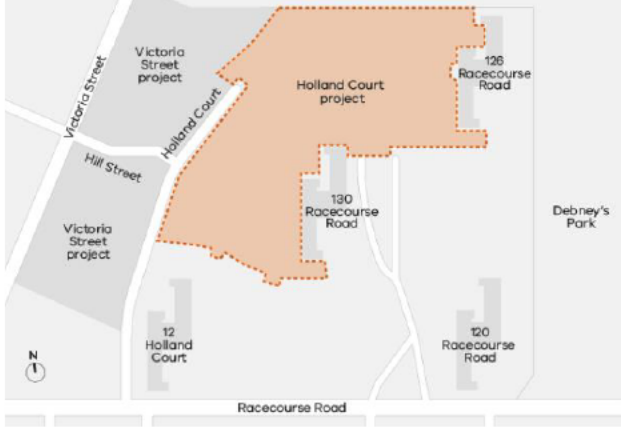


All new homes are more comfortable and less expensive to heat and cool with a 5-star Green Star energy rating, and 7-star NatHERS average rating



Located just 5km from Melbourne's CBD, the Bangs Street, Prahran housing site is ideally positioned near schools, transport, jobs, community services, shopping precincts and local destinations including Prahran Aquatic Centre and Chapel Street

	 <p>New homes at Bangs Street include housing that is designed to be accessible to people with a disability</p>
	 <p>Bangs Street now has better pedestrian connections through the site and to the surrounding neighbourhood</p>

Holland Court, Flemington (GLM): relocation option for renters from 120 Racecourse Road and 12 Holland Court, Flemington

	 <p>The Holland Court project will help tackle housing affordability by providing 286 new homes, including 50 social and 236 affordable homes.</p>  <p>The site is located just 5km from Melbourne's CBD. The 1.9ha site has land capacity to provide more homes for more Victorians, and is ideally positioned close to public transport, jobs, and community services.</p>
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	<p> The new homes at Holland Court will include a mix of 1, 2, 3 bedroom homes to better meet housing demand in Victoria.</p> <p> There will be a new cafe and mixed-use spaces for residents and visitors to enjoy.</p>
	<p> The site will better integrate with surrounding neighbourhood, providing connections to Debney's Park, the Djerring Flemington Hub and a local pocket park.</p> <p> Holland Court will include specialist disability accommodation.</p>
	<p> New social housing at the site will be more comfortable and less expensive to heat and cool with a 5-star Green Star rating, and 7-star NatHERS average rating.</p>
	<p> A new 5,000sqm public park will be developed at the heart of the site, providing a quality green space for the community to meet, enjoy nature and play.</p>

Additionally, the GLM Two Project will deliver:

- 1,370 new social, affordable and market rental homes replacing 502 outdated social dwellings
- locations at Horace Petty in South Yarra, Essex Street in Prahran, Barak and Beacon Road in Port Melbourne and Bluff Road in Hampton East.

9. Mixed tenure developments

The High-rise Redevelopment Project will be delivered through a mixed tenure model, to facilitate the overall increase in the number of social homes across the 44 sites by 10 per cent, while also boosting the number of affordable and market homes across the sites. The Ground Lease Model is one example of mixed tenure development.

The balance of social, affordable and market rental homes will vary from site to site depending on local context and demand but will draw learnings from the GLM Project developments as well as other successful mixed tenure developments such as the Living Carlton and the Kensington Estate redevelopments carried out the 2000s and 2010s.

Carlton Redevelopment project

A project to redevelop old walk ups in Carlton. It has delivered integrated social and private housing, in conjunction with new public parks, a community garden and pedestrian and bicycle pathways.

The redevelopment has been carried out in collaboration between the Living Carlton Consortium and the State, under a Development Agreement structure that has delivered significant benefits to the State.

Progressively developed across nine stages, between 2009 and 2024, the development has delivered a total of 246 social housing apartments and 847 private apartments, a 160 bed aged care facility and approximately 180 independent living units.

Kensington Estate

The Kensington Estate redevelopment took place during the 2000s involving the replacement of one public housing tower and 18 walk-ups (four story buildings) built in the 1960s. Two towers remaining on the estate were upgraded in a separate arrangement.

The finished project resulted in an increase from 694 to 941 units comprising 497 private and 444 social (public and community) housing units.

Officially opened in 2012, the model was the first of its kind in Victoria for its emphasis on housing and social mix, in which:

- The new public and private housing is intended to be indistinguishable, and physically integrated with the surrounding neighbourhood.

- The resulting social mix is intended to reduce the 'place-based disadvantage' that is assumed to occur on public housing estates, and socially integrate public housing tenants with private residents on the estate and in the surrounding neighbourhood.

An evaluation of the Kensington Estate redevelopment was commissioned by the Department of Human Services and conducted by the University of Melbourne Faculty of Architecture Building and Planning. The evaluation report in January 2013³⁶ found that:

- The urban amenity on the estate is high, and the quality of the new public housing is a vast improvement on the old stock. The tower units were given minimal refurbishments under a different government program but have improved landscaping and community spaces at their base.
- Public and private residents are separated into different buildings, which range in size in the new build from 10 to 97 units. These are largely indistinguishable, and physically better integrated with the surrounding neighbourhood.
- The redevelopment has brought about greater pride of place and tenant satisfaction for the 205 households in the public new-build, due largely to the better housing and improved physical environment.
- A combination of improvements to the housing stock, indistinguishable public and private housing, and presence of residents of private housing has led to public tenants reporting a reduced sense of stigma.
- The estate is reasonably well integrated into the surrounding neighbourhood with the extension of some existing streets onto the estate. The connecting streets and walkways on the estate increase its permeability and encourage neighbouring residents to walk through.
- The objectives of the housing mix have been achieved in that new public housing has been built, new private housing has been constructed, landscaping and infrastructure works have been carried out, and the estate as a result is better integrated with the surrounding neighbourhood.

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www.parliament.vic.gov.au/4af77e/contentassets/4d9cc9a6357545cca53abd4c5501917d/kensington_estate_evaluation_jan_2013.pdf

10. Appendices

Appendix 1 – Table of High-rise Redevelopment sites

Council	Towers Division/Suburb	Year Built	Number of Dwellings	Stage of redevelopment
	WEST DIVISION			
Moonee Valley				
	Flemington			
	120 Racecourse Road	1967-69	180	Renters relocating
	12 Holland Court	1965	180	Renters relocating
	29 Crown Street	1973	75	Future redevelopment
	130 Racecourse Road	1967-69	180	Future redevelopment
	126 Racecourse Road	1967-69	178	Future redevelopment
Melbourne				
	North Melbourne			
	33 Alfred Street	1966-69	143	Renters relocating
	12 Sutton Street	1966-69	180	Future redevelopment
	159 Melrose Street	1966-69	107	Future redevelopment
	76 Canning Street	1963	160	Future redevelopment
	Carlton			
	20 Elgin Street	1966-68	98	Deconstruction
	141 Nicholson Street	1966-68	98	Deconstruction
	510 Lygon Street	1956-67	152	Future redevelopment
	530 Lygon Street	1956-67	110	Future redevelopment
	480 Lygon Street	1956-67	180	Future redevelopment
	478 Drummond Street	1956-67	180	Future redevelopment
	Kensington			
	94 Ormond Street	1968-70	95	Future redevelopment

Council	Towers Division/Suburb	Year Built	Number of Dwellings	Stage of redevelopment
	56 Derby Street	1968-70	133	Future redevelopment
Maribyrnong				
	Footscray			
	127 Gordon Street	1972	112	Future redevelopment
Hobsons Bay				
	Williamstown			
	235 Nelson Place	1967	108	Future redevelopment
	63 Hanmer Street	1972	74	Future redevelopment
	NORTH DIVISION			
Merri-bek				
	Brunswick			
	351 Barkly Street	1971	120	Future redevelopment
Yarra				
	Collingwood			
	240 Wellington Street	1971	208	Future redevelopment
	253 Hoddle Street	1971	180	Future redevelopment
	229 Hoddle Street	1971	180	Future redevelopment
	Fitzroy			
	95 Napier Street	1971	200	Future redevelopment
	125 Napier Street	1971	200	Future redevelopment
	140 Brunswick Street	1971	200	Future redevelopment

Council	Towers Division/Suburb	Year Built	Number of Dwellings	Stage of redevelopment
	90 Brunswick Street	1971	198	Future redevelopment
	Richmond			
	106 Elizabeth Street	1973	200	Future redevelopment
	108 Elizabeth Street	1973	200	Future redevelopment
	110 Elizabeth Street	1973	200	Future redevelopment
	112 Elizabeth Street	1973	200	Future redevelopment
	139 Highett Street	1973	220	Renters relocating
Darebin				
	Northcote			
	1 Holmes Street	1971	118	Future redevelopment
	SOUTH DIVISION			
Port Phillip				
	Albert Park			
	150 Victoria Avenue	1967	83	Future redevelopment
	South Melbourne			
	332 Park Street	1969	299	Future redevelopment
	200 Dorcas Street	1962	120	Future redevelopment
	St Kilda			
	150 Inkerman Street	1966	107	Future redevelopment
Stonnington				
	South Yarra			
	1 Surrey Road	1965-68	108	Future redevelopment
	2 Simmons Street	1965-68	144	Future redevelopment
	259 Malvern Road	1965-68	144	Renters relocating

Council	Towers Division/Suburb	Year Built	Number of Dwellings	Stage of redevelopment
	Prahran			
	25 King Street	1974-75	96	Future redevelopment
	27 King Street	1974-75	96	Future redevelopment
	Windsor			
	49 Union Street	1966	115	Future redevelopment
			6659	