

A mix of public and private housing

Dunlop Avenue, Ascot Vale

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The Dunlop Avenue, Ascot Vale project is one of several sites included as part of the Victorian Government's \$185 million Public Housing Renewal Program. The renewal of Dunlop Avenue will see the existing buildings replaced with a mix of public and private homes (including First Home Buyer Housing) that are safe, secure and modern.

Table 1: Summary of proposed housing type and number

Type of housing	Proposed number of dwellings
Public housing	88 (44 %)
Private housing	
Prioritised for First Home Buyers	11 (5.5 %)
Open market	101 (50.5 %)
TOTAL	200

We know that the concentration of disadvantage can lead to poor outcomes for public housing residents across Victoria. The Australian Housing and Urban Research Institute (AHURI) recently looked at the experience of disadvantaged householders in Australia. The institute's research found that having a large number of disadvantaged householders living in the one neighbourhood can have a negative impact on their living experience.

Adding private housing to the site, with better design of buildings and open spaces, will improve the connections between public housing and the surrounding community. It will also increase access to affordable properties in a location that is close to employment opportunities, public transport and other services.

Research¹ suggests that the key positive social outcomes of a mix of public and private tenants in developments are:

- improved educational, economic and life outcomes for children below 13 years:
- positive role models
- reduction in place stigmatisation
- enhanced social integration where parents send children to the same local school.

Maintenance on the existing walk-up buildings on the site is costly. The buildings are uncomfortable in very hot or cold weather and are difficult for many residents to access. In addition to this, an independent report by the Victorian Auditor-General in 2017 found that postponing the renewal of sites like Dunlop Avenue is 'unsustainable'.

The government has committed much-needed funds to address these issues through the renewal of Dunlop Avenue and other sites across Victoria. To get the best possible outcomes with the available funds, the department is adopting a model that will see private housing delivered alongside new public housing.

As part of the renewal of Dunlop Avenue, we are proposing six buildings on the site. Three buildings will be for public housing and the other three will be for private housing. We will integrate these buildings by having shared communal open spaces and car parking areas. Apartments at the ground level will have side gates to the shared communal spaces to encourage residents to use and walk through these spaces.

Each building will have its own secure access.

¹ Chetty, 2015, Wilson, 1987, Jacobs K. et al, 2011, Morris A. et al 2012

Frequently asked questions

Why are you encouraging private development on the estates?

Introducing private housing onto the estates achieves two important things. First, it better integrates the estates with surrounding communities by offering housing to a mix of residents. Secondly, the income from the sale of the private housing helps to fund the renewal of existing public homes and grow the amount of public housing on each site.

Are you selling the land at market value?

The Victorian Government Land Monitor will approve the sale of apartments to make sure they are sold at or above market value. This is supported by an independent assessment of the current market value by the Valuer-General Victoria.

How will the project be reviewed?

The Public Housing Renewal Program is being closely examined by the Department of Treasury and Finance through their Gateway review process. The Gateway process is an intensive and independent review of the program to make sure that we are managing the renewal in the most effective and efficient way.

Will there be fences that separate the shared communal spaces?

The communal spaces will be available for all new residents to enjoy.

Why are there separate buildings for public and private residents?

We've heard through consultation with public housing residents that some are unsure about what it will be like to live in mixed-tenure buildings. They told us that they are worried about not feeling accepted and feeling disconnected from like-minded neighbours. Our priority is to make sure our public housing residents feel safe and secure, and this feedback has led us to this model.

We are proposing a more integrated model in this development similar to what currently exists on site. Once we have completed the project, we will undertake surveys with all residents to find out what's working well, and what areas we can improve on.

Related reports and plans

- Plan 13: Tenant mix and interaction
- Australian Housing and Urban Research Institute (AHURI) Policy Brief 28 August 2017, *Public Housing Renewal and Social Mix*
- Victorian Auditor-General's Report June 2017, *Managing Victoria's Public Housing*

To receive this publication in an accessible format phone 13 11 72, using the National Relay Service 13 36 77 if required, or email housing.renewal@dhhs.vic.gov.au

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