

Victoria Street, Flemington

Ground Lease Model 1 Project

Homes Victoria is delivering new social and affordable housing to give more Victorians a safe and secure place to call home.

Homes Victoria will deliver 359 new homes at the Victoria Street, Flemington housing site including a mix of social and affordable homes. The supply of new homes will help tackle housing affordability and provide safe, secure accommodation for people who need it.

Located just 5km from Melbourne's CBD in the City of Moonee Valley, the Victoria Street, Flemington housing site is ideally positioned near schools, transport, jobs, community services, shopping precincts and local destinations including Debney's Park and Racecourse Road.

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

New housing will be delivered under a Ground Lease Model where Homes Victoria leases land to project partner Building Communities, to finance, build, manage and maintain housing for 40 years, enabling all land to remain in public ownership.



Fast facts



1, 2, 3 and 4
bedroom homes

Open green spaces

new play areas and
landscaped zones



359 new homes
including social housing
and affordable housing.

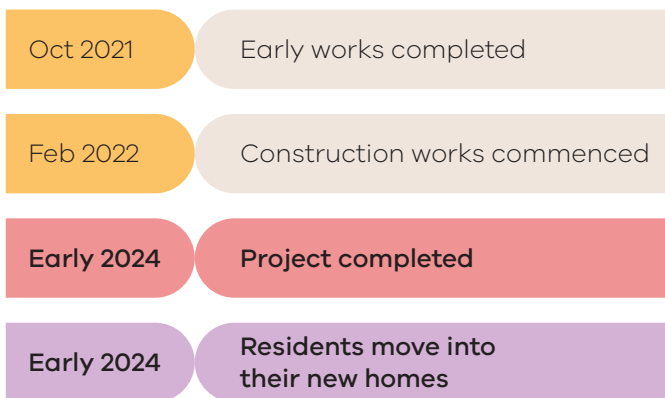
Community engagement

Community engagement is fundamental to the success of this project and continues to be a strong focus as construction progresses.

Engagement on the site dates back to 2016 when Homes Victoria first asked the community for feedback on the future vision of the Flemington Housing site.

During construction, Homes Victoria engages the community by issuing regular newsletters, works notices, and by providing a 24-hour hotline to address resident questions and concerns. A Community Committee was also established throughout the construction phase of the project until 2023. The Committee brought together community members and representatives of local organisations to receive information and provide feedback about the project. Homes Victoria would like to thank Flemington Community Committee members for their support and contribution to this important housing project.

Project timeline



Key features

- 359 new homes, a mix of social and affordable, including a range of 1, 2, 3 and 4 bedroom dwellings.
- The new homes will be more comfortable and less expensive to heat and cool with a 5-star Green Star energy rating, and 7-star NaTHERs average rating.
- Specialist Disability Accommodation
- At least 5% of the new social housing will be accessible to people with a disability.
- Better pedestrian connections through the site to the wider neighbourhood including the upgraded extension of Hill Street between Victoria Street and Holland Court.
- Safe and publicly accessible open and green spaces, including a gateway park and children's nature play.
- New homes will have a minimum Silver certification from Livable Housing Australia.
- New community space available for residents and the local community.
- On-site management.

Find out more



For more information, please go to:
[www.homes.vic.gov.au/
victoria-street-flemington](http://www.homes.vic.gov.au/victoria-street-flemington)

If you have any questions, you can email us at:
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