



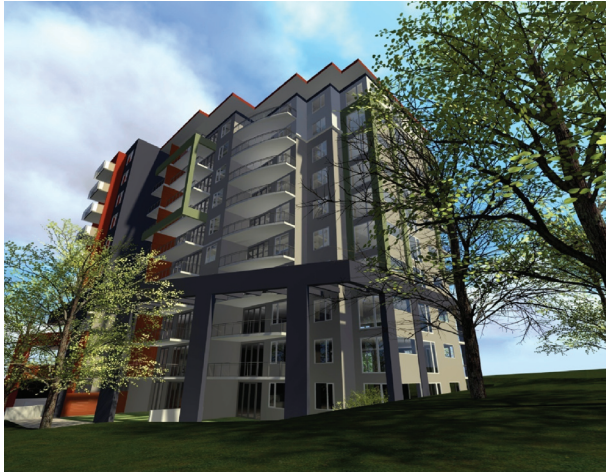
Australian Government

Nation Building

ECONOMIC STIMULUS PLAN

95-99 Tram Road, Doncaster

An innovative development within the Doncaster Hill Activity Centre



Through its Nation Building Economic Stimulus Plan, the Commonwealth Government has provided Victoria with \$1.265 billion to deliver 4500 new rental homes for Victorians on low incomes as well as upgrades and repairs benefitting a further 5600 homes.

Under the initiative, an innovative project to provide 98 apartments for households on low incomes at 95-99 Tram Road is taking place.

We understand there is great interest in this important project and have taken this opportunity to provide some answers to the questions raised by local residents. If you have further queries, please don't hesitate to contact us at info@99tramroad.com.au.

Why is affordable housing earmarked for Doncaster?

The new housing is being built in response to existing high levels of demand for affordable housing in the community. Unfortunately, few communities are immune to this need, with Manningham no exception.

In the Manningham local government area, zero per cent of private rental dwellings are deemed 'affordable'. An affordable private rental dwelling is defined as a suitably-sized dwelling that is within 30 per cent of income for low income households [Rental Report, March quarter 2009, DHS]. The greatest demand in Manningham is for one and two bedroom units and this project will contribute to meeting that need.

Who will live at 95-99 Tram Road?

Loddon Mallee Housing Services Ltd, the housing association that will own and manage the site, accommodates a diverse range of tenants from pension level to working families earning up to \$88,000 per annum. Much of the housing is geared to single people and small families, as well as people with disabilities and older Victorians, who form a significant proportion of people requiring affordable rental housing.

Many of the tenants will already be part of the local community – existing Manningham residents or people who are employed in the Manningham area. Many will be struggling to find rental housing in a tight market and on a waiting list for suitable housing.

What will the building look like?

The architect designed apartments will be built to reflect and comply with the Doncaster Hill Planning Scheme which seeks to develop the area with contemporary high density residential development.

The building will comprise a podium and a higher tower above. All apartments will have an east, west or north facing orientation with no apartment having a south facing orientation only. Fixtures and fittings will be selected for their quality and durability and will have high environmental and energy efficiency ratings. When completed, the building will be six-star energy rated.

Is the location appropriate?

The site is located within the South West Doncaster Boulevard Precinct of the Doncaster Hill Activity Centre, an area identified for intensification and redevelopment within the municipality. The Tram Road development is consistent with the State Government's planning documents *Melbourne 2030* and *Melbourne @ 5 million* and the Manningham City Council's *Doncaster Hill Strategy* (2002).

The site is very accessible to employment opportunities, along with an excellent range of community, retail, and social facilities.

Has planning for the project been fast-tracked?

Planning for this project has not been fast-tracked through the State Government. A valid planning permit for the site was approved by Manningham City Council on 7 May 2009.

What is a housing association?

Housing associations, such as Loddon Mallee Housing Services Ltd, are not-for-profit organisations that own, develop and maintain rental housing for people on low to modest incomes.

Loddon Mallee Housing Services Ltd is one of the leading providers of affordable housing and homelessness services in Victoria. It was the first registered housing association in Victoria and is widely recognised as one of the most innovative and progressive in Australia.

It has more than 600 properties under its management across the state and will contribute 25 per cent of the capital cost of the project with the 75 per cent balance funded through the Nation Building Economic Stimulus Plan.

How will the site be managed?

Contemporary approaches to tenancy management extend beyond collecting rent and maintaining properties, to supporting integration of tenants, developing links with support providers, supporting transition to employment and encouraging tenant involvement.

Loddon Mallee Housing Services Ltd will provide on-site management of the property. The organisation co-ordinates a tenant reference group to which 95-99 Tram Road tenants will be invited to attend.

In addition, it is in the housing association's financial interests to appropriately maintain and manage the property.