



Australian Permanent Mission
to the United Nations
Geneva

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██████████
Officer-In-Charge
Special Procedures Branch
Office of the High Commissioner for Human Rights
Palais des Nations
CH-1211 Geneva 10, Switzerland

Reference AL AUS 6/2026 - Communication from the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context.

Dear ██████████,

I refer to your letter of 17 July (reference AL AUS 6/2026) concerning the Government of Victoria's decision to demolish 44 public housing towers in Melbourne and commitment to redevelop the precincts.

Australia takes its obligations under international human rights law seriously, and is a longstanding party to the International Covenant on Economic, Social and Cultural Rights (ICESCR). Australia is committed to upholding its obligations under ICESCR, including the obligation in Article 11.1 to 'recognize the right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions' and to 'take appropriate steps to ensure the realization of this right, recognizing to this effect the essential importance of international co-operation based on free consent'.

Australia acknowledges its obligation pursuant to Article 2.2 to guarantee that the rights in ICESCR will be exercised 'without discrimination of any kind as to race, colour, sex, language, religion, political or other opinion, national or social origin, property, birth or other status'.

Australia also acknowledges that its obligations under ICESCR extend to all parts of federal States, including the State of Victoria.

Australia notes that under Article 2.1 of ICESCR it is obligated to take steps 'to the maximum of its available resources, with a view to achieving progressively the full realization of the rights recognized in [ICESCR] by all appropriate means, including particularly the adoption of legislative measures.' The Committee on Economic, Social and Cultural Rights (**Committee**) has stated in its General Comment No. 3 that the concept of progressive realisation is 'a recognition of the fact that the full realization of all economic, social and cultural rights will generally not be able to be achieved in a short period of time'.¹

¹ UN Committee on Economic, Social and Cultural Rights, *General Comment No. 3: The Nature of States Parties' Obligations (Art 2, Para. 1, of the Covenant)*, 14 December 1990, UN Doc E/1991/23, paragraph 9.

In relation to the obligation on States Parties to progressively realise the right to an adequate standard of living under ICESCR, the Committee has stated that ‘each State party must decide for itself which means are the most appropriate under the circumstances with respect to each of the rights’, and has referred to States Parties’ *‘margin of appreciation within which to set national economic, social and cultural policies that respect, protect and fulfil the Covenant’*.² The obligation on Australia to progressively realise the right to an adequate standard of living, including adequate housing, and to the continuous improvement of living conditions, is an obligation to ensure the availability, affordability, adequacy and accessibility of the resources required to ensure the fulfilment of that right.³

The concept of adequacy has been considered by the Committee, which in the context of housing has stated that while this is ‘determined in part by social, economic, cultural, climatic, ecological and other factors, the Committee believes that it is nevertheless possible to identify certain aspects of the right that must be taken into account for this purpose’. This includes matters such as legal security of tenure, availability of services, materials, facilities and infrastructure, affordability, habitability, accessibility, location and cultural adequacy.⁴

Australia notes that its attention has been directed to the Committee’s General Comment No. 3 (to which we refer above), General Comment No. 4, General Comment No. 7 and General Comment No. 20, as well as the Guiding Principles on Resettlement. The Australian Government agrees that these documents contain useful principles that can be used to guide States in their implementation of their human rights obligations. Australia also acknowledges the relevance of its human rights obligations contained in the International Covenant on Civil and Political Rights, the Convention on the Rights of the Child, the Convention on the Elimination of All Forms of Discrimination against Women, and the Convention on the Rights of Persons with Disabilities.

Information requested

The Communication conveys certain information about the demolition of public housing towers in Victoria, as well as allegations concerning the process of informing the public housing residents of their relocation, the potential loss of public housing stock, the adequacy of relocation arrangements, and the possible impact of measures on individuals and groups in vulnerable situations, which the Special Rapporteur received from a source not identified in the Communication.

The Special Rapporteur has requested Australia’s observations on those allegations and on nine matters specified on pages 6-7 of the Communication.

In response to those particular questions, and to the Communication more generally, Australia provides the information below, which has been prepared in consultation with the State Government of Victoria, who has responsibility for the public housing towers referenced in the Communication.

² Committee on Economic, Social and Cultural Rights, Letter dated 16 May 2012 addressed by the Chairperson to States Parties to the International Covenant on Economic, Social and Cultural Rights.

³ See, for example, UN Committee on Economic, Social and Cultural Rights, *General Comment No. 4: The Right to Adequate Housing (Art. 11 (1) of the Covenant)*, 13 December 1991, E/1992/23.

⁴ *Ibid.*, paragraph 8.

Question 1 - Additional info

The delivery and maintenance of the public housing projects relevant to the situation outlined by the Special Rapporteur is the responsibility of the State Government of Victoria. Therefore, any decision relating to the management of Victoria's public housing stock is made by the State Government, specifically the Homes Victoria agency that sits under the Victorian Department of Families, Fairness and Housing. Separate to the matter in this Communication, the Australian Government has commitments to fund and deliver additional social and affordable housing across all states and territories in Australia.

Homes Victoria owns and manages 42 older style high-rise public housing towers that are located across 21 sites in 18 suburbs in metropolitan Melbourne. At the commencement of the High-rise Redevelopment Program (HRP) there were 44 towers and now two have been demolished. 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; as well as many of Victoria's Better Apartment Design Standards. Specifically, the towers do not meet current noise, sustainability, seismic, waste and recycling, ventilation, private open space, accessibility and minimum amenity standards.

The HRP is now active across 11 estates with 2 towers demolished and 14 in relocations stage. Relocations will commence in the future for the other 28 towers.

All renters who are required to relocate under the HRP are provided with a home to move into. No renter will be made homeless because of the HRP.

Of the 859 households who have moved 40 per cent have moved into brand new homes. The relocation of renters is in line with their preferences and outlined by tranche in the table below, as at 3 August 2026.

	Tenanted at commencement	Relocated
Tranche 1	484	458
Tranche 2	345	341
Tranche 3	629	60

Question 2 - Legal and policy basis

Social housing in the State of Victoria

Within the State Government of Victoria, Homes Victoria is responsible for social housing in Victoria, which includes public, community and affordable housing. Homes Victoria manages around \$34.6 billion in public housing assets, housing around 116,000 Victorians.

Those assets include Melbourne's 44 high-rise public housing towers (as above, 2 towers that were already vacant at the time of the program's announcement have since been demolished). Each renter in public housing has a residential rental agreement with Homes Victoria, governed by the *Residential Tenancies Act 1997* (Vic) (**Residential Tenancies Act**).

Under this Act, a residential rental provider may give a renter a notice to vacate rented premises only in specific circumstances. This is discussed further in the response to **Question 4**.

See **Attachment A** for further information on the legal context and human rights obligations of Homes Victoria.

Policy context

Housing Statement

Victoria's Housing Statement, The Decade Ahead 2024-2034, announced on 20 September 2023, 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. Pillar 4 of Victoria's Housing Statement commits to more social housing, including retiring the state's 44 ageing high-rise towers across Melbourne and redeveloping the precincts to provide homes that are modern, comfortable and energy efficient.

The Housing Statement states that, once developed, the HRP will boost the number of social homes across these sites by 10 per cent, while also delivering 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.

Studies and assessments

Homes Victoria commissioned and considered expert advice on the towers that supported the conclusion that the towers are reaching the end of their useful lives and no longer fit for modern living. The report developed by MGS Architects "Architectural assessment and retrofit opportunities" (**MGS Report**), which was tabled in the Legislative Council of the Parliament of Victoria on 2 June 2026, outlined (on page 6) that '[b]y the time the last of these towers were completed in the early 1970's using these typologies [known as 'Large Panel System' or 'LPS' towers], their shortcomings were already becoming more understood, and they were falling out of favour. Various case study refurbishments have been trialled over recent decades as the aging nature of LPS towers reach the end of their useful life.'

Further details on the conclusions of the MGS Report can be found in **Attachment B**.

The Supreme Court of Victoria in *Berih v Homes Victoria (No 4)* [2025] VSC 169 has also determined that 'residents must be relocated in order to address the many problems with the Towers, whether the Towers are redeveloped or retrofitted'.

Question 3 - Consultation with affected residents

Homes Victoria is responsible for managing the 42 towers to ensure that they provide decent housing for the people who live in them or may be in need of social housing in Victoria. When considering the needs of renters the prime consideration is every person in Victoria has adequate and appropriate housing at a price within his or her means. Please see **Attachment C** for detailed information on engagement with renters in the first tranche of towers.

General engagement with renters

Homes Victoria considers the participation of renters in the management of public housing and to promote consultation on major housing policy issues. Homes Victoria obtains

information about the renters' needs and interests from a range of sources. Housing officers, the relocations team and maintenance staff speak to renters on a daily basis about issues related to their housing and that information is fed back to the rest of Homes Victoria and used to inform decision-making.

In the redevelopment of the estates a two-stage program of engagement is utilised to inform the planning and development of new homes.

Stage 1 is called visioning where Homes Victoria consults with renters, neighbours, service providers and other stakeholders, including Victoria's First Peoples, on what their priorities are for the project. The feedback from the visioning process is used to inform the design of the new homes. At stage 2 detailed plans are exhibited and feedback is provided which is then considered as planning permission is sought from the Minister for Planning.

Consultation with renters in the relocations process

Every household is assigned a dedicated relocations officer who works closely with them to make sure their new homes suit their needs and preferences. The relocation teams take time to understand the needs of all household members to understand their health, disability, care, cultural and safety needs.

Ongoing investigation by Victorian Ombudsman

Following a referral by the Legislative Council on 17 June 2026, the Victorian Ombudsman will investigate the experiences of residents required to relocate as part of the public housing tower redevelopment program.

The Ombudsman's investigation is examining, among other matters, the Victorian Government's engagement and communications with affected residents, including whether its approach was compatible with residents' human rights

Question 4 - Eviction or relocation

Human rights considerations in the relocations process

Homes Victoria is both a residential rental provider within the meaning of the Residential Tenancies Act and a 'public authority' within the meaning of the Charter and complies with its legal obligations when supporting renters to move home. The Victorian Government is committed to a renter-first approach when supporting households to move home from sites to be redeveloped.

Relocation operational guidelines direct how teams support renters who need to move due to redevelopments. These guidelines outline how renters will be supported to move to a home that meets their eligibility and needs, with the reasonable costs of moving covered, and the support to consider moving back to redeveloped homes.

Human rights considerations when considering action under the Residential Tenancies Act

Homes Victoria makes all reasonable efforts to ensure relocation is achieved by agreement with the renters, so the giving of any notices to vacate is a measure of last resort.

As at 13 August 2026, no notices to vacate have been issued under s 91ZY of the Residential Tenancies Act for demolition to any renters of the public housing towers.

As outlined in the Residential Tenancies Act a notice to vacate is a formal notice that the rental provider wants to end the rental agreement. A rental provider can only give a notice to vacate for certain reasons outlined in Part 2, Division 9 of the Residential Tenancies Act; this includes because the residential rental provider intends to demolish the premises (see s 91ZY of the Residential Tenancies Act).

If a notice to vacate is given, any application for a possession order must be made to the Victorian Civil and Administrative Tribunal (**Tribunal**) for determination under the Residential Tenancies Act. Under ss 330 and 330A of the Residential Tenancies Act, the Tribunal may make a possession order if it is satisfied that, in the circumstances of the particular application, it is reasonable and proportionate to do so, having regard to a number of required considerations and taking into account the interests of, and impact on, both the renter and the residential rental provider. The Tribunal is also a public authority for the purposes of the Charter and, in making a decision, must give proper consideration to a relevant human rights under the Charter.

Homes Victoria's use of notices to vacate under the Residential Tenancies Act is further governed by the Victorian Department of Families, Fairness and Housing (DFFH) Relocation Manual, which requires departmental employees to do the following before giving a notice to vacate to a renter:

- 1) conduct an interview with the renter to ensure they are aware of the reasons the project is required and why their relocation is necessary;
- 2) establish why they do not want to relocate and explore any other housing options such as renting privately or residing with a relation;
- 3) inform them that the Departmental employee will seek approval to serve them with a notice to vacate providing at least 90 days' notice of the date on which they are required to vacate the premises;
- 4) inform them that Homes Victoria will continue to work with them to address their concerns about relocation during the 90-day notice period, and that further offers will be made during this time as and when properties become available; and
- 5) complete the internal procedures within Homes Victoria for the giving of a notice to vacate, which require the completion of Charter assessment to ensure that proper consideration is given to the renter's relevant human rights.

In the event that Homes Victoria issues a notice to vacate to a renter, and the renter declines to vacate the premises, Homes Victoria may apply to the Tribunal for a possession order for the premises under s 322 of the Act. Departmental employees complete a further Charter assessment before any decision is made to apply for a possession order so that proper consideration is given to the renter's relevant human rights.

To obtain a possession order, Homes Victoria must satisfy the Tribunal that Homes Victoria was entitled to give the notice to vacate and that, in the circumstances, it is reasonable and proportionate to make the possession order taking into account (among other things) the

interests of and impact on the renter and Homes Victoria as the residential rental provider. As noted above, in making a decision, the Tribunal must also give proper consideration to relevant human rights under the Charter.

Renters are able, and invited, to access independent legal assistance to support their discussions with the Relocations team.

Question 5 - Relocated housing

Homes Victoria manages the relocation of renters and is committed to a renter-first approach when supporting households who move due to the HRP.

Significant investment has been made into brand new social housing on the Flemington estate, in North Melbourne, on the South Yarra estate and on the Richmond estate that has allowed 40 per cent of relocating renters to move into brand new homes in their local area.

Not all renters would like to remain in the local area, and some take the opportunity to move to other parts of Melbourne.

There are 5 stages to the relocation program:

- 1) Learn more: even if not relocating right now, renters can learn about the process and opportunities as they happen in other neighbourhoods.
- 2) Getting ready: renters start thinking about what they need in their new home. The Homes Victoria relocations team help find them a suitable home.
- 3) Relocating: Homes Victoria will help renters with every part of the move from providing packing materials to covering costs and booking the removalist.
- 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.
- 5) Coming back: renters have the right to return, depending on their needs, eligibility, and the suitability of the new homes.

Where a tenant relocates to alternate accommodation, their entitlement to public housing is not generally affected. Homes Victoria attempts to match housing to a tenant's specific requirements where such a request will not unreasonably delay the redevelopment or other asset management activity.

One-on-one relocation support

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

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

The relocation 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.

In-person relocation appointments

Relocation appointments are not rushed and can be held wherever renters feel comfortable, including in their home. Homes Victoria provides renters with written information about the relocation process and their appointment prior to the appointment. Renters are also encouraged to bring a support person, such as friend/family member, representative from a tenant's association or legal representation.

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.

Identifying suitable properties and making offers of accommodation

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. Special Accommodation Requirements may include property needs such as step-free access, a requirement to be on the ground floor, a need to remain in an area that is close to a person's current medical providers.

Renters will have a chance to inspect the property before making a decision to accept an offer of a new home.

Signing a new rental agreement for the new home

Renters' legal rights are protected under various provisions in the Residential Tenancies Act, including obligations to:

- to disclose certain information to the renter before entering a residential rental agreement (see e.g. s 30D)
- to provide residential rental agreements in a standard form (see e.g. s 26)
- not to include certain prohibited terms in a residential rental agreement (see e.g. s 26A, 27, 27B, 28); and
- to ensure that rented premises comply with prescribed minimum standards on or before the day on which the renter enters into occupation of the premises (see e.g. s 65A) and that the premises are maintained (see e.g. s 68, 70);

Relocation support

Renters are provided with packing boxes and materials, and Homes Victoria funded removalists carry out the physical moving of household items and boxes. Households are also supported with any change of address administration and to connect to new services, schools and local infrastructure as necessary.

Homes Victoria welcomes opportunities to further improve residents' experience of relocation in particular regarding how relocation support available is communicated and delivered to improve equity of access. Homes Victoria have put in place a new program,

called ‘Hand in Hand’ which connects renters with other renters who have recently moved, this provides them with additional advice based on lived experience.

Question 6 - Right to return

Homes Victoria supports the right of return and has provided renters with written advice that they can come back to their current neighbourhood after it is redeveloped if their eligibility and needs are the same and the new homes are suitable.

In Homes Victoria’s experience from previous redevelopment projects, 21 per cent of renters typically exercise a right to return over remaining in the housing they have relocated to, this means that 79 per cent elect to stay in the home that they have relocated into.

Question 7 - Level of public housing

The Housing Statement outlines how the High-rise Redevelopment Program will address the housing crisis by providing a range of housing models to deliver homes for three times as many people including at least 10 per cent more social housing.

Social housing is made up of both public housing and community housing. Public housing is managed by the Government of Victoria, while community housing is managed by registered not-for-profit community housing providers. Despite differences in management, the eligibility requirements for public and community housing are the same, and applications are made for both via the Victorian Housing Register (VHR).

The first two towers, on Elgin and Nicholson St in Carlton, have been demolished and their replacement is on track for delivery by 2028. The project is set to deliver 248 modern, accessible, comfortable and environmentally sustainable apartments across two towers of 15 and 20 storeys, with a broad mix of studios, 1, 2, 3, 4 and 5 bedroom apartments. They are replacing 196 dwellings.

On the basis of the currently committed redevelopment yields for Carlton, Flemington, North Melbourne and South Melbourne a total of 763 social homes will be replaced by 1,879 homes, including 1,079 social homes as integrated developments, including an additional 43 per cent social housing.

Question 8 - Prevent homelessness

All renters who are required to relocate under the HRP are provided with a home to move into. No renter will be made homeless because of the HRP.

The Victorian Government is committed to making homelessness rare, brief and non-recurring commits over \$300 million of funding to specialist homelessness services every year.

Renters have dedicated support to relocating from their home and can elect to remain close by, or choose a different neighbourhood in Victoria.

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. This includes supporting renters to maintain access or connect with health services as needed, finding local community supports, changing schools, childcare, aged and disability care and special accommodation requirement forms.

In the event that a notice to vacate is issued and a possession order sought from the Tribunal, a home that has been assessed by Homes Victoria as meeting the renter's needs is held for the renter to move into.

As at 3 August 2026 a total of 859 households have relocated into replacement homes and 599 households are in the process of relocating.

Question 9 - Vulnerable people

As part of the relocation process, Homes Victoria and the Department of Families, Fairness and Housing work with existing support providers to ensure that the supports will be available in their relocated area.

Homes Victoria and the Department have Special Accommodation Requirements (SAR) policy settings and operational procedures to guide how the specific needs of renters, and their household members, are considered when determining suitable homes and formal offers of housing.

The objective of the SAR policy settings and operational procedures is to understand the unique health and safety needs of renters and their household members.

Homes Victoria invites renters and their household members to submit applications to Homes Victoria, with supporting evidence from treating health practitioners, to outline their current and ongoing requirements within a home, including home size/bedroom requirements, location requirements, and property requirements (including building features for homes within low, medium or high density building complexes).

Homes Victoria is required to give proper consider to the relevant human rights of the household members in accordance with the Charter s38(1) when reviewing and making decisions on requests for special accommodation requirements.

Australia would be pleased to provide more detail on this matter to the Special Rapporteur during the course of 2026 as required.

We trust the above information will be of assistance to the Special Rapporteur in clarifying the matters raised in the Communication.

Yours sincerely,

A large black rectangular box redacting the signature of H.E. Ms Clare Walsh.

H.E. Ms Clare Walsh
Ambassador and Permanent Representative

Attachment A – Additional legal context

Homes Victoria was established under Section 9 of the *Housing Act 1983 (Vic)* (**Housing Act**).

The Chief Executive Officer, Homes Victoria is a statutory office established by s 9(1) of the Housing Act and Homes Victoria is a body corporate consisting of the CEO, Homes Victoria pursuant to s 9(2) and (2A) of the Housing Act.

The objects of the Housing Act are set out in s 6 of the Housing Act. One of the objects is to ensure that every person in Victoria has adequate and appropriate housing at a price within his or her means.

Residential Tenancies Act

Under s 14 of the Housing Act, Homes Victoria is empowered to lease land vested in it, subject to the Residential Tenancies Act.

The Residential Tenancies Act provides a statutory framework governing residential tenancies in Victoria. Under this Act, a residential rental provider may give a renter a notice to vacate rented premises only in specific circumstances.

Among other things, the purposes of the Residential Tenancies Act include defining the rights and duties of residential rental providers and renters of rented premises in Victoria (including Homes Victoria and its renters). In addition, and as discussed further below, where a residential rental provider such as Homes Victoria is also a public authority, it is also subject to the *Charter of Human Rights and Responsibilities Act 2006 (Vic)* (**Charter**). Under s 7 of the Charter, a human right may only be subject under law to such reasonable limits as can be demonstrably justified in a free and democratic society based on human dignity, equality and freedom, and taking into account a range of relevant factors. It is also unlawful under s 38 of the Charter for a public authority to act in a way that is incompatible with a human right or, in making a decision, to fail to give proper consideration to a relevant human right.

Human rights obligations under the Charter

Section 38(1) of the Charter states that 'subject to this section, it is unlawful for a public authority to act in a way that is incompatible with a human right or, in making a decision, to fail to give proper consideration to a relevant human right'.

Homes Victoria is a 'public authority' for the purposes of the Charter.

Rights protected by the Charter include those in sections 8 to 27 of the Charter, which relevantly includes the right not to have one's privacy, family, home or correspondence unlawfully or arbitrarily interfered with (s 13(a)), the right to enjoy one's human rights without discrimination (s 8), the right to protection of families and children (s 17), cultural rights including specific rights for Aboriginal persons (s 19), and property rights (s 20). Under the Charter, these rights may be limited in accordance with the general limitations clause in s 7(2) of the Charter.

The decision of Homes Victoria to implement the HRP in respect of three towers was the subject of a judicial review proceeding brought in January 2024 in the Supreme Court of Victoria.

The Supreme Court dismissed the case, determining that Homes Victoria had given proper consideration to the Charter rights of renters of three of the public housing towers (33 Alfred Street, North Melbourne, 12 Holland Court and 120 Racecourse Road Flemington) in making the decision to implement the HRP (see in *Berih v Homes Victoria (No 4)* [2025] VSC 169).

The judgment was appealed to the Court of Appeal. On 19 December 2025, the Court of Appeal found in favour of Homes Victoria and dismissed the appeal (see *Mallard v Homes Victoria* [2025] VSCA 339).

On 14 May 2026, the High Court granted special leave to appeal on Ground 1 of his appeal (procedural fairness) and refused special leave in relation to Ground 2 (the Charter of Human Rights ground).

The High Court has not yet confirmed a date for the hearing but has provisionally listed the hearing for 7 October 2026.

Attachment B – Conclusions of the MGS Report

Homes Victoria Commissioned MGS Architects to develop a report to investigate the feasibility of retrofitting the Victorian public housing towers. The report developed by MGS Architects “Architectural assessment and retrofit opportunities” (**MGS Report**) concluded:

- 1) the condition of the buildings necessitates very significant interventions, the scope of which would likely trigger permit requirements for upgrading to full code compliance.
- 2) the extent of refurbishment work, when combined with the likely outcomes arising from complimentary structural and infrastructure reviews, would require full relocation of all residents to safely enable the works to be undertaken.
- 3) the existing structure of the buildings, comprising load-bearing precast walls and precast concrete flooring system and low 2.4m floor to underside of slab heights, whilst initially very economic to build, lacks flexibility and limits amenity uplift and options for rearrangement of the apartment internal configuration. The existing floor to floor heights are exceptionally low, resulting in some instances in non-compliant ceiling heights within apartments that cannot reasonably be addressed through retrofit works without major reconstruction.
- 4) options for upgrade, necessarily incorporate non-compliances with contemporary standards that can’t be addressed, such as universal access within the apartments.
- 5) there is no opportunity to optimise units to align the mix with current house-size demands of residents on the Victorian Housing Register (VHR).
- 6) the existing tower typologies, notably the Y-Tower form, through their siting away from street interfaces and footprint, are inefficient in their yield and site utilisation and highly impactful on the amenity of the surrounding public realm through overshadowing and microclimatic wind impacts.
- 7) the extent of retrofit works is very significant, requiring:
 - a) most (poorly performing and degraded) facades to be replaced,
 - b) substantial building additions including balconies and additional stairs and lifts and
 - c) comprehensive renovations to apartment interiors including all rooms and public areas.
 - d) substantial changes to public realm treatments access and ground floors to address Crime Prevention Through Environmental Design Principles, neighbourhood engagement, and contemporary environmental design benchmarks established for the precincts of change in which they are located.

The MGS Report also notes (on page 8) that ‘the choice is not one where we can offer future residents of a refurbished tower an outcome of comparable quality, volume and longevity to a new apartment meeting contemporary design and construction standards. It is also not an option that is achievable without long term relocation from dwellings, unlike international or local examples frequently cited.’

Attachment C – Engagement with renters in the first tranche of the HRP

Homes Victoria engaged with renters in the three towers which were part of the first tranche of the High-rise Redevelopment Program about the options available to them to relocate to other social housing for at least the duration of the works. This has included the following:

1. In September and October 2023, Homes Victoria communicated with renters in the three towers and other tenanted towers about the HRP and the options available to them to relocate to other social housing for at least the duration of the works. This communication included doorknocking every dwelling, establishing physical information booths in communal areas, sending a letter and a text message to renters, and convening two 'town hall' style question and answer community forums at Flemington and North Melbourne.
2. Between November 2023 and June 2024, Homes Victoria ran the "Our Communities: Our Values" program at sites across the three towers, through which renters, neighbours and stakeholders could provide input on how Homes Victoria engages with communities about the HRP. The program involved 23 in-person sessions which were attended by around 700 people. The program also involved an online survey at the Engage Victoria webpage, which had 128 responses, 63 of those being public housing renters.
3. Homes Victoria's relocations team has held pop-up information sessions since September 2023 onsite at the three towers to support renters with the relocation process. These pop-up information sessions took place in the foyer of each of the three towers and provided an opportunity for renters to raise questions in relation to the HRP.
4. In July and August 2024, Homes Victoria ran dedicated sessions in English and in languages other than English to enable renters to learn more about the HRP.
5. In September 2024, Homes Victoria advised renters in the three towers that the redevelopment of the sites would begin in late 2025. The announcement was delivered through direct contact with renters in the form of letters, phone calls, visits to their home and on-site pop-up stalls. Homes Victoria also notified other interested parties of the timelines, including local councils and service providers from the housing, community, homelessness and health sectors.
6. In November and December 2024, Homes Victoria undertook consultation to understand people's visions for the redevelopment across the Flemington and North Melbourne estates.
7. A total of 298 people took part in this consultation in relation to the Flemington estate. This includes 101 people who participated in 7 face-to-face renter engagement sessions and 197 people who completed online surveys and workshops. Homes Victoria also sought and received specific feedback from Traditional Owners, Moonee Valley Council, and renter advocacy groups.
8. A total of 167 people took part in this consultation in relation to the North Melbourne estate. This includes 66 people who participated in 5 face-to-face renter engagement sessions and 101 people who completed online surveys and workshops.

Homes Victoria also sought and received specific written feedback from Traditional Owners, Melbourne City Council and renter advocacy groups.

9. In March and April 2025, Homes Victoria established a new, renter-focused website, which provides a renter-first user experience to easily search by location and find information about their tower, consultations and its redevelopment status.
10. In April 2025, Homes Victoria wrote to all the remaining renters in the three towers and put up posters in the foyers of the buildings to promote upcoming information sessions and the announcement of the next project milestone.