

Bangs Street, Prahran

Ground Lease Model Project

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

Bangs Street, Prahran is located 5 km from the Melbourne CBD in the City of Stonington, close to Prahran and Windsor railway stations, and multiple tram and bus routes, hospitals, education facilities, employment and support services

The renewal of the Bangs Street, Prahran housing site will replace old public housing with well designed, modern social housing and market rental homes that will improve the local area.

The design of the new site incorporates input from the community and will feature modern sustainable design with improved open space and other features that everyone can enjoy.

What is the ground lease model?

The homes are being delivered under a ground lease model - where Homes Victoria will lease the land to the not-for-profit consortium, Building Communities, who will finance, design, build, operate and maintain the new dwellings for 40 years before handing the management of the homes back to Homes Victoria.



Fast Facts



1, 2 and 3
bedroom homes

Open green spaces

new picnic areas and landscaped zones



445 new homes
including social housing
and market rental homes.

Community engagement

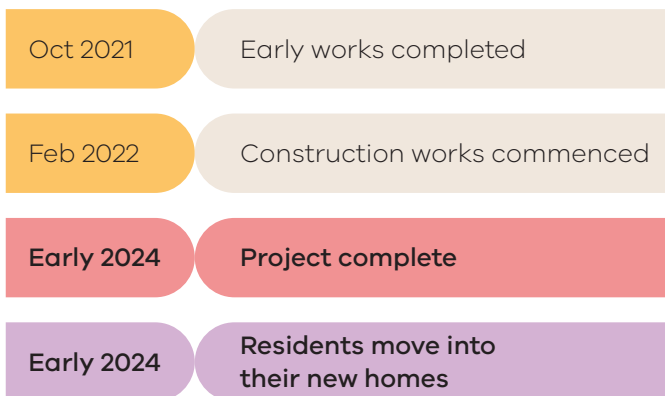
Community engagement is fundamental to the success of this project and continues to be a strong focus as the construction delivery progresses.

Engagement on the site dates back to 2016 when Homes Victoria first asked the community for feedback on the future vision of the Bangs Street, Prahran site.

A Community Committee for the site in Prahran is chaired by Nina Taylor MP and Judith Klepner and was established in 2017. The committee brings together community members and representatives of local organisations to receive information and provide feedback on the project.

Committee meetings are held to align with project milestones and to ensure the community remains up to date with project developments.

Project timeline



Key features

- Mix of social and market rental homes.
- The new homes will be more comfortable and less expensive to heat and cool with a 5-star Green Star rating, and 7-star NaTHERs average rating.
- At least 5% of the new social housing will be designed to be accessible for Victorians with disabilities.
- New shared pedestrian pathway and better pedestrian and cycling connections with the surrounding neighbourhoods.
- Safe and publicly accessible open and green spaces, including 1,500 sqm of new open space providing a connection between Bangs Street and Bendigo Street.
- Sustainable design that makes the most of open space and incorporates feedback from the Office of the Victorian Government Architect.
- New homes will have a minimum Silver certification from Liveable Housing Australia.

Find out more



For more information, please go to:
[homes.vic.gov.au/
bangs-street-prahran](https://homes.vic.gov.au/bangs-street-prahran)

If you have any questions, you can email us at: prahran@homes.vic.gov.au



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