

Meet our partners

Homes Victoria is working with development partner MAB Corporation and community housing provider HousingFirst on the Preston site.

MAB

MAB is one of Australia's leading developers with over 26 years' experience. MAB works with a range of design specialists including architects, landscape architects and traffic engineers to produce new housing that communities can be proud of.



HousingFirst

HousingFirst will manage the social housing at Preston on behalf of Homes Victoria who will continue to own the properties. HousingFirst are a not-for-profit community focused provider, that will provide wrap around services for social housing residents. The HousingFirst holistic and locally focused approach leads the way in supportive tenancy management, asset management and community development in social housing.



Oakover Road, Preston

Community Update

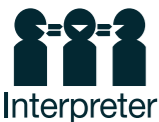
Spring 2022



Artist impression, Oakover Road Preston
May be subject to change

Project Update

As we move into spring, Homes Victoria's housing project at Oakover Road, Preston continues at a steady pace. The development will grow the supply of social housing in the inner north.



Interpreter

To receive this publication in an accessible or interpreted format, please call **1300 650 172** or email preston@homes.vic.gov.au



Find out more

Email to register for project updates or send your questions to:

preston@homes.vic.gov.au

For more information, go to:

homes.vic.gov.au



In total, there will be 296 high quality homes that are comfortable, secure and meet accessibility standards. All future homes at the site will carry a 5-star Green Star rating and a 7-star NatHERS average rating, making them less expensive to heat and cool.

The Preston project includes 52 dwellings constructed under the Nightingale model. In collaboration with MAB and Homes Victoria, Nightingale Housing at Preston Crossing ensures the project has a diversity of community and architecture. A not-for-profit developer, Nightingale Housing is highly regarded for delivering affordable and sustainable homes in northern Melbourne.

First home buyers were given exclusive, priority access to purchase a home at the Preston site.

Once complete, the Preston project will deliver a significant uplift in social housing homes.

Key features of the development:

- Safe and publicly accessible green spaces
- Pathways connecting new homes to streets, footpaths and bike paths
- Communal rooftop gardens
- New street furniture, lighting, and landscaping including durable, high-quality materials
- An artist studio and gallery space.

Homes Victoria acknowledges the Traditional Custodians of the land upon which this housing is being built. We pay our respects to their Elders past, present, and emerging.



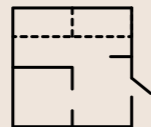
Authorised and published by the Victorian Government, 1 Treasury Place, Melbourne. © State of Victoria, Homes Victoria (Director of Housing), October 2022. Printed by Finsbury Green, Melbourne Victoria (HV019722)



Fast Facts



1, 2 and 3
bedroom homes



2 and 3 bedroom homes
with flexible design options
for families

Improved

accessibility for
those with
disability



Open spaces



99

new social
housing homes



7 star
NatHERS avg.
rating



5 star
Green Star
rating

gas-free
homes



Communal
rooftop garden
and lounge



HousingFirst

Onsite support
for tenants



Preston goes gas-free!

The Oakover Road, Preston, project will deliver more energy efficient homes by going gas-free. All-electric technology has many benefits and helps to future proof the development.

The new homes will meet:

- **Average 7-star Nationwide House Energy Rating Scheme (NatHERS)** energy efficiency standard to ensure a comfortable living environment and low energy costs
- **5-star Green Star** As Built certification

- New social housing designed in accordance with the **Livable Housing Design Guidelines - Gold Level**
- New shared **green and open spaces**.

The precinct also includes rooftop solar panels.

Oakover Road in Preston will be one of the first social housing projects in Victoria to achieve this high standard of environmental design. This means lower energy costs for tenants and less carbon into the environment. New homes will also stay cooler in summer and warmer in winter.

Construction update

The new Oakover Road, Preston development is progressing well.

With demolition and planning now complete, the project is now in the construction and delivery phase.

Currently, three of the four stages at Oakover Road, Preston are under construction, including:

- New social housing apartments designed by Hayball to be completed within the first stage of development
- Nightingale market apartments designed by Breathe Architecture
- Market townhouses designed by Archier

The final stage of market housing, consisting of apartments and townhouses designed by Hayball, is anticipated to commence construction in mid-2023.

Key construction activities completed and upcoming include:

- Full site establishment
- Services, foundations and ground slab construction to Stage 1
- Precast installation and suspended slabs to Stage 1
- In-ground services and foundations to Stage 2 and Stage 3

PROJECT TIMELINE

- **May 2022**
Construction of social housing commenced
- **Mid 2022**
Two tower cranes installed
- **Late 2023 / Early 2024**
Completion of social housing

