



UNITY HOUSING DEVELOPMENT PORTFOLIO

The following
are examples of
developments that
have been produced
by Unity Housing.



The listed
developments
have produced
354 dwellings with
total project costs
in excess of \$110
million.



Our Purpose

We provide affordable, safe and secure homes for South Australians on low incomes. We build partnerships to create tenancies that promote viable and sustainable communities.



Our Values

Respect and Social Justice

Innovation and Creativity

Collaboration and Partnerships

Transparent and Ethical

Leadership and Professionalism

Empowering and Respectful

2017

BLAIR ATHOL

Location
Ashburton Street,
Blair Athol



Completion: September 2017

Project cost: \$3.5 million

Dwelling mix: On a compact 2,030 square metre site, the project delivered eight mixed housing outcomes of:

- two new three-bedroom Silver Standard group homes for people living with disability
- two new three-bedroom community housing rental properties
- four new three-bedroom dwellings sold to the first home buyers' market

Target group: The project delivered a successful mixed tenure model that integrates social housing renters, affordable housing owners, and group homes for people with disabilities.

Partners: Oryx Property, South Australian Housing Trust, Renewal SA, EBL Disability Services

Awards: 2018 Urban Development Institute of Australia (UDIA SA): Award for Excellence in Community Housing

Project Summary: This innovative and award-winning project was delivered without the need for any government funding contribution. This was achieved by leveraging the sale of four obsolete social housing dwellings and the reinvestment of the realised funds to purchase and develop land through Renewal SA's Renewing Our Streets and Suburbs (ROSAS) program.

This \$3.5 million project achieved an overall housing uplift of eight properties and achieved the principal objective of creating two new purpose-built disability group homes integrated with social and market housing.

2015

BOWDEN

Location
Seventh Street,
Bowden



Completion: March 2015

Project cost: \$13.1m

Dwelling mix: Comprises 42 apartments: 26 for long-term affordable rental homes (19 one-bedroom, 7 two-bedroom) and 16 for affordable sale to the private market

Target group: Key workers on modest incomes. The Nexus Apartments also feature 16 apartments for sale to the private market, creating a mixed-tenure community of long-term renters and home owners

Partners: Buildtec Group; Community Sector Banking; NRAS

Project Summary: In partnership with Buildtec Group, Unity Housing completed the Nexus Apartments development, located within the Bowden precinct and overlooking the North Adelaide parklands. Having invested \$13.1 million in this high-quality housing development, Unity Housing own and manage 26 apartments that provide long-term affordable rental homes for eligible people and families on modest incomes.

2014

ST CLAIR

Location
Post Parade,
St Clair



Completion: September 2014

Project cost: \$4m

Dwelling mix: 15 apartments

Target group: People on low to medium incomes

Partners: Buildtec Group; Bank Australia; NRAS; CWLTH HAF

Project Summary: Comprising 15 apartments, the one-bedroom and two-bedroom homes offer low to moderate income earners outstanding quality and affordable accommodation close to public transport and amenities such as shopping centres, schools and health services.

The developments were supported by the Commonwealth Housing Affordability Fund (HAF) and National Rental Affordability Scheme (NRAS) funds, along with the State Government's NRAS contribution.



2014

ST CLAIR

Location
Brocas Avenue,
St Clair



Completion: September 2014

Project cost: \$4.8m

Dwelling mix: 14 townhouses

Target group: People on low to medium incomes

Partners: AV Jennings; Community Sector Banking; CWLTH HAF; NRAS

Award: AV Jennings and Unity Housing – Best Affordable Development in SA. Winner UDIA Affordable Housing Award 2014

Project Summary: Comprising 14 two-bedroom townhouses which offer low to moderate income earners outstanding quality accommodation close to public transport and amenities such as shopping centres, schools and health services.

The developments were supported by the Commonwealth Housing Affordability Fund (HAF) and National Rental Affordability Scheme (NRAS) funds, along with the State Government's NRAS contribution.

2014

NORTHERN REGION

Locations

Incorporating
Port Augusta; Melrose;
Whyalla; Booleroo Centre;
Peterborough;
Port Pirie; Laura;
Gladstone; Jamestown;
Burra; Saddleworth



JAMESTOWN



PETERBOROUGH



BOOLEROO CENTRE

Completion: December 2014

Project cost: \$22m

Dwelling mix: 102 homes (80 Unity Housing; 22 market)

Target group: 60 rented to key workers and 20 to older South Australians and people living with a disability

Partners: Devine Group; Rosedale Homes and Wahlstedt Quality Homes; HomeStart Finance

Awards: 2015 AHI Award of Excellence: Housing Development; 2015 PowerHousing Award: Leadership and Innovation

Project Summary: Unity Housing's Northern Region Affordable Rental Initiative delivers in 11 communities in the mid-north region. This project supported expanding industries and fostered economic development for regional South Australia.

The projects also offered each of the 80 homes a 1.5kW photovoltaic solar generation system to reduce tenant electricity bills by up to 50 per cent.

The project is an innovative partnership driven by Unity Housing between the Commonwealth Government, the South Australian State Government, regional councils, the corporate sector and Regional Development Australia.



2012

KILBURN

Location
Way Street,
Kilburn

Completion: April 2012

Project cost: \$0.87m

Dwelling mix: 3 attached houses

Target group: People with mental illness or psychiatric disability

Partners: HomeStart Finance; SA Health; NRAS

Project Summary: This project delivers three NRAS properties constructed by Unity Housing in the northern, western, eastern and north eastern metropolitan area for the Mental Health Unit of SA

Health for the Housing and Accommodation Support Partnership (HASP) program.

Allocation decisions are made by the Mental Health Allocations Committee in each region. Unity Housing and the local psychosocial support provider are members of these committees. Support providers are Neami National and Life Without Barriers.

These developments were supported by the State Government Major Reform Unit through the NRAS Housing and Accommodation Support Partnership (HASP) program and NRAS Program 2.



2011

LIGHTSVIEW

Location
North Parkway,
Lightsvie

Completion: June 2011

Project cost: \$1.16m

Dwelling mix: 4 units

Target group: People with mental illness or psychiatric disability

Partners: HomeStart Finance; SA Health; NRAS

Project Summary: This project delivers four NRAS properties constructed by Unity Housing in the northern, western, eastern and north eastern metropolitan area for the Mental Health Unit of SA

Health for the Housing and Accommodation Support Partnership (HASP) program.

Allocation decisions are made by the Mental Health Allocations Committee in each region. Unity Housing and the local psychosocial support provider are members of these committees. Support providers are Neami National and Life Without Barriers.

These developments were supported by the State Government Major Reform Unit through the NRAS Housing and Accommodation Support Partnership (HASP) program and NRAS Program 2.



2011

LIGHTSVIEW

Location
Corunna Lane,
Lightsview

Completion: June 2011

Project cost: \$1.11m

Dwelling mix: 4 units

Target group: People with mental illness or psychiatric disability

Partners: HomeStart Finance; SA Health; NRAS

Project Summary: This project delivers four NRAS properties constructed by Unity Housing in the northern, western, eastern and north eastern metropolitan area for the Mental Health Unit of SA

Health for the Housing and Accommodation Support Partnership (HASP) program.

Allocation decisions are made by the Mental Health Allocations Committee in each region. Unity Housing and the local psychosocial support provider are members of these committees. Support providers are Neami National and Life Without Barriers.

These developments were supported by the State Government Major Reform Unit through the NRAS Housing and Accommodation Support Partnership (HASP) program and NRAS Program 2.



2011

SALISBURY

Location
Wiggins Avenue,
Salisbury

Completion: March 2012

Project cost: \$1.32m

Dwelling mix: 6 attached houses

Target group: People with mental illness or psychiatric disability

Partners: HomeStart Finance; SA Health; NRAS

Project Summary: This project delivers six NRAS properties constructed by Unity Housing in the northern, western, eastern and north eastern metropolitan area for the Mental Health Unit of SA Health for the Housing and Accommodation Support Partnership (HASP) program.

Allocation decisions are made by the Mental Health Allocations Committee in each region. Unity Housing and the local psychosocial support provider are members of these committees. Support providers are Neami National and Life Without Barriers.



2011

CBD

Location
The Globe
Apartments
Synagogue Place,
Adelaide

Completion: December 2011

Project cost: \$20.9m

Dwelling mix: 78 units in a 15-level residential building

Target group: Student accommodation and low income tenants

Partners: Bank Australia; Hindmarsh Group; NRAS; The Wyatt Benevolent Institution Inc.

Project Summary: A multi-storey apartment building containing 78 two-bedroom units with shared facilities, including shared laundry, on the first floor.

42 two-bedroom apartments are owned by Unity Housing and 36 two-bedroom apartments were kept by the developer, the Hindmarsh Group, for sale to private investors. Six of Unity Housing's apartments are funded via a High Need Housing Grant and accommodate lower income tenants on an income based rent.

The apartments have been designed primarily as Managed Residential Student Accommodation and were originally managed by UniLodge.

Unity Housing now provides the property management services of the facility and all apartments.



2011

ST CLAIR

Location
Cameo Street,
St Clair

Completion: October 2011

Project cost: \$4.3m

Dwelling mix: 15 attached houses

Target group: People on low to moderate incomes

Partners: HomeStart Finance; The Wyatt Benevolent Institution Inc.; SA Health; NRAS

Project Summary: This project delivers a mix of two and three-bedroom affordable homes to people on low incomes.

These developments were supported by the Commonwealth Government National Rental Affordability Scheme (NRAS) Program 1 & 2.

Six houses were supported by the State Government Major Reform Unit through the NRAS Housing and Accommodation Support Partnership (HASP) program.

2011

ELIZABETH SOUTH

Location

Swan Crescent,
Elizabeth South

Completion: September 2011

Project cost: \$0.91m

Dwelling mix: 4 attached houses

Target group: People with mental illness or psychiatric disability

Partners: HomeStart Finance; SA Health; NRAS

Project Summary: This project delivers four NRAS properties constructed by Unity Housing in the northern, western, eastern and north eastern metropolitan area for the Mental Health Unit of SA

Health for the Housing and Accommodation Support Partnership (HASP) program.

Allocation decisions are made by the Mental Health Allocations Committee in each region. Unity Housing and the local psychosocial support provider are members of these committees. Support providers are Neami National and Life Without Barriers.

These developments were supported by the State Government Major Reform Unit through the NRAS Housing and Accommodation Support Partnership (HASP) program and NRAS Program 2.

2011

GOOLWA NORTH

Location

River Breeze
Estate
Jemison Court
and
Lawrence Street,
Goolwa North

Completion: September 2011

Project cost: \$1.67m

Dwelling mix: 6 houses on individually titled blocks

Target group: People on low to moderate incomes and people living with disabilities

Partners: Federal Government grant through Social Housing National Partnership – High needs grant; State Government grant through Affordable Housing

Innovations Fund (AHIF); Commonwealth Government (NRAS); The Wyatt Benevolent Institution Inc (grant); HomeStart Finance

Project Summary: These houses are tenanted by a range of people from those with significant disabilities requiring support through to families whose need is simply for secure and affordable housing in the right location.

2011

ST CLAIR

Location
Robertson Court,
St Clair

Completion: July 2011

Project cost: \$2.9m

Dwelling mix: 10 townhouses

Target group: People on low to moderate incomes

Partners: HomeStart Finance; NRAS; SA Health

Project Summary: This project delivers three-bedroom townhouses to provide homes for those on low to moderate incomes.

The developments were supported by the Commonwealth Government National Rental Affordability Scheme (NRAS) Program 1 & 2.

Four houses were supported by the State Government Major Reform Unit through the NRAS Housing and Accommodation Support Partnership (HASP) program.

2011

GUMERACHA

Location
Albert Street,
Gumeracha

Completion: June 2011

Project cost: \$1.04m

Dwelling mix: 4 units on a 1500m2 site

Target group: People on low to very low incomes with disabilities, including the aged

Partners: The Wyatt Benevolent Institution Inc.; HomeStart Finance; Adelaide Hills Council (land); NRAS

Project Summary: Gumeracha is a town in the Adelaide Hills with an increased incidence of higher

level disability, around three times the Adelaide Hills Council figure.

Four units are provided for long term accommodation for the local community. Support needs are assessed prior to allocation to be provided by external agencies. The predominant target group is people on low to very low incomes with disabilities, including the aged.

The developments were supported by the State Government Grant through AHU and Commonwealth Government National Rental Affordability Scheme (NRAS) Program 1 & 2.



2011

GILLES PLAINS

Location
Carona Avenue,
Gilles Plains

Completion: June 2011

Project cost: \$1.79m

Dwelling mix: 6 units

Target group: People with mental illness or psychiatric disability

Partners: HomeStart Finance; SA Health; NRAS

Project Summary: This project delivers six NRAS properties constructed by Unity Housing in the northern, western, eastern and north eastern metropolitan area for the Mental Health Unit of SA

Health for the Housing and Accommodation Support Partnership (HASP) program.

Allocation decisions are made by the Mental Health Allocations Committee in each region. Unity Housing and the local psychosocial support provider are members of these committees. Support providers are Neami National and Life Without Barriers.

These developments were supported by the State Government Major Reform Unit through the NRAS Housing and Accommodation Support Partnership (HASP) program and NRAS Program 2.



2011

CBD

Location
Hocking Court
Evans Place,
Adelaide

Completion: February 2011

Project cost: \$3.31m

Dwelling mix: 12 dwellings in a four-level residential inner city apartment block with two car parks

Target group: People on low incomes

Partners: The Wyatt Benevolent Institution Inc.; Adelaide City Council; State Government Grant (AHIU); Bendigo and Adelaide Bank; HomeStart Finance; NRAS

Project Summary: This project delivers 12 units to a range of low income people for long term affordable rental in the City of Adelaide.

This project is an example of the new generation of affordable housing being developed by Unity Housing and its partners in the commercial, philanthropic, State and Commonwealth Governments.

Unity Housing contributed approximately 40 per cent of the total project cost and the Bendigo and Adelaide Bank was a major contributor.

2010

NORTHERN SUBURBS

Location

Walpole Road
Paralowie; Kinross
Avenue Burton;
Chellaston Road
Munno Para West;
Blaess Drive
Paralowie

Completion: September 2010

Project cost: \$1.5m

Dwelling mix: 5 houses

Target group: People on low incomes

Partners: HomeStart Finance; NRAS

Project Summary: The houses in Paralowie, Burton and Munno Para West were built for low income people for long-term affordable rental.

The developments were supported by State Government Grant (AHIP) and NRAS Program 1.

2009

CBD

Location

Logan Street,
Adelaide

Completion: February 2009

Project cost: \$4.06m

Dwelling mix: Apartment block of 16 units

Target group: People on low incomes

Partners: Adelaide City Council; Bendigo and Adelaide Bank; HomeStart Finance; The Wyatt Benevolent Institution Inc.; SA Government AHU; NRAS

Project Summary: Launched in 2009, the Logan Street project is an example of the new generation

of affordable housing being developed by Unity Housing and its partners in the commercial financial, philanthropic, Local, State and Commonwealth Governments. Unity Housing contributed approximately 40 per cent of the total project cost and the Bendigo and Adelaide Bank also made a major financial contribution.

The developments were supported by the Commonwealth Government National Rental Affordability Scheme (NRAS) and SA Government Affordable Housing Innovation funds.

2007

CBD

Location
Selby Street,
Adelaide

Completion: 2007

Project cost: \$1.4m

Dwelling mix: 6 apartments

Target group: Low income vulnerable adults

Partners: Adelaide City Council; SACHA

Project Summary: This project delivers six two-bedroom apartments specifically designed for vulnerable adults on low incomes.

2005

CBD

Location
Hocking Place,
Adelaide

Completion: 2005

Project cost: \$2.6m

Dwelling mix: 15 apartments

Target group: Low income vulnerable adults exiting inner-city boarding house accommodation

Partners: Adelaide City Council (land); SACHA; Capital City Funding for rooftop garden

Project Summary: Delivering 15 apartments in a four-level building featuring a rooftop garden, this ground-breaking project was designed for low income vulnerable adults and can be used to transition from boarding house accommodation.



CBD

Locations

Dawson Court,
Worsnop Avenue
and
Dawkins Place,
Adelaide

Completion: 2003

Project cost: \$9m

Dwelling mix: 16 homes (12 units, 4 houses)

Target group: Frail aged homeless (8 units fully accessible); homeless women and homeless families

Partners: Adelaide City Council; Anglicare SA; SACHA

Project Summary: This project delivers 16 accommodation options including 12 units built to accessible standards and tenanted by frail aged people who were previously homeless. The bulk of these tenants are supported by the Aged City Living Program at Hutt Street Centre or through aged care packages administered by the Anglican Inner City Aged Care Program.

The four townhouses provide homes for women escaping domestic violence, and refugee families.



2003

CBD

Location

Morphett Street,
Adelaide

Completion: 2003

Project cost: \$0.97m

Dwelling mix: 6 apartments

Target group: People on low incomes

Partners: Adelaide City Council (land); SACHA

Project Summary: Delivering six two-bedroom apartments, this project provides homes to people on low incomes.

2002

CBD

Location
Morphett Street,
Adelaide

Completion: 2002

Project cost: \$0.8m

Dwelling mix: 3 residential units and renovated heritage listed cottage

Target group: People on a low incomes

Partners: Adelaide City Council; Bradbrook Constructions (builder); Flightpath Architects

Awards: RAIA Architecture Design Award 2002

Project Summary: This project involved the conservation and adaptation of a rare detached dwelling (1848) and former shop (1857).

This unique project allowed for conservation of a rare and significant building. Adelaide City Council engaged Miller Street Productions to produce and archival film record of the heritage conservation and community housing project. In addition, three new units for those on low incomes were created.

2002

CBD

Location
Halifax Street,
Adelaide

Completion: 2002

Project cost: \$1.8m

Dwelling mix: 9 units

Target group: People on low incomes and homeless women in the inner city

Partners: Flightpath Architects; AJ Chappell (builder); Catherine House; Adelaide City Council; SACHA

Awards: UDIA Design Award 2002

Project Summary: These nine three-storey inner city residential units were developed in partnership with Catherine House women's shelter to deliver secure accommodation for women escaping domestic violence.

AWARDS

2013

Australasian Housing Institute Award for Professional Excellence in Housing:

Unity Housing Community Connect Program – South Australian Leading Tenants' Engagement Practice

Australasian Housing Institute Award for Professional Excellence in Housing:

Unity Housing Community Connect Program Team – Australasian Leading Tenants' Engagement Practice – Highly Commended



2014

Urban Development Institute of Australia:

Affordable Housing Development for Brocas Avenue, St Clair – Unity Housing and AV Jennings



2015

PowerHousing Australia:

Leadership and Innovation – Unity Housing for Northern Region Affordable Housing Initiative

Australasian Housing Institute Award for Professional Excellence in Housing:

South Australian Leading Housing Development Project – Unity Housing for Northern Region Affordable Housing Initiative

Australasian Housing Institute Award for Professional Excellence in Housing:

Australasian Leading Housing Development Project – Unity Housing for Northern Region Affordable Housing Initiative



2017

Australasian Housing Institute:

South Australian Tenant Led Initiative – Unity Housing for Tenant Art Exhibition

Australasian Housing Institute:

South Australian Excellence in Social Housing – Unity Housing and Bedford Alliance

PowerHousing Australia:

Leadership and Innovation – Unity Housing and Bedford Housing Alliance



2018

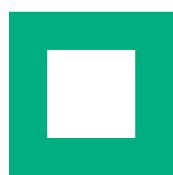
PowerHousing Australia:

Business Partner Award – Oryx Property nominated by Unity Housing

Urban Development Institute of Australia (UDIA SA):

Award for Excellence in Community Housing





UNITY
HOUSING COMPANY

81 OSMOND TERRACE NORWOOD SA 5067

T: (08) 8237 8777

E: ADMIN@UNITYHOUSING.ORG.AU

W: WWW.UNITYHOUSING.ORG.AU