



# UNITY HOUSING DEVELOPMENT PORTFOLIO

Our latest  
property  
additions

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The listed developments  
have produced 537 dwellings  
with a total project value in  
excess of \$167 million.



## Acknowledgement of Country

Unity Housing operates across many of the traditional First Nations lands in South Australia. We acknowledge the Traditional Owners of Country throughout the lands on which we work and live, and pay our respects to their Elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and continuing relationship with the land.

### **Our Purpose**

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



# 2024

## BORDERTOWN

Under Construction – Seventh Street, Bordertown



**Completion** Anticipated June 2025

**Project value** \$790,000

**Dwelling mix** Two houses

**Target group** Affordable housing for people on low to moderate incomes

**Partners** SA Housing Authority; Tatiara District Council; The National Housing Finance and Investment Corporation (NHFIC)

**Project summary** This development saw the transfer of vacant land, from the District Council of Tatiara and the construction of 2 x 4 bedroom affordable housing outcomes (to be rented to eligible tenants at 75 per cent of market rent). The homes will be landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. They will be fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.

# 2022

## HENLEY BEACH SOUTH

Redevelopment Project



**Currently being developed**

Unity Housing, is developing vacant land in Henley Beach South, formerly owned by the South Australian Housing Trust, to create new social and affordable housing for low-income households, as well as market housing.

The mixed residential development replaces old and outdated public housing flats, that were demolished in 2018.

Under the agreement, Unity Housing are financing and developing the site, including building social housing apartments.

**The \$30 million redevelopment will include:**

- 20 townhouses for market sale
- 27 townhouses and apartments to be retained by Unity Housing for social and affordable rental
- 23 apartments for social housing rental, targeted towards senior housing tenants, that will be retained by the South Australian Housing Authority and managed by Unity Housing

Unity Housing is committed to the Environmental, Social, and Governance (ESG) Goals. This will be demonstrated on the Henley Beach South Project in a number of ways, including the installation of Photo Voltaic solar panels on all properties.

# 2022

## MAGILL

Pulford Grove, Magill



**Completion** November 2022

**Project value** \$2.21m

**Dwelling mix** Three houses

**Target group** Affordable housing for people on low to moderate incomes

**Partners** Constructwell Pty Ltd; The National Housing Finance and Investment Corporation (NHFIC); Oryx Property; SA Housing Authority

**Project summary** This development saw the demolition of one existing social housing property and the subdivision of the site into three allotments allowing the construction of three x three-bedroom affordable housing outcomes (rented to eligible tenants at 75 per cent of market rent).

The homes were architecturally designed and have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with a disability. All homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. All homes have been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.



# 2022

## MORPHETTVILLE

Dalby Avenue, Morphettville



**Completion** October 2022

**Project value** \$2.85m

**Dwelling mix** Five houses

**Target group** Affordable housing for people on low to moderate incomes

**Partners** Constructwell Pty Ltd; The National Housing Finance and Investment Corporation (NHFIC); Oryx Property; SA Housing Authority

**Project summary** This development saw the demolition of two existing social housing properties and the subdivision of the site into five allotments allowing the construction of four x two-bedroom town houses and one x two-bedroom affordable housing outcomes (rented to eligible tenants at up to 75% of their income).

The homes were architecturally designed and have been certified at Livable Housing Design Guidelines Gold Level and NDIS Improved Liveability to accommodate tenants living with a disability. All homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. All homes have been fitted with reverse-cycle air conditioning and a 3.7kW solar power system to minimise tenant energy costs.

# 2022

## NORTHFIELD

Hampstead Road, Northfield



**Completion** August 2022

**Project value** \$2.34m

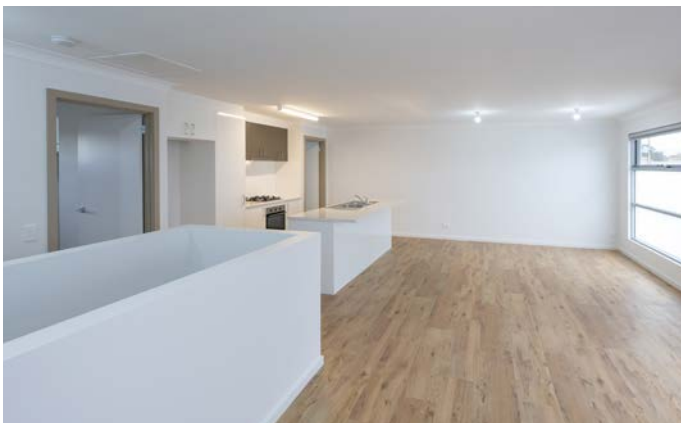
**Dwelling mix** Five houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the waiting list

**Partners** Constructwell Pty Ltd; The National Housing Finance and Investment Corporation (NHFIC); Oryx Property; SA Housing Authority

**Project summary** This development saw the demolition of two existing social housing properties and the subdivision of the site into five allotments allowing the construction of three x two-bedroom and two x two-bedroom social housing outcomes (rented to eligible tenants at up to 25 per cent of their income).

The homes were architecturally designed and have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with disability. All homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. All homes have been fitted with reverse-cycle air-conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.





# 2022

## CAMPBELLTOWN

Cresdee Road, Campbelltown



**Completion** June 2022

**Project value** \$2.73m

**Dwelling mix** Five houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the waiting list

**Partners** Constructwell Pty Ltd; The National Housing Finance and Investment Corporation (NHFIC); Oryx Property; SA Housing Authority

**Project summary** This development saw the demolition of one existing social housing property and the subdivision of the site into five allotments allowing the construction of three x two-bedroom and two x three-bedroom social housing outcomes (rented to eligible tenants at up to 25 per cent of their income).

The homes were architecturally designed and have been certified at Livable Housing Design Guidelines Silver Level and SDA Improved Liveability to accommodate tenants living with disability. All homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. All homes have been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.

# 2022

## MODBURY

Clyde Street, Modbury



**Completion** May 2022

**Project value** \$1.97m

**Dwelling mix** Four houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the waiting list

**Partners** Constructwell Pty Ltd; The National Housing Finance and Investment Corporation (NHFIC); Oryx Property; SA Housing Authority

**Project summary** This development saw the demolition of one existing social housing property and the subdivision of the site into four allotments allowing the construction of two x two-bedroom and two x three-bedroom social housing outcomes (rented to eligible tenants at up to 25 per cent of their income).

The homes were architecturally designed and have been certified at Livable Housing Design Guidelines Silver Level and SDA Improved Liveability to accommodate tenants living with disability. All homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. All homes have been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.



# 2022

## STRATHALBYN

Jersey Way, Strathalbyn



**Completion** April 2022

**Project value** \$1.8m

**Dwelling mix** Four houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the waiting list

**Partners** Constructwell Pty Ltd; The National Housing Finance and Investment Corporation (NHFIC); Oryx Property; SA Housing Authority

**Project summary** This development saw the demolition of one existing social housing outcome and the subdivision of the site into four allotments allowing the construction of one x four-bedroom and three x two-bedroom social housing outcomes (rented to eligible tenants at up to 25 per cent of their income).

The homes were architecturally designed and have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with a disability. All homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. All homes have been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.

# 2021

## CLEARVIEW

Alderney Avenue, Clearview



**Completion** December 2021

**Project value** \$1.09m

**Dwelling mix** Two houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the housing register

**Partners** Constructwell Pty Ltd; Oryx Property; The National Housing Finance and Investment Corporation (NHFIC); SA Housing Authority

**Project summary** The redevelopment of this site saw the demolition of one existing social housing dwelling and subdivision of the site into two allotments allowing the construction of two x four-bedroom social housing outcomes (rented to eligible tenants at up to 25 per cent of income).

Both homes were architecturally designed and have been certified at Livable Housing Design Guidelines Silver Level and SDA Improved Liveability to accommodate tenants living with disability. Both homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. Each home has been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.



# 2021

## ENFIELD

Ward Terrace, Enfield



**Completion** November 2021

**Project value** \$1.2m

**Dwelling mix** Three houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the housing register

**Partners** Constructwell Pty Ltd; Oryx Property; The National Housing Finance and Investment Corporation (NHFIC); SA Housing Authority

**Project summary** The redevelopment of this site saw the demolition of one existing social housing dwelling and subdivision of the site into three allotments allowing the construction of three x two-bedroom social housing outcomes (rented to eligible tenants at up to 25 per cent of income).

All homes were architecturally designed and have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with disability. All homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. Each home has been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.

# 2021

## GREENACRES

Whysall Road, Greenacres



**Completion** October 2021

**Project value** \$1.27m

**Dwelling mix** Three houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the housing register

**Partners** Constructwell Pty Ltd; Oryx Property; The National Housing Finance and Investment Corporation (NHFIC); SA Housing Authority

**Project summary** The redevelopment of this site saw the demolition of one existing social housing dwelling and subdivision of the site into three allotments allowing the construction of two x two-bedroom and one x three-bedroom social housing outcomes (rented to eligible tenants at up to 25 per cent of income).

All homes were architecturally designed and have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with disability. All homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. Each home has been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.



# 2021

## FINDON

Buccleuch Avenue, Findon



**Completion** July 2021

**Project value** \$3.2m

**Dwelling mix** Seven houses

**Target group** Affordable housing for people on low to moderate incomes

**Partners** Constructwell Pty Ltd; Oryx Property; The National Housing Finance and Investment Corporation (NHFIC); SA Housing Authority

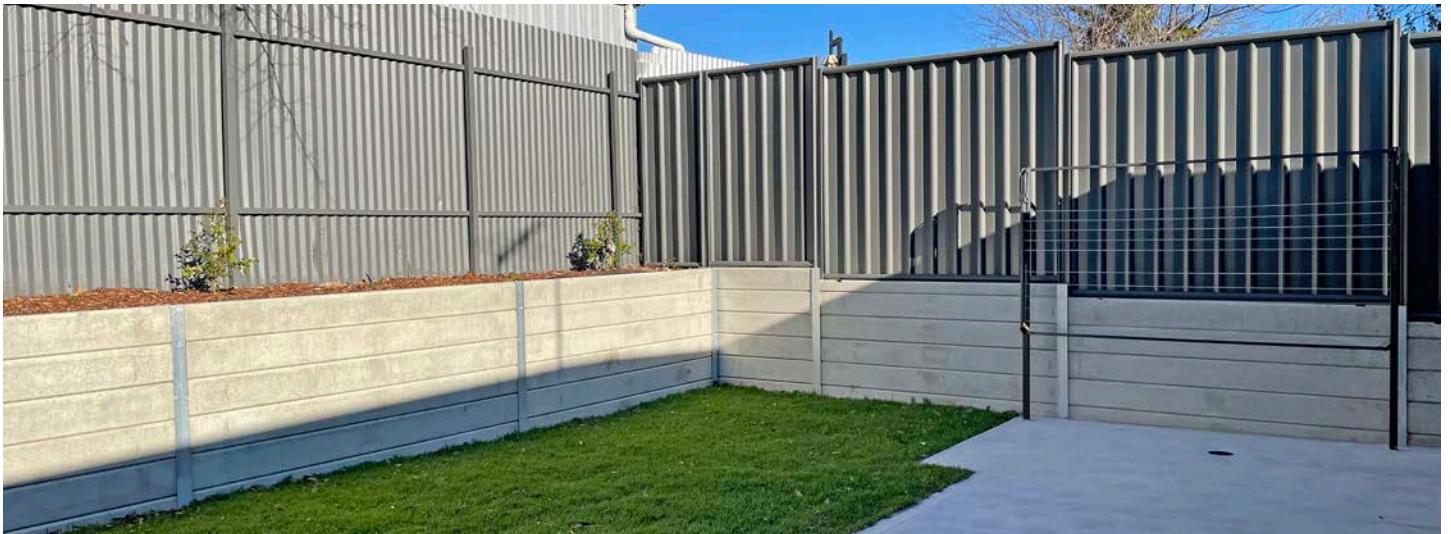
**Project summary** This development saw the creation of seven allotments from the former double unit site to deliver seven townhouses rented to eligible tenants at 75 per cent market rent.

All homes were architecturally designed and have been certified at Livable Housing Design Guidelines Silver Level and SDA Improved Liveability to accommodate tenants living with disability. All homes have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. Each home has been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.

# 2021

## ADELAIDE

North Metro Adelaide



**Completion** June 2021

**Project value** \$425,000

**Dwelling mix** One house

**Target group** Family housing

**Partners** Private Benevolent donation; Constructwell Pty Ltd; Oryx Property; SA Housing Authority

**Project summary** Using a combination of a Private Benevolent donation and Unity Housing investment, this spacious three-bedroom home was constructed specifically for long-term accommodation for a family escaping domestic violence. The home was constructed to Livable Housing Australia Gold Level to cater for tenants living with disability.

The home has been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. The home has also been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.



# 2021

## BEVERLEY

Main Street, Beverley



**Completion** November 2021

**Project value** \$1.01m

**Dwelling mix** Two houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the housing register

**Partners** The National Housing Finance and Investment Corporation (NHFIC); Palumbo Pty Ltd; SA Housing Authority

**Project summary** This development saw the demolition of one existing social housing property and the subdivision of the site into two allotments allowing the construction of one x two-bedroom and one x three-bedroom social housing outcomes. Both homes have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with a disability.

Both properties have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. The homes have been fitted with reverse-cycle air conditioning and 3.7kW solar photovoltaic system to minimise tenant energy costs.



# 2021

## HENDON

Vickers Avenue, Hendon



**Completion** October 2021

**Project value** \$870,000

**Dwelling mix** Two houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the housing register

**Partners** The National Housing Finance and Investment Corporation (NHFIC); Palumbo Pty Ltd; SA Housing Authority



**Project summary** This development saw the demolition of one existing social housing property and the subdivision of the site into two allotments allowing the construction of two x two-bedroom social housing outcomes. Both dwellings have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with disability.

Both properties have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. Both properties have been fitted with reverse-cycle air conditioning and fitted with 3.7kW solar photovoltaic system to minimise tenant energy costs.





# 2021

## ROYAL PARK

Cooke Crescent, Royal Park



**Completion** September 2021

**Project value** \$845,000

**Dwelling mix** Two houses

**Target group** Social housing for people on low incomes classified as Category 1 (urgent housing needs) on the housing register

**Partners** The National Housing Finance and Investment Corporation (NHFIC); Palumbo Pty Ltd; SA Housing Authority

**Project summary** This development saw the demolition of one existing social housing property and the subdivision of the site into two allotments allowing the construction of two x two-bedroom social housing outcomes. Both dwellings have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with disability.

Both properties have been landscaped with drought tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. Both properties have been fitted with reverse-cycle air conditioning and fitted with 3.7kW solar photovoltaic system to minimise tenant energy costs.

# 2021

## WOODVILLE WEST

Nicholls Terrace, Woodville West



**Completion** August 2021

**Project value** \$1.37m

**Dwelling mix** Three houses

**Target group** Affordable housing for people on low to moderate incomes and social housing for people on low incomes classified as Category 1 (urgent housing needs) on the housing register

**Partners** The National Housing Finance and Investment Corporation (NHFIC); Palumbo Pty Ltd; SA Housing Authority

**Project summary** The existing property was demolished and subdivided into three allotments with two x two-bedroom social housing outcomes and one x two-bedroom affordable housing outcome delivered. All three dwellings have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with a disability.

All properties have been landscaped with drought tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. All properties have been fitted with reverse-cycle air conditioning and fitted with 3.7kW solar photovoltaic system to minimise tenant energy costs.





**Completion** July 2021

**Project value** \$1m

**Dwelling mix** Four houses

**Target group** Affordable housing for people on low to moderate incomes

**Partners** The National Housing Finance and Investment Corporation (NHFIC); Palumbo Pty Ltd; SA Housing Authority

**Project summary** The existing property was demolished and subdivided into two allotments with one x two-bedroom and one x three-bedroom affordable housing outcomes delivered. Both dwellings have been certified at Livable Housing Design Guidelines Gold Level and SDA Improved Liveability to accommodate tenants living with disability.

Both properties have been landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. Both properties have been fitted with reverse-cycle air conditioning and fitted with a 3.7kW solar photovoltaic system to minimise tenant energy costs.

# 2017

## BLAIR ATHOL

Ashburton Street, Blair Athol



**Completion** September 2017

**Project value** \$3.5m

**Dwelling mix** Eight houses

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

**Partners** EBL Disability Services; Oryx Property; Renewal SA; South Australian Housing Trust

**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. This \$3.5 million project achieved an overall housing uplift of eight properties:

- 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,
- and achieved the principal objective of creating two new purpose-built disability group homes integrated with social and market housing.



# 2015

## BOWDEN

Seventh Street, Bowden



**Completion** March 2015

**Project value** \$13.1m

**Dwelling mix** 42 apartments

**Target group** Affordable housing for key workers on low to moderate incomes

**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 owns and manages 26 apartments that provide long-term affordable rental homes for eligible people and families on modest incomes. The remaining 16 apartments were sold to the private market, creating a mixed-tenure community of long-term renters and homeowners.

# 2014

## ST CLAIR

Post Parade, St Clair



**Completion** September 2014

**Project value** \$4m

**Dwelling mix** 15 apartments

**Target group** Affordable housing for people on low to moderate 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

Brocas Avenue, St Clair



**Completion** September 2014

**Project value** \$4.8m

**Dwelling mix** 14 townhouses

**Target group** Affordable housing for people on low to moderate 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



PORT AUGUSTA



PETERBOROUGH



MELROSE



PORT PIRIE



WHYALLA



LAURA



BOOLEROO CENTRE



JAMESTOWN



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



GLADSTONE



SADDLEWORTH



GLADSTONE



GLADSTONE



BURRA

**Completion** December 2014

**Project value** \$22m

**Dwelling mix** 102 houses

**Target group** Affordable housing for key workers and people living with disabilities on low to moderate incomes

**Partners** Devine Group; Rossdale Homes and Wahlstedt Quality Homes; HomeStart Finance

**Awards** A2015 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 retained by Unity Housing a 1.5kW photovoltaic solar generation system to reduce tenant electricity bills by up to 50 per cent. 22 homes were sold to market.

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

Way Street, Kilburn



**Completion** April 2012

**Project value** \$870,000

**Dwelling mix** Three houses

**Target group** Affordable housing for people living with mental illness or psychiatric disability on low to moderate incomes

**Partners** HomeStart Finance; SA Health; National Rental Affordability Scheme (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

North Parkway, Lightsview



**Completion** June 2011

**Project value** \$1.16m

**Dwelling** Four units

**Target group** Affordable housing for people living with mental illness or psychiatric disability on low to moderate incomes

**Partners** HomeStart Finance; SA Health; National Rental Affordability Scheme (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

Corunna Lane, Lightsview



**Completion** June 2011

**Project value** \$1.11m

**Dwelling mix** Four units

**Target group** Affordable housing for people living with mental illness or psychiatric disability on low to moderate incomes

**Partners** HomeStart Finance; SA Health; National Rental Affordability Scheme (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

Wiggins Avenue, Salisbury



**Completion** March 2012

**Project value** \$1.32m

**Dwelling mix** Six houses

**Target group** Affordable housing for people living with mental illness or psychiatric disability on low to moderate incomes

**Partners** HomeStart Finance; SA Health; National Rental Affordability Scheme (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

The Globe Apartments Synagogue Place, Adelaide



**Completion** December 2011

**Project value** \$20.9m

**Dwelling mix** 78 apartments

**Target group** Affordable housing for students on low to moderate incomes

**Partners** Bank Australia; Hindmarsh Group; National Rental Affordability Scheme (NRAS); The Wyatt Benevolent Institution Inc.

**Project Summary** A 15 storey residential building containing 78 two-bedroom apartments 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

Cameo Street, St Clair



**Completion** October 2011

**Project value** \$4.3m

**Dwelling mix** 15 houses

**Target group** Affordable housing for people on low to moderate incomes

**Partners** HomeStart Finance; The Wyatt Benevolent Institution Inc.; SA Health; National Rental Affordability Scheme (NRAS)

**Project summary** This project delivers a mix of two and three-bedroom affordable homes. These developments were supported by the Commonwealth Government National Rental Affordability Scheme (NRAS) Program 1 and 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

Swan Crescent, Elizabeth South



**Completion** September 2011

**Project value** \$910,000

**Dwelling mix** Four houses

**Target group** Affordable housing for people living with mental illness or psychiatric disability on low to moderate incomes

**Partners** HomeStart Finance; SA Health; National Rental Affordability Scheme (NRAS)

**Project summary** This project delivers four NRAS properties constructed by Unity Housing in the northern, western, eastern and northeastern 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

River Breeze Estate Jemison Court and Lawrence Street, Goolwa North



**Completion** September 2011

**Project value** \$1.67m

**Dwelling mix** Six houses

**Target group** Affordable housing for people on low to moderate incomes including 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); National Rental Affordability Scheme (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

Robertson Court, St Clair



**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.

**Completion** July 2011

**Project value** \$2.9m

**Dwelling mix** 10 townhouses

**Target group** Affordable housing for people on low to moderate incomes

# 2011

## GUMERACHA

Albert Street, Gumeracha



**Partners** The Wyatt Benevolent Institution Inc.; HomeStart Finance; Adelaide Hills Council (land); National Rental Affordability Scheme (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.

**Completion** June 2011

**Project value** \$1.04m

**Dwelling mix** Four units

**Target group** Affordable housing for people on low to moderate incomes including people living with disabilities and the aged



# 2011

## GILLES PLAINS

Carona Avenue, Gilles Plains



**Partners** HomeStart Finance; SA Health; National Rental Affordability Scheme (NRAS)

**Project summary** Allocation decisions are made by the Mental Health Allocations Committee. Support providers are Neami National and Life Without Barriers. (HASP) program and NRAS Program 2.

**Completion** June 2011

**Project value** \$1.79m

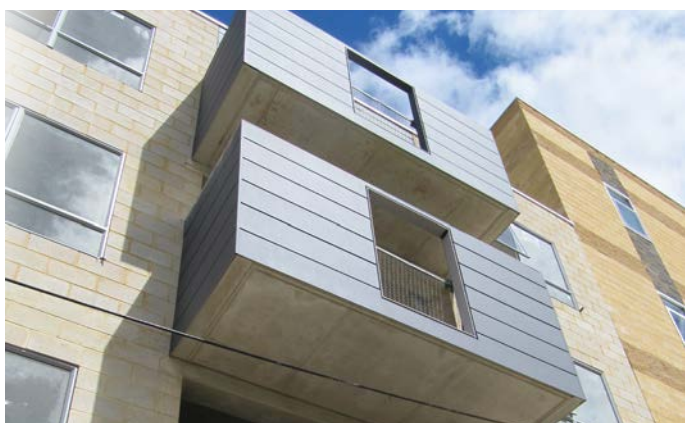
**Dwelling mix** Six units

**Target group** Affordable housing for people living with mental illness or psychiatric disability on low to moderate incomes

# 2011

## CBD

Hocking Court Evans Place, Adelaide



**Partners** The Wyatt Benevolent Institution Inc.; Adelaide City Council; State Government Grant (AHIU); Bendigo and Adelaide Bank; HomeStart Finance; National Rental Affordability Scheme (NRAS)

**Project summary** This project delivers 12 apartments in a four-level residential inner city apartment block with two car parks. 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.

**Completion** February 2011

**Project value** \$3.31m

**Dwelling mix** 12 apartments

**Target group** Affordable housing for people on low to moderate incomes

# 2010

## NORTHERN SUBURBS

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



**Partners** HomeStart Finance; National Rental Affordability Scheme (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.

**Completion** September 2010

**Project value** \$1.5m

**Dwelling mix** Five houses

**Target group** Affordable housing for people on low to moderate incomes

# 2009

## CBD

Logan Street, Adelaide



**Partners** Adelaide City Council; Bendigo and Adelaide Bank; HomeStart Finance; The Wyatt Benevolent Institution Inc.; SA Government AHIU; National Rental Affordability Scheme (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.

**Completion** February 2009

**Project value** \$4.06m

**Dwelling mix** 16 apartments

**Target group** Affordable housing for people on low to moderate incomes



# CBD



SELBY STREET

**Completion** 2007

**Project value** \$1.4m

**Dwelling mix** Six apartments

**Target group** Low-income vulnerable adults

**Partners** Adelaide City Council; SACHA

**Project summary** This project delivers six x two-bedroom apartments specifically designed for vulnerable adults.

**Completion** 2005

**Project value** \$2.6m

**Dwelling mix** 15 apartments

**Target group** Social housing for people on low incomes

**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.



LOGAN STREET

**Completion** 2003

**Project value** \$9m

**Dwelling mix** 16 houses

**Target group** Social housing for people on low incomes

**Partners** 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.



DAWSON CRT, WORSNOP AVE AND DAWKINS PLACE

# CBD



**Completion** 2003

**Project value** \$970,000

**Dwelling mix** Six apartments

**Target group** Social housing for 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.

**Completion** 2002

**Project value** \$800,000

**Dwelling mix** Three units and one renovated heritage listed cottage

**Target group** Social housing for people on low incomes

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

**Awards** RIAA 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 an archival film record of the heritage conservation and community housing project. In addition, three new units for those on low incomes were created.



**Completion** 2002

**Project value** \$1.8m

**Dwelling mix** Nine units

**Target group** Social housing for people on low incomes

**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 the Catherine House women's shelter to deliver secure accommodation for women escaping domestic violence.





# AWARDS

## 2021

### **Australasian Housing Institute:**

**Leading Community Engagement Practice Award** (SA jurisdiction)



## 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**



## 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



## 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



## 2014

### **Urban Development Institute of Australia:**

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





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