

UNITY HOUSING DEVELOPMENT PORTFOLIO



UNITY
HOUSING COMPANY

Our latest
property
additions
Pages 3 – 5



The listed developments have produced 537 dwellings
with a total project value of more than \$186 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 and present. 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

Social Justice

- » We advocate for and actively support fairness, equality, and justice.

Innovation and Creativity

- » We encourage innovation and creativity.

Collaboration and Partnerships

- » We support collaborative efforts and partnerships.

Transparent and Ethical Behaviour

- » We ensure integrity and an ethical approach.

Leadership and Professionalism

- » We lead with vision and integrity and promote professional excellence.

Empowerment and Respect

- » We foster an environment of respect and a focus on empowering others.

Our Strategic Pillars

- » **Empower Tenants**
- » **Develop Housing Portfolio**
- » **Strengthen People and Culture**
- » **Enhance Business Capacity**
- » **Nurture Partnerships**

2025

BORDERTOWN

Seventh Street, Bordertown



Completion July 2025

Project value \$1,050,000

Dwelling mix Two houses

Target group Affordable housing for people on low to moderate incomes

Partners SA Housing Trust; 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 two x four-bedroom affordable housing outcomes. The homes are landscaped with drought-tolerant native plant selections and mulch to maximise water sustainability and minimise the requirement for maintenance. They have been fitted with reverse-cycle air conditioning and a 3.7kW solar photovoltaic system to minimise tenant energy costs.

2025

HENLEY BEACH SOUTH

Henley Beach Road, Henley Beach South



Completion June 2025

Project value \$48m

Dwelling mix 22 affordable rental townhouses and five social rental apartments retained by Unity Housing. 23 social rental apartments for individuals aged 55+, retained by the SA Housing Trust and managed by Unity Housing; and 20 open-market townhouses.

Target group Social and affordable housing for people on low incomes

Partners SA Housing Trust; Centina; City Collective

Project summary In partnership with the SA Housing Trust, Unity Housing's Henley Beach South 'Coast' development transformed 0.9ha of former public housing site into modern, sustainable apartments and townhouses. The mixed housing development replaces 52 outdated public housing flats, built in 1957. The all-electric site includes 700 solar panels, car chargers fitted in Unity Housing's affordable townhouses, and an open green community space and street landscaping. The 28 social housing apartments are built to meet Supported Disability Accommodation 'Improved Liveability' standards.

HENLEY BEACH SOUTH

Henley Beach Road, Henley Beach South



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 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 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 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 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 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.

2021

FINDON

Strathbogie and Drummond Avenues, Findon



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; Rosedale 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, Lightsvie



Completion June 2011

Project value \$1.16m

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

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



Completion July 2011

Project value \$2.9m

Dwelling mix 10 townhouses

Target group Affordable housing for 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

Albert Street, Gumeracha



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

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.

2011

GILLES PLAINS

Carona Avenue, Gilles Plains



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

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.

2011

CBD

Hocking Court Evans Place, Adelaide



Completion February 2011

Project value \$3.31m

Dwelling mix 12 apartments

Target group Affordable housing for people on low to moderate incomes

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.

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 AHU; 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.



LOGAN STREET

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.



DAWSON CRT, WORSNOP AVE AND DAWKINS PLACE

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.

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 RAAI 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

2025

Community Housing Industry Association SA (CHIA SA):
Excellence in Community Housing – Housing Operations Portfolio Structure (HOPS) Project



Australasian Housing Institute (AHI) SA/NT – Brighter Future Awards:
Leading Community Engagement Practice – Millicent Lions Park Placemaking Project (Stage 1)



2025

Australasian Reporting Awards (ARA):
Silver Medal for 2023-24 Annual Report



2024

Community Housing Industry Association SA (CHIA SA):
Excellence in Community Housing – Unity Housing Tesla SAVPP Project Team

Community Housing Industry Association SA (CHIA SA):
Leading Community Development Practice – Street Speak Project Team



2023

Community Housing Industry Association SA (CHIA SA):
Excellence in Community Housing – Unity's Pennington Project



Australasian Housing Institute SA State Award:
Tenant Led Initiative – Our Community Cookbook



AWARDS

2022

PowerHousing Australia:
Modernisation of Built Form
Development – Runner up
Achievement for Community
Housing Asset Renewal
Program (CHARP)



2021

**Australasian Housing
Institute:**
Leading Community
Engagement Practice
(SA jurisdiction)



2018

PowerHousing Australia:
Business Partner – Oryx
Property nominated by Unity
Housing

**Urban Development
Institute of Australia (UDIA
SA):**
Excellence in Community
Housing



AWARDS

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





www.unityhousing.org.au

