

➤ Our Homes

Building a better future

One new home every three days

129 new homes delivered in 2024-25

\$47.5 million investment

A key pillar of Beyond Housing's work towards ending homelessness is increasing supply – simply put, Victoria needs more homes. We are tackling supply by building houses and integrated housing solutions so that, one day, all people will have somewhere to live.

In 2024-25 we completed 129 homes, an average of **one new home every three days**. We are on track to complete a further 150 in the 2025-26 financial year, and 315 more by the end of 2027.

This year we saw the completion of several key projects across the Goulburn Valley and North East of Victoria;

➤ The Wodonga Education First Youth Foyer, a purpose-built, multi-million-dollar facility funded by Homes Victoria that supports 40 young people aged 16 to 24 who are experiencing or at risk of homelessness, and who are committed to engaging in education.

➤ Safe Places Benalla, a Commonwealth Government funded project that provides crisis accommodation for victim survivors of family violence.

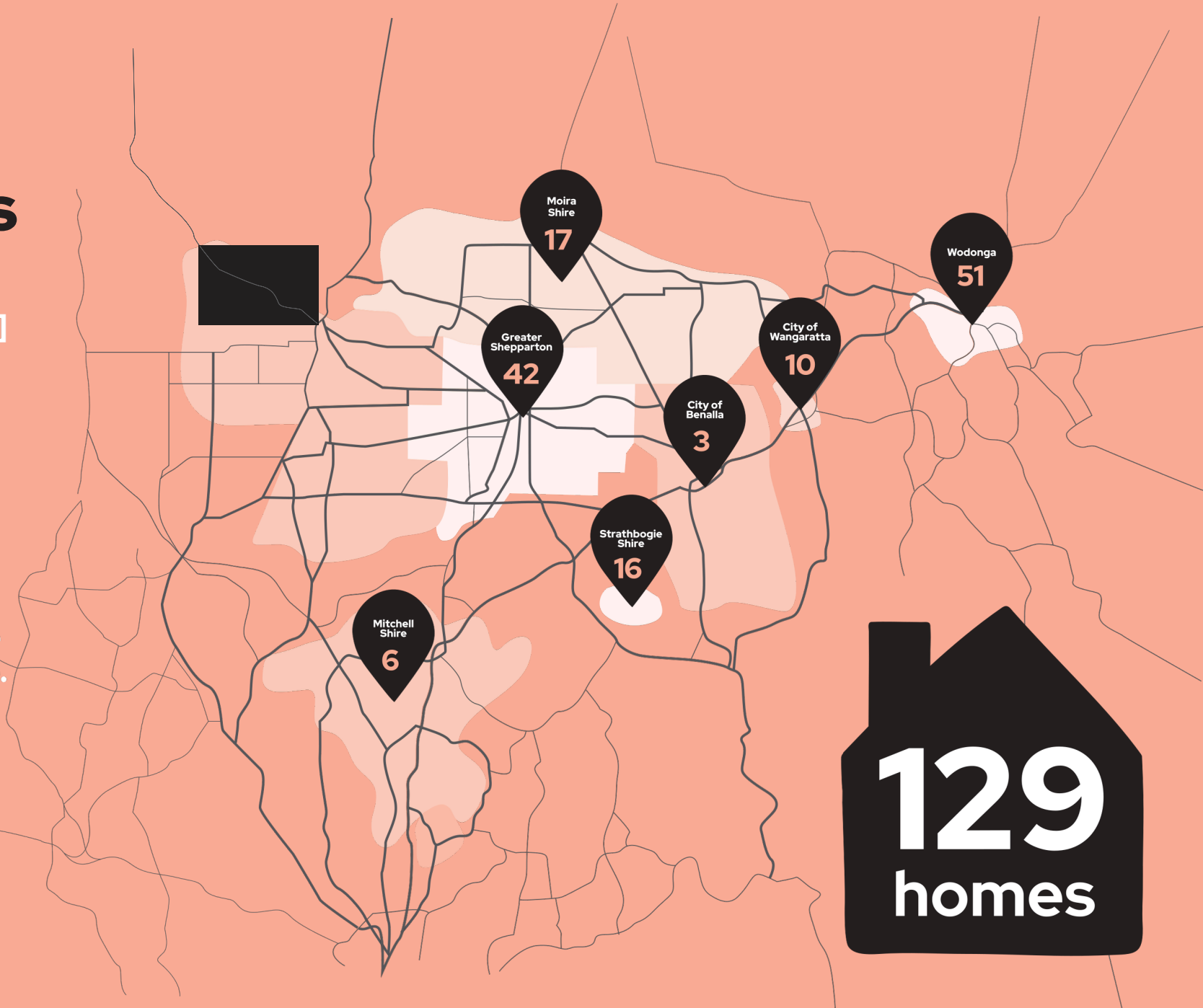
➤ The first of the Victorian Government funded flood recovery projects in Shepparton, with eight homes now tenanted for people affected by the 2022 floods. As part of the same Flood Recovery Program, nine two-bedroom townhouses are due to be completed early in the 2025-26 financial year, with three one-bedroom units also under construction.

➤ Tatura – 18 units of social housing for people on low incomes. A development that focuses on housing local people in the community where they have established connections.



Where we built homes

“[The support workers] from Seymour and Shepparton were extremely helpful and understanding regarding my delicate situation. They went above and beyond their duties to help my daughter and I to move where we needed to be. Thank you, ladies for your gorgeous nature and understanding.”





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Safe Places Benalla

Beyond Housing was successful in a grant application for the federal Department of Social Services' Safe Places program. Using this funding, three suitable dwellings were purchased to be used for crisis accommodation for women and children escaping violence, with support provided by Centre Against Violence.

Each property was purchased outright, and necessary renovations were undertaken to ensure they were fit for purpose as Safe Places emergency accommodation. The properties were then furnished before officially opening for use in May 2025.

These properties are now providing a life changing service for women and children fleeing family violence in the Benalla area.



415
people reported
domestic or family
violence as their
main reason for
presenting to
Beyond Housing

Opening of Flood Recovery Properties

The 2022 floods had a devastating impact on communities across our region.

In the wake of natural disaster, homeless people, and those at risk of homelessness, are even more vulnerable.

Beyond Housing advocated for those in our communities left without shelter, and in partnership with the Victorian Government commenced construction of housing as part of our Flood Recovery Program.

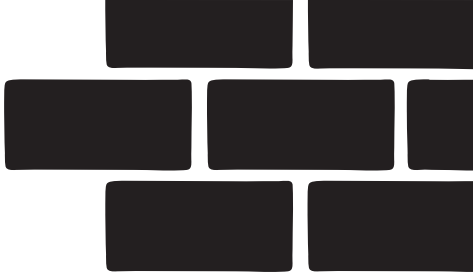
This \$3.39M project, funded by Homes Victoria and Beyond Housing, was completed in December 2024.

The completed development consists of five one-bedroom and three two-bedroom units. Delivered in partnership with Sessions Builders, these homes include solar panels to enhance sustainability and reduce living costs for residents.

As part of the same Flood Recovery Program, nine two-bedroom townhouses are due to be completed early in the 2025-26 financial year, with three one-bedroom units also under construction.



▲
Celia Adams, CEO, Belinda (renter), Jeff & Butch (renter), & The Hon. Harriet Shing, Minister For Housing and Building



➤ Our Homes

Breaking new ground in Shepparton

In December, Beyond Housing was delighted to welcome Minister for Housing and Building, the Hon. Harriet Shing, to officially turn the first sod at our Shepparton site. This landmark project will deliver 15 brand new apartments through the Victorian Government’s \$26 million Regional Supportive Housing Program.

Designed for individuals experiencing chronic homelessness, these homes will be safe, secure, affordable, sustainable, and backed by wraparound supports delivered in partnership with VincentCare, Primary Care Connect, and Rumbalara Aboriginal Co-operative. The development is a first for regional Victoria, showcasing the Victorian Government’s Future Homes initiative. This approach promotes gentle density increases through adaptable, high-quality apartment designs that are light filled, environmentally sustainable, and designed to foster better homes, better neighbours, and better communities. Thanks to a streamlined planning pathway, construction is on track to begin in 2025.

Importantly, the project embraces a Housing First model: securing stable housing as the starting point, then providing person-centred supports tailored to individual needs.

Beyond Housing is proud to be working hand in hand with the State Government, local government, Moretto Building, our support partners, and the Office of the Victorian Government Architect. Together, we are creating a place of stability, dignity, and opportunity - an important step towards ending homelessness in Shepparton.



Where we are building homes

We have commenced our first two modular projects, which involves manufacturing sections of a building off-site in a controlled environment before transporting to the site and assembling the building on site. Modular construction represents a significant shift from traditional building methods, allowing us to reduce construction timelines by 50% while significantly reducing waste and environmental impact. Our modular projects include five units in Glenrowan and five units in Seymour.

127 homes in the next financial year

314 homes to be built by 2027

\$110 million of housing to be delivered by 2027

