

OUR HOUSING CHALLENGE: A BYRON PERSPECTIVE.

**PROPERTY
COLLECTIVES**

A DELIBERATIVE DEVELOPMENT CASE STUDY



HOW DEVELOPING WITHOUT DEVELOPERS CAN DELIVER CHEAPER & BETTER HOUSING.

1. What we do
2. How it works
3. Case study # 1 – The St George Collective
4. Case study # 2 – The Clarke Street Collective
5. Case study # 3 – The Victoria Street Collective
6. Case study # 4 – Citizen-led housing workshops
7. Case study # 5 – Yackandandah
8. Key Learnings

WHAT WE DO.



A CITIZEN-LED
DEVELOPMENT MODEL THAT
BRINGS PEOPLE TOGETHER
TO BUILD INNER-CITY
HOMES AT COST.



**WE EMPOWER LIKE-MINDED
PEOPLE TO TAKE CONTROL OF
THEIR HOUSING CHOICES.**



**TO TAKE CONTROL OF THE
LOCATION, DESIGN, QUALITY
& COST OF THEIR FUTURE
HOMES.**



**THIS IS HOW WE MAKE GOOD
ARCHITECTURE MORE
AFFORDABLE.**

OUR MODEL IS NOT SPECULATIVE

1. Like minded people come together & pool financial resources to buy land & fund their own development



The Next
Collective

Land
Acquisition

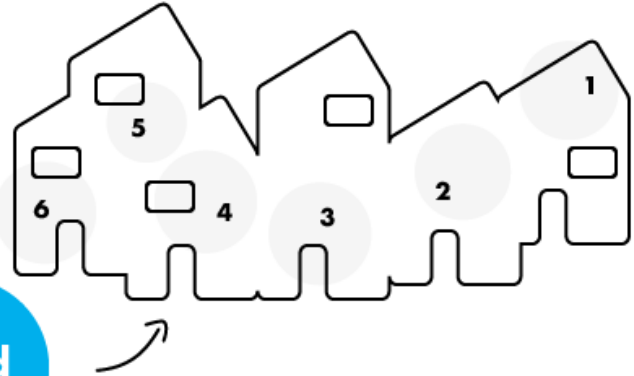
2. The Collective refines their specific needs & controls the design & build of their own project

Planning
Permit

Construction
funding

Build

3. Everyone receives a home customised to their needs at cost





8 COLLECTIVES
BUILDING 54 HOMES WITH 48 PARTICIPANTS
SINCE 2014.

PROJECTS.



2 Union St Brunswick
6 – completion 2019
\$5.4m TDC
\$6.6m GRV



490 Victoria St West
Brunswick
6 – completion 2021
\$4.8m TDC
\$6.2m GRV



11-17 Ireland St
West Melb
8 – completion 2020
\$7.3m TDC
\$8.9m GRV



6-10 Gardiner St
Nth Melb
8 – completion 2020
\$8.5m TDC
\$11m GRV



4 Strettle St Thornbury
6 – completion 2019
\$5.8m TDC
\$7.2m GRV



16 Clarendon St
Thornbury
6 – completion 2020
\$6.06m TDC
\$7.15m GRV



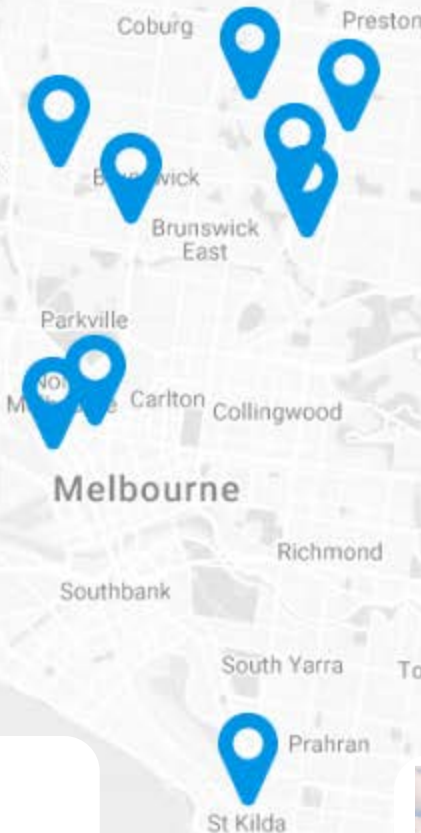
121 Clarke St Northcote
7 – completion 2018
\$7m TDC
\$8.5m GRV



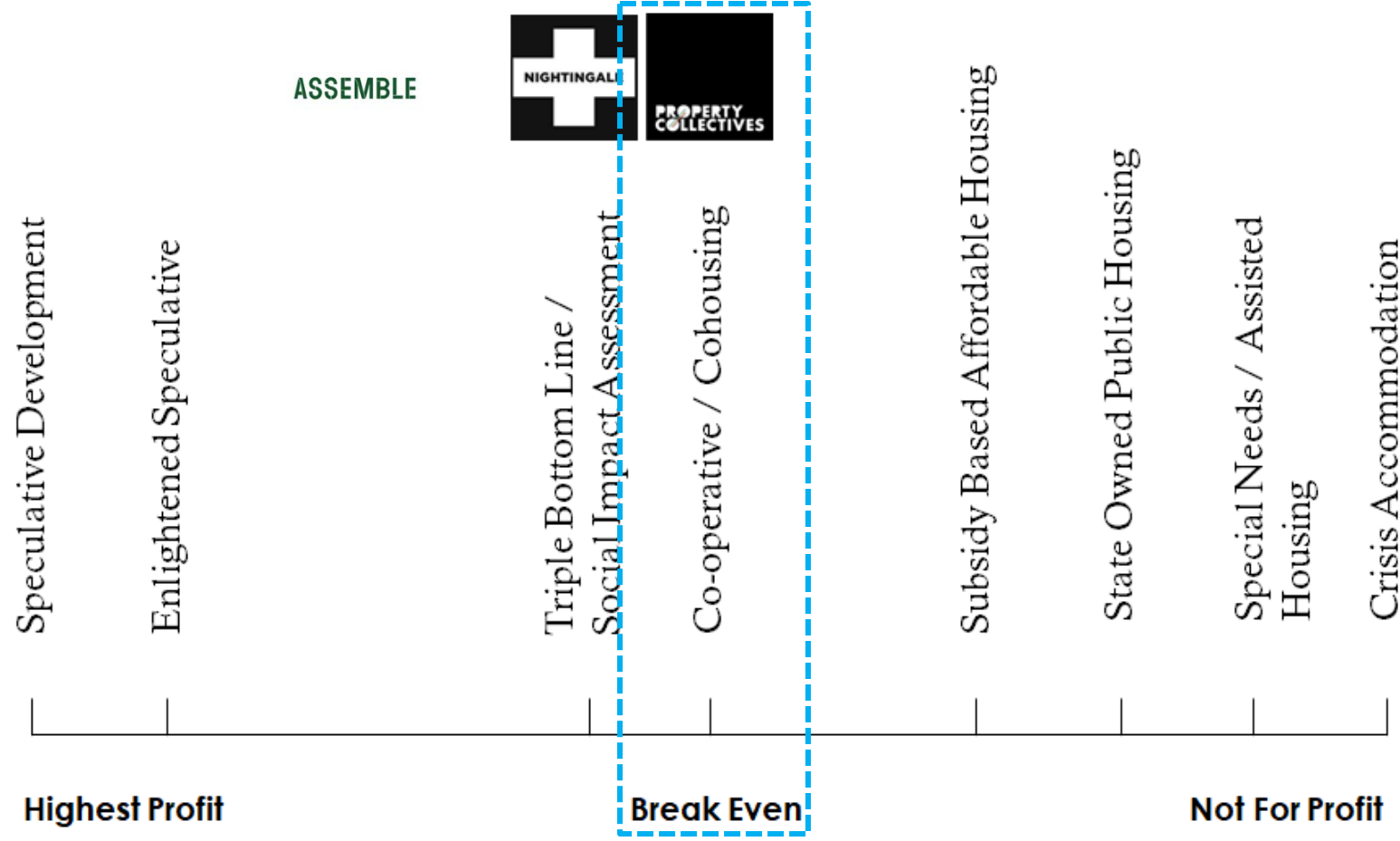
132 St Georges Rd
Northcote
4 – completed 2013
\$2.5m TDC
\$3m GRV



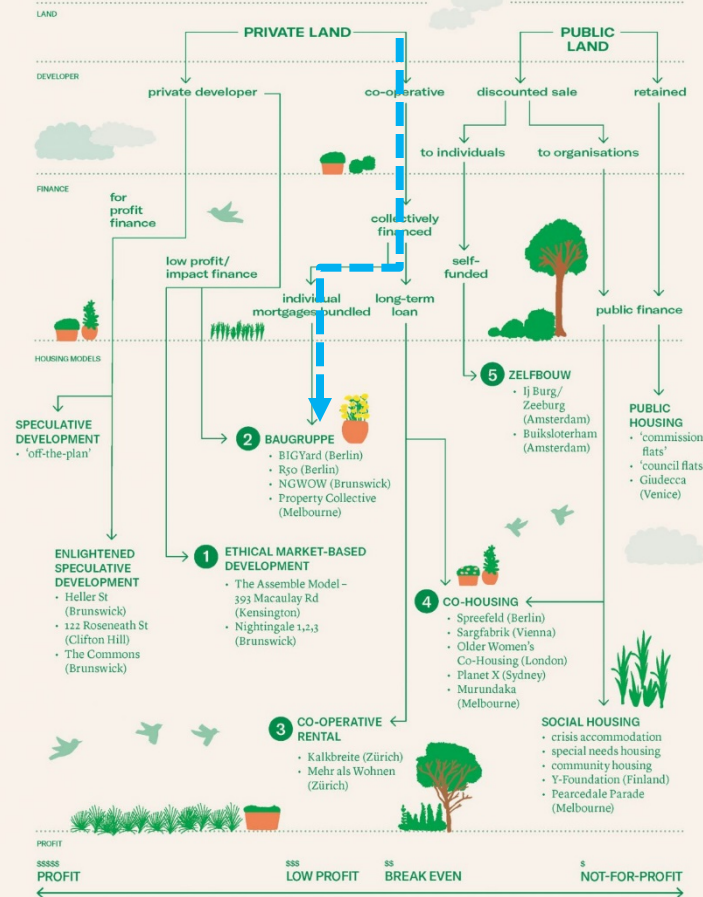
60A Barkly St StKilda
7 – completion 2019
\$7.5m TDC
\$9.2m GRV



FORM FOLLOWS FINANCE.

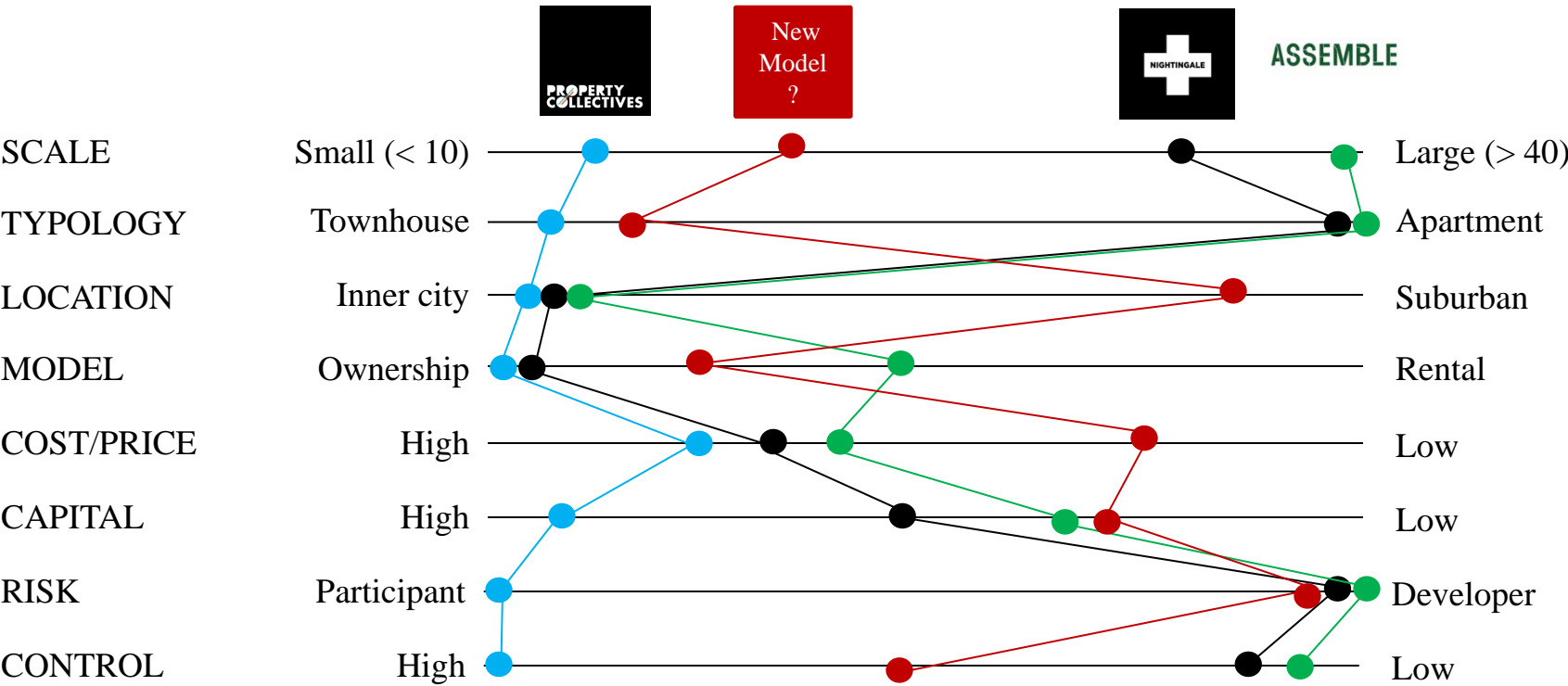


REDESIGNING THE HOUSING MARKET



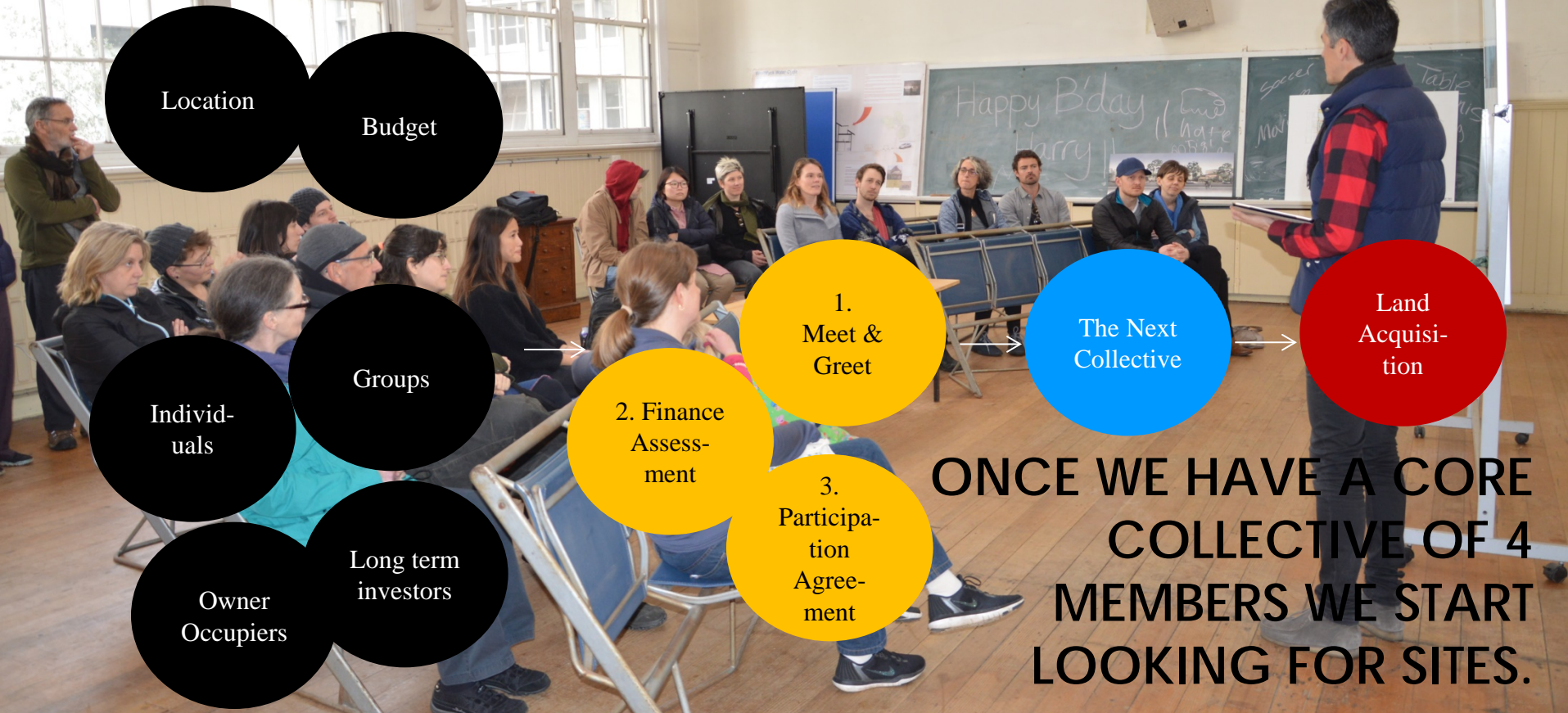


MELBOURNE ALTERNATIVE HOUSING MODELS.



HOW IT WORKS.

COLLECTIVES FORM AROUND A DESIRE TO GET INTO SPECIFIC LOCATIONS.



ONCE WE HAVE A CORE COLLECTIVE OF 4 MEMBERS WE START LOOKING FOR SITES.

NO ROMANCE WITHOUT FINANCE.



Our approach to funding means participants make capital contributions of 30-35% of the project costs over 3-4 years

COLLECTIVE CREATION

LAND ACQUISITION

DEVELOPMENT
FINANCE

PARTITION/
COMPLETION



1. Land
Purchase
finance



2.
Develop
met
finance



3. Take
out
finance

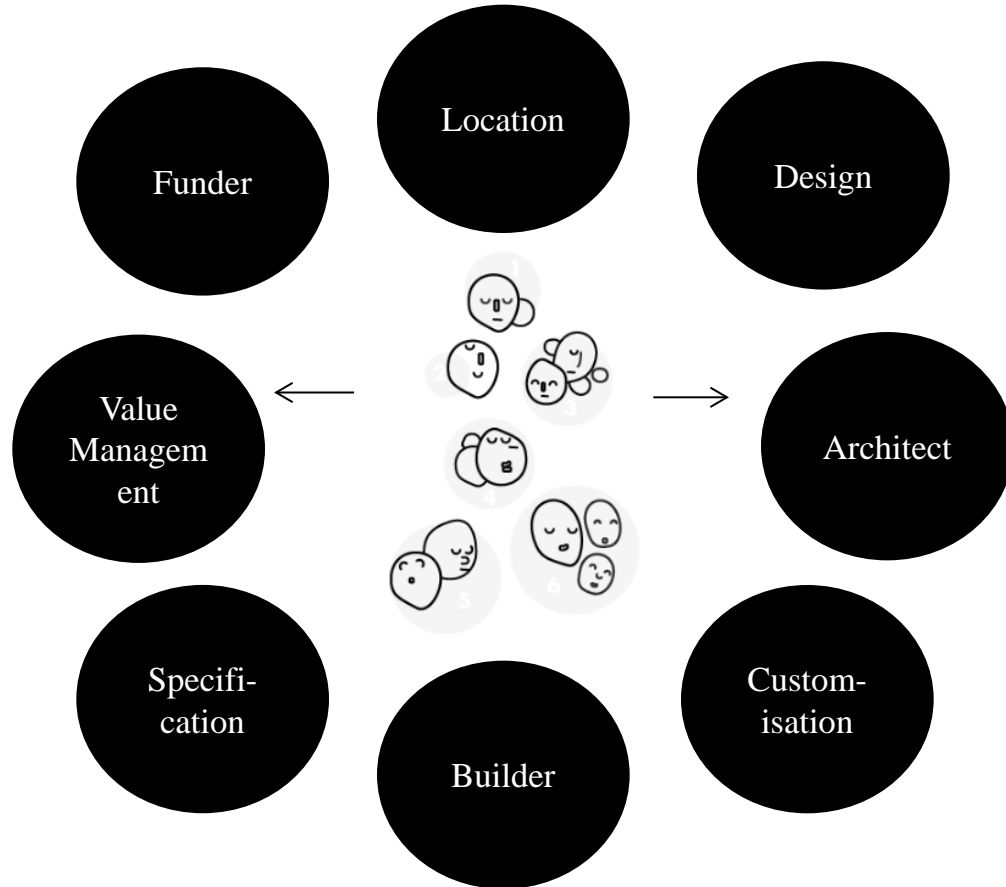
Members share the costs of development proportionally amongst themselves. Capital contribution is circa 30-35% over the life of the project.

Collective secures bank funding for ~60% LVR @ around 5-6%. Individual JVers are joint and several.

Collective secures bank funding for 70-75% LCR ex GST @ around 5-6%. Liability is joint & several or several.

Individual titles are issued and JVers get individual mortgages for their share of the construction debt at around 50-60% LVR

A PARTICIPATORY PROCESS.



CASE STUDIES.

132 ST GEORGES ROAD
NORTHCOTE.



121 CLARKE STREET NORTHCOTE.



**490 VICTORIA STREET
BRUNSWICK WEST.**

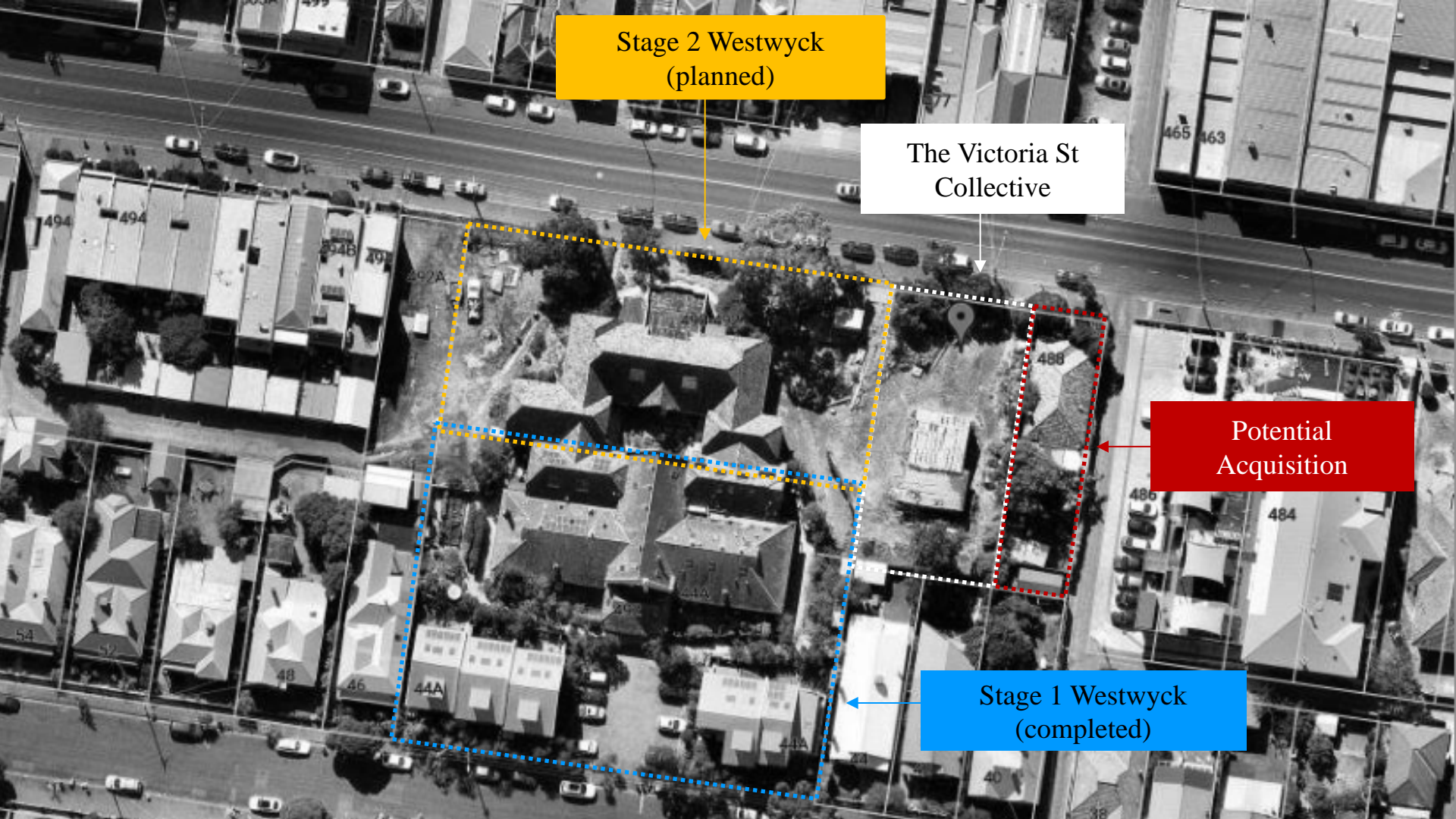


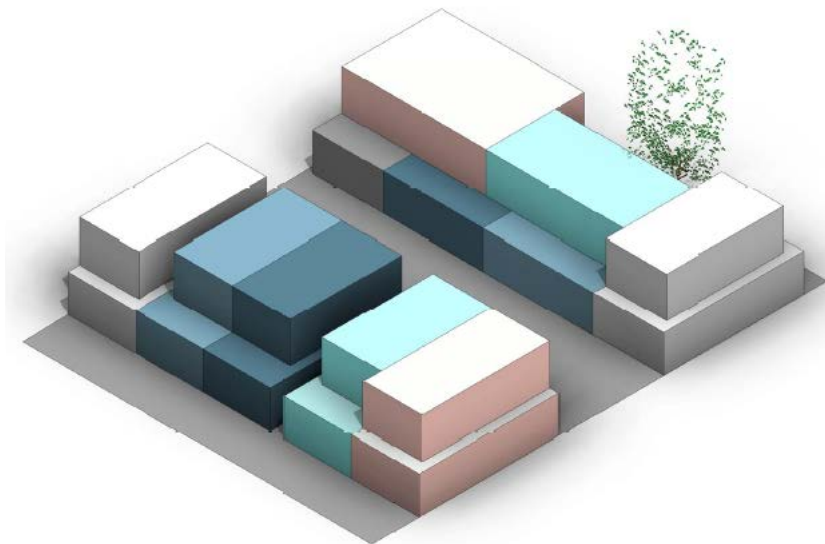
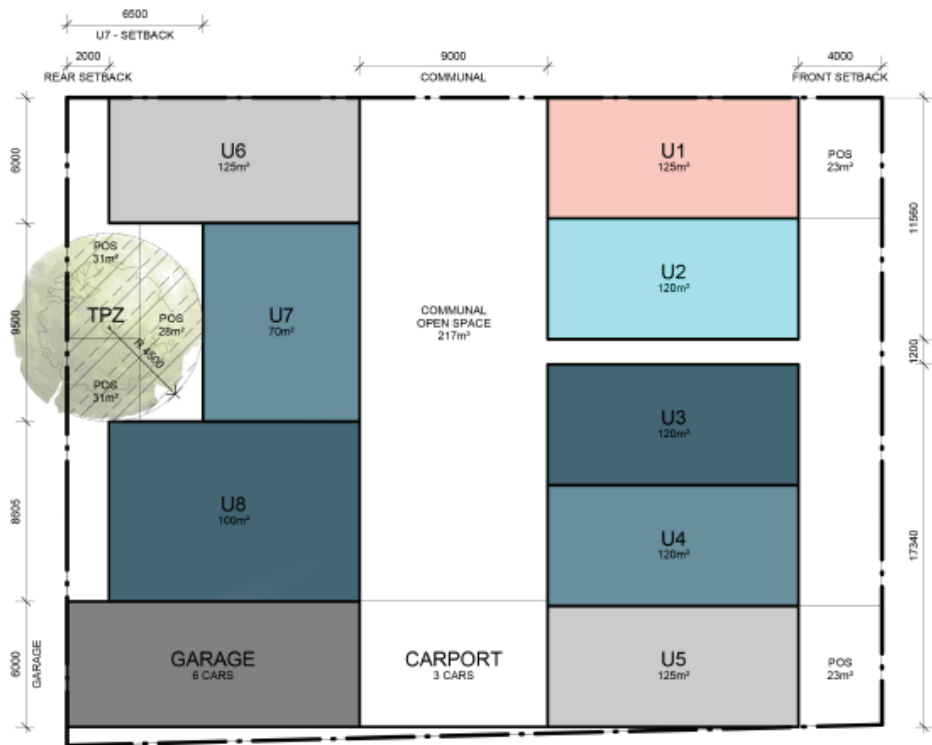
Stage 2 Westwyck
(planned)

The Victoria St
Collective

Potential
Acquisition

Stage 1 Westwyck
(completed)







**CITIZEN-LED
HOUSING
WORKSHOPS.**





Collaboration with Katherine Sundermann & Anthony Duckworth-Smith

KEY LEARNINGS.

KEYS TO CITIZEN-LED HOUSING.

Simple &
compelling
vision

Numbers &
funding is
key

Profess-
ional
Advice

Act to turn
interest into
commit-
ment

Prioritise
collective
interests

Be
transparent

QUESTION.

**WHAT IS HOLDING YOU BACK FROM
ACHIEVING YOUR IDEAL HOUSING FUTURE?**

THANKYOU.

Join the Next Collective
Propertycollectives.com

