

Better Apartments



FUTURE
HOMES

“The Victorian Government is creating a legacy of exemplary apartments, making better homes available to more Victorians”



Exemplar Design C



Exemplar Design A

The Future Homes story

Future Homes better utilises land to increase the supply and diversity of housing while providing high design amenity for residents.

Future Homes is a project led by the Department of Transport and Planning (DTP) including the Office of the Victorian Government Architect (OVGA). Delivering on Plan Melbourne, Victoria's Housing Statement, and forming part of the Better Apartments program, Future Homes facilitates high-quality apartments through a streamlined planning process.

The exemplar designs

Four Future Homes designs were selected as part of a design competition by a jury with expertise in architecture, landscape, planning and building. The designs went through a review and refinement process in collaboration with a range of specialist consultants and the Victorian Design Review Panel.

The Future Homes designs are thoroughly tested against planning requirements and updated building regulations for sustainability and accessibility requirements, exceeding them in all instances.

Leaving a positive legacy

Future Homes feature:

- high-quality, competition winning designs
- ageing in place and family friendly allowances
- excellent environmental performance (min 7.5 star NatHERS)
- naturally ventilated and light-filled homes
- an excellence, or equivalent score, in environmentally sustainable design
- best practice water sensitive urban design
- gold level accessibility compliance for 50% of apartments
- generous gardens and high-quality communal and private open space.

Value increase

The project's value adding proposition includes:

- a streamlined planning process that halves the usual timeframes (for sites that are not affected by overlays)
- town planning level detailed designs
- facilitated assistance from the OVGA and Planning Group

The designs have also been developed with feasibility guidance and testing from industry experts.

