

3. Housing



The opportunity

Greater Dandenong aims to be a vibrant, inclusive community with diverse housing options for all. Council is committed to net zero goals and integrating sustainability into housing affordability to support growth and resilience.

Why it matters

Housing costs in Greater Dandenong have risen faster than incomes for decades, leaving many residents behind. In 2023, only 6% of rentals were affordable for low-income earners. By creating affordable, diverse housing on public land, Council can ease housing pressure, support local jobs, and make Dandenong a more inclusive, sustainable place to live.

What Council is asking for

Among renters in Greater Dandenong, 21% of families live in acute financial hardship, compared to 16% across Victoria.

- **Funding for a pilot program** in Greater Dandenong working with manufacturing sector to **enable Modern Construction Methods** for faster and more affordable Housing delivery
 - **Exempting council-owned land** from the Windfall Gains Tax when Rezoned for Social and Affordable Housing
 - **Social Housing Priority** for Very Low and Low-Income Households
 - Strengthen **homelessness** prevention and early intervention
 - Deliver better **homelessness** crisis responses across South East Metropolitan Melbourne
 - Deliver a significant increase in **social housing** supply
 - Increase **specialist homelessness** funding to match rising demand
 - A statewide **homelessness** governance, data, reporting and system alignment
 - **Rooming house** residents to remain on the Victorian Housing Register waiting list even after accepting a placement in a rooming house, recognising the transitional nature of this accommodation
- Stronger and more consistent regulations and operational guidelines for **rooming houses** across Victoria including:
- Minimum standards for safety, hygiene and management
 - Mandatory compliance checks and licensing requirements
 - How to reduce impacts on surrounding communities
 - Accountability for operators and landlords