

Under embargo until Monday 16 March 2026

MEDIA RELEASE:

Assemble, Housing Choices Australia, AustralianSuper, CBA and Bloc Commence Construction on 420-home ACT Project —Including 315 Social and Affordable Homes

Construction has officially commenced on Assemble’s first project in the Australian Capital Territory, a major new mixed-tenure housing project supported by Housing Australia funding provided under the Housing Australia Future Fund (HAFF).

On completion the asset will be owned by AustralianSuper, with Commonwealth Bank of Australia joining Housing Australia in providing debt financing to the project and Housing Choices Australia appointed to work alongside Assemble in managing the homes. The project is being delivered by Bloc, a well-regarded local developer and construction firm.

“This is a significant investment and marks the national expansion of the housing portfolio we’re building through Assemble,” said AustralianSuper Chief Strategy Officer Paula Benson. “It’s another tangible example of how we’re helping to address the need for more housing in Australia. With building underway at this site, AustralianSuper now has investments in five major housing projects under construction and two that are complete, providing a valuable injection of supply in areas where there’s strong demand.”

Located close to education and employment hubs including North Canberra Hospital, the University of Canberra and the Australian Institute of Sport, the large mixed-tenure Build-to-Rent development will deliver 420 professionally managed new rental homes across four buildings alongside new green spaces and community infrastructure.

The award of HAFF funding announced in September 2024 made it possible to materially increase the number of social and affordable homes to 315 affordable and social homes. In addition, the project is supported by the ACT Government’s Affordable Housing Project Fund in the form of a Lease Variation Charge Discount.

“110 Benjamin Way represents our first ACT project and demonstrates the strength of our partnerships across industry in scaling the delivery of new housing supply nationwide” said Assemble Chief Executive Officer Carolyn Viney.

“Belconnen demonstrates what happens when the right partners come together around a shared goal. AustralianSuper, Assemble, Bloc and Housing Australia have each brought something distinctive to this project, and the result is 420 new homes, 315 of them social and affordable, in a community that needs them,” said Housing Choices Australia Interim Chief Executive Officer Michael Lennon.

110 Benjamin Way, Belconnen is one of the many housing assets Assemble intends to deliver as part of its strategy to deliver 17,000 homes — including social and affordable homes delivered in partnership with Housing Choices Australia and other community housing providers — by 2034.

Due for completion in early 2028, 110 Benjamin Way will be the largest HAFF Round One project in the ACT, in terms of both total housing delivered and social and affordable housing contribution.

Additional quotes:

“It’s great to attract new housing providers to the ACT, to deliver on affordable housing together,” said the Honourable Yvette Berry MLA, Minister for Homes, Homelessness and New Suburbs. “This is a great example of two Labor governments working together with the community housing sector to deliver homes for Canberrans who need them.”

“Here in Belconnen, Housing Australia is proud to help bring 315 new social and affordable homes to life – homes that will provide safe, accessible and well-located housing for vulnerable Territorians and people on lower incomes, including frontline workers. Situated close to shops, transport, schools and job opportunities, these homes will offer future residents the convenience, comfort and stability to help them thrive,” said Housing Australia CEO Scott Langford.

“When these homes open in early 2028, hundreds of people will gain something that too many Australians still lack: a stable, well-designed, affordable place to live. Essential workers. Older Canberrans on fixed incomes. Families who have been priced out of this city. This project is for them,” said Housing Choices Australia Chief Operating Officer Hannah Harvey.

“Our work with Assemble is focused on mobilising institutional capital to increase the supply of new social and affordable housing, so it’s encouraging to see construction commence on another project that will bring more homes to communities where they’re needed most. This Belconnen development will show how long-term institutional capital, working alongside government programs, can translate into lasting community outcomes,” said Commonwealth Bank Group Executive Institutional Banking & Markets Sinead Taylor.

“Through Assemble’s investment management and partnering approach across sectors, we’ve been able to unlock the potential of this well-located Belconnen site. Together with Bloc’s local development and construction expertise, the project will deliver a 420-apartment Build-to-Rent community, creating new homes and local jobs for Canberrans. We are very excited to be partnering with Assemble on what we hope is the first of many projects together,” said Bloc Director, Design and Business Development, Andrew Redwin.

About Assemble

Assemble is a national end-to-end housing company which originates, delivers and manages sustainable, well-designed housing investment opportunities on behalf of institutional investor clients. Backed by majority owners, AustralianSuper and HESTA, Assemble aims to increase the supply of housing and contribute to making the Australian housing system fairer, more affordable, and more investable.

<https://assemble.com.au/>

About AustralianSuper

AustralianSuper’s purpose is to help members achieve their best financial position in retirement. AustralianSuper’s investment in Assemble provides a sustainable and scalable solution that enables appropriate risk-adjusted returns for AustralianSuper members by helping to deliver much needed housing supply for Australians. AustralianSuper manages more than \$400 billion in members’ retirement savings on behalf of more than 3.6 million members (as of 30 September 2025)*. One in seven working Australians is a member of AustralianSuper, the nation’s largest superannuation fund.

*Information is current as at the date of issue.

<https://www.australiansuper.com/>

About Housing Choices Australia

Housing Choices Australia is an independent, national, not-for-profit housing provider that develops and manages high quality, accessible social and affordable housing for people on lower incomes and people with disability. Housing Choices manages over 7600 social and affordable properties that are home to more than 13,200 people in Victoria, South Australia, Western Australia, New South Wales and Tasmania.

<https://www.housingchoices.org.au/>

About Housing Australia

Housing Australia is the Australian Government's independent housing agency. It supports the delivery of Government programs to improve the supply of sustainable, long-term social and affordable housing, and support home ownership for more Australians. Housing Australia works in partnership with all levels of government, community housing providers (CHPs), institutional investors, banks, developers, landowners and construction companies to facilitate housing development and deliver more social and affordable housing across the country.

<https://www.housingaustralia.gov.au/>

About Commonwealth Bank of Australia

CBA is Australia's largest bank serving more than 18 million customers. It provides retail and commercial banking services predominantly in Australia, and in New Zealand. Its strategy, to build tomorrow's bank today for our customers, reflects its commitment to use the strength of CBA to support customers, invest in our communities and provide strength and stability for the broader economy.

<https://www.commbank.com.au/>

About Bloc

Bloc is a Canberra-based development and building company delivering high-quality residential and commercial construction across the ACT and NSW. Known for its attention to detail and collaborative approach, Bloc works closely with clients, architects, and designers to bring projects to life—from custom homes and renovations to complex commercial builds. With a focus on craftsmanship, reliability, and transparent communication, the team is committed to creating spaces that are functional, durable, and built to last.

<https://www.bloc.com.au/>

For media enquiries, please contact:

Assemble:
Emma Telfer
Head of Corporate Affairs, Impact & People
M: +61 433 464 962
E: press@assemble.com.au