



MOBERA LIVING

Living solutions for Montessori
Beginnings educators

MOBERA LIVING

SOLUTIONS

MOBE

MONTESSORI BEGINNINGS

R

RESIDENTIAL

A

ACCOMMODATION

*Enriching the lives of educators :
Modern | Proximity | Community | Affordable*

01	INTRODUCTION
02	LIVEABLE ACCOMODATIONS FOR EDUCATORS
03	THE MOBERA LIVING SOLUTION
04	MONTESSORI BEGINNINGS
05	MOBERA LIVING AFFORDABLE HOUSING
06	OUR HOMES
07	CONTACT INFORMATION



Table of CONTENTS

Liveable accommodation for EARLY CHILDHOOD EDUCATORS



At the heart of Mobera Living lies a commitment beyond bricks and mortar. We envision not just houses but accommodation solutions that enhance liveability.

Mobera Living's Mission:

Mobera Living's mission is to enrich the lives of early childhood educators through the provision of modern homes in close proximity to work places that place a strong emphasis on community all whilst being affordable.

The Mobera Living difference:

Our focus extends beyond providing mere accommodation to curating an environment where educators can thrive both personally and professionally.

We understand that educators are not just individuals occupying spaces; they are the backbone of the Montessori Beginnings family. Mobera Living is not just about opening doors to homes; it's about opening doors to relationships, collaboration, and shared experiences. We believe in the power of a connected community, and our housing solutions are designed to foster meaningful connections among educators.

*Enriching the lives of educators :
Modern | Proximity | Community | Affordable*



Creating a Vibrant Community for
**EARLY CHILDHOOD
EDUCATORS**

MOBERA LIVING

Liveable Accommodation:

Mobera Living transcends the conventional concept of housing; it represents a comprehensive model meticulously shaped by Mobera Living core principles - modern, proximity, community, affordable. Our philosophy revolves around offering more than mere residences; it's a dedicated initiative to provide educators from Montessori Beginnings with living solutions that are tailored to their distinct needs.



Tailored Housing Solutions:

At the heart of Mobera Living is the commitment to crafting housing solutions that go beyond the generic. Recognizing the unique requirements of Montessori Beginnings educators, our model ensures that every aspect of the living experience is thoughtfully designed to align with their professional and personal lifestyles.

Holistic Approach:

Mobera Living isn't just about physical structures; it's about nurturing a holistic living experience. We take into account the daily lives, aspirations, and challenges faced by educators, creating an environment that not only fulfills their housing needs but also enhances their overall well-being.



Alignment with Montessori Beginnings Values:

Our model is deeply rooted in the values upheld by Montessori Beginnings. By aligning with these values, Mobera Living becomes an integral part of the larger Montessori community, fostering a sense of unity and shared purpose among educators.



Community-Centric Living:

At the heart of Mobera Living is the commitment to crafting housing solutions that go beyond the generic. Recognizing the unique requirements of Montessori Beginnings educators, our model ensures that every aspect of the living experience is thoughtfully designed to align with their professional and personal lifestyles.

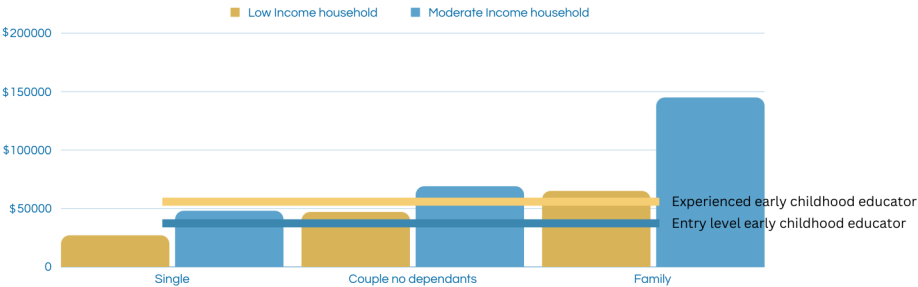
Continuous Improvement:

The model is dynamic, adapting to the evolving needs of educators and the community. We prioritize continuous improvement, incorporating feedback, and staying attuned to the changing dynamics of the educational landscape.



MOBERA LIVING

EARLY CHILDHOOD EDUCATORS ARE CLASSIFIED AS LOW TO MODERATE INCOME HOUSEHOLDS



CHALLENGES FACING MONTESSORI BEGINNINGS EDUCATORS

1



LOW INCOME

2



EXPENSIVE ACCOMMODATION

3



LONG COMMUTE


4



WORK LIFE BALANCE


THE MOBERA SOLUTION

1




AFFORDABLE

2




MODERN

3



PROXIMITY

4



COMMUNITY

The MOBERA Living Solutions

Mobera Living provides affordable accommodation for Montessori Beginnings educators with the aim of optimising liveability. The improvements to the lives of Montessori Beginnings educators flows to the children entrusted to the care of Montessori Beginnings by families.

	Workers and their families	Employers	Community
Short term	Decreased financial stress	Increased work commitment	Less traffic congestion
	Increase work life balance	More flexible workforce	
	Increased housing security and stability		
Medium term	Increased job satisfaction	Increased workforce participation	Increased social participation
	Increased financial wellbeing	Increased productivity	
	Family cohesion		
Long term	Increased total wealth and chance for healthy retirement	Increased retention	Improved service delivery
	Improved mental and physical health	Workforce stability	Decreased social housing burden and strain on transport infrastructure
	Increased child educational outcomes and wellbeing		

Montessori Beginnings

Is a provider of early learning & childcare services utilising the 'Montessori' philosophy of teaching young children.

As at 2024, Montessori Beginnings provides employment for over 200 educators across 10 Victorian locations.





*Making accommodation
affordable for*

EARLY CHILDHOOD EDUCATORS

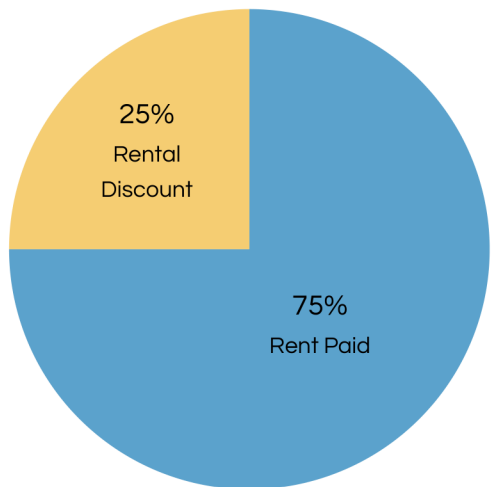


Each Mobera dwelling is made available to educators at a discount to the market rent which alleviates the cost of living pressures face by educators seeking to live within easy proximity of their work places

To ensure that the rental prices for Mobera Living are relevant to the market conditions a direct comparison approach is utilised of the immediate area when determining the market rent. Mobera Living then sets the rent at 75% of the prevailing market rent. This approach ensures that educators are provided a discount on their accommodation costs making Mobera Living accommodation affordable for educators.

How does Mobera Living create the discount for educators?

- Built on land that is surplus to the childcare centre needs meaning only construction cost of homes to fund
- Partnering with government and/or developers to create affordable housing



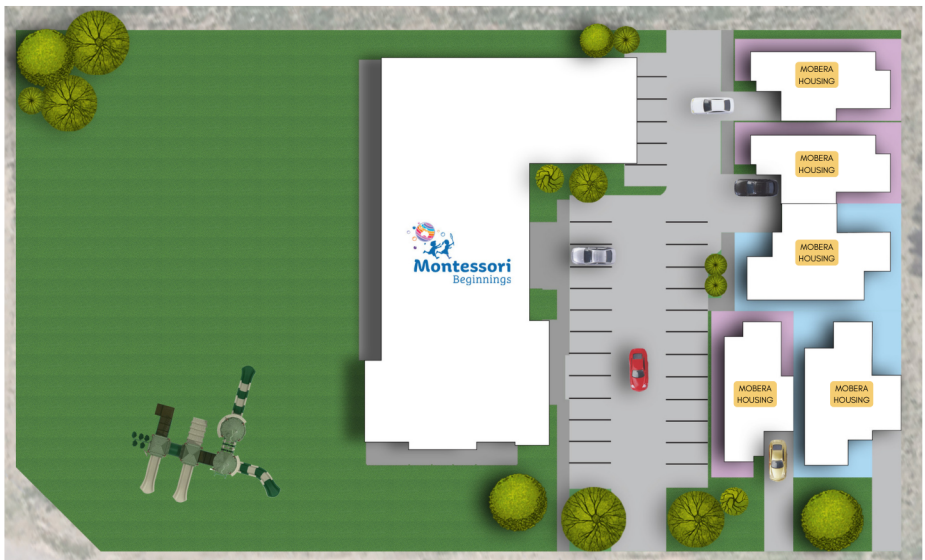
Enriching the lives of educators

Mobera Living introduces a collection of contemporary, well-designed 2-3 bedroom homes that redefine affordability without compromising quality. Crafted with both aesthetics and functionality in mind, these homes are tailored to meet the evolving needs of educators.

Case Study: Montessori Beginnings Irymple

Mobera defines liveable accommodation for educators as achieving each of 4 key tenets;

- 1 Modern homes: Mobera homes are designed to modern residential standards with an urban design that complements their surrounds
- 2 Proximity to workplace
 - Mobera Living Irymple homes will be in direct proximity to Montessori Beginnings Irymple
 - Improves work life balance as there are no commute times, opportunity to live and become participating members in the community in which educators work and provides savings on transportation costs



Enriching the lives of educators

3 Community environment

Decreased financial stress and increased work life balance create the foundation for educators to enjoy improved mental and physical health through having more accessibility to social interaction activities with family, friends and colleagues. This in turn leads to happier educators and improved environments and outcomes for the children entrusted to Montessori Beginnings by families.



4 Affordable living

Over the past 5 years median rent in Irymple has increased by 30%

YEAR	RENT PRICE (AUD \$)
FEB 2019	360
FEB 2020	370
FEB 2021	395
FEB 2022	405
FEB 2023	430
FEB 2024	470

Utilising the Mobera Living affordability model educators are able to access accommodation at the pricing of 5 years ago and not have to face the choice of having to try and pay the increased rental cost or move further from their place of work to more affordable accommodation or seek new employment in affordable areas.

In addition to savings on rent Mobera Living homes will offer further savings as they will be cheaper to heat and cool and provide year round thermal comfort thanks to the installation and use of green renewable energy and save on transportation costs.



HOUSE TYPOLOGY 1: FOCUS ON FAMILY LIVING

Family living design principles:

- Open plan living
- Defined master and children bedrooms
- Dedicated spaces for laundry and powder room

FR	Fridge
DW	Dishwasher
MW	Washing Machine
P	Pantry
IB	Island Bench
V	Verandah



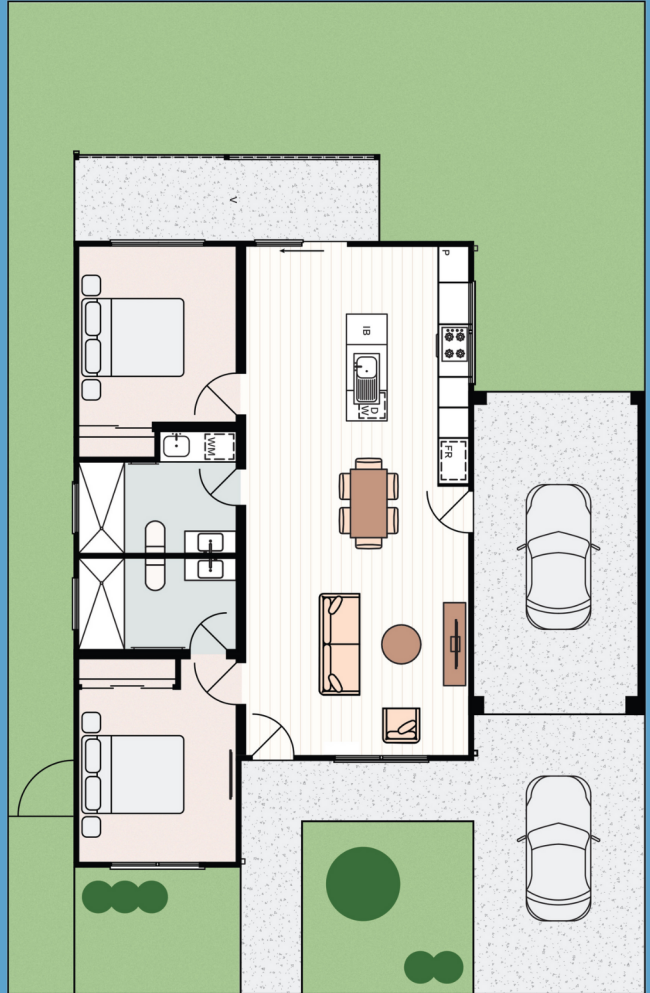


HOUSE TYPOLOGY 2A: FOCUS ON SHARED HOUSING

Shared housing design principles

- Communal living areas
- Private bedroom and bathroom areas

FR	Fridge
DW	Dishwasher
MW	Washing Machine
P	Pantry
IB	Island Bench
V	Verandah



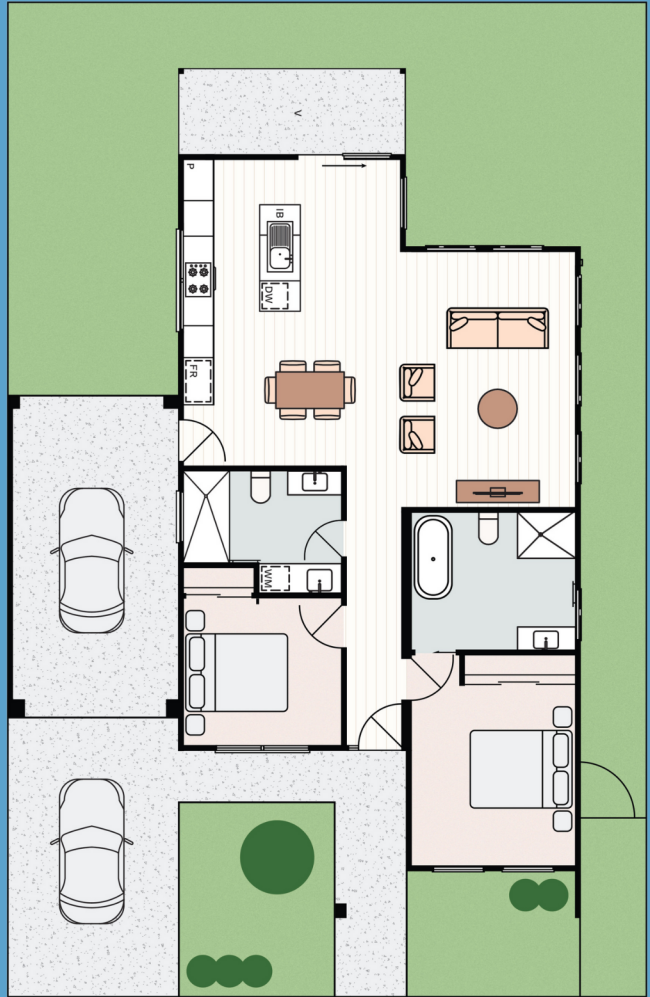


HOUSE TYPOLOGY 2A: FOCUS ON SHARED HOUSING

Shared housing design principles:

- Communal living areas
- Private bedroom and bathroom areas

FR	Fridge
DW	Dishwasher
MW	Washing Machine
P	Pantry
IB	Island Bench
V	Verandah



MOBERA LIVING

Montessori Beginnings Residential Accommodation (MOBERA)

let's get in touch

LEVEL 24, 68 Dorcas Street
Southbank VIC