


**ACT Legislative Assembly Standing Committee on Education, Training and Youth Affairs**

***Inquiry into the accommodation needs of tertiary education students in the ACT***

**ACT Government Submission**

**August 2011**



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**Inquiry into the accommodation needs of tertiary education students in the ACT**

**ACT Government Submission**

**1. Introduction**

The ACT Government welcomes the opportunity to provide a submission to this inquiry.

The submission provides information on each of the terms of reference.

In the ACT there are 132 registered training organisations (RTOs) approved to deliver and assess nationally recognised vocational education and training. Seven of these providers are also on the Commonwealth Register of Institutions and Courses for Overseas Students (CRICOS). The RTO community includes ten public and eight non-government senior secondary colleges, providing VET programs in conjunction with the ACT Year 12 Certificate as appropriate. Some high schools partner with a secondary college to deliver VET outcomes to high school students, who may continue that pathway into college.

There are five non self-accrediting higher education providers approved to deliver a total of 25 courses in the ACT. Two of these higher education providers are ACT legal entities. The other three hold primary registration in other Australian states and have been granted mutual-recognition enabling them to deliver higher education courses in the ACT.

There are three ACT universities: the University of Canberra (UC), Australian National University (ANU) and Australian Catholic University (Canberra campus).

The ACT Government is aware that the ANU and UNSW@ADFA have provided separate submissions to the inquiry. On that basis, this submission focuses on those tertiary education institutions that the Territory has responsibility for.



## **2. Current accommodation options for students enrolled in ACT tertiary education institutions providing higher education and VET programs**

### **2.1. University of Canberra**

Current accommodation options for students enrolled at UC include:

- University of Canberra Village has 1629 beds and is managed by Campus Living Villages. Accommodation options are as follows:
  - College House: catering for postgraduate and mature age students. It contains 26 individual bedrooms, two fully equipped, modern kitchens, a coin operated laundry, and a student lounge and courtyard
  - International House: contains seven and nine bedroom apartments arranged as duplex style townhouses. Each apartment contains a full kitchen, living and dining areas, and two bathrooms. This residence caters for undergraduate and postgraduate students
  - New Apartments: one, two or five bedrooms apartments, each with a full kitchen, living and dining areas, and one or two bathrooms. This option caters for undergraduate and postgraduate students
  - New Ressies: catering for undergraduate and postgraduate students. Each apartment contains six bedrooms, separate toilet, shower and basin facilities, fully equipped kitchen and living and dining areas
  - Old Ressies: is the largest residential area with over 250 residents. Each apartment contains 12 or 13 bedrooms, a full kitchen, living and dining areas, and two bathrooms. This residence caters mainly for undergraduate and postgraduate students
  - University Village: 12 bedrooms apartments for first year undergraduates. Each apartment contains a full kitchen, living and dining areas, and two bathrooms.
- Arcscott House is on campus student residential accommodation. It has 214 rooms and is managed on a not-for-profit basis by the UC Students Association in partnership with the University. Rooms are in groups of 24, each group having its own kitchen, bathrooms, eating/lounge areas and laundries. Each group has a floor leader, an older student, who acts as mentor to the other 23 students.
- The Australian Sports Commission (ASC) Residences are predominantly focussed on providing accommodation to elite Australian athletes joining the AIS scholarship program. However, in 2011, 36 beds were made available for University of Canberra students.
- A Homestay Program for students that utilises approximately 175 host families.
- Off-campus share house accommodation.

## 2.2. Canberra Institute of Technology

CIT provides three accommodation options catering to interstate and international students.

- CIT managed residences both on campus and in Canberra suburbs.
- Homestay accommodation host families in Canberra.
- Access to low cost, low amenity accommodation at Currong Flats and Havelock House.

CIT's managed residences are self-catered. To be considered for student accommodation students must be from outside the ACT, be enrolled in a CIT program fulltime and be over 18 years of age. All contracts are reassessed after one year. Rooms are small, containing a single bed, built-in wardrobe, desk and a refrigerator. Internet access is provided to individual rooms at Bruce Campus and Monterey Apartments. Common living spaces, kitchens, bathrooms and laundry facilities are shared at each residence. All residences are located in close proximity to public transport.

CIT's managed residences are:

- Bruce Campus Residence constructed in 2004 and located on the CIT Bruce Campus, 7 km east of the Belconnen Town Centre. The facility consists of two, two-storey buildings accommodating 48 students in single occupancy bedrooms with shared facilities. The residence is a five-minute walk from classrooms, canteen, library and the International Student Office
- Monterey Student Accommodation is owned and managed by CIT and provides accommodation for 18 students in apartment style accommodation. It is located 350 m north of the CIT Reid Campus in the Monterey Apartments Precinct on Ainslie Avenue, Reid. A recreation room is available to students. This accommodation is also close to a wide variety of shops, restaurants, cafes, cinemas, theatres and transport in City
- Bowman House is leased from the ACT Community Services Directorate and operated by CIT. It provides accommodation for 11 students and is located 3.5 km west of the CIT Bruce Campus in Macquarie. Some communal activity spaces are provided for students to socialise. The facility is an affordable entry price point accommodation option. Positioned in a suburban group centre, Macquarie offers an established shopping centre, a variety of clubs and the Macquarie aquatic centre.

CIT also provides a Homestay option, housing around 100 to 150 students each year. A register of Homestay families is shared with ANU and University of Canberra. International students can choose to stay with a host family which is first vetted by CIT. This option is marketed to international students as a way to improve English skills and learn about Canberra and the Australian way of life. This is currently the only accommodation option for students under 18 studying at CIT from outside the ACT.



There are two further options available to students which are run independently of CIT.

- Currong Apartments are located in Civic and are managed by the ACT Government. The apartments were decommissioned as public housing in 2004 and since then, the apartments have been offered to the students of ANU, University of Canberra and CIT. CIT refers students via the CIT Student Association. Student rent at Currong Apartments is assessed at 25 percent of a domestic student's income or a flat rate for international students (around 75 percent of the market rate). Leases are offered on an annual basis as fixed term tenancies. Students are allocated apartments off an expression of interest list in date order of application.
- Havelock House is an ACT Government owned community housing facility. The facility is one of several managed by Havelock Housing Association, to which all residents belong. It houses students and a number of long term disadvantaged residents. The building has share units with between four and eight bedrooms, each with a shared kitchen, bathroom and living area. It offers income based (25% of an individual's assessable income) and affordable (74.9% of market rent) rental options. Rent includes all utilities. Students can apply for accommodation at Havelock House through the CIT Student Association or through Housing ACT. Havelock Housing Association advises that the Construction, Forestry, Mining and Energy Union (CFMEU) has negotiated to take two units for apprentices.

An increased student population at Havelock House, as with the Currong Apartments site, improves social interaction and decreases antisocial behaviour, litter and vandalism. Housing ACT has worked with Havelock Housing Association to waive the residency eligibility criteria for Havelock House for students, to enable greater access by students to assist towards meeting the demand for student accommodation.

### **2.3. Housing ACT**

During the 2010-11 year Housing ACT increased the number of units available for students at Currong Apartments, Braddon to 174 units.

### **3. Models used in other jurisdictions to meet the accommodation needs of tertiary education students**

#### **3.1. Overview**

Australia has 39 universities and 59 colleges of Technical and Further Education (TAFE).

Of the universities:

- 34 formally provide accommodation, including 27 with sole ownership options
- 21 provide international student priority
- 30 provide associated housing information for students
- 16 provide comprehensive housing support services across placement, follow-up scrutiny, and references for students.

Accommodation for tertiary students has traditionally been serviced by the private rental market and hostels and by institution halls of residence or colleges typically located on campus. In all jurisdictions, both nationally and internationally, the private rental market accommodates the majority of students who require accommodation and consists of:

- vacant Rental Properties from the general rental property market, for which students compete with other renters from a range of socio-economic backgrounds
- shared Private Rental Properties which are rented by an informal grouping of residents allowing for a rolling occupancy of the property by a take up of sub tenancy arrangements
- hostel accommodation owned and operated by private owners, cooperatives or not-for-profit organisations. Typically these facilities comprise self-catered single occupancy units with individual or shared kitchens and laundries
- institution halls of residence or colleges have provided accommodation for students throughout the history of tertiary education both in Australia and overseas. Institutions have provided this form of accommodation as a means of attracting students to their institution and addressing the accommodation needs of valued undergraduate and postgraduate students. Residences and colleges have over the years provided only a small portion of an institution's accommodation requirement.

The late 1990's and early 2000's saw the development of accommodation operators such as Unilodge and Campus Living Villages, who began to establish on and off campus student developments in association with private sector developers and financiers and increasingly



in conjunction with jurisdictions and institutions in Public Private Partnerships (PPP). These partnerships were typically in the form of a Build Own Operate Transfer (BOOT) procurement process, where institutions entered into a contract with a developer-operator consortium for the development of facilities and provision of student accommodation for a set period of time on land owned by the institution. At the end of the set term the facilities ownership was transferred back to the institution. This option was attractive to institutions that were land rich with high market demand but limited in capital or access to borrowings.

Until mid 2008 BOOT procurement methods remained an attractive opportunity for student accommodation operators and investors. The viability of such procurement methods is currently very poor due to:

- the reduced opportunity for project finance occasioned by the global financial crisis and would require a significant financial guarantee from governments in order to attract investors to the project
- unwillingness of the private sector to accept long term commitment and finance apportionment to student accommodation development occasioned by lengthy operating agreements
- the high upfront costs associated with project establishment and their impact on development returns.

With the tightening of the finance market over the last three years, private sector developers have been limited in their access to finance both in terms of gearing and loan costs which will support viable returns from development.

This position has meant that developers are looking to opportunities to establish developments which have flexible exit options, such as strata sell off or sell on options to investment organisations. Currently the private sector is favouring such projects, which are unencumbered by long term service agreements and offer short term profit options, over projects such as student accommodation where profit is dependent on lengthy service agreements offering reduced annual returns on investment.

For student accommodation this has generated two options for private developers. Operators such as Urbanest, Blackstone and Unilodge have developed accommodation facilities, primarily off campus, procured with lead finance borrowings but often reliant on strata titling to ensure access to finance and limit long term equity. In order for this student accommodation procurement method to be attractive to private sector developers and their financiers there needs to be:

- an accommodation typology providing units in excess of 50m<sup>2</sup> which is the minimum acceptable unit package for loans on unit titled developments
- future potential for on selling of equity in developments.



Contemporary examples of this form of development are:

- Urbanest Southbank Brisbane
- Unilodge Flinders Street Melbourne.

Increasingly institutions have moved away from private sector involvement in developing student accommodation and are opting for self financed projects, with finance from the private sector financial institutions. Good loan rates resulting from high credit ratings of education institutions and potential for Government guarantees has made student self financed accommodation projects very attractive for institutions, particularly where long term operation licence fees guarantee an income which covers the loan costs.

Contemporary examples of this form of development are:

- ANU City West Student Housing stages 3 and 4
- UTS Student Accommodation (under construction)
- Deakin University Student Precinct, Burwood, Melbourne.

### **3.2. Examples**

In a presentation on student housing issues given in at an Informa conference in Melbourne on 7 September 2010, Dr Glenn Withers, Chief Executive Officer, Universities Australia chose five examples of university student accommodation from around Australia. An internet search of the four examples from jurisdictions other than the ACT provided the following information.

#### **3.2.1. UniCentral, University of the Sunshine Coast**

Apartments have a self-contained kitchen and laundry, furnishings, a shared living room, and four private single bedrooms. Bedrooms have a private bathroom and toilet, internet connection facility, free intranet to the University, telephone, desk and chair, a double bed and free intercom system.

The complex has a six-lane, 25-metre lap pool, floodlit tennis court / basketball court, an outdoor recreational area and barbecues, recreational pavilion with pool tables, table tennis, cable TV, DVD and stereo, common room facilities, and secure gated complex with on-site managers and night security.

#### **3.2.2. UniLodge on Campus, Royal Melbourne Institute of Technology (RMIT) University**

UniLodge is a student accommodation management company. This student apartment building is located in the edge of the RMIT campus. It is also close to Melbourne University

and shopping, entertainment and cafe areas. There are 95 fully furnished studio student apartments available, each with kitchen facilities and ensuite bathrooms. Many of the student apartments have balconies. Each apartment also provides internet access.

Residents are provided with a common student lounge area with wide screen TV, and an observation deck. A coin-operated laundry is also available. Security features, include security intercom, security cameras and security card access to all rooms.

### **3.2.3. Macquarie University Village**

Macquarie University Village is owned and operated by the student accommodation specialist, Campus Living Villages. It is located on Macquarie University's main campus. The village consists of one, two and five bedroom apartments. Apartments contain individual bedrooms, a full kitchen, living and dining area, private bathrooms, and a porch or balcony area. Each bedroom has a double bed, a study space, storage and internet connectivity.

The student lounge contains a TV with Foxtel, outdoor entertainment area, popcorn machine, table tennis, vending machines, couches and beanbags. The e-library consists of group and private study spaces, computers, printers, and internet access. The Village has grass volleyball court amongst landscaped village greens and coin-operated washing machines and dryers.

### **3.2.4. Kelvin Grove Urban Village**

Queensland University of Technology (QUT) and the Queensland Department of Housing are jointly developing an integrated urban village on a 16 hectare site within two kilometres of the central business district in Brisbane. The site incorporates land adjacent to QUT's Kelvin Grove Campus, the old Gona Army Barracks (used by the Australian Defence Force from about 1906 to 1995) and some additional government land. The site is on a major arterial road, adjacent to a major hospital and several private and public schools.

Campus Living Villages has developed managed student accommodation at the Village in a six-storey, 456 bed complex. It caters for a range of student needs and budgets, from self-contained one-bedroom units through to shared apartments. Student accommodation is open to students from tertiary institutions across Brisbane.

Three faculties of the University as well as two multi-disciplinary research institutes are based at Kelvin Grove. The University is developing a mix of teaching, research and community engagement facilities in the Kelvin Grove Urban Village that are focused on interaction with the community and local businesses through public exhibitions and performances, research projects, health clinics, enterprise support and student placements. Members of the Kelvin Grove Urban Village community (including residents, workers and visitors) will also be able to access a range of community facilities including sporting facilities, public lectures and seminars.

For the Department of Communities' Housing and Homelessness Services, the urban village provides an opportunity to develop affordable housing in conjunction with private housing



and a rich mix of community and commercial facilities. In addition the site has several areas of natural, historical and cultural interest. The village is based on the principles of ecological sustainable development, which aims to balance environmental, social and economic issues for long-term sustainability.

#### **4. Student experiences of current accommodation options in the ACT, including the experiences of local, interstate and international students**

##### **4.1. University of Canberra**

Feedback from students indicates a positive University experience associated with on-campus accommodation. According to the *University of Canberra Village (UoCV) Stakeholders Survey 2010*, most students rate UoCV's overall performance as 'good' or 'very good'. The University of Canberra recognises that the high level of safety of on-campus accommodation, compared with other accommodation options, is attractive to international students.

##### **4.2. Canberra Institute of Technology**

According to CIT's Accommodation Services student experiences in relation to current accommodation options in the ACT can be summarised as:

- too expensive in general
- difficult to secure because of the lack of previous accommodation history i.e. references (this is relevant for both domestic and international students)
- rental landlords take advantage of the lack of affordable accommodation i.e. relevant to both cohorts, overcrowding, overpricing and lack of amenities
- as CIT is only able to offer 12 months lease due to demand, continuing students find it difficult to find alternative affordable accommodation and some have withdrawn from studies as a result of this
- CIT is unable to offer accommodation for CIT's block release students. These students are usually referred to the caravan parks. Anecdotally, students have been known to sleep in the cars or on the floor of other students' accommodation
- CIT is unable to offer accommodation to anyone other than a full time CIT student.

##### **4.3. Currong Apartments, Braddon**

Between April and September 2010, the ACT Community Services Directorate (CSD) conducted a planning study into the potential redevelopment of the land in Braddon currently occupied by Currong Apartments. CSD invited interested members of the community to provide feedback to the planning study. Some outcomes of the community



consultation are published on the [CSD website](#) . One of the perceptions of the existing area was that “the introduction of students to Currong Apartments has led to improved social interaction, less anti-social behaviour and a reduction (but not cessation) of needles, litter and vandalism to adjoining properties.”

#### **4.4. Safety issues**

The National Union of Students Women's Department conducted a *Talk About It* survey which explored women’s experience of sexual violence and how it was dealt with at universities. The survey was conducted between 14 September 2010 and 20 March 2011. Respondents included 358 students from ANU and UC. International and domestic students from a range of ACT accommodation options were surveyed including on- and off-campus residences. The *Talk About It* survey was released on 15 June 2011. The report is available at <http://www.unistudent.com.au/site/>.

#### **4.5. International students’ experiences**

As part of the International Student Strategy for Australia, an international student survey is taking place between 2010 and 2012 to better understand international students’ experience of living and studying in Australia. The survey will examine why they chose to study in Australia, level of satisfaction with their education, support services, engagement with the local community, and the general experience of living in Australia.

### **5. Strategies adopted by ACT tertiary education institutions to meet student accommodation and welfare needs**

#### **5.1. University of Canberra**

The University has a number of strategies to assist students to find accommodation in the ACT.

- The provision of 1629 on-campus beds which include 1415 beds in UoCV and 214 beds at Arscott House. In 2011, the University underwrote 36 beds at the Australian Sports Commission for the exclusive use of UC students.
- A Homestay Program for students that utilises approximately 175 host families. This is a very successful program and is popular with international students and is slowly growing in popularity with domestic students.
- A free Off-campus Accommodation Register for advertising available share house accommodation in Canberra. This register is well utilised with an average of 100 advertisements at any one time.
- The UCSA offers a case management service for students struggling with accommodation issues as part of its Service Level Agreement with the University.

- The University's Accommodation Strategy 2008 – 2015 aims to accommodate 35% of interstate and international students by 2013 and 50% by 2015. Based on current projections, this requires the provision of 3112 beds by 2015 (an additional 1483 beds to the number currently provided).
- The University recognises that that the high level of safe on-campus accommodation, compared with other accommodation options, is attractive to international students, The University is committed to providing this excellent on-campus experience to a greater number of students.

## **5.2. Canberra Institute of Technology**

CIT has adopted a number of strategies to support students requiring accommodation.

- The current provision of 77 places in CIT managed residences at Bruce Campus, Monterey Student accommodation and Bowman House in Macquarie. CIT accommodation is kept affordable and below market rental prices at all facilities to ensure that students from all socio-economic backgrounds are able to apply for places. Current rental charges for CIT facilities are \$148 per week for room, electricity and heating and a \$580 bond, both payable one term in advance.
- A Homestay option, housing around 100 to 150 students each year. A register of Homestay families is shared with ANU and University of Canberra.
- Typically around 75 percent of commencing interstate and international students and 25 percent of continuing interstate and international students apply for accommodation through the CIT Accommodation.
- In September 2009 CIT commissioned Urbis to conduct the CIT Student Accommodation Demand Study 2009 to identify the potential demand for student residential accommodation on the CIT Reid Campus. CIT's analysis of the demand study forms part of the Institute's forward plan to expand the student accommodation offered by CIT.
- In 2011 CIT finalised a business case which established the viability of on campus, licensed operation student accommodation at the Reid Campus. CIT also maintains a webpage providing information to students about accommodation options. A link is also provided to the Canberra Institute of Technology Student Association Incorporated (CITSA) website which maintains a Classifieds Page that lists off-campus private accommodation vacancies.
- The CIT International Services Unit also employs international student support officers who assist students with accommodation issues.
- The Yurauna Centre also has Aboriginal and Torres Strait Islander staff available to advise and assist Aboriginal and Torres Strait Islander students regarding accommodation.



### 5.3. Student welfare needs

CIT, UC and ANU have adopted the following strategies to meet student welfare needs:

- awareness raising activities or programs, directed at first year students and/or their senior residents in colleges
- distribution of resources pertaining to safety on campus, student rights to safety and where to go for assistance
- policies and procedures for dealing with harassment or assault issues on campus
- risk plans and safety audits for large events and existing amenities
- consideration of student safety in the design and building of new amenities.

The issues of safety on university campuses were highlighted in the [City News article \*Sexual Assault Rife in Unis\* \(31 March 2011\)](#). ANU has commissioned the Canberra Rape Crisis Centre (CRCC) to train residential staff and leaders at ANU residential colleges in skills for dealing with complaints of sexual assault and increasing awareness of personal safety/protection issues in colleges.

In June 2011 the Community Services Directorate granted \$27,570 to the CRCC for a one-off project to provide a variety of resources for tertiary students aimed at assisting in the reduction of violence towards women. The resources will be developed in consultation with the target group and will be distributed to as many tertiary campuses as possible, students and appropriate venues and events, such as O-week.

#### 5.3.1. International student welfare needs

CIT, UC and ANU have also consulted with the ACT Government throughout the development of the Council of Australian Governments' (COAG) International Student Strategy for Australia released in October 2010. The ACT Government was represented by the Education and Training Directorate on the COAG Senior Officials' Working Group that developed the Strategy. The Strategy outlines 12 initiatives to address areas of concern including international student wellbeing. Measures outlined in the Strategy include international student surveys and the requirement for tertiary education providers to develop student safety plans. Through the initiatives under the Strategy, international students will have access to a student personal safety guide and have a national forum to put forward their views on issues affecting their living experiences in Australia. This approach complements the ACT Government's response to the Baird Review and builds on initiatives undertaken to improve international students' experiences in the ACT.

International education services are governed by the *Education Services for Overseas Students (ESOS) Act 2000*. All Australian tertiary education institutions providing international education services are expected to comply with the requirements of this Act, as set out in the accompanying the *National Code of Practice for Registration Authorities and Providers of Education and Training to Overseas Student 2007*. For example, all



providers are required to have in place a documented critical incident policy and procedures for international students under the National Code.

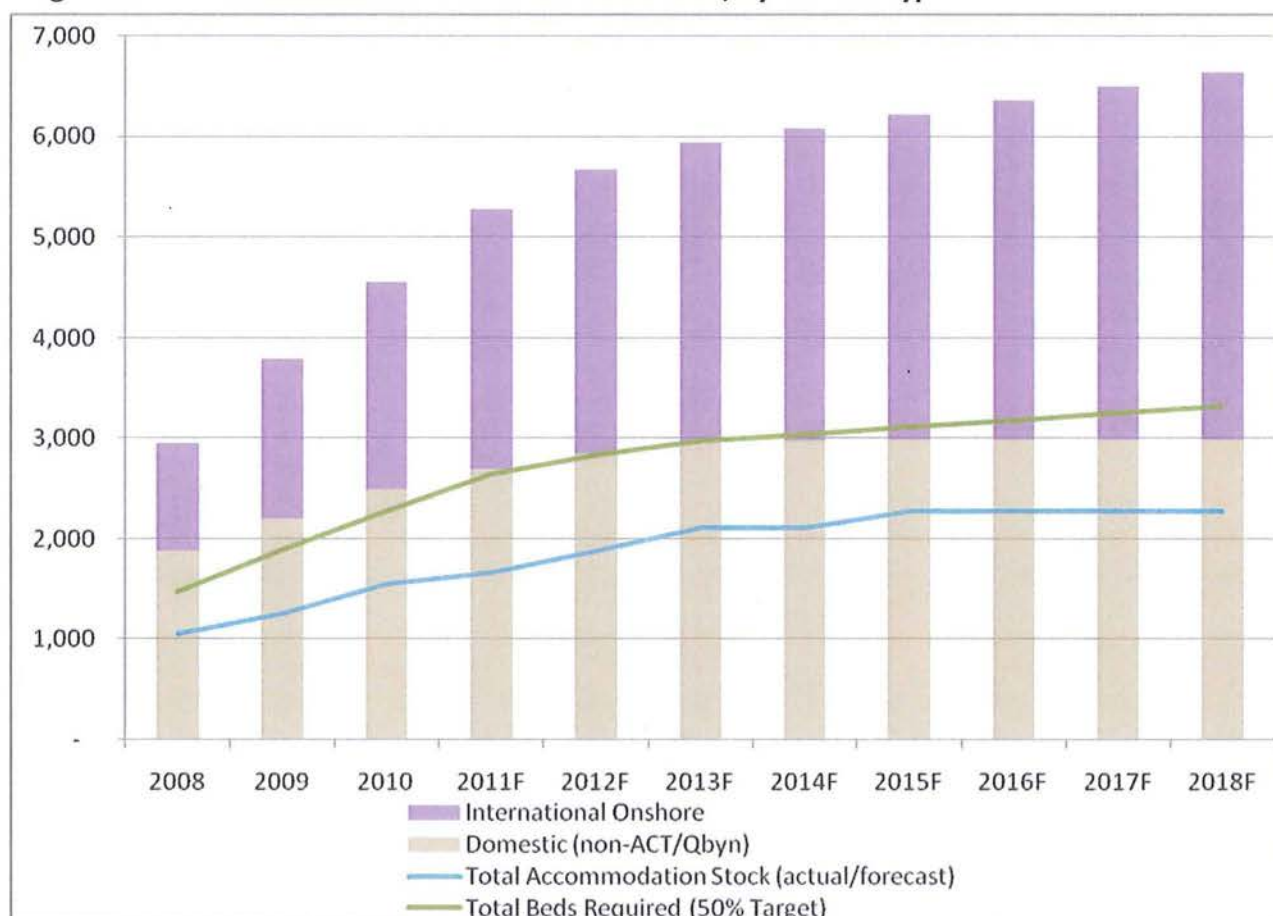
## 6. Anticipated demand for student accommodation in the ACT in light of Commonwealth and Territory Governments' priorities for the tertiary education sector

### 6.1. University of Canberra

The University has a vision for the future that would involve an increase in student numbers significantly above the result already achieved in 2010. Many of these students will be from interstate or overseas and will require accommodation, either on-campus or off-campus.

The University's *Accommodation Strategy 2008 – 2015* aims to accommodate 35 percent of interstate and international students by 2013 and 50 percent by 2015. Based on current projections, this requires the provision of 3112 beds by 2015 (an additional 1483 beds to the number currently provided). Notwithstanding the current commitment there will still be a significant gap in the available accommodation stock. This is indicated in Figure 1.

**Figure 1: UC accommodation needs forecast to 2018, by student type**



Source: University of Canberra *Accommodation Strategy 2008-2015*.

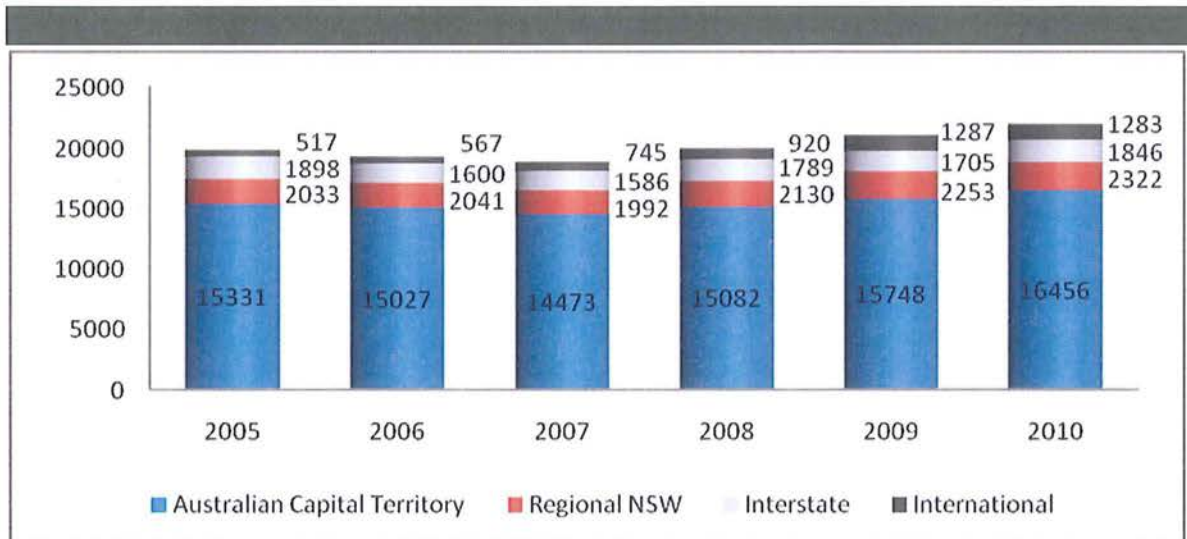
## 6.2. Canberra Institute of Technology

CIT's vision is to:

- be Australia's premier VET provider
- serve the ACT and beyond, in growing national and international markets
- build on its strengths
- be innovative, agile and flexible.

Figure 2 shows student population at CIT between 2005 and 2010.

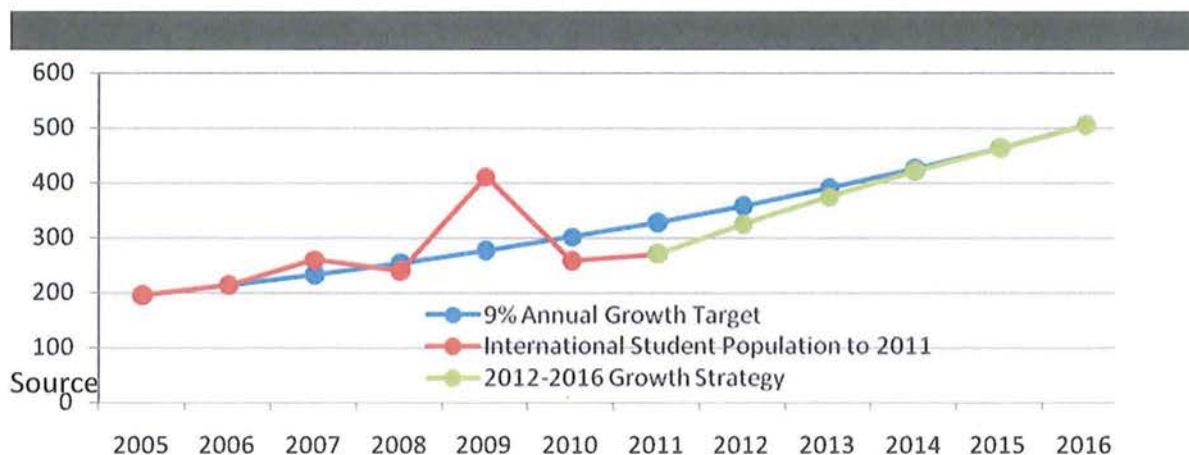
**Figure 2: CIT student population growth 2005-2010, by student origin**



Source: CIT BANNER Student Information Management System – 2010

CIT is committed to growing its share of the tertiary education sector with strategies to double its share of national and international VET and higher education commencements by 2016. Figure 3 sets out forecast growth in full-time international student commencements to 2016.

**Figure 3: Forecast growth in CIT full-time international student commencements to 2016**



Since 2009 CIT has continued to market its course offerings to national regions outside of the ACT to increase its student intake from Australian origins. By 2016 it is forecast that interstate student commencements will generate approximately 250 students per annum with continuing students raising the number of students needing accommodation to approximately 375. Figure 4 sets out forecast growth in full-time interstate student commencements to 2016.

**Figure 4: Forecast growth in CIT full-time interstate student commencements to 2016**



Source: CIT BANNER Student Information Management System – 2010



Demand for student accommodation is typically generated from the commencing student cohort and CIT will seek to maximise the attractions of studying at CIT by ensuring that opportunities for safe and supportive accommodation strategies are developed.

Table 1 represents CIT's estimates of future accommodation capability across all sectors based on current enrolments and future growth strategies. Table 2 identifies the likely future demand for on campus accommodation.

**Table 1: Future capability for CIT accommodation across all sectors based on current full time student demand and growth strategies.**

Full Time		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Private Rental		211	193	227	297	343	468	417	462	514	570	634	703
CIT Accommodation Facilities		77	77	77	77	77	77	77	77	77	447	447	447
CIT Homestay		146	171	218	202	329	266	271	324	377	60	116	176
<b>Total F/T Students</b>		<b>434</b>	<b>441</b>	<b>522</b>	<b>576</b>	<b>749</b>	<b>811</b>	<b>765</b>	<b>863</b>	<b>968</b>	<b>1077</b>	<b>1197</b>	<b>1326</b>
Part Time		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Private Rental		1981	1726	1809	2133	2243	2318	1429	1527	1653	1791	1966	2172
<b>Total P/T Students</b>		<b>1981</b>	<b>1726</b>	<b>1809</b>	<b>2133</b>	<b>2243</b>	<b>2318</b>	<b>1429</b>	<b>1527</b>	<b>1653</b>	<b>1791</b>	<b>1966</b>	<b>2172</b>
<b>Total Students</b>		<b>2415</b>	<b>2167</b>	<b>2331</b>	<b>2709</b>	<b>2992</b>	<b>3129</b>	<b>2194</b>	<b>2390</b>	<b>2621</b>	<b>2868</b>	<b>3163</b>	<b>3498</b>

Note: It is anticipated that CIT will be able to provide 77 beds up to 2014 and a further 370 beds once the proposed Reid Campus Student Accommodation Facility is operating.

**Table 2: Future demand for CIT on campus accommodation Facilities based on current full time student demand and growth strategies.**

		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Interstate and international Student Population</b>													
Interstate	Commencing	142	136	155	90	86	99	143	150	165	182	209	240
	Continuing	38	28	32	36	43	40	98	103	108	113	119	125
	<b>Interstate Sub-Total</b>	<b>180</b>	<b>164</b>	<b>187</b>	<b>126</b>	<b>129</b>	<b>139</b>	<b>241</b>	<b>253</b>	<b>273</b>	<b>295</b>	<b>328</b>	<b>365</b>
International	Commencing	196	215	260	240	411	258	271	325	374	421	463	504
	Continuing	58	62	75	210	209	414	253	285	321	361	406	457
	<b>International Sub-Total</b>	<b>254</b>	<b>277</b>	<b>335</b>	<b>450</b>	<b>620</b>	<b>672</b>	<b>524</b>	<b>610</b>	<b>695</b>	<b>782</b>	<b>869</b>	<b>961</b>
	<b>Full Time Total</b>	<b>434</b>	<b>441</b>	<b>522</b>	<b>576</b>	<b>749</b>	<b>811</b>	<b>765</b>	<b>863</b>	<b>968</b>	<b>1077</b>	<b>1197</b>	<b>1326</b>
<b>Interstate and international Student Population: 18 to 35 years old</b>													
Interstate	Commencing	67%	95	91	104	60	58	66	96	101	111	122	140
	Continuing	67%	25	19	21	24	29	27	66	69	72	76	84
	<b>Interstate Sub-Total</b>		<b>121</b>	<b>110</b>	<b>125</b>	<b>84</b>	<b>86</b>	<b>93</b>	<b>161</b>	<b>170</b>	<b>183</b>	<b>198</b>	<b>220</b>
International	Commencing	90%	176	215	260	240	411	258	271	325	374	421	463
	Continuing	90%	52	56	68	189	188	373	228	257	289	325	365
	<b>International Sub-Total</b>		<b>229</b>	<b>271</b>	<b>328</b>	<b>429</b>	<b>599</b>	<b>631</b>	<b>499</b>	<b>582</b>	<b>663</b>	<b>745</b>	<b>828</b>
<b>Student Population Seeking Accommodation</b>													
	Commencing	75%	204	230	273	225	351	243	275	319	363	407	452
	Continuing	25%	19	19	22	53	54	100	73	81	90	100	111
<b>Total Seeking Accommodation</b>			<b>223</b>	<b>248</b>	<b>295</b>	<b>279</b>	<b>406</b>	<b>343</b>	<b>348</b>	<b>401</b>	<b>454</b>	<b>507</b>	<b>623</b>

Until 2009 CIT has experienced strong growth in student commencements in the international tertiary education market. In 2010 the strength of the Australian Dollar

increased competition from overseas education institutions and relaxing of visa regulations in countries saw CIT's sector growth fall away from the anticipated growth.

With the rapidly increasing numbers of students from central and southern Asia and CIT's strong marketing of tertiary education in the ACT, it is forecast that a nine percent annual growth will be achieved by 2016. International commencements in 2016 are expected to be approximately 510 students per annum with the total CIT international student population (commencing and continuing) totalling 960 students.

## **7. Coordination and planning measures adopted by the ACT Government to meet anticipated needs in student accommodation**

The overall importance to the ACT Government of student housing and its commitment to increase student housing places available is reflected in the ACT Government's *Statement of Government Priorities for 2011-12*. As stated in 'Priority 4: Housing options for all Canberrans', the ACT Government is committed to not only providing affordable but also appropriate housing for all Canberrans. This priority includes a commitment to increase student accommodation places by supporting development of accommodation at the University of Canberra and the Australian National University (ANU). The ACT Government will also complete a short-term accommodation strategy by December 2011 and progress the most feasible options identified, which may include hostel-style accommodation.

In its 2011-12 Budget the ACT Government granted \$6 million over nine years to the University of Canberra to support for student accommodation projects. Assistance will be provided to the University of Canberra to deliver additional accommodation for over 200 students. The accommodation is to be located in Wing 5 of Cameron Offices. This contribution will assist in providing affordable accommodation for students and in attracting more international students to the Territory.

The ANU City West Precinct Agreement December 2004 facilitates the sale to the ANU of unleased Territory land in the City West Precinct (subject to the ANU meeting certain conditions). This agreement has enabled the timely development of student accommodation projects which, when the fourth tranche of development is complete, will deliver approximately 2000 beds since the agreement was signed.

Housing affordability, both in purchase and rental markets is a major factor influencing the ACT economy and the community. In addition, the population of Canberra will increase steadily to an expected 550,000 by 2057. In recognition of this, the ACT Government released the affordable housing action plan in early 2007 to address pressures in the purchase, rental and supported accommodation markets. The ACT Government is committed to addressing the housing challenges of the future. The 2011-12 Affordable Housing budget initiative provided \$1.4 million over four years to support the delivery of the *Affordable Housing Action Plan* and the development of further policies to improve housing affordability.

*Learning Capital*, the report of the ACT Tertiary Taskforce, acknowledged that accommodation for students was an element of the connections between education



providers. The report recommended government support for investigations of partnerships between institutions, government and industry to invest in affordable residential accommodation to reduce the shortages and costs both for students and apprentices. Another recommendation of the report was the establishment of an ACT tertiary education steering committee. This strategic body, to be called the Learning Capital Council (LCC), involving high level stakeholder representation, aims to oversee planning, communication and interaction between stakeholders in areas of collaborative and strategic interest. The LCC aims to steer the direction of ACT tertiary education in areas including partnerships, innovation, and greater engagement with industry. It is expected that the LCC, once convened, will provide leadership on partnerships and strategies for student accommodation initiatives.

The ACT Government has a vision of Canberra as a lifelong learning capital. The education sector is one of the largest elements of the ACT economy and the ACT Government will continue to encourage its growth. Tertiary education is undergoing major transformation Australia-wide. It is expected that this transformation will provide for a growing number of students meeting the changing needs of both students and employers. In 2011-12 the ACT Government will finalise an *Educational Export Sector Strategy*, which will support further growth in ACT education exports by raising the profile of Canberra as an education destination of choice in overseas markets.

In August 2011, the ACT Government released a report by Emeritus Professor Denise Bradley AC, advising on future options for collaborations between the University of Canberra and the Canberra Institute of Technology. The report recommended creating a new dual-sector institution in the context of reforms in tertiary education nationally and in the globally competitive market. The ACT Government is undertaking further analysis of the options and developing business cases via consultations with key stakeholders. A final recommendation will be made to Government in late November 2011. A dual sector institution formed by such an amalgamation would provide consolidated accommodation strategies for students in VET and higher education. However, the expectation of an ACT dual sector institution to increase its student numbers through consolidated marketing strategies could result in further pressure for accommodation.

The ACT Government provides resources to support the ACT Education Export Committee. This Committee includes representatives from ACT Government, CIT, UC, ANU, the Australian Council for Private Education and Training (ACPET) and the Canberra Business Council. This Committee provides a forum in which the issue of student accommodation needs may be discussed.

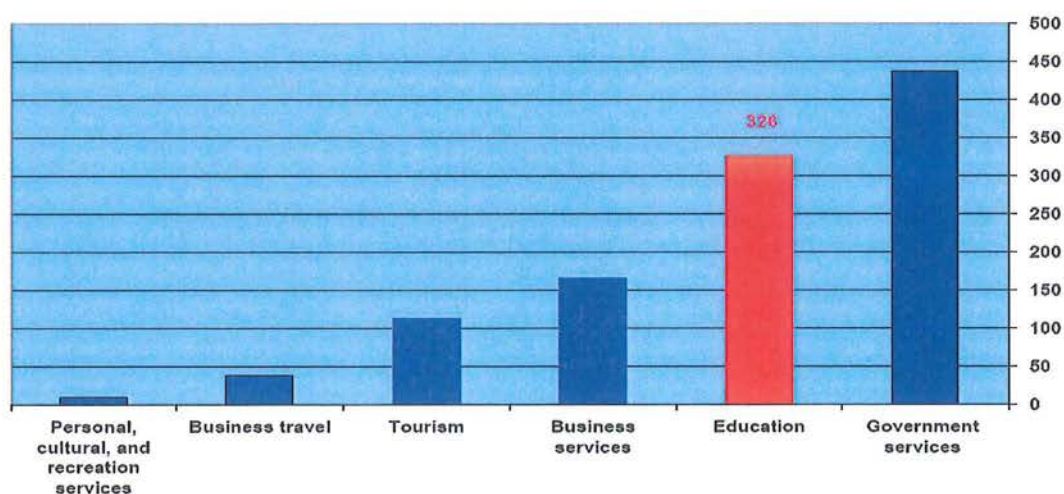


## 8. General factors influencing availability and access to appropriate accommodation for the core demographic group (18-25 year olds)

### 8.1. Economic impacts

The education sector is one of the largest elements of the ACT economy. Export of Education Services is the second highest export category for the ACT. This is indicated in Figure 5.

Figure 5: Australian Capital Territory Major Export Categories 2009-10 (\$millions)



Source: Australian Bureau of Statistics' publication *International Trade in Services, by Country, by State and by Detailed Services Category, Financial Year, 2009-10* (ABS Catalogue no. 5368.0.55.003).

Export of education services has also been growing strongly over the past few years. The economic impact of education services exports is significantly greater than tourism. An increase in international student numbers is expected in coming years, which will impact on demand for accommodation both on- and off-campus.

### 8.2. Student cohorts

Establishing the factors which influence access to accommodation for 18 to 25 year olds is best derived from an understanding of the considerations of the key student cohorts that are looking for accommodation.

#### 8.2.1. ACT resident students

ACT resident students, whether undertaking full time or part time studies, will typically be in some form of employment working from 15 to 35 hours per week as well as attending classes and carrying out self-directed course work. As well as education costs they need to

fund transport, text books and course materials, socialising and networking, and rent and living expenses.

Whilst the majority of students would prefer to live away from home the stress on their income from rental expenses often requires them to remain in the family home whilst they complete their studies. There are a significant number of students who are prepared to cope with rental stress to ensure an acceptable social or study environment. These students will seek support through scholarships, training funds from employers, Youth Allowance and Rent Assistance.

For these students the key factors in selecting accommodation away from the family home are:

- is my family able to support me while I study?
- can I afford to live away from home?
- are there safe, secure accommodation opportunities available with appropriate amenity?
- can I afford to live close to my place of study to reduce travel time and transport costs?
- are there appropriate work opportunities available for me to support me financially?
- will I have time to work to provide an income as well as study?
- what financial assistance is available to assist me (for starting part time students the minimum age of independence criteria (23 years) for assessment of Youth allowance may be a barrier)?
- does my education institution provide low cost accommodation or accommodation subsidies?

### 8.2.2. Interstate students

Interstate students can be grouped into two cohorts.

- Students studying full time or part time who will require accommodation for a full semester or year.
- Students who are attending block release classes or residential sessions.

These students have similar considerations to ACT resident students however their remoteness and lack of knowledge in respect to Canberra and the accommodation and rental market will generate other considerations such as:

- can I afford to live in Canberra which has a higher cost of living than my home town?
- is there information available about accommodation options in Canberra?
- can I book accommodation through the education institution or Government?
- will uncapped tertiary education places make it difficult to find suitable accommodation in Canberra?
- can I receive extra benefits from the Youth Allowance or Rental Assistance schemes given that I studying interstate?
- how can I know that I am being charged appropriate rates for accommodation?
- can my education institution help me decide by vetting accommodation opportunities for value, safety and security?
- can I be assured that work opportunities will be available to support me while I study?
- are there short term accommodation opportunities in Canberra that I can afford?

An issue specific to CIT is the need for short term accommodation for interstate apprentices and trainees attending block release courses in Canberra. Typically these low income earners are seeking between one and three nights' accommodation while they attend on campus course delivery as part of their training.



### **8.2.3. International students**

Australia is seen as a top destination for international students with around 7.8% of international students choosing Australia for the studies in 2008. International students studying in Canberra come from over 80 countries throughout the world. International students generally prioritise reputation and quality of education when selecting a destination for higher education over considerations of affordability. As sponsorships and family financing is usually committed up front the matter of appropriate accommodation is significant. Many considerations are similar to other students however international students and their supporters will need to question:

- what will it cost to live in Canberra?
- can my education institution help me to book accommodation which matches my social needs?
- can I get help in joining socially with other students of my nationality and those from Australia?
- is there a possibility of obtaining work to support me while I study?
- if so will the limited time I am able to work (currently 25 hours per week) earn me enough salary?
- will my safety and privacy be assured?
- will I be able to study affectively at my place of accommodation?
- how easy will it be to assimilate into the Canberra community?

### **8.2.4. Students with a disability**

Lack of suitable accommodation may be seen as a barrier to tertiary students with a disability studying in the ACT. It is recognised there are no single set of solutions, and that tertiary institutions will need to work with students to understand their needs.

Issues of accessibility include but are not limited to:

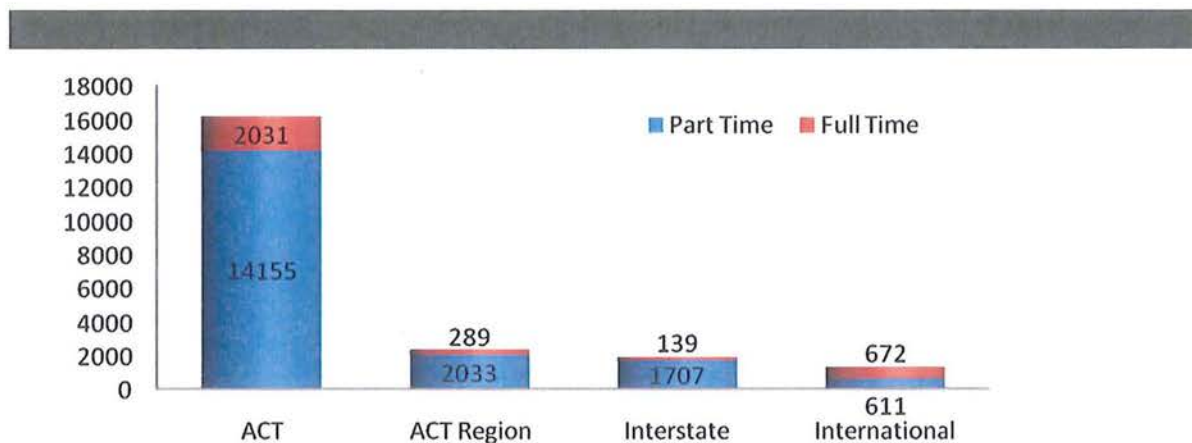
- wheelchair access to buildings including internal doorways
- access to lifts for multi floor accommodation
- non auditory fire alarms for students with a hearing disability

- handrails, colour contrasting steps and higher levels of external lighting for people with a visual disability
- additional power points may be required for any person with disability accessing additional aids that require electricity
- social and welfare considerations such as proximity to public transport and community facilities.

### 8.2.5. Origins of CIT students

In 2010, CIT had a total of 36,952 student enrolments. Most students (75.1 percent) lived in the ACT, with 16.7 percent coming from New South Wales, and 2.3 percent from other states or territories. 1283 international students attended CIT in 2010, comprising 5.9 percent of the total student population. Figure 6 provides further information on the origin of CIT students.

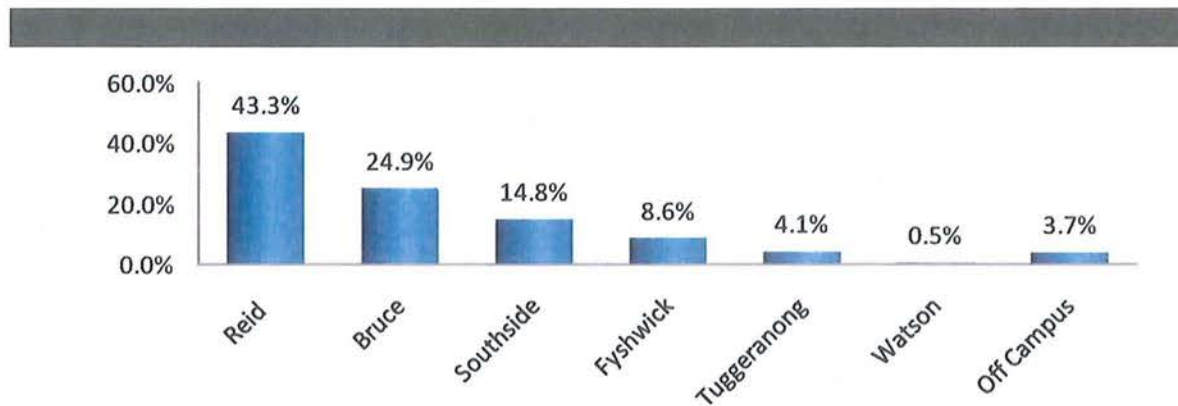
**Figure 6: Origin of full-time and part-time CIT students, 2010**



Source: CIT BANNER Student Information Management System - 2010

CIT also delivers courses off campus both interstate and throughout Canberra and is rapidly increasing its on-line delivery capability. Figure 7 sets out enrolments at various CIT sites in 2010.

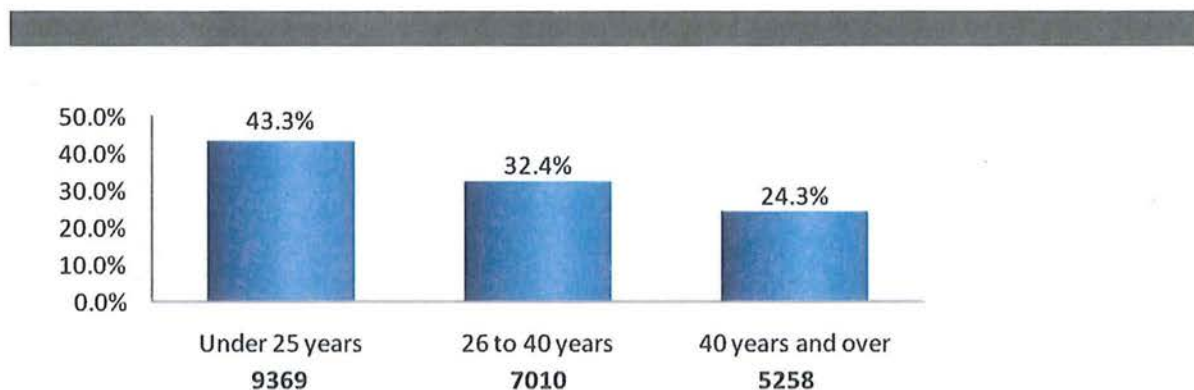
**Figure 7: CIT student enrolments, by campus, 2010**



Source: CIT BANNER Student Information Management System - 2010

The age profile of CIT students has remained consistent over the past four years. The largest proportion of CIT students in 2010 were aged 25 years and under, with this group accounting for 43.3 percent, followed by those aged 26 to 40 years, totalling 32.4 percent. The remaining 24.3 percent of enrolments represented students aged 40 and over. See Figure 8.

**Figure 8: Age profile of CIT students, 2010**



Source: CIT BANNER Student Information Management System - 2010