

Data attracts PBSA investment into Perth



STUDY
Perth



October 2026

studyperth.com.au





Tracking Enrolments

We set the Flag on the Hill

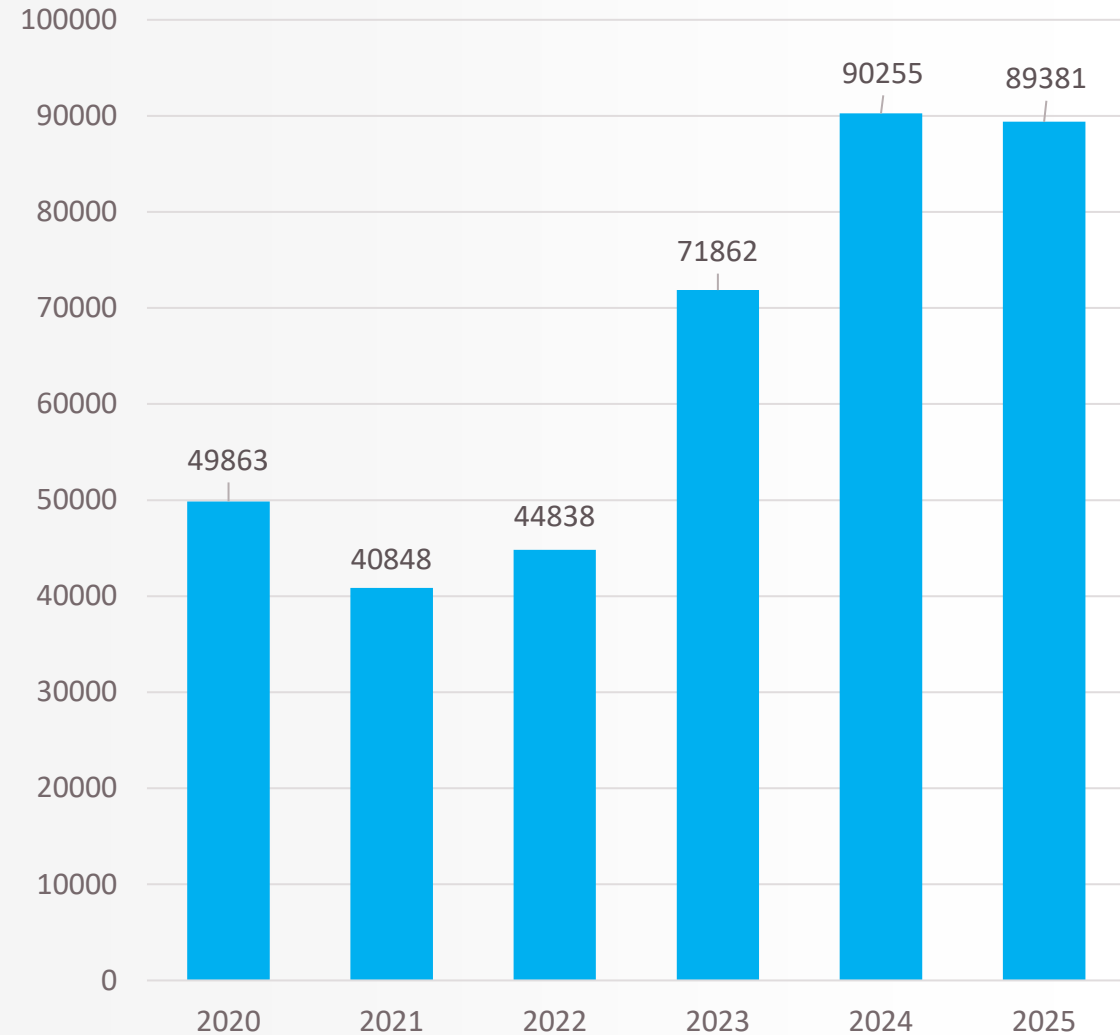
- For WA to attract ~10% share of Australia's international student enrolments by 2027
(based on 2019 data, equivalent to 100,000+ enrolments)

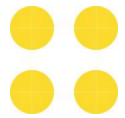
Constraints

- We identified in 2022:
 - Student accommodation
 - Aviation capacity

Accommodation became a national issue in 2024

WA Enrolments (YTD December)





By 2024 rental pressure and international students had become part of a highly visible public debate

The West Australian

Commercial Property | Housing Market | Property

Shortage of 2500 student beds adds to WA's rental crisis

Kim Macdonald | The West Australian
Wed, 20 March 2024 2:00AM | [Comments](#) | [+](#)



Australia's Housing Shortage – International Student Intake Exacerbating Nationwide Housing Supply Shortfall

Written by: Morgan Begg and Kevin You
17 July 2023

We will reduce excessive numbers of foreign students studying at metropolitan universities to relieve stress on rental markets in our major cities.

Budget Response Speech
Peter Dutton, May 2024

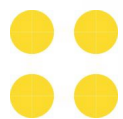
THE AUSTRALIAN 



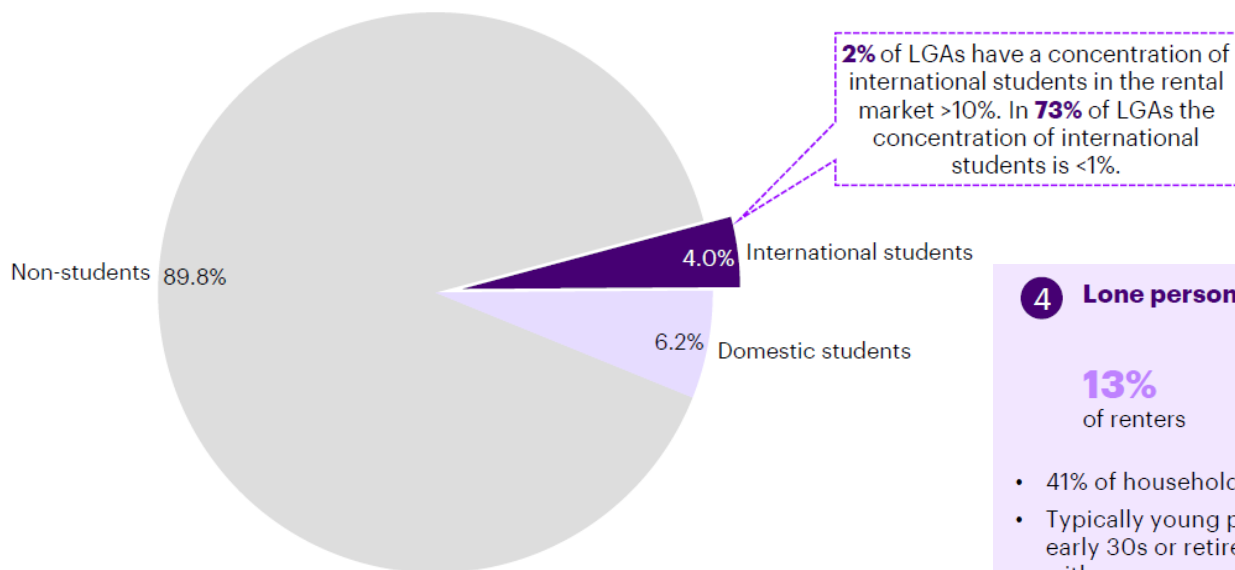
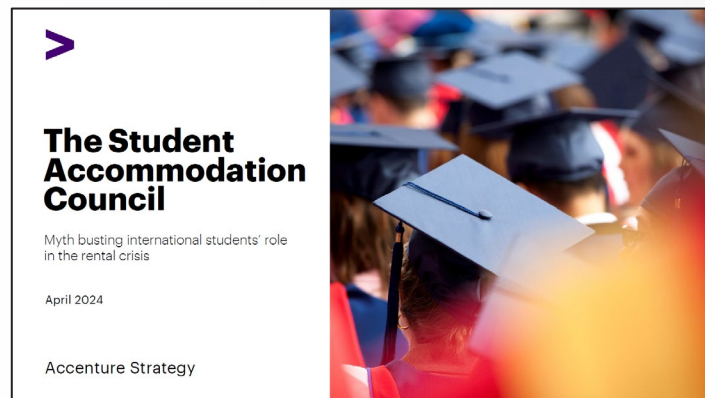
Students take housing shortage to next level

Foreign student numbers in Australia have surged to their highest levels in a decade, with the approval of more than half a million visas in the last financial year sparking fears new arrivals to the nation's campuses will supercharge the housing crisis.





Expert opinion told a different story



4 Lone person households

13%
of renters



- 41% of households rent apartments.
- Typically young professionals in their early 30s or retirees in their early 60s with average earnings of \$800-999 per week.



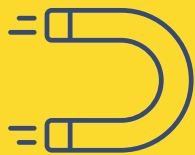
Myth Busting



- International Students are NOT crowding Australian residents out of the rental market.
- The growth in purpose-built student accommodation (PBSA) has been alleviating pressure on the rental market.
- Further increasing PBSA supply will allow Australia to benefit from a growing student population whilst mitigating pressure on rental demand.



**We focused on
three activities**



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1. Homestay

- Increase host participation
- Encourage students to use
- Gave us more immediate outcomes – larger accommodation projects take time

facebook

AHN Perth
Sponsored ·

Be paid up to \$355/week for hosting stud... See more

Host A Student With AHN

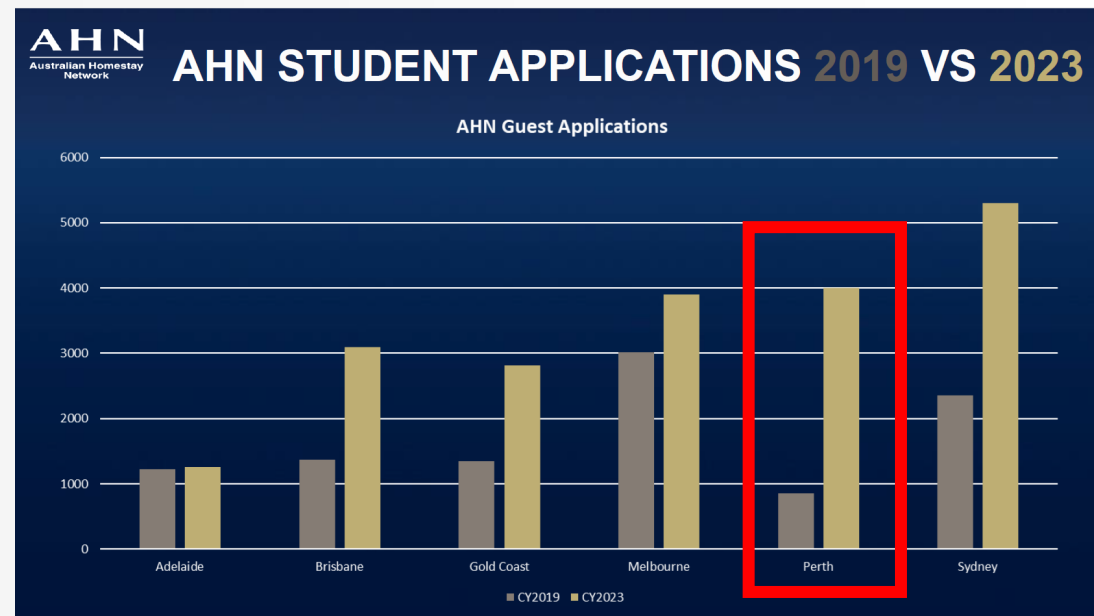
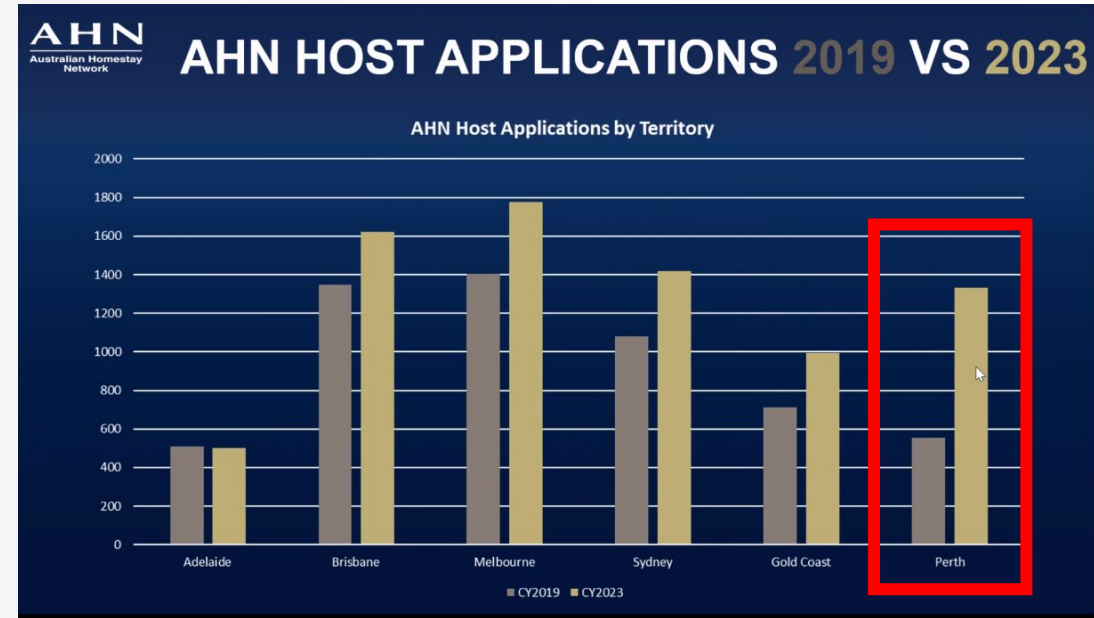
 **STUDY Perth** 



New Perth Families Needed NOW!

www.homestaynetwork.org/hostperth
Spare Room? Earn Money!
Host A Student With AHN

[Learn more](#)

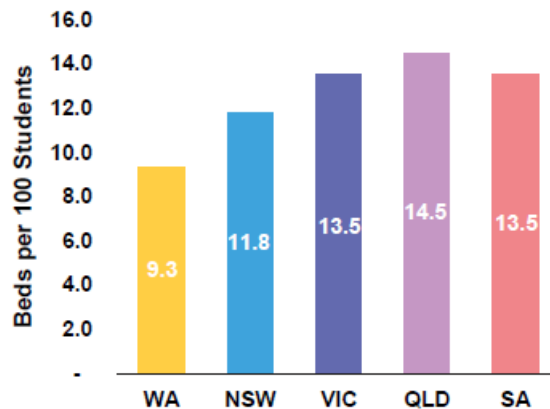




2. PBSA Investment

- Low PBSA vacancy (0.3%) +
- Highest # students per available bed (9.2 v 6.7 nationally) +
- High forecast demand.....
- Supports the investment proposition

BEDS PER STUDENT – FULL-TIME ON-CAMPUS



Source: Urbis
Full time on-campus enrolments 2023



WESTERN AUSTRALIA
IT'S LIKE
NO OTHER.

STUDY
Perth URBIS

PERTH STUDENT ACCOMMODATION

INVESTMENT OPPORTUNITY

February 2024



The Opportunity

- We hit the 2031 base case for student numbers in 2024!

INTERNATIONAL STUDENT ENROLMENT PROJECTIONS



Source: Urbis modelling



3. Student Accommodation Council Famil Trip June 2024



- Encourage investors to see the Perth opportunity first-hand and meet relevant stakeholders.
- Property Council 'WA Education' Lunch
- With State and Local Government:
 - Development Showcase
 - Investment & Planning Roundtable
 - Networking function

campus living
villages

Cedar Pacific

Centurion

GSA

iglu.

Journal
STUDENT LIVING

pamojacapital

scape

STUDENT ONE

UniLodge

WEE HUR

Y SUITES

yugo

We see increasing investment

- City of Perth encouraging PBSA development in city
- State Government is formalising PBSA as a distinct asset class for WA
- Recently Opened:
 - Unilodge Perth Central
 - Yugo Perth University Campus
 - Juno House
- Three more under construction

PBSA Pipeline August 2026

State	Application	Approval	Construction	Total
VIC	2,204	8,846	3,326	14,376
NSW	4,498	3,117	3,005	10,680
QLD	1,551	2,748	4,110	8,409
WA		3,785	4,424	8,209
SA	841	3,640	1,280	5,761
ACT	1,405		406	1,811
NT		357		357
TAS	21			21
TOTAL	10,520	22,493	16,551	49,624

Source: Urbis Benchmarks