

## Planning (Inclusionary Zoning Strategy) Amendment Bill 2023

**Submission No:** 17  
**Submitted by:** Student Accommodation Association  
**Publication:** Making the submission and your name public  
**Attachments:** No attachment

### Submitter Comments:

14 June 2023  
The Community Support and Services Committee  
Queensland Parliament  
Parliament House  
George Street  
Brisbane QLD 4000  
To Whom It May Concern:  
Re: Student Accommodation Association (SAA) response to the Planning (Inclusionary Zoning Strategy) Amendment Bill 2023  
The Student Accommodation Association writes to express its opposition to this bill. Our members currently account for over 12,000 accommodation beds in QLD alone and these beds are allocated exclusively to enrolled students. In 2022, due to the opening of borders and campuses, the student population rebounded considerably. Thanks to our members continuing to quarantine accommodation exclusively for students, returning scholars were able to find high quality accommodation in a competitive rental market. In October 2022 we wrote to the Queensland Parliament, indicating that Queensland's student accommodation supply would not be able to meet demand and this would result in students having to compete with the broader tenant market for accommodation. As it stands in Brisbane today, occupancy in dedicated student accommodation is at levels not previously seen, with minimal vacancies across the region. Accordingly, Queensland requires conditions that are favourable for investment in building additional purpose built student accommodation. The key aspects of the Planning (Inclusionary Zoning Strategy) Amendment Bill 2023 run contrary to creating these favourable conditions. In addition to the increasing migration into Queensland and the continuing reduction in broader accommodation supply, the student accommodation sector will not see any new stock come to market in 2023 or 2024. For the first time in over five years, there are no new student accommodation projects under construction. Queensland requires new investment in student accommodation projects for the following reasons:

- Student numbers will continue to increase for the foreseeable future, due to the high quality of our educational institutions and the Queensland lifestyle. The benefits to our culture and economy due to the influx of students from interstate and abroad are unable to be fully realised if we do not have the accommodation to house them.
- Student accommodation is built exclusively for students. As a result, it reduces the pressure on the broader rental housing market.
- Student accommodation brings jobs and drives activity and revenue to surrounding businesses

It is our Association's opinion that this bill, in particular the requirement for new developments to transfer 25% of dwellings to the State for no consideration, would pose an extreme overreach of government into the free market; result in skyrocketing rents to account for the construction costs and loss of future earnings and/or; result in the majority of development projects becoming unfeasible. Essentially, if successful, this bill will have a negative effect on the growth of housing supply in Queensland, by driving investment away from the State. At this point in time, it is critical that Queensland attracts investment in student accommodation. The proposed bill will, without doubt, halt investment in student accommodation in Queensland. Added to the rising costs of both construction and debt, student accommodation projects will not be viable in a rental market where the cost of public housing is transferred from the State to the investors Queensland is relying on to deliver a long term housing solution to its residents. We urge the Members of the Queensland Parliament to oppose this bill.

Yours faithfully,  
Student Accommodation Association