

ATTACHMENT C

ATTACHMENT C

**STUDENT ACCOMMODATION LETTER
FROM UTS**

80-98 FIG STREET, PYRMONT



29 November 2005

PO Box 123
Broadway NSW 2007
Australia
T: +61 2 9514 2000
F: +61 2 9514 1551
www.uts.edu.au

UTS CRICOS PROVIDER CODE 00099F

The General Manager
Sydney City Council
Kent Street
SYDNEY NSW 2000

Dear Sir,

Subject: Student Accommodation at 211 Bulwara Road, Pyrmont

The University of Technology, Sydney (UTS) is actively seeking private sector options for the provision of residential accommodation for its students. UTS has expressed interest in entering into a contract with the owner of the site to manage the student accommodation facility proposed for the above site. I understand from the owner / developer of the site that the Council would like more information on how the site would be managed by UTS if UTS were to manage the proposed facility.

Subject to reaching a satisfactory agreement with the owner / developer of the site, the University would operate the proposed student accommodation in accordance with its current **Management Plan** for its other accommodation facilities. It is intended that the facility will be badged as a UTS Residence and marketing and recruitment for places in the facility will be via the processes currently utilised for its other Residences. Information on the University's other student residences and their management is outlined below.

Overview

The University provides residential accommodation for its students in order to be able to support the University's core functions of teaching, learning and research, as well as a variety of strategic objectives eg supporting students from equity target groups, supporting its internationalisation objectives, supporting post-graduate research students and supporting recruitment strategies by being able to directly accommodate students from strategically important local and international target markets. The accommodation is offered at affordable rates and the University does not seek to make a profit from operating student accommodation. Support for recent Australian school leavers and newly arrived international students is emphasised as a strategy to enhance the academic success and retention of these students who are generally more at risk of underachieving or dropping out. There is a strong ethos in the Residences of tolerance and the celebration of diversity, and a mixing of local and international students in all Residences. Provision of pastoral care and intentional measures to build a positive 'living, learning community' is a major management priority. Notwithstanding the support provided, student privacy and autonomy is also encouraged and respected. All apartments are self-catered and do not follow a traditional residential college model of shared dining and having multi-user bathrooms etc.

Further information on UTS and its student profile can be found at www.uts.edu.au

Information on the UTS Housing Service and UTS Residences see www.housing.uts.edu.au

UTS Accommodation offerings

The University offers a broad range of variously priced accommodation options to students to suit varying needs. These include share-apartment and studio apartment options. The share apartment arrangement is similar to a standard residential apartment where students have their own bedroom, and will be sharing all common areas such as the living room, kitchen and bathroom facilities with other students in the apartment. The studio apartment is a self-contained area that includes bedroom, bathroom and kitchen facilities.

The housing options include rooms in the following apartment types:

- Studio Apartment
- Two Bedroom Apartments
- Three Bedroom Apartments
- Four Bedroom Apartments
- Five or more Bedroom Apartments

Currently, the University offers modern, self-catering accommodation in three buildings named **Gumal Ngurang, Geegal, and Bulga Ngurra**. These Residences are fully owned and managed by UTS via its Housing Service. Each Residence has a range of facilities and communal areas for students to enjoy. Rooms for people with disabilities are available in all residences.

Gumal Ngurang is an Aboriginal word which means 'place of friendship'. Located on Broadway, the Quadrant Apartments are literally only steps away from the city campuses and 5 minutes from the library and contain a range of studio and share apartments.

Geegal is an Aboriginal word that means 'shelter'. Located at 12 Boundary Street, Pyrmont, the complex includes apartments and townhouses that offer accommodation in self-contained share apartments. It is only a fifteen-minute walk to UTS city campuses, Broadway shops, entertainment and transport. All apartment/townhouses are fully furnished and have access to a common outdoor courtyard with BBQ facilities.

Bulga Ngurra is an Aboriginal word which means 'mountain camp'. It is located at 23-27 Mountain Street, Pyrmont. The building is a five-story complex, which offers accommodation in fully furnished, self-contained share and studio apartments. It is a ten-minute walk from the city campus with easy access to public transport, Darling Harbour and the City Business District.

The University aims to offer an affordable, safe, and convenient accommodation that is only minutes from campus, libraries, Internet cafes, shopping centres and entertainment. The Residences offer a vibrant atmosphere and comfortable living environment that helps students achieve learning success, form new friendships and provide students with a supportive networks to help get the most of University life in Sydney.

UTS Accommodation Features

Learning Success: The UTS Housing Service mission is to "enrich student life by providing, and promoting a positive living environment that is conducive to academic, social & personal growth for students." The aim is to ensure that students are able to live in an environment that encourages them to set academic goals and achieve them. The UTS Housing Service facilitates the formation of study groups where students in a particular faculty are encouraged to study together to promote better learning. Workshops may be organised to assist residents to develop skills for learning success.

Affordability: The University is located on the edge of the Central Business District of Sydney. Accommodation in the private rental market is expensive in inner Sydney. The University provides accommodation, which in most instances is at least 25% below comparable market rates. As a resident, students live in a furnished apartment where rents are inclusive of water, gas, and electricity, cleaning of common areas (bedrooms and studios not included) and support services. As UTS Residences are on the doorstep of the city campus, most students will save money on travel costs to University.

Safety: Security staff employed by the University are on duty at the City Campuses 24 hours, seven days a week, and can be contacted to assist in emergencies when needed. The University complies with relevant external regulations (e.g. Fire Safety, Occupational Health and Safety) and has a proactive set of policies and procedures that promote a positive residential learning community that is free from discrimination, harassment and unsafe or unhealthy behaviour. In addition, trained senior residents, or Residential Networkers, are appointed to each residence.

Convenience: Students living at University Residences, have the advantage of being conveniently located to the City and Haymarket Campuses. Students will only walk a short distance to get to many of the city conveniences including education and sporting facilities, shops and entertainment. University Residences are close to Sydney's transport hub, providing easy access to Central Railway,

buses, and trams. Due to the convenience of living at the University, it is easy to be involved in extra curricular and social academic activities, making residential life both personally satisfying and academically rewarding.

Vibrant Atmosphere: Students are given a unique opportunity to live and interact with others in an environment that encourages social interaction. As a resident, students have the opportunity to get involved in community activities such as weekend barbeques, casual sporting events, or just enjoy getting to know other people.

Friendships: Residential Life also creates a wonderful opportunity to develop strong friendships with people from diverse backgrounds, and to exchange cultural experiences that often might not be available in other environments. Living at University Residences provides potential connections with hundreds of students.

Students will often find that social and interpersonal skills are enhanced when they form friendships and experience challenges that come with living in a diverse community. Students are challenged to overcome cultural biases, stereotypes and develop friendships that make it a satisfying experience living in student residences.

A Supportive Network: At University Residences, students will be part of a community that is encouraged to be mutually supportive to ensure that everyone adapts to the new environment, stays focussed on academic success and has a positive University and Sydney experience.

University Housing provides a "Residential Networker" Program, which aims to support and enhance student life and learning. Residential Networkers (RNs) are 'more senior', experienced residents [students] who welcome any questions about life in the residences. They act as role models to foster principles of effective communication, ethical behaviour, and seek to engender a sense of community, and a service ethic within the Residences. RNs also assist with after hours security and maintaining the 'good order' of the Residences.

The University Student Services Unit provides a range of support network services for residents. Students are encouraged to visit a Service Unit should they need any assistance or professional advice relating to Careers, Counselling, Health, Special Needs and Financial Assistance. The University offers an online Help Resource called the Student Help Web to provide useful information for students.

Fees

Fees include a basic furniture package, but do not include meals, cleaning of individual bedrooms, bed linen, towels, pillows, blankets, doonas, kitchen equipment, toiletries and other personal items. All rooms are tastefully furnished and include quality beds, a large study desk with shelving, a spacious wardrobe, ample power points, and telephone and voice mail connections. Living areas in the apartments and terraces are spacious and airy. Modern kitchens include a microwave convection oven, a refrigerator, cook top and cupboards.

Special consideration is given if applications fall within any special categories - Disability, Financial Disadvantage, Rural or Isolated, Aboriginal or Torres Strait Islander. A limited number of rental subsidy scholarships are available to students who demonstrate financial hardship.

What is included in the Residential Fee?

- All utilities - water, gas, electricity
- All accommodation comes with a furniture package
- Access points to hi-speed broadband internet service and telephone line
- Supportive network - through the Residential Networker program and pastoral care from Housing Service staff and UTS Counselling Service.
- Weekly cleaning of common areas of apartments
- Throughout the year, the Housing Service will arrange a number of events, which will include an induction program for residents. This program is designed to help students settle in to UTS and for many to assist in settling into Sydney.

Residential Life

Living in University Residences is not suitable for everybody. From experience, the students who get the most out of living at UTS Residences are those who:

- Are committed to achieving learning success and also prepared to be part of a residential community;
- Enjoy making connections with people from diverse backgrounds, forming new friendships;
- Respect the diversity in the Residential community and understand that rules exist in the community for the benefit of every individual;

Finally, a shuttle bus is provided for residents from 6.30pm-11pm Monday to Friday between City Campuses and all residences.

We hope the above information provides clarity in terms of the management of student housing at UTS and proposed management of student accommodation at 211 Bulwara Road.

Please note that a decision to enter into a contractual arrangement with the site's owner / developer will be subject to UTS:

- Agreeing on suitable terms and conditions of a management agreement;
- Undertaking further due diligence; and
- Seeking approval from UTS Council.

If you would like further information please contact me at the above address or by phone / email 9514 1177 (chris.hepperlin@uts.edu.au).

Yours sincerely,



Christopher Hepperlin
Director, Student Services Unit

cc Dr J.M. FitzGerald, Registrar
Mr Kevin McCarthy, Chief Financial Officer
Mr Chris Xistouris, Pheonix Transit Constructions P/L