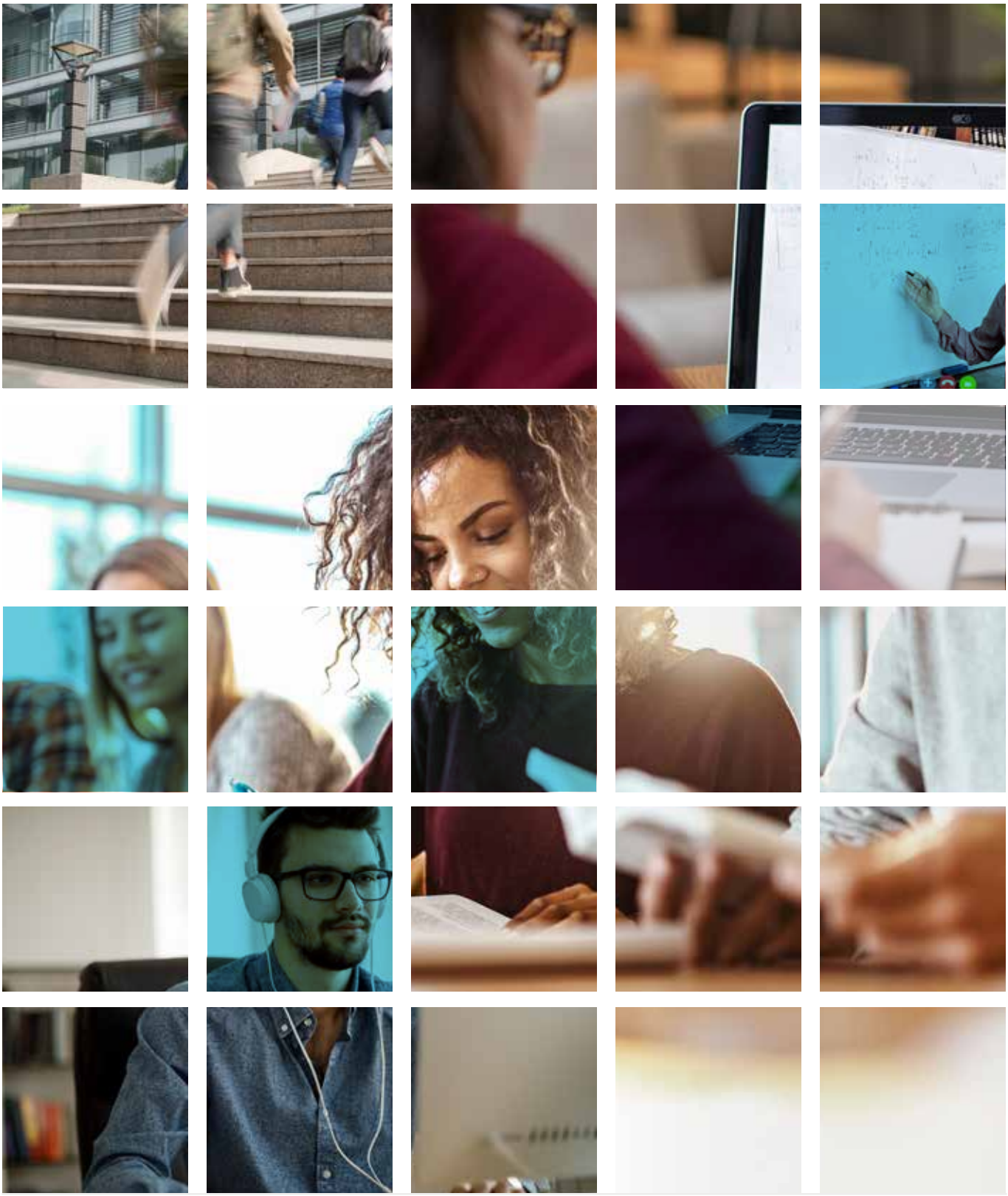
National Property Accreditation Scheme

saa
STUDENT ACCOMMODATION ASSOCIATION

www.npas.org.au



ABOUT SAA (www.studentaccassoc.com.au)

The Student Accommodation Association **(SAA)** is the representative body bringing education and student accommodation providers together to promote the value of accommodation for the exclusive use of students to support and enhance the education experience.

SAA represents the interests of our members and is a reputable body of engaged industry participants within the commercial, government and education sectors.

We serve to inform policy and planning, pertaining to the definition, assessment and development of student accommodation.

DEFINING STUDENT ACCOMMODATION

SAA defines student accommodation as – "Accommodation for the exclusive use of students."

MISSION

- To promote the value of quality accommodation which is provided for the exclusive use of students to support and enhance the Australian education experience.
- To establish and maintain a profile within the commercial, government and education sector as a reputable body of engaged industry participants who may serve to inform policy and planning, pertaining to the assessment and development of accommodation which is provided for the exclusive use of students.
- To represent the interests of operators with student accommodation interests in Australia.

STRATEGIC OBJECTIVES

- Deliver a National Property Accreditation Scheme which is aligned with minimum quality standards for student accommodation.
- Lobby for the introduction of a prescribed student accommodation tenancy document.
- Lobby for the introduction of a licensing system for providers in the private rental market.
- Inform the development of the accommodation component to the Federal Government's International Education strategy.
- Lobby for changes to planning approval frameworks with a view to distinguishing between projects specifically designed to accommodate students (purpose built) and "mixed-use" residential developments.





NATIONAL PROPERTY ACCREDITATION SCHEME (NPAS)

PURPOSE

The National Property Accreditation Scheme (NPAS) has been developed by the Student Accommodation Association (SAA) to assist national education stakeholders to identify, promote and support quality managed student accommodation businesses which operate for the exclusive use of students.

BACKGROUND

The Student Accommodation Association brings education and student accommodation providers together to promote the value of accommodation provided for the exclusive use of students to support and enhance the education experience in Australia.

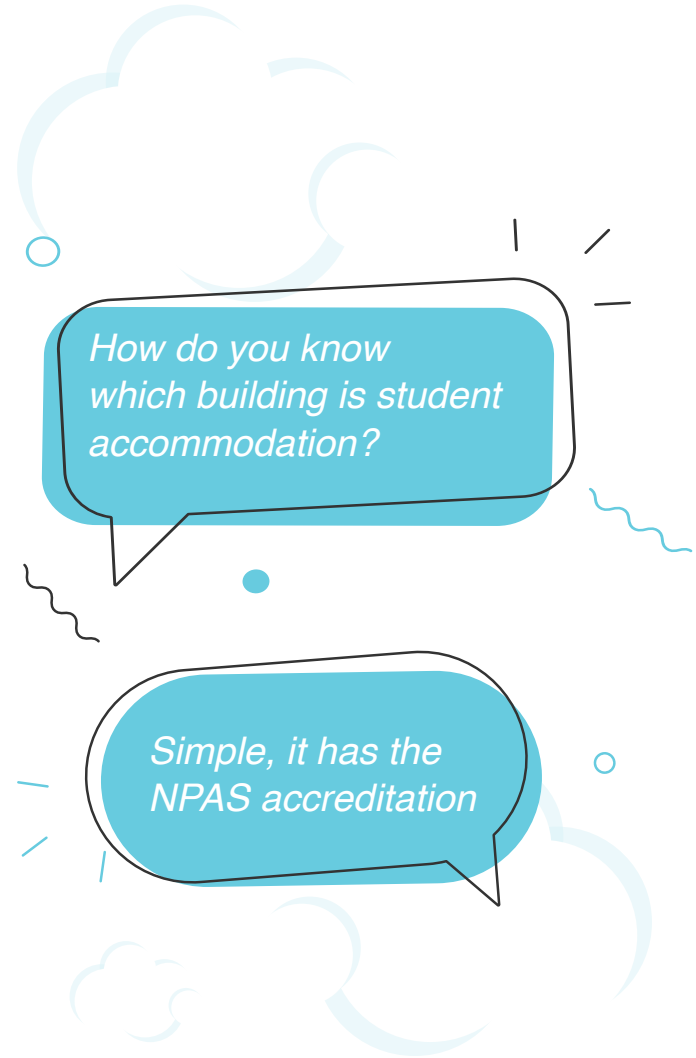
SAA recognises that until recently, education stakeholders have perceived “student accommodation” to be accommodation that happens to be occupied by students when in fact, student accommodation is defined by the association as accommodation provided for the exclusive use of students.

As an initiative aimed at providing greater clarity to Australian education stakeholders, and prospective students, agents and the community, SAA has introduced the National Property Accreditation Scheme.

NPAS represents a stamp of quality, enabling students to make an informed choice about their accommodation. An NPAS branded property will consistently deliver on student expectations of the minimum standard of student accommodation provided with respect to amenity, facility, security, customer service and management processes.

The National Property Accreditation Scheme offers providers of student accommodation the opportunity to align their new offerings with a set of industry led minimum standards.

It is envisaged over time that education providers, and government agencies who support students in Australia will recognise the NPAS stamp of quality to be a prerequisite for promotion to their student communities.





STUDENT ACCOMMODATION CATEGORIES

The National Property Accreditation Scheme aims to identify individual properties that are being operated to a set of industry led minimum standards for the exclusive use of students with a focus on student safety and wellbeing.

Applicants are assessed under one of five accreditation categories:

University Managed	Blue
Commercial Purpose Built Student Accommodation (PBSA)	Red
Residential College	Yellow
Commercially Managed Student Housing Portfolio	Green
Student Hostel	Orange

The Student Accommodation Association defines student accommodation as accommodation provided for the exclusive use of students.

Under this definition, the Student Accommodation Association further defines the type of student accommodation offered under the following categories:

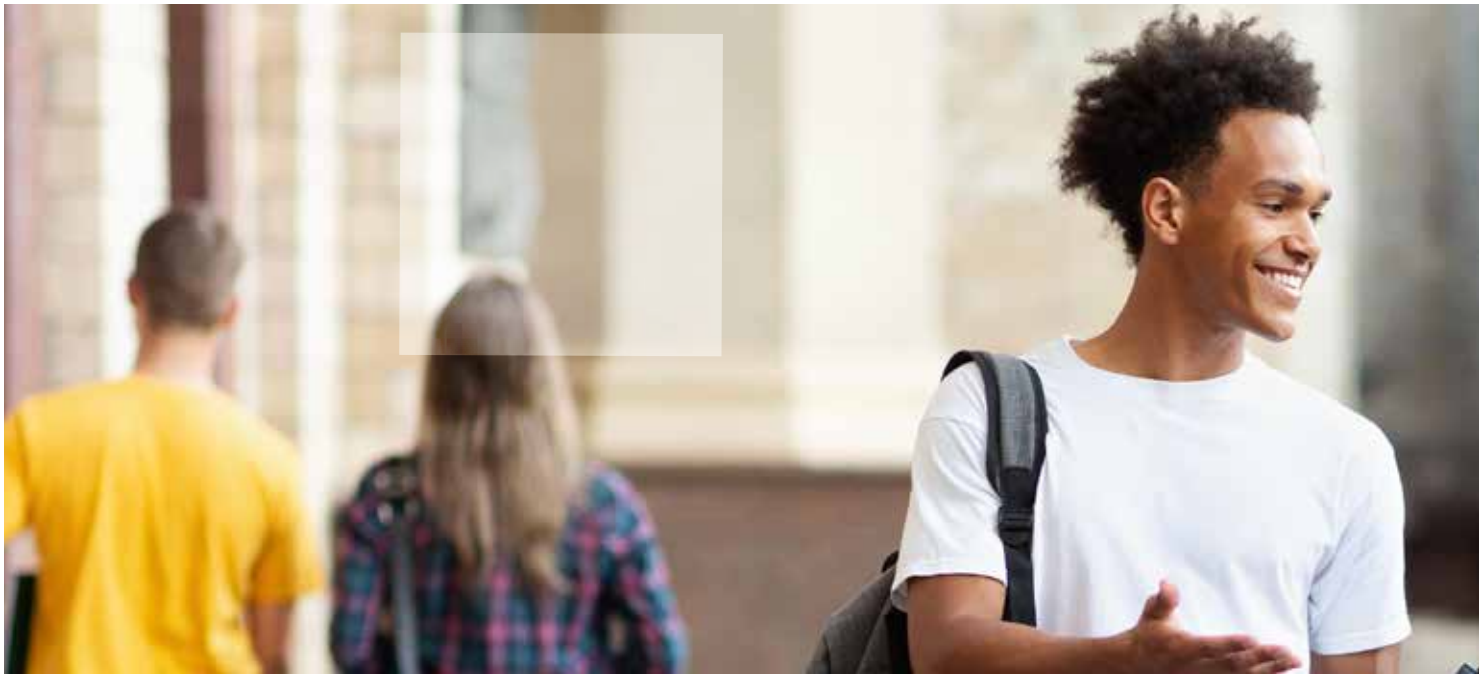
University Managed Student Accommodation - accommodation specifically designed, built and operated by a university for the exclusive use of its student community.

Commercial Purpose Built Student Accommodation - residential apartments specifically designed, built and operated by commercial management companies who specialise in maintaining accommodation environments for the exclusive use of students.

Residential College - accommodation specifically designed and built for the exclusive use of students. Academic success and pastoral care, sporting and cultural opportunities and leadership development are high priorities.

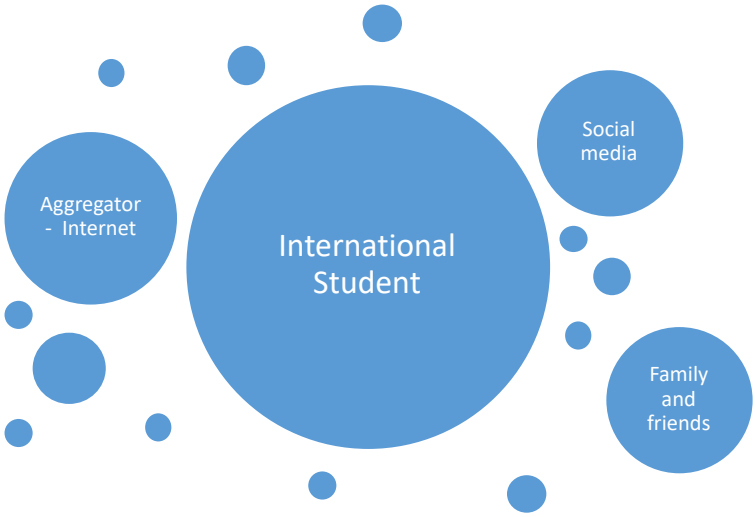
Commercially Managed Student Housing Portfolio (50+beds) - a student housing portfolio of 50 beds or more, managed by commercial student accommodation property management companies, who specialise in providing and maintaining quality private rental and share accommodation environments for the exclusive use of students.

Student Hostel - specifically designed, built and operated by commercial management companies who specialise in providing low cost accommodation on short to mid-term arrangements for the exclusive use of students.



INFORMED CHOICE

ACCOMMODATION



STUDENT ACCOMMODATION





BENEFITS OF NPAS

The National Property Accreditation Scheme benefits all participants in Australian education.

For Students

- To provide students with the ability to make an informed accommodation choice.
- A stamp of quality – Trusted brand.
- Providing students with a channel by which to report inconsistencies between expectation and delivery.

For Education Stakeholders and Government Agencies

- Provide education stakeholders and government agencies who support students in Australia with the confidence to identify and promote NPAS accredited properties.
- NPAS offers an eligibility prerequisite for inclusion in student material provided by education providers and government agencies.

For Student Accommodation Providers

- Offers new providers of student accommodation the opportunity to align their offering with a set of industry led minimum standards.
- Be part of a nationally endorsed portfolio of quality student accommodation options promoted in a coordinated, coherent and consistent manner by the Australian education sector.

NPAS ADMINISTRATION AND GOVERNANCE

The National Property Accreditation Scheme is an industry led program owned, governed and administered by the Student Accommodation Association.

Governance and administrative responsibilities for NPAS fall under the remit of the SAA National Committee.

NPAS ACCREDITATION FRAMEWORK

There are four elements to the National Property Accreditation Scheme framework:

1. Business profile
2. Facility and amenity
3. Management model
4. Operational plan

NPAS ACCREDITATION PROCESS

Eligibility

NPAS Accreditation is restricted to companies and institutions who are Executive members of the Student Accommodation Association.

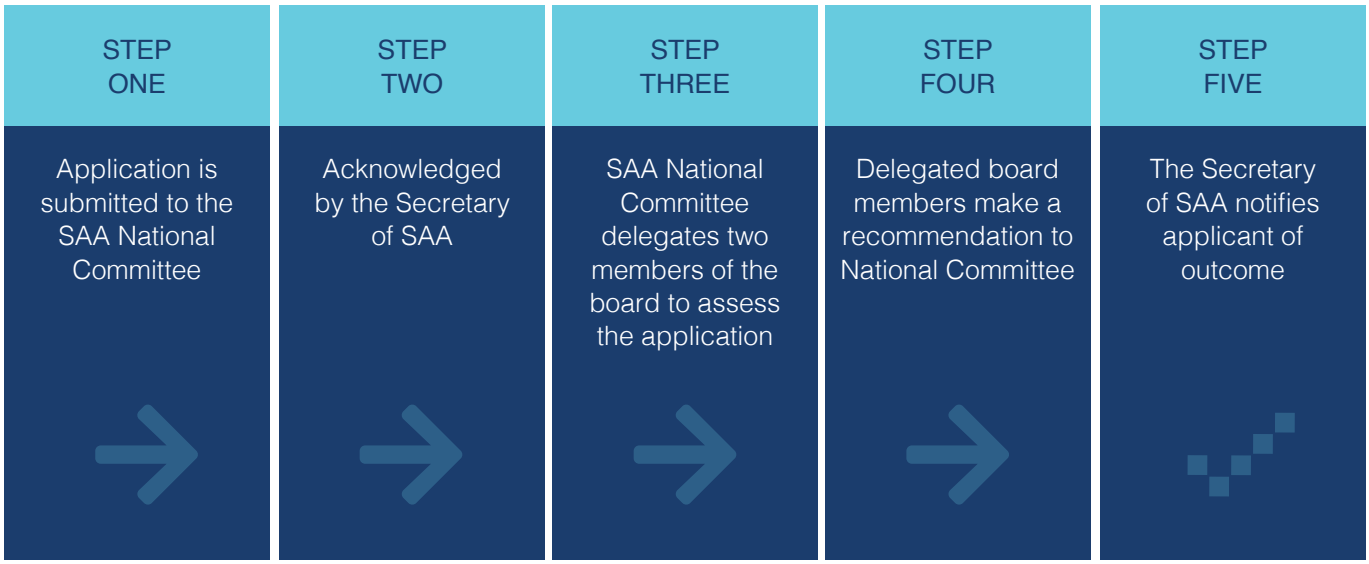
SAA Executive members reserve the right to decide which properties within their portfolio they put forward for accreditation. There is no requirement for all properties within a members' portfolio to be branded with the NPAS stamp but any property not assessed cannot carry or be promoted as NPAS accredited.

Application

Executive member submits an application for accreditation on a property by property basis to the SAA National Committee.

An application fee is payable at the time of submitting the application. The fee is not refundable.

ASSESSMENT PROCESS



The SAA National Committee reserves the right to conduct a property inspection as part of the assessment process with notice.

Steps to Accreditation

Step One:
The applicant submits an Application for Property Accreditation to the SAA National Committee.

Step Two:
The application is received, acknowledged and prepared for assessment by the Secretary of the Student Accommodation Association.

Step Three:
The application is distributed to the SAA National Committee who will delegate two board members to assess the application.

The delegated board members undertake a desktop audit of the application in accordance with the NPAS Assessment Criteria.

The delegated board members may contact the applicant during this step should further information be required to complete the assessment. The SAA National Committee reserves the right to conduct a property inspection as part of the assessment process with notice.

Step Four:
Once the assessment process has been completed, the delegated board members will make a recommendation for the consideration and endorsement of the SAA National Committee.

Step Five:
The Secretary of the Student Accommodation Association will write to the applicant to advise them of the outcome. Should the application be successful the Secretary will continue to liaise with the applicant to execute the NPAS Brand Licence Agreement.

NPAS FEE STRUCTURE

The fees associated with the NPAS Accreditation Process are outlined in the table below.

Description of fee	Cost
Fee for accreditation application (per property)	$220.00*
1-Year Licence fee for NPAS brand per accredited property	$660.00*
2-Year Licence fee for NPAS brand per accredited property	$1,100.00*
3-Year Licence fee for NPAS brand per accredited property	$1,320.00*

*Fees represent a cost inclusive of GST and are subject to change.

NPAS LICENCE FEE

The NPAS licence fee depends on the length of licence selected and is payable per accredited property. It permits the successful applicant to align the NPAS brand with the accredited property for that period from the date the NPAS Brand Licence Agreement is executed.

NPAS BRAND - STAMP OF QUALITY

Properties that are assessed to have met NPAS accreditation standards will execute an NPAS Brand Licence Agreement with SAA.

SAA reserves the right to reject an application for accreditation if the property is assessed to be accommodating non-students.

SAA Executive members may enjoy the full benefits of SAA membership without having to accredit all the properties within their portfolio under the National Property Accreditation Scheme.

NPAS accreditation is optional and should not be pursued if there is any doubt as to the applicants' capacity to fully commit to providing accommodation for the exclusive use of students.

Accredited properties will be licensed to use the NPAS accreditation brand aligned with their SAA Executive membership category.

STUDENT ACCOMMODATION ASSOCIATION

University Managed

PBSA

Residential College

Commercially Managed Student Housing Portfolio

Student Hostel









