



Questions on Notice

Inquiry into the Education Services for Overseas Students Amendment
(Quality and Integrity) Bill 2024

Reference: (Submission 28) Questions on Notice to MyStay International Public Hearing
(26th August 2024)

1. International Student and the domestic rental market

According to ABS data, there are 3,042,117 dwellings in the domestic rental market in Australia. International Students have been reported as occupying 4% of the domestic rental market in Australia.

There were 713,144 international students in Australia on 29 February, according to the home affairs department data [published by data.gov.au](#).

The industry has gone to great measures to under-emphasise the effect that international students are having on the Australian domestic rental market.

Whilst the '4%' figure looks low, it equates to over 120,000 dwellings being rented for international students (there will be multiple students per dwelling rented). When there is a rental/housing crisis, every percent of available rentals counts, as people as desperate for accommodation.

With [small supply numbers of Purpose Built Student Accommodation](#) (PBSA) (79,696 beds current and 14,087 bed in development, totalling 93,783 beds), 'Homestay' or hosted accommodation accounting for significantly less than PBSA (~50,000 beds), there are approximately 600,000 international students currently not accounted for in respect to their accommodation arrangements.

We estimate that at least 500,000 of these 600,000 students are in the private rental market.

By using hosted accommodation (does not compete with domestic renters) as a national solution for international students, it would provide significant relief to domestic renters in the wider Australian population.

2. AHN Host and Student Data

- Registered national hosts (Pipeline)
- Student guests by nationality
- Student guests by Australian study destination

Australian Homestay Network Pipeline* Registered National Hosts as at July 2024

Region	Registered Hosts	% of Total
Melbourne	17,815	20.93%
Brisbane	14,625	17.18%
Sydney	14,528	17.07%
Gold Coast	10,311	12.11%
Perth	9,527	11.19%
Adelaide	5,815	6.83%
Sunshine Coast	3,179	3.74%
Canberra	2,717	3.19%
Newcastle	1,079	1.27%
Hobart	692	0.81%
Cairns	675	0.79%
Lismore	609	0.72%
Wollongong	607	0.71%
Bendigo	597	0.70%
Coffs Harbour	437	0.51%
Toowoomba	413	0.49%
Regional NSW	400	0.47%
Darwin	324	0.38%
Townsville	271	0.32%
Kingscliff	163	0.19%
Rockhampton	149	0.18%
Regional WA	134	0.16%
Bundaberg	44	0.05%
TOTAL	85,111	100.00%

***Notes:**

- The above totals include both 'Active' host profiles and 'Resting' host profiles.
- We average 1.5 rooms per host profile
- We are able to significantly increase host profiles in specific, targeted areas, when demand is identified and appropriate campaigns are put in place



Australian Homestay Network
Guests in Hosted Accommodation by Nationality -
Calendar Year to Date August 2024

Guest Nationality	2024	% of Total
Japan	5,014	46.62%
China	1,565	14.55%
Vietnam	1,026	9.54%
South Korea	486	4.52%
Thailand	261	2.43%
Indonesia	245	2.28%
Taiwan	228	2.12%
Hong Kong	220	2.05%
India	169	1.57%
Brazil	159	1.48%
France	92	0.86%
United States	90	0.84%
Colombia	83	0.77%
Cambodia	81	0.75%
Australia	80	0.74%
Mexico	56	0.52%
Ecuador	46	0.43%
Malaysia	42	0.39%
Singapore	42	0.39%
Germany	35	0.33%
Sri Lanka	35	0.33%
Nepal	32	0.30%
Saudi Arabia	31	0.29%
Canada	27	0.25%
Bangladesh	19	0.18%
United Kingdom	19	0.18%
Kenya	18	0.17%
Papua New Guinea	16	0.15%
Laos	15	0.14%
Myanmar (Burma)	15	0.14%
Chile	14	0.13%
United Arab Emirates	13	0.12%
Italy	13	0.12%
Peru	13	0.12%
Mauritius	11	0.10%
Turkey	10	0.09%
Mongolia	10	0.09%
Pakistan	9	0.08%
Russia	9	0.08%
Macau	9	0.08%
Kuwait	9	0.08%
New Zealand	8	0.07%
Reunion	8	0.07%
Switzerland	7	0.07%
Spain	7	0.07%



Iran 7 0.07%

**Continued, Australian Homestay Network
Guests in Hosted Accommodation by Nationality
Calendar Year to Date August 2024**

Guest Nationality	2024	% of Total
Nigeria	6	0.06%
Netherlands	6	0.06%
Fiji	5	0.05%
Poland	5	0.05%
Czech Republic	4	0.04%
Zimbabwe	4	0.04%
Uganda	4	0.04%
Kyrgyzstan	4	0.04%
Malawi	3	0.03%
Uzbekistan	3	0.03%
Kazakhstan	3	0.03%
Belgium	2	0.02%
Nauru	2	0.02%
Oman	2	0.02%
Zambia	2	0.02%
Bhutan	2	0.02%
Norway	2	0.02%
Guatemala	2	0.02%
Paraguay	2	0.02%
Portugal	2	0.02%
Denmark	1	0.01%
Argentina	1	0.01%
Sweden	1	0.01%
Dominica	1	0.01%
Hungary	1	0.01%
South Africa	1	0.01%
Brunei	1	0.01%
North Korea	1	0.01%
<i>DID NOT DECLARE</i>	273	2.54%
TOTAL	10,756	100.0%



**Australian Homestay Network
Guests in Hosted Accommodation by Destination*
Calendar Year to Date August 2024**

Destination	2024	% of Total
Sydney	2,340	21.76%
Melbourne	2,117	19.68%
Gold Coast	1,850	17.20%
Brisbane	1,536	14.28%
Perth	1,215	11.30%
Adelaide	792	7.36%
Newcastle	245	2.28%
Lismore	183	1.70%
Canberra	175	1.63%
Coffs Harbour	117	1.09%
Hobart	83	0.77%
Sunshine Coast	32	0.30%
Kingscliff	25	0.23%
Wollongong	22	0.20%
Darwin	5	0.05%
Regional NSW	5	0.05%
Regional WA	5	0.05%
Townsville	4	0.04%
Toowoomba	3	0.03%
Cairns	2	0.02%
TOTAL	10,756	100.00%

***Notes:**

- Combination of Student visa holders and Tourist visa holders utilise hosted accommodation



3. Potential Pipeline in key locations

There is massive opportunity to increase international student accommodation supply through properly managed hosted spare rooms. In our experience,

13-Million spare bedrooms in Australia

Data Source: <https://www.ahuri.edu.au/analysis/brief/are-there-1-million-empty-homes-and-13-million-unused-bedrooms>, Using the 2021 Australian Government Census

Data:

Table 2: Number of private dwellings with spare bedrooms

	1 bedroom spare	2 bedrooms spare	3 or more bedrooms spare	Total % of households with spare bedrooms	All households
Total % of all households	32.5%	31.8%	12.5%	76.8%	9,732,400
Number of households	3,163,030	3,094,903	1,216,550	7,474,483	
Number of spare bedrooms	3,163,030	6,189,806	3,649,650 (estimate)	total spare bedrooms: 13,002,486	