

Minutes – SAA 2025 Annual General Meeting

Date: Wednesday, 27 August 2025

Time: 11:00AM-11:30 AM AEST

Attendees: Geoff Denison, Ron de Haan, Gregory Vaughton, Eric Wang, Craig Carracher AM, Alex Elibank Murray

Apologies: Matt Row, Rebecca Bendall

1. Present

2. Apologies

Matt Row, Rebecca Bendall.

3. Welcome

- GD welcomed all attendees and thanked them for their time and commitment to the Student Accommodation Association.

4. Minutes from previous Annual General Meeting

The minutes from the 2024 Annual General Meeting were noted.

5. To receive and consider a Report from the National Committee

- GD reported that 2024/25 was a highly successful year for the Student Accommodation Association.
- GD reported the significant acceleration of the National Property Accreditation Scheme:
 - a) The NPAS portfolio grew from 18 accredited properties in October 2024 to 43 properties, exceeding the target of 30 by 30 June 2025.
 - b) NPAS has achieved a 100% renewal rate, with 6–7 properties having completed their initial term and all electing to renew.
 - c) NPAS was referenced in the Commonwealth Government's guide for supporting international students, designed by the Department of Education as a best practice guide for education providers in Australia.
 - d) NPAS continues to be referenced and recommended on the Study Australia website.
 - e) NPAS badges have been developed for use on websites, email signatures and publications. Members are encouraged to contact SAA HQ for access to these graphics.
 - f) GD urged members to continue supporting and promoting NPAS, and to encourage non-accredited properties and new members to engage with the program.
- GD reported on a significant program of events during the 2024/25 term, including 6 industry lunches and 4 regional network gatherings.
 - a) A highlight was the Canberra industry lunch, which featured presentations from high-ranking Commonwealth Government public servants and Luke Xi from Universities Australia, focused on CAPS and the National Code.
 - b) Two additional industry lunches were delivered in partnership with Study NSW as part of their sponsorship arrangement, promoting best practice in

student accommodation in metropolitan Sydney. GD thanked Gregory Vaughton for his role as a speaker at one of those events.

- c) Regional network gatherings were sponsored by Constant in the previous term. That additional sponsorship will not continue in the new term, though Constant remains a corporate sponsor.
- GD reported on investment in digital assets to elevate the profile of SAA and NPAS, including SAA and NPAS videos developed as part of a Study NSW information campaign, a new SAA corporate video, and testimonials from industry lunch participants and executive members with NPAS-accredited properties. These digital assets are available for executive members to use through SAA HQ.
- GD reported on continued industry support from Study Melbourne, Study Adelaide, Study NSW, Study Queensland, and Study Australia.
- GD reported on SAA's government engagement:
 - a) Craig Carracher AM represents SAA on the NSW Minister for Education's committee.
 - b) Rebecca Bendall is the SAA representative on the International Education Advisory Committee in NSW.
 - c) SAA has been invited to meet with a Rental Tenancies Commissioner to discuss the impact of tenancy reforms on student accommodation providers.
- GD reported that executive membership stands at 23 and non-executive membership at 11.
- GD thanked current corporate sponsors Constant, StarRez and Study NSW for their ongoing support, and welcomed Sievert as a fourth corporate sponsor for the new membership term.
- GD reported on the recent Commonwealth Government policy update regarding CAPS, noting that student housing capacity has been included as a significant part of the framework. GD expressed delight that this creates a strong opportunity for SAA and the sector to align more closely with universities. The National Code was passed through Parliament two days prior to the AGM, and SAA confirmed it would participate in a Commonwealth Government consultation session on 4 September.
- GD outlined key priorities for the new membership term:
 - a) Continuing to drive university buy-in for NPAS, positioning it as a prerequisite qualifier for quality student accommodation.
 - b) Embedding standards from the National Code into the NPAS accreditation framework.
 - c) Succession planning and a review of membership structures to engage associates and individuals within executive member organisations, with a view to identifying future National Committee members.
 - d) Migration from Wild Apricot to Zoho at a cost of \$16,000, to improve privacy and cyber security risk mitigation, expand CRM capabilities, and support enhanced SAA and NPAS websites.
 - e) Encouraging consistent use of the term "student accommodation" across the sector, particularly in government environments, to maintain the clarity of SAA's established definition.
- GD reported that the National Committee's two-day strategic planning session is scheduled for Brisbane, 27–28 October, including an industry lunch on 28 October and a Friends of SAA networking event on 27 October. Executive members are encouraged to submit any items for the strategic planning agenda through SAA HQ.
- GD reported that the Study NSW sponsorship for the new term supports a full-day event in Sydney, tentatively scheduled for 22 April, comprising an NPAS information

session, an NPAS-accredited property exhibition, an SAA industry lunch (likely including an address from the NSW State Minister for Education), and cocktails with SAA executive members.

6. To receive and consider the Statement of Financial Position and the Statement of Comprehensive Income for the year ended 30 June 2025

- GD reported that the Association finished the year in its strongest financial position to date.
- The current operating account balance stands at \$93,000, with a contingency account holding \$35,000.
- Income growth was driven by an increase in the NPAS-accredited property portfolio, renewals, and the addition of a new corporate sponsor.
- Membership renewal remains very strong, with the vast majority of members continuing across the 6–7 year period. Several universities have made recent inquiries about membership.
- The outlook for the 2025/26 financial year remains positive, with expectations of continued growth through the recruitment of new members and additional properties to the NPAS-accredited portfolio.

7. To confirm the National Committee for the new membership term

- GD thanked Denise Von Wald and Louis Clay for their service on the National Committee during the 2024/25 term.
- GD welcomed Professor Kent Anderson to the National Committee. Professor Anderson is the interim CEO of the Australian Technologies Network of Universities and former Deputy Vice-Chancellor (International) at the University of Newcastle. He brings significant experience in government and international education.
- GD noted that Matt Row served as Interim Treasurer during the 2024/25 term.
- GD noted that Rebecca Bendall is currently on maternity leave but continues to contribute to SAA's work and is due to return in October.
- One vacant position remains on the National Committee, with an announcement expected imminently.

Current SAA Committee Member positions 2025/26:

- President: Geoff Denison
- Vice President: Matt Row
- Secretary: vacant
- (Interim)Treasurer: Matt Row
- Committee Member: Ron de Haan
- Committee Member: Craig Carracher AM
- Committee Member: Rebecca Bendall
- Committee Member: Alex Elibank Murray
- Committee Member: Professor Kent Anderson

Gregory Vaughton and Eric Wang moved.

The committee was endorsed by members.

8. **To authorise the President to approve and the National Committee to note the minutes of this meeting**

Moved by Eric Wang, seconded by Gregory Vaughton.

9. **Any other business**

Craig Carracher AM, on behalf of the National Committee, thanked GD for his continued leadership, commitment and personal effort in advancing the work of SAA and NPAS. GD acknowledged the support of all National Committee members and reflected on the progress made over the past 7 years.

AGM ended 11:35am AEST.