



City of
Joondalup



Investing for tomorrow

Student accommodation

The opportunity

The City of Joondalup is actively seeking investment partners to deliver **Purpose-Built Student Accommodation (PBSA)**.

Offering a concentrated and growing market of students, the Joondalup Learning Precinct is a prime location for investment.

Vision 2050

Why Joondalup



Over
25,000
tertiary students
and growing.



Over
7,100
international students
from over 100 countries.

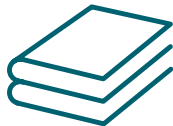


Up to
45,000
new jobs by 2050.



World-class liveability

Blending urban convenience
with tranquil natural assets and
excellent transport networks.



Joondalup Learning Precinct

- Edith Cowan University
- North Metropolitan TAFE
- WA Police Academy.



Aligns with State Government's
Diversify WA Strategy and Federal
Government's Australian Strategy
for International Education
2021-2030.



Talent pipeline in future-focused sectors

- Education
- Health and medical
- Next-generation technology.



Reducing investment risk

The City of Joondalup takes a proactive, partnership-driven approach to attract private capital by de-risking projects that meet this critical need.

- Flexible planning frameworks to accelerate and simplify the development process in the City Centre.
- Engagement with education providers and operators facilitated by the City.
- Land available in the City Centre. The City will work with developers to secure a long-term asset at the heart of the precinct ensuring long-term tenant demand aligned with growth in neighbouring health, medical, and tech-based industries.

Invest in a guaranteed demand pipeline

ECU, the largest institution in the Joondalup Learning Precinct has explicit growth plans. In 2024 over 17,500 students were enrolled at the Joondalup campus with an annual enrolment growth of 5%¹.

ECU Joondalup has 275 beds at the Campus Village catering to over 7,100 international students, predominantly from Southern and Central Asia. International enrolments in 2024, increased 11% from the previous year².

Nearly one third of students studying at Australian universities is an international student³. Western Australia has a shortfall of beds when compared to the national average of 6.7 students per PBSA bed. WA supply is one bed per 9.2 full time students⁴.

Additionally, there are almost 10,000 enrolments across other training institutions including North Metropolitan TAFE, Australian Medical Association, WA Police Academy and the College of Electrical Training. All local training institutions have plans to expand and continue to grow enrolment numbers.

“Joondalup is not just a campus location but ECU’s foundation, playing a vital civic role in shaping education and community outcomes for WA”

Vice-Chancellor and President of ECU,
Professor Clare Pollock
November 2025

“Joondalup is not just preparing for the future, it is shaping it and leading the way as a world-class destination.”

Premier Roger Cook,
December 2024

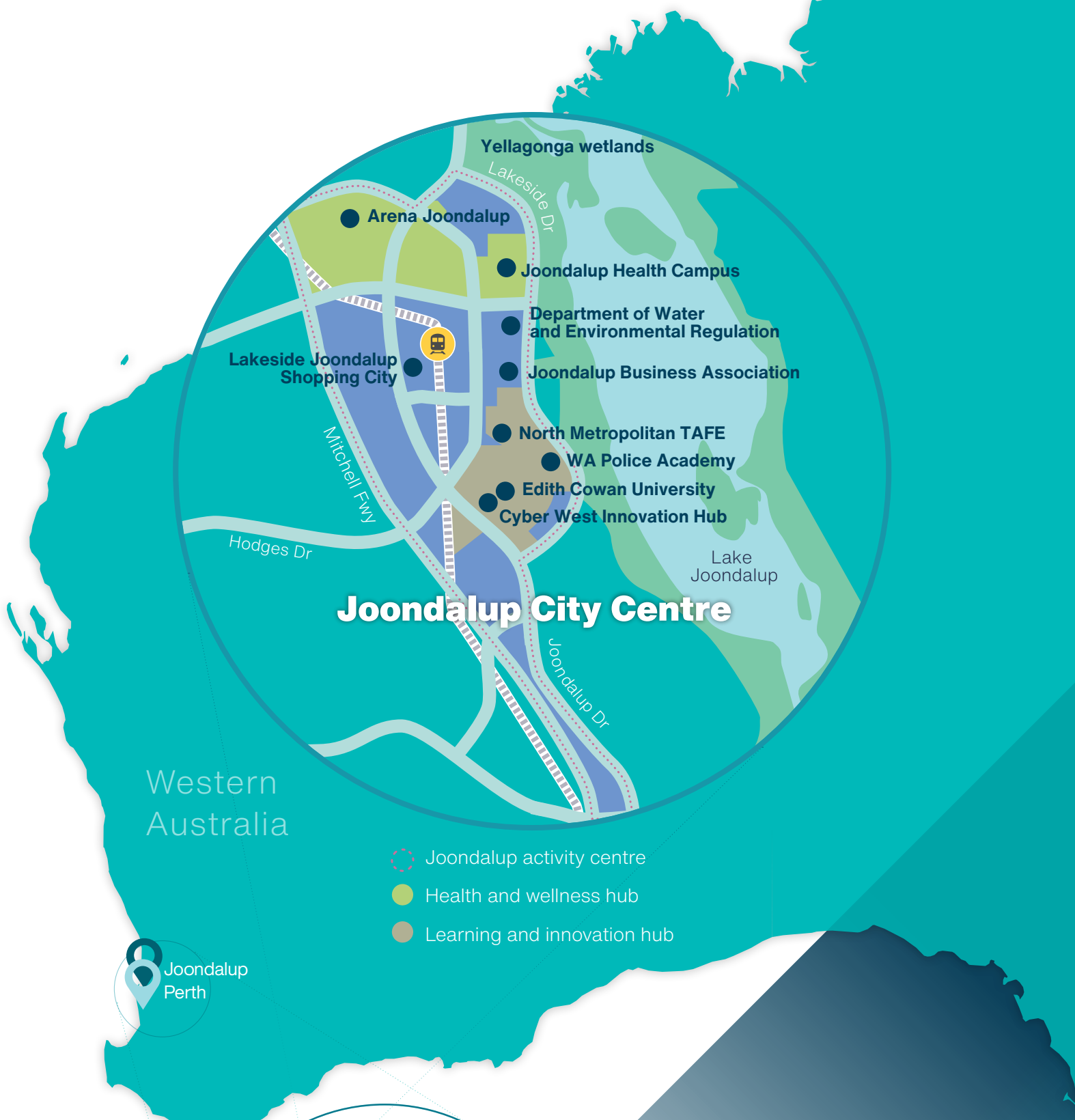
Source:

¹ ECU Pocket Stats 2024 ECU44057_POCKET-STATS-2024_85X145_WEB.pdf

² ECU Pocket Stats 2024 ECU44057_POCKET-STATS-2024_85X145_WEB.pdf




³ Australian Student Accommodation 2024 (August Addendum) | CBRE Australia

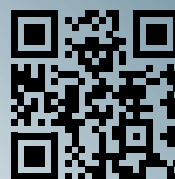
⁴ Property Council of Australia Student accommodation supply set to reach 144,300 beds by 2027 - Property Council Australia



Western
Australia

Joondalup City Centre

-  Joondalup activity centre
-  Health and wellness hub
-  Learning and innovation hub



For more information scan the QR code, call **08 9400 4000**, email business@joondalup.wa.gov.au or visit joondalup.wa.gov.au/invest