

**RESIDENTIAL AREA - STUDENT ACCOMMODATION CREEP**

In late 2010 representatives of **WRRRA** attended a number of meetings held by the Canning City Council to discuss public concerns over the continued creep of student accommodation into the residential areas of Bentley and Wilson. The Mayor explained that this issue had been discussed with Curtin University and that although additional student accommodation will be provided it was not thought likely that the amount of University dormitory style accommodation envisaged would be adequate to take all the pressure off the need for students to seek private accommodation in residential areas close to the University.

We therefore can expect to see continued conversion of existing dwellings and development of new 3-4 bedroom houses for student accommodation in Bentley, St. James and Wilson.

In recent times, the City has taken steps to prosecute developers/landlords where it is evident that their building applications for large residential units containing 3 or 4 bedrooms, a study and/or entertainment areas of a size suitable for conversion to single or twin bedrooms for upwards of 6-8 students. However, as these applications may be distributed throughout existing residential areas its purpose may not be clear until rented to students/others, on a single or twin bedroom basis.

Complaints have been aired by the long term residents, who have the unfortunate experience to find that the house next-door or close by is being used to accommodate multiple occupancy in total contravention of the intent of the Residential Building Codes under which these residences were built in a previously family friendly neighbourhood.

The issues expressed by concerned residents are not about the occupation of students as such, but at amenities and services previously designed for single family occupation only but now proving to be totally inadequate to cater for the multi-occupancy of dormitory style accommodation including:

- Insufficient parking for residents and visitors leading to unsightly verge parking and degradation.
- Excessive green and yellow bin rubbish accumulation on verges and within property boundaries.
- Disposal of personal effects of former occupants, including furniture dumped on verges.
- Rubbish bins being left permanently on verges.
- Lack of student interest in maintaining gardens and verge areas.
- Reluctance of owners to improve or maintain the appearance of their properties.

A case can be quoted where a house was being used to accommodate a number of single taxi drivers who not only generated similar problems to the above but added their own cars coming and going at all hours of the day or night.

Mason Ward Councillor, Graham Barry has made it clear to **WRRRA** that the City has powers to deal effectively with verge parking and rubbish problems but depends upon the public to report them. It is therefore in the interests of us all to do just that and report by advising our Ward Councillors or to Mr. Kevin Jefferies at the City of Canning.

**NEW MEMBERS ARE MOST WELCOME !!!**

*Remember, the more members we have, the more power the Association has to lobby the City of Canning and State Government Departments to improve services within Wilson.*

**WRRRA Membership Subscription Form 2011/12**

To join the Association, simply complete the following details, enclose your Annual Membership Fee of \$5 per household and return it to us (as per the instructions below). Receipts will not normally be issued unless requested.

ADDRESS.....

PHONE.....E-MAIL.....

Please contact me to discuss WRRRA Committee Nomination

Post form to WRRRA, 170 Watts Road, Wilson or bring along to the AGM. Payment by cash (note only) or cheque. Mark cheques payable to the "Wilson Residents and Ratepayers Association".