

Attn: To Whom It May Concern

## **Laundry Usage Statistics at Urbanest Properties**

**January 2016**

### **Introduction**

A study was conducted in 2015 at Urbanest Melbourne Central and Urbanest Carlton (Melbourne) to determine the use of laundry facilities by students. These two properties were selected due to a consistency in occupancy rate during the assessment period. An analysis of this information with respect to the number of beds at W1 has shown that the number of washers/dryers based upon actual statistics is 7.0 and 5.4 respectively.

A review of the quantities of washers and dryers available at current and operational Urbanest properties provides further justification for the number of beds serviced by each washer/dryer stack.

This information is provided in support of the planning submission for the SICEEP W1 student accommodation building where 9 washing machines and 10 dryers are proposed to service the student accommodation building.

## Laundry Facilities usage

A study of the revenue generated from the use of laundry facilities over an assessment period from May 2015 to November 2015 where the average occupancy rate at 95% has determined the following actual laundry usage statistics:

### Melbourne Central Laundry Usage

	Total for Assessment Period	Total Per Month	Total Per Day	Per Student for Assessment Period	Per Student Per Month	Per Student Per Week
Total Revenue	\$ 40,715.00	\$ 5,816.43	\$ 193.88	\$ 94.69	\$ 13.53	\$ 3.16
Total Cycles	10,179	1,454	48.5	23.67	3.4	0.8
Total Washes	5,598	800	26.7	13.02	1.9	0.4
Total Dries	4,580	654	21.8	10.65	1.5	0.4

At Melbourne Central, a student will use the washing machine 1.9 times per month and the dryer 1.5 times per month. This equates to a student using the laundry facilities approximately once every two weeks.

	Total for Assessment Period	Total Per Month	Total Per Day
Total Washes	5,598		
Total Washes/machine	699.79	99.97	3.33
Total Dries	4,580		
Total Dries/machine	508.94	56.55	1.88

In calculating the daily usage of each washer and dryer at the property, it equated to only 3.3 cycles per washing machine per day and 1.9 cycles per dryer per day.

### Carlton Laundry Usage

	Total for Assessment Period	Total Per Month	Total Per Day	Per Student for Assessment Period	Per Student Per Month	Per Student Per Week
Total Revenue	\$ 27,970.00	\$ 3,995.71	\$ 133.19	\$ 107.99	\$ 15.43	\$ 3.60
Total Cycles	6,993	999	33.3	27.00	3.9	0.9
Total Washes	3,846	549	18.3	14.85	2.1	0.5
Total Dries	3,147	450	15.0	12.15	1.7	0.4

Similarly, at Urbanest Carlton, a student will use the washing machine 2.1 times per month and the dryer 1.7 times per month. Again, this equates to a student using the laundry facilities approximately once every two weeks.

	Total for Assessment Period	Total Per Month	Total Per Day
Total Washes	3,846		
Total Washes/machine	769.18	109.88	3.66
Total Dries	3,147		
Total Dries/machine	524.44	87.41	2.91

In calculating the daily usage of each washer and dryer at the property, it equated to only 3.7 cycles per washing machine per day and 2.9 cycles per dryer per day.

Based on the current and actual statistics from operational Urbanest buildings provided above, on average students will use the washing machines 0.45 times per week and use the dryers 0.4 times per week.

Based on the current and actual statistics from operational Urbanest buildings provided above, on average each washing machine will complete 3.5 cycles per day and each dryer 2.4 cycles per day.

## SICEEP W1 Analysis

The following washer/dryer requirements have been determined based upon actual usage statistics from current and operational Urbanest buildings described above.

### Washing Machines

<b>635</b>	W1 Beds at 95% occupied
<b>0.45</b>	Average usage of washing machine per student per week
<b>294.8</b>	Number of washes required per student per week
<b>3</b>	Minutes per cycle
<b>30</b>	Hours use per day per machine
<b>6</b>	Number of cycles completed per machine per day
<b>42</b>	Number of cycles completed per machine per week
<b>7.0</b>	Number of machines required to service the building

### Drying Machines

<b>635</b>	W1 Beds at 95% occupied
<b>0.4</b>	Average use of dryer per student per week
<b>225.3</b>	Number of washes required per student per week
<b>3</b>	Minutes per cycle
<b>30</b>	Hours use per day per machine
<b>6</b>	Number of cycles completed per machine per day
<b>42</b>	Number of cycles completed per machine per week
<b>5.4</b>	Number of machines required to service the building

Based upon the statistics above and on the basis of a 95% occupancy rate (635 beds), the actual number of washes completed per week will be 295. Using a conservative assumption that each machine is in use for only 3 hours a day (6 x 30 minute cycles), this equates to 42 cycles over the course of a week resulting in the number of washing machines required to service the building being 7.0 washing machines. Similarly, using the same calculation method, the number of dryers required is 5.4.

**These quantities are well below the proposed 9 washing machines and 10 dryers for the W1 building.**

## Review of Quantities of Washers/Dryers at Urbanest Properties

Property	Total Beds	Total Washers	Total Dryers	Students per Machine
Urbanest Quay Street, Haymarket Sydney	334	7	7	48
Urbanest Adelaide, North Terrace	503	6	7	84
Urbanest South Bank, Brisbane	755	10	10	75
Urbanest City Road	440	10	11	44
Urbanest Cleveland Street	461	8	9	58
Urbanest Sydney Central	665	10	11	67
Urbanest Melbourne Central	461	8	9	58
Urbanest Carlton	272	5	6	54
Urbanest Darling Harbour (SICEEP W2)	635	9	10	71
Urbanest Darling Harbour (SICEEP W1)	668	9	10	74

Based on the operational information above, a washer/dryer services between 44 to 84 beds.

**The proposed 9 machines within the W1 building equates to each machine servicing 74 students, well within the range proven to be sufficient at existing Urbanest properties.**

### Summary

The Urbanest portfolio review demonstrates that the provision of 9 washers and 10 dryers within the proposed SICEEP W1 student accommodation building is more than sufficient for a building consisting of 668 beds.

Yours Faithfully

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Urbanest