



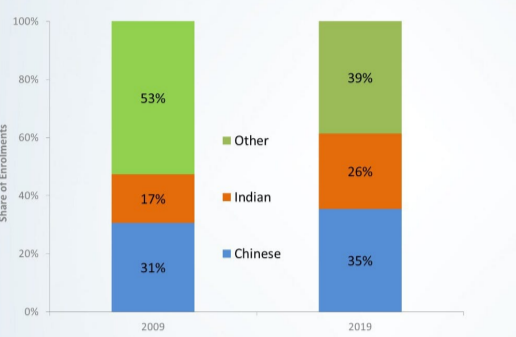
India has overtaken China as Victoria's fastest-growing source of international tertiary students. What could this mean for Melbourne's apartment market given their very different housing preferences? This infographic provides a snapshot of the link between these two important sectors of the Victorian economy.

A full article is available at bwec.com.au

International Students - Driving Victoria's Growth (2018)

Net Migration of International Students	Share of Total Net Annual Migration	Share of Population Growth	Share of Export Income
39,170	46%	28%	21%

Victoria's International Tertiary Student Market



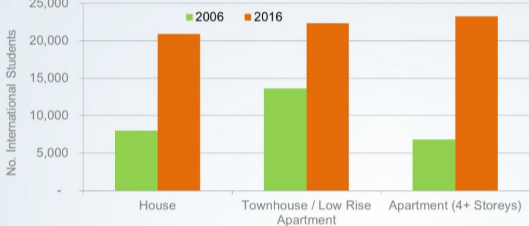
61% of international tertiary students are either **Chinese or Indian** up from **48%** a decade ago.

Indian students have significantly increased their representation from **17% to 26%**.

India is now Victoria's **fastest growing market** for international tertiary students.



International Tertiary Student Demand for Apartments 2006-2016



16,470 additional international students living in high rise apartments (4+ storeys)

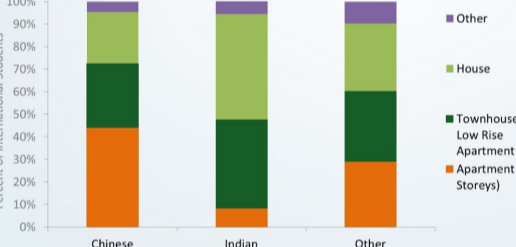
43% of increased demand for housing by international students met by high rise apartments

35% of international students lived in high rise apartments in 2016, up from 24% in 2006

14% of growth in high rise apartment residents accounted for by international students

Where Do International Students Live?

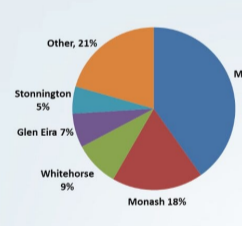
Housing Type



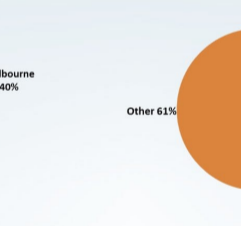
44% of Chinese students live in 4+ storey apartment buildings compared to only **8%** of Indian students and **29%** of other international students.

Location

Chinese Students



Indian Students



40% of Chinese students live in the City of Melbourne compared to only **8%** of Indian students.

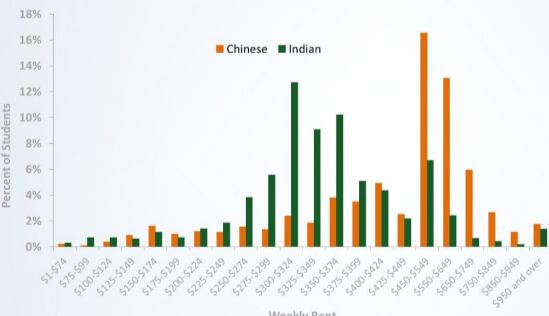
79% of Chinese students live in the top 5 municipalities compared to only **39%** of Indian students.

Melbourne's Inner, Eastern and South Eastern Regions are favoured by Chinese students, while Indian students live much more widely.

Employment and Rent

73% of Indian students are in the labour force versus 19% of Chinese Students.

41% of Chinese students are living in households paying over \$450 per week in rent compared to only 12% of Indian students.



Implications

- India is an increasingly important source of international students, however Indian students are much less likely to live in apartments than other students.
- Slowing growth in Chinese student enrolments may also reduce demand for new apartments, particularly within central Melbourne and areas near suburban university campuses.
- Continued strong growth in the number of Indian international students is unlikely to provide the same impetus for residential apartment development as Chinese students did over the past decade.
- Weaker economic conditions may limit future growth in the number of Indian students given their reliance upon local employment to fund their studies and living expenses.
- Any uncertainty around future demand for apartments by international students may reinforce the existing trend towards smaller-scale apartment projects aimed at local owner-occupiers.

Data Sources

- Australian Bureau of Statistics: Census 2006, 2011, 2016
- Australian Bureau of Statistics: Migration Australia 2017-18
- Australian Bureau of Statistics: Australian Demographic Statistics
- Commonwealth Department of Education: International Student Data
- Commonwealth Department of Foreign Affairs and Trade: Australia's Trade by State and Territory