

Scoping Study of Migration and Housing Needs

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By

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EXECUTIVE SUMMARY

This scoping study examines the housing characteristics of recently arrived permanent and temporary migrants by their visa category, using data from a number of sources including the 2006 population census and the 2006 and 2010 General Social Surveys. Migrant groups that are examined include overseas students, skilled temporary migrants on the 457 sub-class visa, New Zealand citizens (who migrate without a visa under the Trans-Tasman Agreement), and permanent migrants in the Skilled, Family and Humanitarian migration visa categories. Their household and housing characteristics that are examined include household type, household size, location, housing tenure and housing costs. Comparisons are made with the Australian-born population where relevant. The study also examines changes in some of these characteristics with length of residence in Australia.

Housing characteristics of permanent and temporary migrants

Data from the 2006 census are used to examine the household and housing characteristics of four groups of recent permanent and temporary migrants.

Skilled migrants

Skilled migrants are defined as overseas-born persons who are at least 20 years old and who are employed full-time in the top four broad categories of the occupation classification (managers, professionals, technicians and trades, community and personal services workers). From the census, it is not possible to distinguish between skilled workers who are permanent migrants and those who are long-term temporary migrants in Australia.

A high proportion of recent arrivals are renters (85% for those arriving in 2006). The proportion renting falls off sharply as duration of residence in Australia increases. Recent arrivals who are renting are more heavily concentrated in the higher end of the rental market than migrants who have been in Australia for a longer period of time. As expected, the longer the time the migrants have spent in Australia, the more likely they are to be living in separate houses (from around 46% for those arriving in 2005 and 2006 to 81% for those arriving before 1996).

A much higher proportion of skilled migrants from the United Kingdom and the United States of America live in 1-2 person households. They (and migrants from South Africa) are also more likely to live in separate houses compared to migrants from Asian source countries and, if they are renters, they are much more likely than migrants from other major source countries to be in the high end of the rental market. Skilled migrants from India are the most likely to be renters.

The proportion of skilled migrants living in Sydney (34.5%) is almost twice the percentage of skilled Australian-born workers living in Sydney (18.8%). Skilled migrants are also heavily over-represented in Perth and slightly so in Melbourne, but are very heavily under-represented in

non-metropolitan areas and in Tasmania, Northern Territory and ACT compared with skilled Australian workers. The census data show a very strong concentration of skilled migrants in the inner parts of Sydney and Melbourne.

Humanitarian migrants

Following the approach used in a recent study by Hugo (2011), all persons in the 2006 census who were born in Sudan, Iraq, Afghanistan, Burma, Sierra Leone, Liberia, Burundi, Congo, Somalia, Eritrea and Ethiopia and who arrived in 2001-06 are assumed to be Humanitarian migrants. Census data for these persons aged 18 and over show that about 60% live in households consisting of families with children and 30% are in family households with no children. Like other migrants, over 90% of the Humanitarian migrants live in the capital cities.

Their housing characteristics show that nearly 80% are renting, with 13% having bought a dwelling. Over 50% are living in houses and about one-third in flats. Household size is relatively large, with 50% living in households with five or more people and over 60% living in dwellings with three or more bedrooms. Those who are renting have relatively low rent payments, with nearly 90% paying less than \$300 a week. Some of them are likely to be renting from government housing authorities.

New Zealanders

All persons in the 2006 census who were born in New Zealand are assumed to be New Zealand citizens who have migrated to Australia under the Trans-Tasman Agreement. The census data show that the household size of those recently arrived is quite similar to that for skilled migrants. However, compared to skilled migrants, New Zealanders are much more likely to be living in separate houses or semi-detached dwellings and not in units, even those recently arrived. Their tenure pattern is similar to that of skilled migrants, with a high proportion renting soon after arrival (81% for those arriving in 2006) but falling fairly sharply for those who arrived in 1996-2000 (50%). Compared to skilled migrants from the UK and the USA, New Zealanders are more likely to be renting in the lower end of the market. New Zealanders are heavily concentrated in Queensland, both in Brisbane and in non-metropolitan Queensland.

Overseas students

Persons born overseas who are aged at least 18 years, who arrived in the five-year period before the 2006 census, who are enrolled in full-time study and not living with a parent are assumed to be temporary migrants on overseas student visas.

The 2006 census data show that the percentage living in university residence halls is highest for the most recently arrived students (14%) and decreases with length of residence. Among students living in private dwellings, over 80% are renting and more than 50% are living in flats. The percentage living in flats decreases, and the percentage living in separate houses increases, with length of residence. Among renters, those who arrived more recently tend to be living in higher rent properties. The percentage living in rented housing also decreases with duration of residence, while the percentage living in housing that is fully owned or being purchased

increases. The percentage living in households with four or more persons also decreases with length of residence while the percentage living in households with one person or two people increases. This suggests a decrease in the percentage living in group households with increased duration of residence.

The housing characteristics of students from India differ in some aspects from those of other Asian students. Of students living in private dwellings, Indian students have the highest percentage (over 30%) living in households with at least five people, which is significantly higher than for the other birthplace groups shown. The percentage living in dwellings that are owned or being purchased is much lower for Indian students than for students from other major Asian source countries. A higher proportion of Indian students are in lower rent housing compared with the other Asian students.

Compared with Australian-born students, overseas students are more likely to be located in Sydney and Melbourne and less likely to be located in regional areas outside the capital cities. Overseas students are concentrated in the inner city areas in both cities, where most of the tertiary educational institutions are located.

457 subclass visa holders

Data on the housing arrangements of skilled temporary migrants on the 457 subclass visa come from a survey that was conducted in 2003-04. These show that 75% of the migrants in Australia at that time were renting, but 10% were living in a property owned by them. About 5% were living in employer-provided rental accommodation and 3% were living rent-free in housing provided by their employer. The remaining 5% were living with relatives or boarding with others. A higher proportion of renters was found among migrants who were young, single, living in Sydney or Canberra and working in professional occupations. Those who lived in homes owned by them tended to be older, living with a partner, working in managerial occupations or to have applied or intended to apply for permanent residence in Australia.

Close to half of the migrants were living in Sydney and 22% in Melbourne. Their locations in Sydney and Melbourne were similar to those shown for skilled migrants in the 2006 census.

One-third of the migrants in the survey said that their employer had provided them with housing on arrival in Australia and one-fifth reported that their employer had provided assistance with housing or the costs of housing for the duration of their employment in Australia. Older migrants (aged 40 and above) and those in managerial occupations were more likely to receive employer assistance with housing. Migrants working in regional areas were also more likely to have employers who provided them with housing or assisted with housing costs during their stay in Australia, while migrants working in Sydney were the least likely to have employers that provided assistance with housing.

Comparison of migrants' housing characteristics by visa type and length of residence

The 2006 General Social Survey collected information on the visa category of migrants who arrived after 1985: whether they were New Zealand citizens, long-term temporary residents or

permanent migrants in the Family, Skilled or Humanitarian/Other category. This allows for a direct comparison of the housing characteristics of these different visa groups.

The household composition and household size of recent migrants (those arriving in 2001-06) show differences between the different visa groups. Migrants are more likely to live in family households and in households with two or more families, and less likely to be in lone-person households, compared to Australian-born persons. Temporary migrants are more likely to be living in flats or apartments than permanent migrants or Australian-born persons, while residing in a separate house is more likely for longer term permanent migrants, New Zealanders and the Australian-born.

The majority of recent arrivals are renters; however, home ownership is prevalent among permanent migrants with longer duration of residence. Among recent arrivals who are renting, just under 20% of Family and Humanitarian/Other visa holders are in State/Territory housing. There are also some differences by visa type in weekly rent payments. Of the recent arrivals, New Zealanders and skilled migrants are more likely to be in higher rent housing (over \$350 per week) than Family and Humanitarian permanent migrants.

The 2006 GSS also has information on affordability stress. The percentage of migrants who were unable to make mortgage or rent payments is relatively low. However, compared with 4% of the Australian-born, about 11% of longer term temporary migrants and 9% of recent New Zealander arrivals reported this form of affordability stress. Fewer affordability problems were reported by skilled migrants, as expected.

The GSS also has data on housing mobility: number of times moved in the last five years, the geography of moves and reasons for moving. Migrants who reported housing and employment as key reasons for moving had also moved a larger number of times. Around half of all recent New Zealand arrivals and longer term temporary arrivals had moved dwellings at least three times in the last five years.

Housing characteristics of migrants who arrived in 2006-2010

Data from the 2010 General Social Survey are used to examine the housing arrangements of the most recently arrived permanent and temporary migrants: those who arrived after the 2006 Census and 2006 GSS and therefore are not included in the above discussion.

A comparison of permanent with temporary migrants shows that the proportions male, never married and in the younger age groups are higher among temporary migrants than permanent migrants. Thus, a higher percentage of temporary migrants have no dependent children in their households. The proportion living in group households is also higher among temporary migrants than permanent migrants. These characteristics of temporary migrants are likely to be due to a significant proportion of temporary migrants being overseas students.

Less than half of all permanent migrants who arrived during 2006-2010 were renting in 2010 compared with 75 per cent of temporary migrants. Permanent migrants are also more likely to live in houses while temporary migrants are more likely to be in flats. Six per cent of permanent

migrants who rent are renting from public housing authorities. They are likely to be Humanitarian migrants. A higher proportion of temporary migrants have weekly rent payments of \$500 or more.

Temporary migrants who are likely to be overseas students are mostly renters. Over 21 per cent of temporary migrants in skilled occupations are living in a dwelling that they have purchased and 55 per cent are living in flats. Temporary migrants in skilled occupations are more likely than temporary migrants who are students to have weekly rent payments of \$500 or more.

There is an increase in one-person households and a decrease in households with six or more persons with increased length of residence of migrants, but not much change in terms of the number of dependent children in the migrants' household with length of residence. As observed in other data, the rate of home ownership increases and the percentage in rented housing decreases with migrant's duration of residence.

Conclusions

Data from all the various sources examined in this scoping study show differences in the household and housing characteristics of different groups of permanent and temporary migrants. There are differences in household size, type of household, type of housing and housing tenure among the different visa groups of permanent migrants. Recently arrived Humanitarian migrants have larger household sizes and a much higher percentage renting compared to skilled migrants. Among temporary migrants, overseas student have different housing characteristics from skilled temporary migrants, although both groups are concentrated in the capital cities and in Sydney and Melbourne in particular. There are also differences within each type of migrants by their characteristics such as country of origin.

The data examined show evidence of changes in migrants' household and housing characteristics with length of residence in Australia. While a high proportion of recent migrants are renters, the proportion renting decreases as duration of residence increases, as more migrants become home owners. This is consistent with the findings of earlier studies of the housing characteristics of permanent migrants.

Some of the gaps in existing research on migration and housing include:

- The factors affecting migrants' housing outcomes and whether these are different for different types of migrants;
- The relation between migrants' housing characteristics and outcomes and other aspects of their adjustment process;
- The issue of housing affordability and whether migration status is a factor;
- The effect of changing trends and patterns of permanent and temporary migration on the housing market in Australia and in specific locations such as the capital cities and specific localities in cities such as Sydney and Melbourne.

Sources of data for future studies of migration and housing include:

- the 2011 population census, which will provide information on the housing characteristics of migrants who arrived during the period 2006-2011;

- the Statistical Longitudinal Census Dataset (SLCD) that will be produced by ABS from the linkage of 5% of the 2011 census records with the Department of Immigration and Citizenship's Settlement Database and that will have information on the visa category of permanent migrants who arrived in the five-year period before the 2011 census; and
- the longitudinal survey of refugees and other Humanitarian entrants that the Department of Immigration and Citizenship is planning to conduct, commencing in late 2012.

Scoping Study of Migration and Housing Needs

1. Introduction

In 2011, the National Housing Supply Council commissioned Deloitte Access Economics to prepare a scoping study examining the housing arrangements of permanent migrants (Deloitte Access Economics 2011). The current study expands on the Deloitte study by including temporary migrants and examining the housing situation of both permanent and temporary migrants by their visa category. The study is focussed on recently arrived permanent and temporary migrants and seeks to examine the following research questions:

1. What evidence is there of difference between visa categories of permanent and temporary migrants with respect to household size, type of household, type of housing, tenure of housing and location of housing?
2. What evidence is there of changes in housing and household characteristics with length of residence in Australia?
3. What evidence is there of the role of housing in the process of adjustment of immigrants to life in Australia?

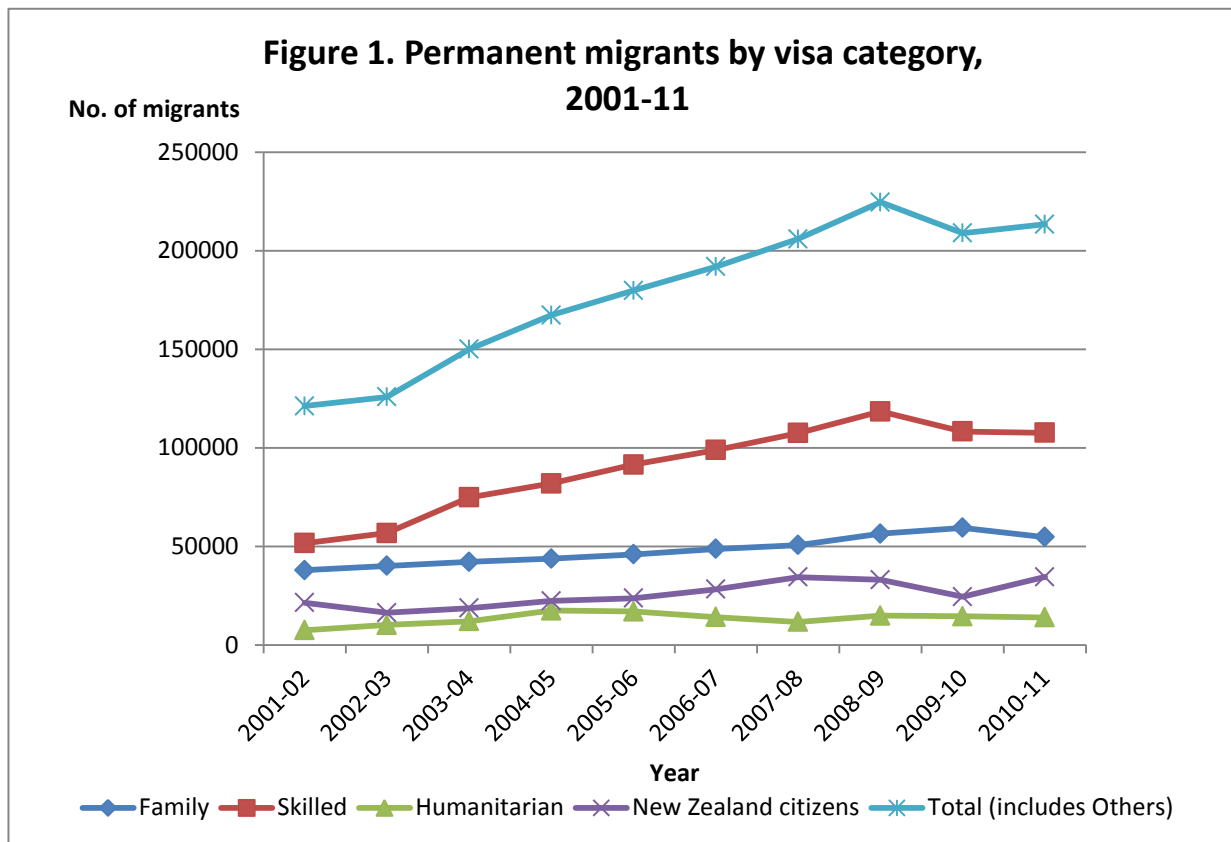
Following discussion of the research findings in relation to these questions, the study identifies the gaps remaining in current knowledge about migrants' housing characteristics and suggests some sources of data that can be used in future studies to address these knowledge gaps.

The study is based on a number of data sources including the 2006 census, the 2006 and 2010 General Social Surveys and a survey of skilled temporary migrants undertaken in 2003-04 by two of the authors of this study. Specific migrant groups that are examined include overseas students, skilled temporary migrants on the 457 sub-class visa, New Zealand citizens (who migrate without a visa under the Trans-Tasman Agreement), and permanent migrants in the Skilled, Family and Humanitarian migration categories.

The next section of the report reviews recent trends in permanent and temporary overseas migration to Australia. This review provides the background for the discussion of the research findings later. This is followed by a review of previous studies of migration and housing in Australia that were not included in the Deloitte report. Section 4 discusses the various data sources used in this study and the methods of analysis. This is followed by discussion of the research findings on the housing arrangements and characteristics of permanent and temporary migrants in the different visa categories and changes in their housing characteristics with length of residence in Australia. The report's conclusion summarises the main findings in relation to the research questions and identifies the gaps remaining in existing knowledge on the housing needs of permanent and temporary migrants in Australia. We also suggest some potential data sources that can be used in the second stage of the research project in 2012-13 to address the research and knowledge gaps.

2. Recent trends in permanent and temporary overseas migration to Australia

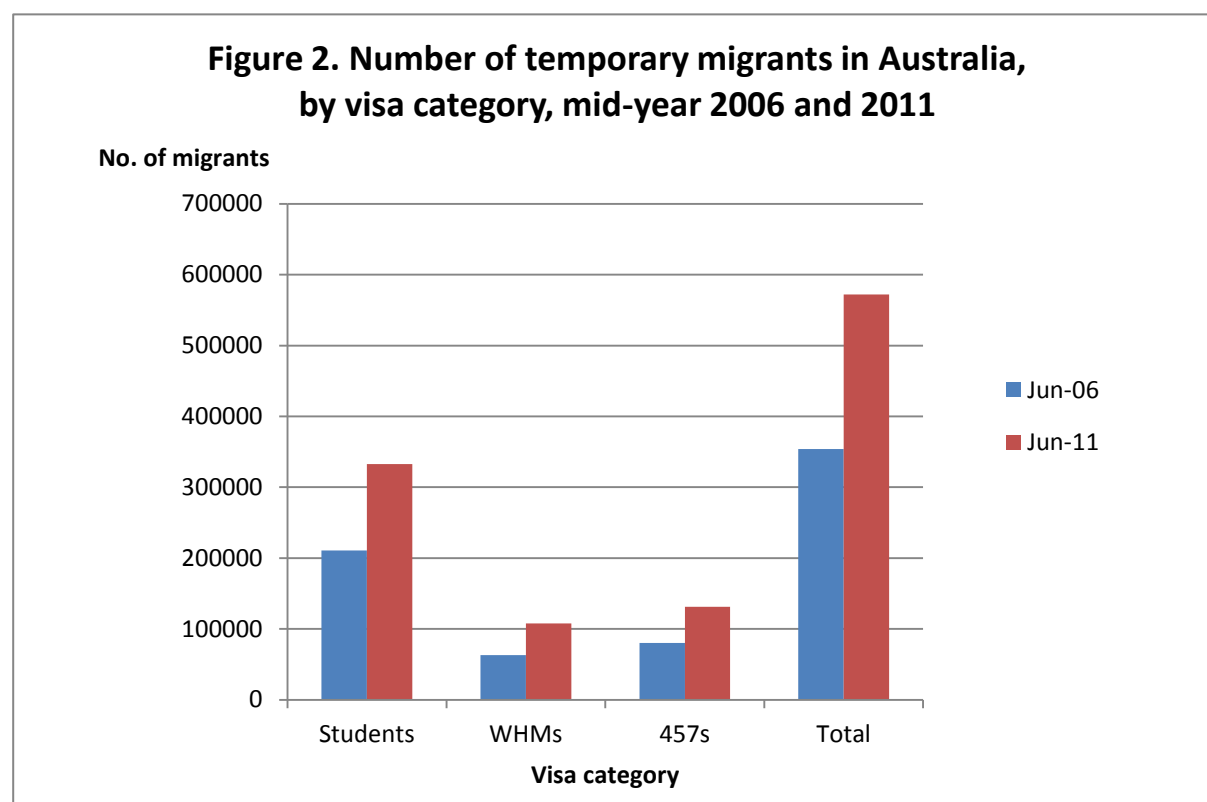
Both permanent and temporary migration to Australia increased during the first decade of the twenty-first century. Figure 1 shows the number of permanent migrants for the period 2001-11 in each of the four main permanent migration categories, Family, Skilled, Humanitarian, and New Zealand citizens. The number of total permanent migrants nearly doubled during the 2000s decade. Most of the increase came from the large increase in Skilled migration, but there were also increases in Family and Humanitarian migration and in New Zealand citizens coming as permanent migrants.



Sources: Department of Immigration and Citizenship, *Immigration Update*, various years.

Figure 2 shows the number of overseas students, Working Holiday Makers and skilled temporary migrants on 457 subclass visas who were in Australia at mid-year 2006 and 2011. Overseas students made up more than half of all temporary migrants and there has been a substantial increase in their number in recent years. In 2006, there were more than 350,000 temporary migrants from these three visa categories residing in Australia; in mid-2011 the number was over 570,000. This number is likely to increase in the near future. DIAC statistics for the year to March 2012 show a 49% increase in the number of 457 subclass visas granted compared to the same period to March 2011 (DIAC 2012a). A recent policy change that allows overseas students who complete their degrees to apply for a post-study work visa that enables them to stay for up

to four years to work in Australia will also see the number of students in Australia rise in the next few years (DIAC 2012b). They all require housing and most of the students and 457 visa holders are likely to be living in the major cities; however, there has been no study of their housing characteristics. The current scoping study is a step in addressing this gap by examining some recent data on the housing situation of overseas students and temporary migrants on the 457 subclass visa.



Sources: Department of Immigration and Citizenship, *Immigration Update*, various years.

3. Previous studies of migrants' housing arrangements in Australia

There have been studies of migrants and housing in Australia since the early 1980s. The Deloitte report (2011) reviewed three Australian studies of migrants' housing arrangements (Bourassa 1994; Burnley 2005; Khoo 2008). Other studies include those by Ferris and Silverburg (1982), Junankar et al. (1993), Tonkin et al. (1993), Hassell and Hugo (1996) and Khoo (2006). Migrants' housing situation is also discussed or referred to in more general studies of immigrant settlement outcomes and studies of specific groups of permanent and temporary migrants such as Humanitarian migrants or Working Holiday Makers. The findings of these studies on migrants' housing characteristics are reviewed below.

An early study showed that recent immigrants tended to have higher housing costs than other Australian residents (Ferris and Silverburg 1982). Studies also showed that immigrants usually

progressed from shared or rental housing on arrival to buying and eventually owning their own homes, in a similar way to other Australian residents (Junankar et al. 1993; VandenHeuvel and Wooden 1999). Data from the Longitudinal Survey of Immigrants to Australia (LSIA) showed differences in recent immigrants' home ownership rate, dwelling type and housing costs by their visa category (VandenHeuvel and Wooden 1999). Recent migrants in the Business Skills visa category had the highest rate of home ownership and those in the Humanitarian visa category had the lowest rate. The LSIA data also showed that recent migrants in the Skilled Independent and Humanitarian visa categories were more likely to live in flats while migrants in the Family and Business Skills visa categories were more likely to live in separate houses. These differences led VandenHeuvel and Wooden (1999) to suggest that changes in the composition of the immigrant intake would affect the demand for various types of housing.

The relationship between migration visa category and the demand for housing was addressed in a study based on data from a pilot of the LSIA (Tonkin et al. 1993). The study examined type of housing (house, flat/apartment or other) and housing tenure (owner/purchaser, renting privately, renting from government housing authority) of recently arrived immigrants by their visa category to note the differences in these housing arrangements by type of migrant. Using regression analysis, the study found that differences by visa category in these two measures of housing characteristics remained statistically significant even after controlling for migrants' other demographic and socio-economic characteristics. The authors of the study used these findings together with the Migration Program Planning levels and data on recent immigrants' intended residential location by State/Territory to generate forecasts of the demand for various types of housing by tenure type and State/Territory location. The study concludes that the demand for various types of housing by tenure type will be influenced by the composition and level of the migration program. The forecasting scenarios in the study showed that a more skilled immigrant intake will lead to higher demand for all types of housing.

A comparison of two cohorts of recently arrived immigrants based on LSIA 1 and LSIA2 data showed that their housing arrangements and transition to home ownership were related to their demographic and socio-economic characteristics and visa category and not affected by the socioeconomic conditions prevailing during the period of their migration to Australia (Khoo 2006). The study also showed that Family and Humanitarian migrants in both cohorts were more likely to spend more on housing in relation to their income than other migrants. Similar to Australian residents, migrants in the low income groups were more likely to have problems with housing costs. The study also showed the importance of location in influencing recent migrants' housing outcomes. Migrants settling in Sydney had a lower rate of home ownership and higher housing costs than migrants elsewhere. Housing outcomes as measured by rate of ownership and costs were the most favourable for migrants settling in South Australia and Tasmania.

A recent study of Humanitarian migration to Australia (Hugo 2011) based on 2006 census data linked to the Department of Immigration and Citizenship's Settlement Database showed that the home ownership rate of Humanitarian settlers who arrived since 2001 was significantly lower than for migrants in other visa categories. Only 20% of Humanitarian settler arrivals of 2001-06 had purchased a home compared to 45% of all settler arrivals of the same period. Seventy per cent of Humanitarian arrivals were renting compared with 49% of all settler arrivals.

There were few studies focusing on the housing situation of temporary migrants. A survey of temporary migrants on the 457 sub-class visa that was conducted in 2003-04 as part of a larger study showed that most of them were living in rented housing (Khoo et al. 2005). However, 10% had bought a house or flat while 8% were living in accommodation provided by their employers. Female respondents were less likely than male respondents to be living in employer-provided housing. A higher than average percentage of migrants from China, Hong Kong, Taiwan and Singapore were living in their own home while migrants from Japan, India and European countries were more likely than average to be living in employer-provided accommodation. Data from the Department of Immigration showed that the majority of 457 subclass visa holders in 2003-04 were living in Sydney (Khoo et al. 2005).

A study of temporary migrants on Working Holiday Maker (WHM) visas showed that their most common type of accommodation was a hostel or some other employer-provided housing, followed by a shared house or apartment (Tan et al. 2009). People on WHM visas are under age 30 and are in Australia for one year to work and holiday (although they can extend their stay for another year in some circumstances). As expected, most of them travelled around the country while they were here. The study, which was based on an online survey of nearly 20,000 WHMs, found that the majority stayed at two locations, usually first in an urban area, then moving to a regional area.

There has been no specific study of the housing arrangements of overseas students, who form a significant proportion of all temporary migrants in Australia. DIAC (2011b) estimates that there were 332,700 overseas students residing in Australia in mid-2011. As shown in the data discussed later in this paper, many of them are located in the major cities where most universities are located. The current scoping study will attempt to fill the research gap on overseas student migration and housing by examining data from the 2006 census and 2010 General Social Survey on the housing arrangements of temporary migrants who are enrolled in full-time study.

4. Data sources and methods of analysis

The current study is based on data from four sources: the 2006 population census, the 2006 and 2010 General Social Surveys and a survey of temporary migrants on the 457 subclass visa.

The 2006 census

Data from the 2006 Australian census are used to examine in greater detail than in the Deloitte report on the housing characteristics of recently arrived permanent and temporary migrants. While the Deloitte report has used the 2006 census data to examine new settlers defined as persons born overseas who have lived in Australia for at least one year, the current study uses the census data to identify more specifically recent migrants according to their migration status, such as overseas students, New Zealand citizens, skilled or Humanitarian migrants.

Census data on each overseas-born person's year of arrival, country of birth, enrolment in education and employment status are used to define recent migrants and provide some indication of their migration visa category. Persons born overseas who arrived one year or five years before the census, who are aged at least 18 years, enrolled in full-time study and not living with a parent

are assumed to be temporary migrants on overseas student visas. Persons born overseas who arrived one year or five years before the census and who are employed full-time in non-labouring occupations are assumed to include recently arrived permanent or temporary migrants on skilled visas. It is not possible to differentiate between permanent and temporary migrants from the census data. Persons who were born in New Zealand and arrived during the period 2001-06 are categorised as recent migrants who have migrated as New Zealand citizens under the Trans-Tasman Agreement.

Humanitarian migrants are identified in the 2006 census data by using the same approach as in a recent study by Hugo (2011) that is based on the main source countries of recent Humanitarian migration to Australia. Using this approach, all persons born in the following countries who arrived in Australia during the period 2001-06 are assumed to be Humanitarian migrants: Sudan, Iraq, Afghanistan, Burma, Sierra Leone, Liberia, Burundi, Congo, Somalia, Eritrea and Ethiopia¹. While this approach does not include all Humanitarian migrants, the countries listed here account for 78% of all Humanitarian settler arrivals for the years 2003-07.

The 2006 census data are used to examine the housing characteristics of these different groups of recently arrived migrants. Housing characteristics that are examined include household type, household size, tenure status, mortgage or rent payments, type of dwelling and location by State/Territory and capital city/other. For overseas students, the study also examines census data on whether they are living in non-private dwellings such as university residence halls. The housing characteristics are examined by country or region of origin and age group of the different groups of migrants to see if there are differences by birthplace and age. Comparisons are also made with the Australian-born population of the same age where relevant. Comparisons are also made between the recent migrants and migrants with longer durations of residence (more than five years) to examine changes in migrants' housing arrangements with increasing duration of residence in Australia.

Access to the 2006 census data is through the ABS TableBuilder facility.

The 2006 and 2010 General Social Surveys

The 2006 General Social Survey (GSS) conducted by ABS is a representative survey of the Australian population that includes migrants identified by visa category and permanent or temporary migration status (Long-term or short term temporary resident, New Zealand citizen, Permanent Skilled, Permanent Family, Permanent Humanitarian/Other). Recent migrants are identified as those who arrived in the five years before the survey (2001-06). The 2006 GSS has data on household composition, household size, tenure type, number of bedrooms, dwelling type, weekly mortgage or rent, and location by State/Territory and major city/other. These housing characteristics are examined for migrants in the different permanent and temporary visa categories and in comparison with the Australian-born population.

The 2010 General Social Survey unit record file has been released recently. The 2010 GSS data are used to examine the housing characteristics of migrants who arrived after 2006. The

¹ Hugo's list also included Sri Lanka and Iran. We decided to exclude these two countries because DIAC data showed that migrants from these two countries included some who were skilled or family reunion migrants.

migration status variable in the 2010 GSS basic unit record file differentiates between permanent and temporary migrants, allowing for a comparison of the housing characteristics of these two types of migrants, but it does not provide information on the visa category of permanent migrants, unlike in the 2006 GSS datafile. Data on educational enrolment and employment status are used to identify temporary migrants as overseas students or skilled temporary migrants. Housing characteristics available from the 2010 GSS are the same as those in the 2006 GSS.

The confidentialised unit record files (CURF) of the 2006 and 2010 GSS allow multivariate statistical analyses to be undertaken to control for various demographic, social and economic characteristics in the comparisons of housing characteristics and housing outcomes of temporary migrants with those of permanent migrants and the Australian-born population.

Survey of 457 subclass visa holders

A survey of skilled temporary migrants on the 457 subclass visa was carried out in 2003-04 as part of a research project funded by the Department of Immigration and the Australian Research Council. This is the only existing survey of 457 subclass visa holders. A total of 1174 temporary skilled migrants responded to the survey (see Khoo et al. 2005). The survey included questions on the migrants' housing arrangements and whether their employer who had sponsored them had provided them with housing on arrival and for the duration of their employment and/or assistance with housing costs during their stay in Australia. These data are examined in the current study by the migrants' country of origin, location of employment and other demographic and employment characteristics to provide additional information on the housing situation of temporary migrants on the 457 subclass visa.

5. Housing arrangements of permanent and temporary migrants

This section discusses the household and housing characteristics of different groups of migrants based on data from the 2006 census. We focus on four groups of migrants: Skilled and Humanitarian migrants, New Zealand citizens and overseas students.

Skilled migrants

In the following discussion, skilled migrants are defined as persons who were born overseas, are at least 20 years old and are employed full-time in the top four broad categories of the occupation classification (managers, professionals, technicians and trades, community and personal services workers). From the census, it is not possible to distinguish between skilled migrants who are permanent residents and those who are long-term temporary residents in Australia. Clearly, as the year of arrival extends backwards in time, the skilled migrant is more likely to be a permanent resident than a temporary resident.

Table 1 shows housing characteristics of skilled migrants according to their year of arrival in Australia. In general, they are unlikely to live in non-private dwellings although around 6% are living in these dwellings, probably hotels, in the first seven months of residence in Australia (those who arrived in 2006). Surprisingly, the distribution of the number of persons per dwelling for skilled migrants, irrespective of their year of arrival, is quite similar to that of Australian-born

skilled workers. The standard distribution of persons per dwelling is relatively wide spread across one to five or more persons per household.

As expected, the longer the time the migrants have spent in Australia, the more likely they are to be living in separate houses (from around 46% for those arriving in 2005 and 2006 to 81% for those arriving before 1996). Nevertheless, even for the most recently arrived immigrants, the proportion living in units is relatively low (about 41% for those who had been in Australia for only seven months). This is all the more interesting because a high proportion of recent arrivals are renters (85% for those arriving in 2006). The proportion renting falls off sharply as duration of residence in Australia rises. For those entering in 1996-2000, the proportion renting had fallen to 35%. Recent arrivals, more likely to be temporary than permanent migrants, are more heavily concentrated in the higher end of the rental market than migrants who are renting and have been in Australia for a longer period of time.

Table 2 shows the main source countries of skilled immigrants in Australia. Because this represents a combination of both permanent and temporary migrants, the United Kingdom, prominent in both types of movement, is easily the largest source country. Table 3 shows the housing characteristics by country of birth for the five largest source countries for the years, 2001-06. The characteristics of those coming from the United Kingdom and the United States differ substantially from the characteristics of the other three source countries. A much higher proportion from the UK and the USA live in 1-2 person households, they are more likely (now with those of South African origin) to live in separate houses compared to migrants from the two Asian source countries and, if they are renters, they are much more likely than migrants from other source countries to be in the high end of the rental market. The percentage who are renters is relatively low for those from the United Kingdom and South Africa but somewhat higher for those from the USA who are more likely to be temporary migrants. Migrants from India are the most likely to be renters.

The proportion of skilled migrants living in Sydney (34.5%) is almost twice the percentage of skilled Australian-born workers living in Sydney (18.8%). Skilled migrants are also heavily over-represented in Perth and slightly so in Melbourne, but are very heavily under-represented in non-metropolitan areas and in Tasmania, Northern Territory and the Australian Capital Territory compared with skilled Australian workers (Table 4). The maps of Sydney and Melbourne (Maps 1 and 2) show a very strong concentration of skilled migrants in the inner parts of the two cities. This concentration tends to persist over the first five years of residence in each city. Skilled Australian workers are much more widely spread across Sydney than recent migrants but this seems to be less the case in Melbourne.

Table 1: Full-time skilled employees aged 20 years and over, 2006

	Australian-born Skilled	Skilled migrants by year of arrival				
		Pre 1996	1996-2000	2001-2004	2005	2006
Number	2,503,213	585,815	87,725	84,450	24,079	12,412
	%	%	%	%	%	%
% in non-private dwellings	2.7	1.9	1.8	1.9	2.9	5.7
	%	%	%	%	%	%
Persons per private dwelling						
1	11.5	9.7	8.8	8.7	9.5	11.7
2	33.1	28.8	28.9	36.6	38.2	35.1
3	19.2	20.5	22.2	21.1	19.8	18.6
4	22.4	25.4	25.9	21.8	21.2	21.1
5+	13.8	15.7	14.3	11.8	11.2	13.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0
Dwelling type (a)	%	%	%	%	%	%
Separate house	82.7	80.6	60.9	52.2	46.4	45.2
Semi-detached	7.7	8.6	12.7	13.5	14.0	14.0
Unit, 1-2 storey	4.3	3.9	8.5	11.6	13.2	13.2
Unit, 3 storey	2.6	3.1	8.3	10.5	10.9	10.5
Unit, 4+ storey	2.7	3.7	9.6	12.3	15.5	17.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0
Tenure type (b)	%	%	%	%	%	%
Owner-occupied - fully owned	25.2	29.5	9.8	6.5	4.7	4.6
Owner-occupied – with a mortgage	52.3	53.7	54.8	38.7	20.1	10.4
Rented	22.5	16.7	35.4	54.9	75.2	85.0
Total	100.0	100.0	100.0	100.0	100.0	100.0
Weekly rent (c)(d)						
Less than \$200	33.7	28.1	21.6	20.1	17.9	15.9
\$200-\$249	19.7	19.0	19.0	18.4	16.9	13.8
\$250-\$299	17.0	17.5	18.5	18.2	17.8	17.8
\$300-\$349	11.5	12.7	14.7	13.9	13.7	14.2
\$350-\$449	10.6	12.7	14.6	15.2	15.6	16.4
\$450 and over	7.5	10.0	11.5	14.2	18.1	22.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

(a) Excludes other, not stated and non-private dwellings.

(b) Excludes other tenure type, occupied rent-free, not stated and non-private dwelling.

(c) This is the rent for the dwelling in which they are living, not necessarily the amount paid by an individual.

(d) Excludes not stated and not applicable.

Source: 2006 Census of Population and Housing

Table 2: Skilled migrants from main source countries of recent skilled migration, 2006

Place of Birth	Skilled migrants by year of arrival				
	Pre 1996	1996-2000	2001-2004	2005	2006
Canada	5,990	1,331	1,517	531	280
China (excludes SARs and Taiwan)	21,544	7,472	5,828	1,043	404
Fiji	7,923	1,964	1,554	312	136
Germany	16,108	1,333	1,660	633	323
India	17,270	6,974	9,082	2,607	1,420
Ireland	9,316	1,669	1,962	658	295
Japan	2,549	1,138	1,308	349	146
Malaysia	20,298	2,639	2,611	532	263
Philippines	16,186	2,763	2,430	896	719
Singapore	5,984	1,276	1,418	331	157
South Africa	15,452	6,761	6,696	1,871	1,003
United Kingdom	184,478	16,863	21,103	7,339	3,728
United States of America	10,207	2,178	2,604	966	545
Zimbabwe	2,956	868	1,882	537	303
Other countries	249,554	32,496	22,795	5,474	2,690
TOTAL	585,815	87,725	84,450	24,079	12,412

Source: 2006 Census of Population and Housing

Table 3: Full-time skilled employees aged 20 years and over, 2006

	Skilled migrants arriving 2001-06 from:				
	United Kingdom	India	South Africa	China	United States of America
Number	32,170	13,109	9,570	7,275	4,115
	%	%	%	%	%
% in non-private dwellings	2.8	1.8	2.7	0.9	3.3
	%	%	%	%	%
Persons per private dwelling					
1-2	53.1	37.3	35.2	39.0	59.3
3-4	37.9	52.3	51.3	47.3	31.7
5+	9.0	10.4	13.5	13.6	9.1
TOTAL	100.0	100.0	100.0	100.0	100.0
Dwelling type (a)	%	%	%	%	%
Separate house/semi-detached	73.2	47.1	81.2	48.7	69.3
Unit	26.8	52.9	18.8	51.3	30.7
TOTAL	100.0	100.0	100.0	100.0	100.0
Tenure type (b)	%	%	%	%	%
Owner-occupied – Fully owned or with a mortgage	46.4	27.2	47.0	35.7	32.4
Rented	53.6	72.8	53.0	64.3	67.6
TOTAL	100.0	100.0	100.0	100.0	100.0
Weekly rent (c)(d)	%	%	%	%	%
Less than \$300	34.0	78.2	46.7	70.4	37.0
\$300 and over	66.0	21.8	53.3	29.6	63.0
TOTAL	100.0	100.0	100.0	100.0	100.0

(a) Excludes other, not stated and non-private dwellings.

(b) Excludes other tenure type, occupied rent-free, not stated and non-private dwelling.

(c) This is the rent for the dwelling in which they are living, not necessarily the amount paid by an individual.

(d) Excludes not stated and not applicable

Source: 2006 Census of Population and Housing

Table 4: Distribution of skilled employed persons, by regions of Australia, 2006

Region	Australian-born skilled	Skilled immigrants arriving 2001-06
Number	2,503,530	120,965
	%	%
Sydney	18.8	34.5
Other New South Wales	12.5	3.0
Melbourne	17.9	21.9
Other Victoria	7.5	1.9
Brisbane	9.5	9.6
Other Queensland	11.0	6.5
Adelaide	5.5	4.5
Other South Australia	2.2	0.6
Perth	6.5	11.9
Other Western Australia	2.6	1.9
Tasmania	2.4	0.8
Northern Territory	1.1	0.9
Australian Capital Territory	2.3	1.7
Other/No usual residence	0.1	0.3
TOTAL	100.0	100.0

Source: 2006 Census of Population and Housing

Map 1: Locations of full-time skilled employed persons aged 20 years and over: Sydney

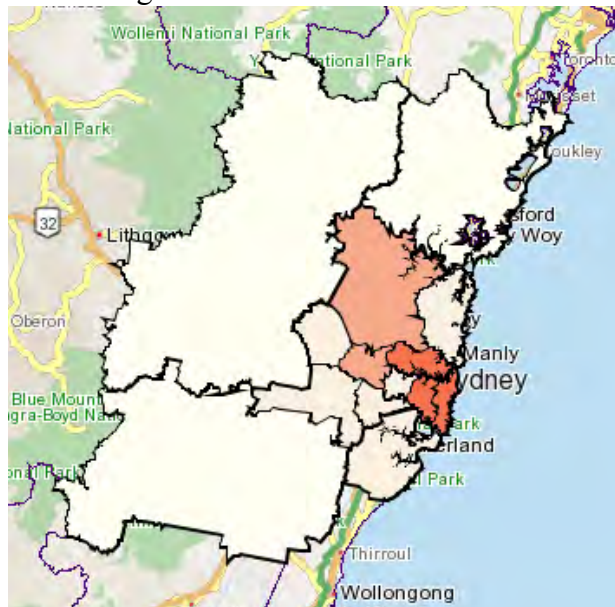
Skilled migrants: 2006 arrivals



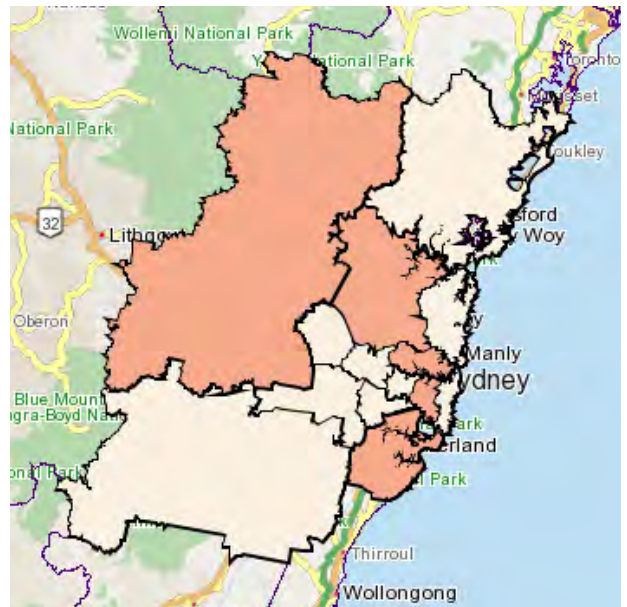
Skilled migrants: 2005 arrivals



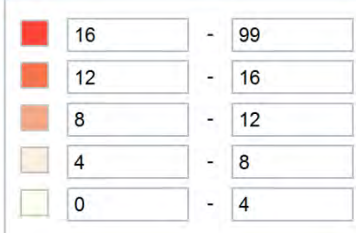
Skilled migrants: 2001-04 arrivals



Skilled Australian-born



Per cent of city-wide group



Source: 2006 Census of Population and Housing

Map 2: Locations of full-time skilled employed persons aged 20 years and over: Melbourne

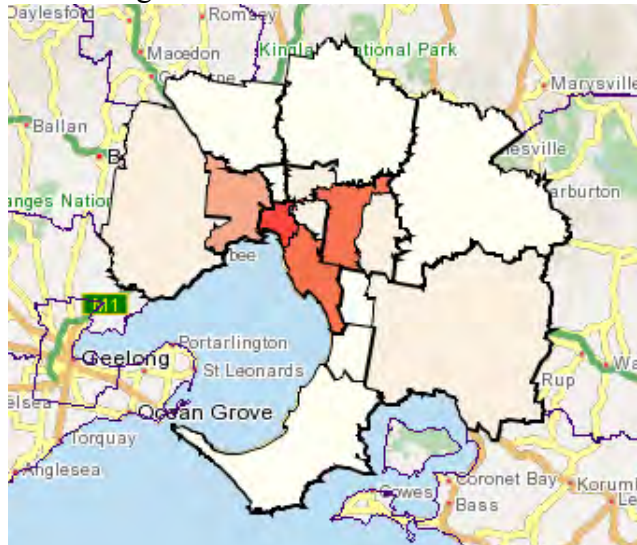
Skilled migrants: 2006 arrivals



Skilled migrants: 2005 arrivals



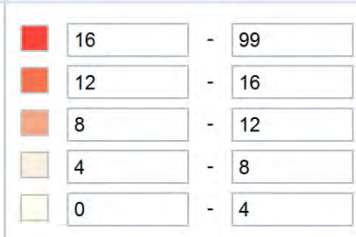
Skilled migrants: 2001-04 arrivals



Skilled Australian-born



Per cent of city-wide group



Source: 2006 Census of Population and Housing

Humanitarian migrants

As indicated earlier, following Hugo's (2011) approach, all persons in the 2006 census who were born in Sudan, Iraq, Afghanistan, Burma, Sierra Leone, Liberia, Burundi, Congo, Somalia, Eritrea and Ethiopia and who arrived in 2001-06 are assumed to be Humanitarian migrants. The demographic, household and housing characteristics of all persons aged 18 and over are shown in Tables 5a and 5b.

The three largest birthplace groups are from Sudan, Iraq and Afghanistan. There are about equal numbers of men and women. Sixty per cent of all the adults are aged 18-34. About 60% live in households consisting of families with children and 30% are in family households with no children (Table 5a). Like other migrants, over 90% of the Humanitarian migrants live in the capital cities.

Their housing characteristics show that nearly 80% are renting, with 13% having bought a dwelling. Over 50% are living in houses and about one-third in flats. Household size is relatively large: 50% are in households with five or more people and over 60% live in dwellings with three or more bedrooms (Table 5b). Those who are renting have relatively low rent payments, with nearly 90% paying less than \$300 a week. Some of them are likely to be renting from government housing authorities.

Table 5a: Demographic characteristics of migrants aged 18 and over from main humanitarian source countries who arrived during 2001-06

	N	%
Sex		
Male	14,405	50.3
Female	14,244	49.7
Total	28,649	100.0
Age		
18-24 years	7,557	26.4
25-34 years	9,759	34.1
35-44 years	6,612	23.1
45-54 years	2,950	10.3
55+ years	1,771	6.2
Household type		
Family with children	16,428	57.3
Family - no children	8,487	29.6
Sole person	1,496	5.2
Group/ Other	2,238	7.8

Country of birth		
Afghanistan	4,689	16.4
Burma (Myanmar)	1,779	6.2
Burundi	466	1.6
Congo	194	0.7
Eritrea	448	1.6
Ethiopia	1,614	5.6
Iraq	8,095	28.3
Liberia	988	3.4
Sierra Leone	1,042	3.6
Somalia	800	2.8
Sudan	8,529	29.8
Place of usual residence		
Sydney	10,079	35.1
Other NSW	642	2.2
Melbourne	8,471	29.5
Other Victoria	460	1.6
Brisbane	1,901	6.6
Other Queensland	529	1.8
Adelaide	2,261	7.9
Other SA	108	0.4
Perth	2,872	10.0
Other WA	124	0.4
Tasmania	568	2.0
Northern Territory	219	0.8
ACT	356	1.2
No Usual Address	86	0.3

Source: 2006 Census of Population and Housing

Table 5b: Housing characteristics of migrants aged 18 and over from main humanitarian source countries who arrived during 2001-06

Housing characteristics	N	%
Tenure type		
Owner-occupied - fully owned	653	2.3
Owner-occupied – with a mortgage	3,093	10.8
Rented	22,589	78.9
Other private dwelling	296	1.0
Non private dwelling	300	1.0
Not stated	1,717	6.0
Number of persons in household		
1	1,492	5.2
2	3,551	12.4
3	4,222	14.7
4	4,758	16.6
5	4,500	15.7
6	4,313	15.1
7+	5,250	18.3
Not applicable	560	2.0
Dwelling structure		
Separate house	15,420	53.8
Semi-detached	3,902	13.6
Flat/apartment	8,881	31.0
Other/Non-private dwelling	428	1.5
Not stated	17	0.1
Number of bedrooms		
None (includes bedsitters)	194	0.7
1	850	3.0
2	7,801	27.2
3	12,359	43.1
4+	5,723	20.0
Not stated	1,452	5.1
Not applicable	299	1.0
Weekly rent payment (renters only)		
<\$200	10,275	45.1

\$200-299	9,655	42.4
\$300-449	1,632	7.2
\$450+	442	1.9
Not stated	768	3.4

Source: 2006 Census of Population and Housing

New Zealanders

Like skilled migrants, the distribution of persons per household does not change very much for New Zealanders as length of time in Australia increases (Table 6). The distribution of persons per household is also quite similar to that for skilled migrants. However, compared to skilled migrants, New Zealanders were much more likely to be living in separate houses or semi-detached dwellings and not in units, even those recently arrived. Their tenure pattern was similar to that of skilled migrants, with a high proportion renting soon after arrival (81% for those arriving in 2006) but falling fairly sharply for those who had arrived in 1996-2000 (50%). Compared to skilled migrants from the UK and the USA, New Zealanders were much more likely to be renting in the lower end of the market (as were the Australian-born and other groups of migrants, to an even greater degree, as shown in the 2006 GSS data later.) Some of these characteristics of housing for New Zealanders may have been related to the fact that compared to other immigrant groups and to the Australian-born, New Zealanders were heavily concentrated in Queensland, both in Brisbane and in non-metropolitan Queensland (Table 7).

Table 6: New Zealand-born aged 18 years and over, 2006

	Australian-born	New Zealand-born by year of arrival				
		Pre 1996	1996-2000	2001-2004	2005	2006
Number	9,883,739	211,968	49,318	36,350	12,576	8,183
	%	%	%	%	%	%
% in non-private dwellings	3.6	2.9	3.0	2.9	4.1	5.3
	%	%	%	%	%	%
Persons per private dwelling	%	%	%	%	%	%
1	13.6	13.8	9.4	8.9	7.1	6.0
2	34.1	34.7	32.3	35.8	34.3	31.6
3	18.7	18.2	19.5	18.8	19.4	20.1
4	19.7	19.3	19.8	18.1	18.4	20.2
5+	13.9	14.0	19.0	18.4	20.7	22.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0
Dwelling type (a)	%	%	%	%	%	%
Separate house	83.9	79.5	72.9	63.0	58.1	55.3
Semi-detached	7.5	9.4	11.6	14.4	16.3	15.2
Unit, 1-2 storey	4.8	5.4	6.3	8.5	9.2	9.6
Unit, 3 storey	1.9	2.8	4.6	6.4	7.3	8.7
Unit, 4+ storey	1.9	2.9	4.6	7.7	9.0	11.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0
Tenure type (b)	%	%	%	%	%	%
Owner-occupied – fully owned	35.9	23.5	9.4	7.1	6.3	5.4

Owner-occupied – with a mortgage	39.4	43.4	40.6	29.4	17.1	14.1
Rented	24.8	33.2	50.0	63.5	76.6	80.6
Total	100.0	100.0	100.0	100.0	100.0	100.0
Weekly rent (c)(d)						
Less than \$200	49.4	39.1	25.9	19.9	17.5	15.3
\$200-\$249	18.7	20.6	21.8	20.6	19.8	16.0
\$250-\$299	13.2	17.1	21.6	23.0	23.9	22.8
\$300-\$349	7.6	9.9	13.2	14.7	15.4	17.2
\$350-\$449	6.4	8.1	11.1	13.6	14.2	16.9
\$450 and over	4.7	5.2	6.4	8.3	9.2	11.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

(e) Excludes other, not stated and non-private dwellings.

(f) Excludes other tenure type, occupied rent-free, not stated and non-private dwelling.

(g) This is the rent for the dwelling in which they are living, not necessarily the amount paid by an individual.

(h) Excludes not stated and not applicable.

Source: 2006 Census of Population and Housing

Table 7: Distribution of New Zealand-born aged 18 years and over by regions of Australia, 2006

Region	Australian-born	New Zealand-born arriving 2001-06
Number	9,885,784	57,120
	%	%
Sydney	17.0	21.5
Other New South Wales	14.8	3.7
Melbourne	16.2	17.1
Other Victoria	8.2	2.2
Brisbane	9.1	19.7
Other Queensland	11.9	20.5
Adelaide	5.7	1.4
Other South Australia	2.5	0.5
Perth	6.1	7.4
Other Western Australia	2.7	3.1
Tasmania	2.9	0.6
Northern Territory	1.0	0.6
Australian Capital Territory	1.7	0.7
Other/No usual residence	0.2	1.0
TOTAL	100.0	100.0

Source: 2006 Census of Population and Housing

Overseas students

2006 census data on the housing characteristics of full-time students aged 18 and over are shown in Table 8. To ensure that these were temporary migrants on student visas rather than permanent residents who had migrated with their parents, the data refer only to students who were not living with their parents. The percentage in non-private dwellings refers mainly to those living in university residence halls. As shown in the table, this percentage is highest for the most recently arrived students and decreases with length of residence. Among students living in private dwellings, the percentage living in households with four or more persons also decreases with length of residence while the percentage living in households with one person or two people increases. This suggests a decrease in the percentage living in group households with increased duration of residence. There is also a decrease in the percentage living in flats and an increase in the percentage living in separate houses with length of residence. As expected, the percentage living in rented housing also decreases with duration of residence, while the percentage living in housing that is fully owned or being purchased increases. Among renters, those who arrived more recently also tended to be living in higher rent properties. These trends all indicate that there is an adjustment in students' housing characteristics with increased duration of residence, as expected.

Table 8: Full-time students aged 18 years and over, 2006

	Australian -born students	Overseas students by year of arrival				
		Pre 1996	1996- 2000	2001- 2004	2005	2006
Number	427,174	29,025	16,859	66,516	35,958	27,530
	%	%	%	%	%	%
% in non-private dwellings	6.3	7.2	5.3	6.2	8.6	14.3
	%	%	%	%	%	%
Persons per private dwelling						
1	5.3	15.1	13.7	8.5	6.2	6.2
2	18.6	32.1	32.7	30.6	25.1	21.6
3	22.5	20.1	22.2	25.4	24.9	22.6
4	28.9	17.8	16.2	18.3	20.6	22.1
5+	24.7	14.9	15.1	17.1	23.0	27.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0
Dwelling type (a)	%	%	%	%	%	%
Separate house	80.8	63.2	41.4	30.8	33.1	35.0
Semi-detached	8.7	12.5	14.2	14.0	13.0	12.1
Unit, 1-2 storey	5.6	9.8	13.6	17.5	19.0	19.2
Unit, 3 storey	2.7	6.7	11.4	13.8	14.2	13.2
Unit, 4+ storey	2.2	7.8	19.4	23.9	20.7	20.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0
Tenure type (b)	%	%	%	%	%	%
Owner-occupied – fully owned	24.7	21.4	13.8	7.6	5.9	5.7
Owner-occupied – with a mortgage	38.3	30.6	23.2	12.4	10.7	12.0

Rented	32.0	48.0	63.0	80.0	83.4	82.3
Total	100.0	100.0	100.0	100.0	100.0	100.0
Weekly rent (c)(d)						
Less than \$200	37.6	40.6	31.9	24.5	26.5	25.7
\$200-\$249	20.0	19.1	19.4	18.3	19.6	19.5
\$250-\$299	15.6	14.9	16.5	17.6	16.6	16.2
\$300-\$349	10.5	9.9	12.1	14.3	12.6	12.9
\$350-\$449	9.5	9.2	12.2	15.4	14.1	12.6
\$450 and over	6.8	5.9	8.0	10.0	10.5	13.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

(i) Excludes other, not stated and non-private dwellings.

(j) Excludes other tenure type, occupied rent-free, not stated and non-private dwelling.

(k) This is the rent for the dwelling in which they are living, not necessarily the amount paid by an individual student.

(l) Excludes not stated and not applicable.

Source: 2006 Census of Population and Housing

Table 9 shows the housing characteristics of students from five Asian countries which have been major sources of student migration in recent years. They show some interesting patterns.

Students from Malaysia had the highest proportion – close to 20% - living in student housing (non-private dwellings). These housing characteristics also indicate the different situation of Indian students compared with other Asian students. Of students living in private dwellings, Indian students had the highest percentage (over 30%) living in households with at least five people, which was significantly higher than for the other birthplace groups shown.

The percentage living in dwellings that were owned or being purchased was much lower for Indian students than for the other Asian students. A higher proportion of Indian students were in lower rent housing compared with the other Asian students.

Compared with Australian-born students, overseas students were more likely to be located in Sydney and Melbourne and less likely to be located in regional areas outside the capital cities (Table 10).

Maps 3 and 4 show the location of recently arrived overseas students in Sydney and Melbourne compared with Australian-born students. It is apparent that there is a greater concentration of overseas students in the inner city areas in both cities, where most of the tertiary educational institutions are located.

Table 9: Housing characteristics of full-time students aged 18 and over by selected countries of origin, 2006

	Overseas students arriving 2001-06 from:				
	China	India	Malaysia	Hong Kong	Indonesia
Number	30,434	12,998	9,912	6,625	6,595
	%	%	%	%	%
% in non-private dwellings	5.5	5.7	19.4	11.5	5.8
	%	%	%	%	%
Persons per private dwelling					
1-2	28.2	21.9	40.8	39.3	40.4
3-4	51.4	47.4	43.8	45.9	44.4
5+	20.4	30.7	15.4	14.8	15.2
TOTAL	100.0	100.0	100.0	100.0	100.0
Dwelling type (a)	%	%	%	%	%
Separate house/semi-detached	48.1	37.7	38.2	42.4	30.3
Unit	51.9	62.3	61.8	57.6	69.7
TOTAL	100.0	100.0	100.0	100.0	100.0
Tenure type (b)	%	%	%	%	%
Owner-occupied – fully owned or with a mortgage	21.5	9.6	18.4	18.3	28.3
Rented	78.5	90.4	81.6	81.7	71.7
TOTAL	100.0	100.0	100.0	100.0	100.0
Weekly rent (c)(d)	%	%	%	%	%
Less than \$300	56.8	74.7	45.4	46.9	45.5
\$300 and over	43.2	25.3	54.6	53.1	54.5
TOTAL	100.0	100.0	100.0	100.0	100.0

(e) Excludes other, not stated and non-private dwellings.

(f) Excludes other tenure type, occupied rent-free, not stated and non-private dwelling.

(g) This is the rent for the dwelling in which they are living, not necessarily the amount paid by an individual student.

(h) Excludes not stated and not applicable.

Source: 2006 Census of Population and Housing

Table 10: Distribution of Australian-born students and overseas students by region, 2006

Region	Australian-born students	Overseas students who arrived during 2001-06
Number	427,174	130,010
	%	%
Sydney	20.0	30.6
Rest of New South Wales	11.1	3.0
Melbourne	23.3	31.4
Rest of Victoria	6.2	1.1
Brisbane	10.3	9.8
Rest of Queensland	6.8	3.6
Adelaide	7.0	7.3
Rest of South Australia	0.9	0.0
Perth	7.7	9.0
Rest of Western Australia	0.9	0.1
Tasmania	2.6	1.4
Northern Territory	0.5	0.2
Australian Capital Territory	2.7	2.2
TOTAL	100.0	100.0

Source: 2006 Census of Population and Housing

Map 3: Locations of full-time students aged 18 years and over, Sydney

International students: 2006 arrivals



International students: 2005 arrivals



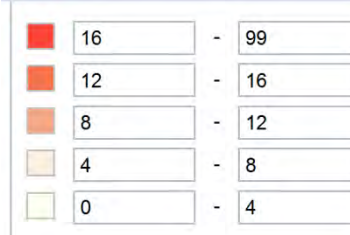
International students: 2001-04 arrivals



Australian-born students



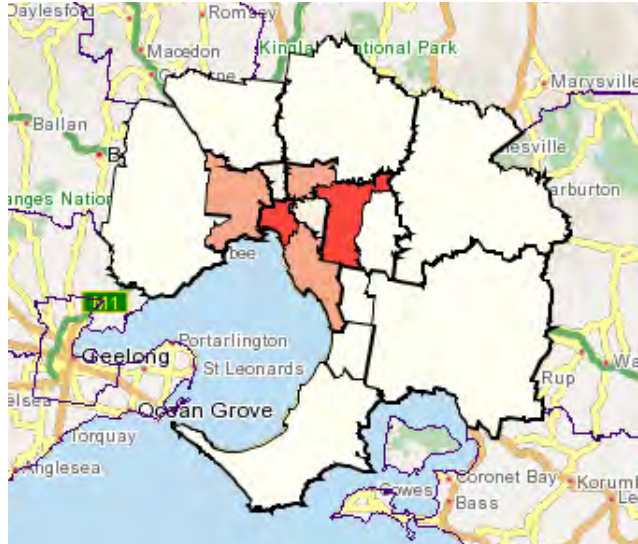
Per cent of city-wide group



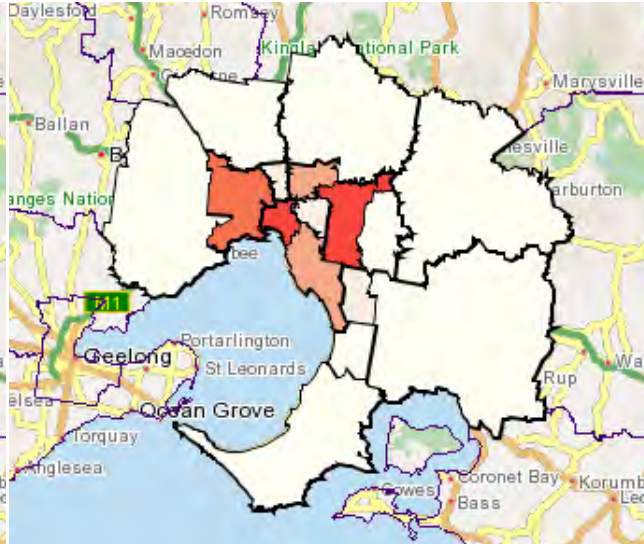
Source: 2006 Census of Population and Housing

Map 4: Locations of full-time students aged 18 years and over, Melbourne

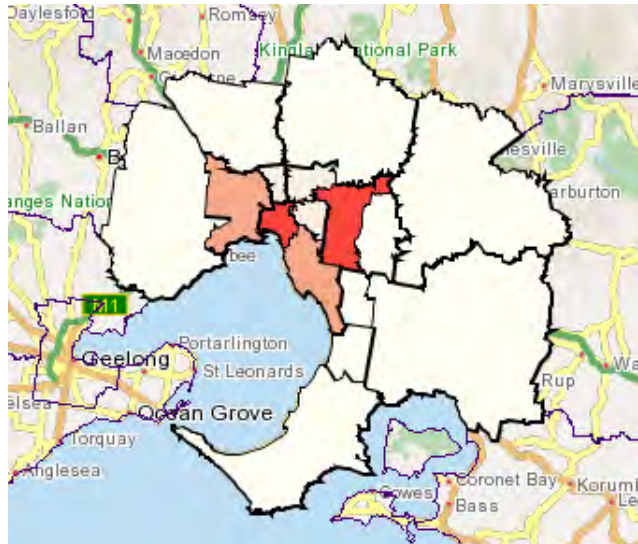
International students: 2006 arrivals



International students: 2005 arrivals



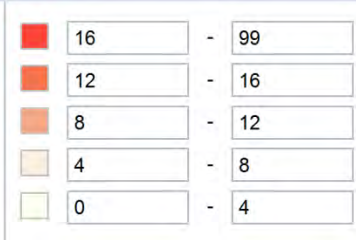
International students: 2001-04 arrivals



Australian-born students



Per cent of city-wide group



Source: 2006 Census of Population and Housing

6. Housing arrangements of skilled temporary migrants

The number of temporary migrants coming to Australia on the 457 subclass visas has increased steadily over the years since the visa was introduced in 1996, peaking in 2007-08 at over 110,000 before declining to less than 68,000 in 2009-10 following the global financial crisis (DIAC 2011a). However, as noted earlier, visa applications lodged in 2011 and 2012 have shown an increasing trend (DIAC 2012a). DIAC estimated that over 130,000 people on the 457 visas were residing in Australia at midyear 2011 (DIAC 2011b). The migrants can stay in Australia for up to four years and their temporary resident visa can be renewed to extend their stay if their employer continues to sponsor them. Their impact on the housing market is not known.

In this section, data from the 2003-04 sample survey of 457 sub-class visa holders are used to provide some information on the housing situation of these skilled temporary migrants. They show that most (75%) migrants were renters as expected, considering that they were temporary residents, but that 10% of the migrants were living in a home that they owned. Just over 5% were living in employer-provided rental accommodation and 3% were living rent-free in housing provided by their employer. The remaining 5% were living with relatives or boarding with others.

Nearly half (47%) of the temporary migrants in the survey were living in Sydney and 22% were in Melbourne. Postcode data show that 20% of those in Sydney were located in inner Sydney, another 20% were in Lower Northern Sydney and 24% in the Eastern Suburbs. Of the temporary migrants living in Melbourne, 43% were located in inner Melbourne, followed by 17% in Southern Melbourne. These location patterns were very similar to those observed from the 2006 census data for skilled migrants noted earlier.

The temporary migrants' housing arrangements vary by their demographic and employment characteristics (Tables 11 and 12). There were statistically significant differences by sex, age, partnering status, residential location, country or region of origin, occupational group, permanent residence intentions, industry of employment and size of employer. A higher proportion of renters were found among migrants who were young, single, living in Sydney or Canberra, from Ireland or South Asia and working in professional occupations in business and finance, education, health, sport and recreation services and information technology and communications.

Table 11: Housing arrangements of skilled temporary migrants, by demographic characteristics, 2003-04

Migrant characteristics	Living in own home	Renting	Pay board/ living with relatives	Employer-provided housing	Number of respondents
	%	%	%	%	
Sex					
Male	10.7	74.3	4.0	11.0	778
Female	9.9	77.5	8.6	3.9	383
Age					
Under 30	5.3	80.0	10.0	4.7	340
30-39	10.1	77.8	4.5	7.7	535
40+	17.6	65.6	2.2	14.7	279
Partnering status					
Partner in Australia	14.3	73.0	3.6	9.1	693
Partner not in Aust.	7.0	64.9	10.5	17.5	57
Not partnered	4.5	81.2	8.1	6.2	421
Location in Australia					
Sydney	7.9	82.2	5.5	5.2	546
Melbourne	8.6	75.1	5.0	11.3	257
Brisbane	12.0	74.0	10.0	4.0	50
Adelaide	25.0	65.6	0	9.4	32
Perth	24.4	61.5	6.4	7.7	78
Tasmania	16.7	50.0	16.7	16.7	6
Northern Territory	0	100.0	0	0	2
ACT	1.1	83.3	0	5.6	18
Rest of NSW	12.8	69.2	7.7	10.2	39
Rest of Victoria	16.7	61.1	2.8	19.4	36
Rest of Queensland	9.0	67.2	7.5	16.4	67
Rest of S. Australia	22.2	33.3	0	44.4	9
Res of W. Australia	10.0	20.0	0	70.0	10
Country/region of origin					
UK	14.8	74.8	4.5	6.0	385
Ireland	7.8	85.9	4.7	1.6	64
France	3.3	73.3	10.0	13.3	30
Germany	13.3	80.0	3.3	3.3	30

Other Europe	8.0	73.9	2.3	15.9	88
Middle East	27.3	54.4	18.2	0	11
Malaysia	0	71.4	19.1	9.5	21
Singapore	28.6	64.3	0	7.1	14
China	16.1	67.7	6.4	9.7	31
Japan	6.0	75.0	3.6	15.5	84
South Korea	7.5	75.0	7.5	10.0	40
Other S-East Asia	11.3	64.5	14.6	9.7	62
India	0	83.1	4.2	12.7	71
Other South Asia	0	84.6	0	15.4	13
Canada	12.2	73.2	12.2	2.4	41
USA	9.8	78.2	2.2	9.8	92
Other America	0	72.7	18.2	9.1	11
South Africa	11.5	78.8	5.7	3.8	52
Other Africa	0	68.8	0	31.2	16
Oceania	0	100.0	0	0	5
Permanent residence intention					
Applied	15.4	74.2	5.4	5.1	415
Intend to apply	8.0	77.9	6.4	7.8	552
Not intending to apply	5.4	70.8	3.8	20.0	185
TOTAL	10.4	75.4	5.5	8.7	1161

Source: Survey of 457 subclass visa holders, 2003-04

Table 12: Housing arrangements of skilled temporary migrants by employment characteristics, 2003-04

Employment characteristics	Living in own home	Renting	Pay board/ living with relatives	Employer-provided housing	Number of respondents
	%	%	%	%	%
Occupation					
Managers	14.0	63.9	3.0	19.0	299
Professionals	9.5	81.5	5.3	3.7	536
Assoc. professionals	6.8	77.0	7.4	8.7	161
Trades	12.9	74.3	5.8	7.2	70
Other	8.4	74.7	11.5	5.3	95
Industry of employment					
Agriculture	16.2	48.6	2.7	32.4	37
Mining	15.0	70.0	0	15.0	40
Manufacturing	11.4	69.1	4.0	15.5	123
Construction	17.6	68.9	6.8	6.8	74
Utilities	13.3	80.0	0	6.7	15
Transport & storage	16.0	68.0	4.0	12.0	25
Health	5.9	81.6	8.6	3.9	152
Hotels & restaurants	5.5	74.7	11.0	8.8	91
Sports, recreation	3.6	85.7	3.6	7.1	28
IT & communication	7.7	82.3	3.2	7.1	220
Property & business	10.2	85.7	4.0	0	49
Finance	10.4	85.4	2.0	2.0	96
Education	0	88.4	2.3	9.4	43
Personal services	12.2	71.4	8.1	8.1	49
Retail trade	10.0	62.5	22.5	5.0	40
Wholesale trade	20.5	51.3	7.7	20.5	39
Government	36.8	47.4	0	15.8	19
No. of employees at workplace					
<5	6.7	70.6	4.2	18.4	119
5-24	9.0	77.3	7.7	6.0	300
25-99	10.6	72.4	7.3	9.8	246
100-299	10.6	75.6	5.0	8.8	160
300+	12.6	77.4	3.2	6.9	318

Source: Survey of 457 visa holders, 2003-04

The results of multivariate logistic regressions showed that 457 visa holders who were more likely to live in a home they owned were those who were older, had a partner and had applied for or intended to apply for permanent residence (Table 13). They were also more likely to be in managerial occupations and to be located in capital cities other than Sydney and Melbourne, where presumably house prices were not as high. Table 11 shows that higher than average proportions of 457 visa holders from Singapore, China and the Middle East region were living in their own homes. Most or all of the survey respondents from these countries as well as those from South Africa and other sub-Saharan African countries reported that they had already applied or intended to apply for permanent residence.

The results of multivariate logistic regression analysis also showed that men were more likely than women to be living in employer-provided housing (Table 13). Managers and migrants located in regional areas were also more likely to be living in employer-provided housing. Migrants located in regional areas were mostly working in the agricultural or mining industry. Migrants under age 30 and those who intended to become permanent residents were less likely to be living in employer-provided housing (Table 13).

The other information on housing situation that was available from the survey was whether the temporary migrants' employer had provided them with housing on arrival and/or housing or assistance with their housing costs for the duration of their employment in Australia. One-third of the temporary migrants in the survey stated that their employers had provided them with housing on arrival, and one-fifth reported that their employers had provided them with housing or assistance with housing costs for the duration of their employment in Australia (Table 14).

Tables 14 and 15 examine the receipt of employer's assistance with housing or housing costs by migrants' demographic and employment characteristics. Multivariate logistic regression analyses were also carried out to identify which migrants were more likely to receive employer assistance with housing on arrival or for the duration of their stay in Australia (Table 13). The data analyses showed that male migrants were significantly more likely than female migrants to receive employer assistance with housing on arrival or for the duration of their stay in Australia. Older migrants (aged 40 and above) and those in managerial occupations were also more likely to receive employer assistance with housing. Those in professional occupations were also likely to have employers that provided housing on arrival, while those in associate professional occupations were also likely to have employers that provided assistance with housing or housing costs for the duration of their employment in Australia. Migrants working in regional areas were also more likely to have employers who provided them with housing or assisted with housing costs during their stay in Australia, while migrants working in Sydney were the least likely to have employers that provided assistance with housing (Table 13). Migrants working in regional areas were mostly working in the agricultural or mining industry. As shown in Table 15, over 40 per cent of the temporary migrants working in the agricultural or mining industry reported that their employer had provided them with housing or assistance with housing costs for the duration of their employment in Australia. Migrants who did not intend to become permanent residents

were also more likely to report that their employers had provided them with housing on arrival or during their stay in Australia or assisted with their housing costs (Table 13).

Table 13: Results of logistic regression analyses of skilled temporary migrants' demographic and employment characteristics that are associated with selected housing outcomes

Covariates	Likelihood of living in:		Likelihood of employer provided:	
	(a) Own home	(b) Employer-provided housing	(a) Housing on arrival	(b) Housing assist. for duration of stay
	<i>Coefficient (Std. error)</i>			
Sex				
Male	-0.202 (0.231)	0.631 (0.315)**	0.603 (0.162)**	0.632 (0.206)**
Female	0	0	0	0
Age				
Under 30	-0.903 (0.320)**	-0.636 (0.366)*	-0.813 (0.209)**	-0.600 (0.252)**
30-39	-0.345 (0.235)	-0.305 (0.270)	-0.363 (0.171)**	-0.313 (0.199)
40 and over	0	0	0	0
Marital status				
Partnered	0.989 (0.270)**	-0.052 (0.280)	-0.039 (0.153)	0.288 (0.190)
Not partnered	0	0	0	0
Residential location				
Sydney	-0.378 (0.296)	-1.750 (0.317)**	-0.601 (0.210)**	-0.826 (0.238)**
Melbourne	-0.414 (0.340)	-0.876 (0.314)**	-0.010 (0.228)	-0.467 (0.261)*
Other capital cities	0.330 (0.316)	-1.410 (0.387)**	-0.146 (0.246)	-0.537 (0.286)*
Regional areas	0	0	0	0
Occupational group				
Managers	0.212 (0.434)	1.399 (0.537)**	1.295 (0.325)**	1.722 (0.415)**
Professionals	-0.078 (0.416)	-0.059 (0.544)	0.709 (0.311)**	0.529 (0.409)
Assoc. Professionals	-0.669 (0.514)	0.569 (0.582)	0.190 (0.599)	0.800 (0.455)*
Trades	0.073 (0.542)	0.202 (0.726)	-0.236 (0.447)	0.346 (0.545)
Other	0	0	0	0
Permanent residence intention				
Applied for PR	1.230 (0.365)**	- 1.517 (0.323)**	-0.647 (0.199)**	-1.354 (0.235)**
Intend to apply	0.628 (0.372)*	- 0.950 (0.272)**	-0.780 (0.192)**	-0.785 (0.211)**
Not intend to apply	0	0	0	0

Constant	-2.965	-1.201	-0.651	-1.321
R-square	0.127	0.235	0.171	0.219
Number of cases	1141	1131	1116	1102

** Coefficient significant at $p < 0.05$; * coefficient significant at $p < 0.10$

0= reference category. A positive coefficient indicates that a person in that category is more likely to experience the outcome of interest compared to a person in the reference category, controlling for all other variables in the analysis. A negative coefficient indicates that a person in that category is less likely to experience the outcome of interest compared with a person in the reference category, controlling for all other variables in the analysis.

Source: Survey of 457 visa holders, 2003-04

Table 14: Receipt of housing assistance by skilled temporary migrants' demographic characteristics

Migrant characteristics	Employer provides:	
	Housing on arrival	Housing/assistance with housing costs for duration of employment
	%	%
Sex		
Male	36.6	24.7
Female	20.2	10.7
Age		
Under 30	19.4	11.8
30-39	31.0	18.7
40+	45.4	32.3
Partnering status		
Partner in Australia	33.1	23.0
Partner not in Aust.	34.5	33.3
Not partnered	26.0	13.4
Location in Australia		
Sydney	23.7	15.0
Melbourne	39.2	23.3
Brisbane	40.8	18.4
Adelaide	41.9	20.0
Perth	34.2	25.0
Tasmania	16.7	16.7
Northern Territory	0	0

ACT	27.8	23.5
Rest of NSW	31.6	28.9
Rest of Victoria	41.7	23.5
Rest of Queensland	32.4	27.3
Rest of S. Australia	44.4	33.3
Res of W. Australia	70.0	70.0
Country/region of origin		
UK	28.9	15.6
Ireland	4.8	11.5
France	36.7	23.3
Germany	43.3	20.0
Other Europe	44.2	27.4
Middle East	27.3	18.2
Malaysia	14.3	9.5
Singapore	21.4	7.7
China	42.3	36.0
Japan	23.5	21.4
South Korea	9.5	14.6
Other S-East Asia	29.5	19.7
India	45.7	26.5
Other South Asia	30.8	23.1
Canada	34.1	17.9
USA	51.1	34.8
Other America	27.3	27.3
South Africa	21.6	15.7
Other Africa	43.8	26.7
Oceania	60.0	0
TOTAL	31.2	20.1

Source: Survey of 457 visa holders, 2003-04

Table 15: Receipt of housing assistance by skilled temporary migrants' employment characteristics

Employment characteristics	Employer provides:	
	Housing on arrival	Housing/assistance with housing costs for duration of employment
	%	%
Occupation		
Managers	49.5	39.7
Professionals	28.2	12.4
Assoc. professionals	22.6	19.2
Trades	16.7	13.0
Other	15.2	7.7
Industry of employment		
Agriculture	43.2	48.6
Mining	66.7	41.0
Manufacturing	47.5	30.8
Construction	19.4	18.3
Utilities	60.0	40.0
Transport & storage	28.0	34.6
Health & comm. serv.	15.2	5.4
Hotels & restaurants	19.8	15.1
Sports, recreation	14.3	10.7
IT & communication	36.1	20.8
Property & business	27.1	18.8
Finance, banking, etc.	41.7	14.6
Education	21.4	14.6
Personal services	16.3	16.7
Retail trade	15.8	13.2
Wholesale trade	39.5	34.2
Government	52.6	27.8
No. of employees at workplace		
<5	35.4	31.9
5-24	24.1	19.2
25-99	28.9	19.9
100-299	37.9	20.6
300+	36.0	17.8

Source: Survey of 457 visa holders, 2003-04

7. Housing circumstances of migrants: view from the 2006 GSS

This section uses data from the 2006 General Social Survey to understand the housing needs and circumstances of persons and households by visa status. The 2006 GSS is unique in that information on visa status was collected from persons who were born overseas, arrived during 1985 or later and who were long term or permanent residents at the time of interview (ABS, 2007:14). Indeed, the GSS is the only available ABS CURF available which identifies the following visa status:

- New Zealand citizens (n = 196),
- Long Term Temporary Residents (n = 118),
- Permanent Resident – Skilled (n = 392),
- Permanent Resident – Family (n = 327)
- Permanent Resident – Humanitarian/Other (n= 241)

One disadvantage of the GSS, however, is the relatively small sample sizes across the visa categories – particularly when cross-tabulated by other characteristics. For this reason, long-term temporary residents have not been further divided into overseas students and other temporary migrants in the data analysis.

As expected, a significant minority of skilled and humanitarian visa holders held temporary visas before becoming permanent visa holders. We can expect that this would have implications for their housing career trajectories. The rate is particularly high for recent family visa holders, although this is based on a small sample size (n=57).

Among recent arrivals (migrants arriving in the years 2001-06), there is very little variation across residence in major city, inner regional or other parts of Australia. Longer term temporary holders and permanent family holders were more likely to reside in a major city, when compared to the Australian-born, New Zealand citizen, or migrants arriving before 1985.

The household composition and household size of recent migrants, which undoubtedly feed into household preferences for particular types of dwellings, are shown in Tables 16 and 17. There are some subtle but interesting differences between the different visa categories. Among the traditional one family households, the permanent visa categories, regardless of recency of arrival, were heavily represented among this group – around 80% when compared with 70% of the Australian born. Not surprisingly, recent family visa holders were the most likely to belong to multiple family households (about 9%). About 15% of recently arrived long term temporary holders and about 10% of recent New Zealand citizens were part of a group household. The prevalence of lone person households was highest among the Australian-born (25%) and pre-1985 arrival migrants (30%). All other groups had considerably lower proportions of lone person households.

Table 16: Household composition by visa status and period of arrival, 2006

	1 family household	2 or more family household	1 or more family household with non-family members	Lone-person household	Group household
Recent arrivals (2001-06)	%	%	%	%	%
New Zealand Citizens	67.3	1.8	7.3	14.6	9.1
Long Term Temporary	62.0	3.0	5.0	15.0	15.0
Permanent – Skilled	79.0	1.0	0.0	13.0	7.0
Permanent – Family	80.7	8.8	0.0	10.5	0.0
Permanent – Humanitarian/Other	82.4	2.9	2.9	8.8	2.9
Longer term arrivals					
Arrived Pre-1985	66.5	1.0	0.3	30.4	1.7
New Zealand Citizens	78.0	0.0	0.7	17.7	3.6
Long Term Temporary	72.2	5.6	0.0	16.7	5.6
Permanent – Skilled	82.9	1.0	0.7	12.3	3.1
Permanent – Family	80.0	3.0	1.1	13.3	2.6
Permanent – Humanitarian/Other	77.8	2.4	1.5	15.0	3.4
Born in Australia	70.0	0.8	1.4	24.7	3.2

Source: 2006 General Social Survey

Table 17: Household size by visa status and period of arrival, 2006

	1	2	3	4	5	6
Recent arrivals (2001-06)	%	%	%	%	%	%
New Zealand Citizens	14.6	30.9	27.3	20.0	0.0	7.3
Long Term Temporary	15.0	33.0	19.0	16.0	13.0	4.0
Permanent – Skilled	13.0	21.0	24.0	31.0	9.0	2.0
Permanent – Family	10.5	24.6	31.6	12.3	10.5	10.5
Permanent – Humanitarian/Other	8.8	23.5	14.7	35.3	5.9	11.8
Longer term arrivals						
Arrived Pre-1985	30.4	41.0	12.5	9.8	4.4	1.9
New Zealand Citizens	17.7	29.1	19.2	19.9	8.5	5.7
Long Term Temporary	16.7	16.7	44.4	11.1	11.1	0.0
Permanent – Skilled	12.3	32.5	19.9	26.7	6.9	1.7
Permanent – Family	13.3	23.7	27.4	23.0	8.2	4.4
Permanent – Humanitarian/Other	15.0	30.4	19.8	21.3	9.2	4.4
Born in Australia	24.7	35.0	15.8	15.6	6.5	2.4

Source: 2006 General Social Survey

Dwelling Characteristics by Visa Type

The GSS also enables an analysis of characteristics of dwellings cross tabulated by the visa type of the respondent. Across all groups, it is the long term temporaries (regardless of recency of arrival) who are more heavily represented in either the bedsitter or 2 room dwellings (Table 18). Around 30% of all longer term arrivals, with the exception of permanent skilled (40%), lived in larger dwellings with 4 or more bedrooms.

As expected, high proportions of long term temporary visa holders are more likely to be residing in flats or apartments when compared to all other groups, regardless of recency of arrival (Table 19). Residing in a separate house is more likely for longer term permanent visa holders, New Zealanders and the Australian born (around 70 – 80%).

Table 18: Number of bedrooms by visa status and period of arrival, 2006

	Bedsitter	2	3	4
Recent arrivals (2001-06)	%	%	%	%
New Zealand Citizens	10.9	16.4	43.6	29.4
Long Term Temporary	15.0	30.0	33.0	22.0
Permanent – Skilled	3.0	24.0	44.0	29.0
Permanent – Family	7.0	33.3	36.8	22.8
Permanent – Humanitarian/Other	2.9	41.2	32.4	23.5
Longer term arrivals				
Arrived Pre-1985	5.5	16.8	48.2	29.5
New Zealand Citizens	5.0	19.9	41.8	33.4
Long Term Temporary	5.6	33.3	33.3	27.8
Permanent – Skilled	4.1	16.4	40.4	39.0
Permanent – Family	4.4	19.3	49.6	26.7
Permanent – Humanitarian/Other	5.3	20.3	39.1	35.3
Born in Australia	4.4	17.8	50.4	27.5

Source: 2006 General Social Survey

Table 19: Dwelling characteristics by visa status and period of arrival, 2006

	Separate house	Semi-detached	Flat or apartment	Other
Recent arrivals (2001-06)	%	%	%	%
New Zealand Citizens	58.2	21.8	18.2	1.8
Long Term Temporary	45.0	14.0	41.0	0.0
Permanent – Skilled	67.0	13.0	20.0	0.0
Permanent – Family	64.9	17.5	17.5	0.0
Permanent – Humanitarian/Oth	58.8	14.7	26.5	0.0
Longer term arrivals				
Arrived Pre-1985	78.7	12.5	8.2	0.5
New Zealand Citizens	70.2	17.0	12.1	0.7
Long Term Temporary	61.1	5.6	33.3	0.0
Permanent – Skilled	72.3	13.7	13.4	0.7
Permanent – Family	70.0	15.6	14.1	0.4
Permanent – Humanitarian/Oth	73.0	12.6	13.0	1.5
Born in Australia	80.9	11.0	7.8	0.4

Source: 2006 General Social Survey

The time spent in the current dwelling (Table 20) reflects the categorisation used for recent and longer term arrivals. Interestingly, the pre-1985 migrants are more likely to have been in their current dwelling for a decade or more, when compared to the Australian born. Again, this may be an age based effect.

Table 20: Time in current dwelling by visa status and period of arrival, 2006

	<1 year	1-4 years	5-9 years	10+ years
Recent arrivals (2001-06)	%	%	%	%
New Zealand Citizens	69.1	27.3	3.6	0.0
Long Term Temporary	47.5	48.5	4.0	0.0
Permanent – Skilled	43.0	54.0	3.0	0.0
Permanent – Family	30.9	65.5	3.6	0.0
Permanent – Humanitarian	45.2	51.6	3.2	0.0
Longer term arrivals				
Arrived Pre-1985	10.2	23.1	17.8	49.0
New Zealand Citizens	32.4	33.8	20.6	13.2
Long Term Temporary	35.3	47.1	5.9	11.8
Permanent – Skilled	18.2	30.1	25.5	26.2
Permanent – Family	15.7	34.5	29.7	20.1
Permanent – Humanitarian/Other	21.7	42.8	20.1	15.5
Born in Australia	17.2	29.8	18.4	34.6

Source: 2006 General Social Survey

Even when viewing time spent living at their previous dwelling, the most recent arrivals were more likely to have shorter times in any given dwelling (Table 21).

Table 21: Time in previous dwelling by visa status and period of arrival, 2006

	N.A.	<1 year	1-4 years	5-7 years	8+ years
Recent arrivals (2001-06)	%	%	%	%	%
New Zealand Citizens	0.0	43.6	41.8	9.1	5.5
Long Term Temporary	1.0	40.0	35.0	6.0	18.0
Permanent – Skilled	0.0	37.0	48.0	5.0	10.0
Permanent – Family	3.5	17.5	54.4	7.0	17.5
Permanent – Humanitarian/Other	8.8	47.1	32.4	0.0	11.8
Longer term arrivals					
Arrived Pre-1985	51.4	6.8	20.7	6.4	14.6
New Zealand Citizens	17.7	19.2	46.8	12.1	4.3
Long Term Temporary	16.7	16.7	61.1	5.6	0.0
Permanent – Skilled	29.8	16.8	32.5	10.6	10.3
Permanent – Family	28.9	8.9	40.0	10.7	11.5
Permanent – Humanitarian/Other	23.7	16.4	37.7	11.1	11.1
Born in Australia	38.3	12.8	28.8	6.7	13.4

Source: 2006 General Social Survey

Tenure Characteristics by Visa Type

Among recent arrivals, the majority of migrants are renters (Table 22). Of those who have purchased, the majority have a mortgage over the property. Prevalence rates of any form of ownership are, however, higher among skilled and family visa holders (43% and 39% respectively). Among longer term arrivals, with the exception of New Zealanders and long term temporary holders, home ownership (with or without a mortgage) is most prevalent. Interestingly, outright home ownership among the pre 1985 migrant group is particularly high (50%) and above the Australian born group (33%), but this result is likely due to an age effect.

For most groups, their current tenure characteristic is also reflective of the tenure they held with their previous dwelling (Table 23). The one considerable exception is the long term temporary group, with 22% citing ‘other’ for their previous dwelling. This result may be due to the large number of students living with their families before studying in Australia.

Table 22: Tenure characteristics by visa status and period of arrival, 2006

	Owner – no mortgage	Owner – with a mortgage	Renter	Other
Recent arrivals (2001-06)	%	%	%	%
New Zealand Citizens	5.5	20.0	69.1	5.5
Long Term Temporary	7.0	11.0	75.0	7.0
Permanent – Skilled	7.0	36.0	57.0	0.0
Permanent – Family	8.8	29.8	59.7	1.8
Permanent – Humanitarian/Other	8.8	17.7	73.5	0.0
Longer term arrivals				
Arrived Pre-1985	49.9	27.5	20.5	2.0
New Zealand Citizens	10.6	42.6	44.7	2.1
Long Term Temporary	22.2	27.8	50.0	0.0
Permanent – Skilled	21.6	50.0	24.3	4.1
Permanent – Family	24.4	45.2	27.8	2.6
Permanent – Humanitarian/Other	18.8	43.5	34.8	2.9
Born in Australia	32.8	35.5	29.1	2.6

Source: 2006 General Social Survey

Table 23: Tenure characteristics of previous dwelling by visa status and period of arrival, 2006

	N.A.	Owner – no mortgage	Owner – with a mortgage	Renter	Other
Recent arrivals (2001-06)	%	%	%	%	%
New Zealand Citizens	7.3	9.1	12.7	61.8	9.1
Long Term Temporary	4.0	6.0	10.0	58.0	22.0
Permanent – Skilled	0.0	11.0	5.0	71.0	13.0
Permanent – Family	8.8	7.0	7.0	59.7	17.5
Permanent – Humanitarian/Other	14.7	11.8	0.0	61.8	11.8
Longer term arrivals					
Arrived Pre-1985	52.6	12.8	9.5	21.7	3.4
New Zealand Citizens	21.3	3.6	14.9	53.9	6.4
Long Term Temporary	22.2	5.6	5.6	55.6	11.1
Permanent – Skilled	31.2	6.9	15.1	42.8	4.1
Permanent – Family	32.6	8.5	10.7	40.0	8.2
Permanent – Humanitarian/Other	27.1	5.8	11.6	44.0	11.6
Born in Australia	41.4	8.8	10.5	31.3	7.9

Source: 2006 General Social Survey

For renters, it is also possible to investigate the type of landlord arrangement (Table 24). Among the recent arrivals, just under 20% of family and humanitarian visa holders are in State or Territory housing, with the latter group also being less likely to rent from traditional real estate agents. Higher proportions of long term temporary visa holders are also more likely to be in ‘other’ landlord arrangements – potentially, students in campus style accommodation.

Table 24: Rental landlord characteristics by visa status and period of arrival, 2006.

	Real estate agent	Relatives	Business or unrelated	State or Territory housing	Other
Recent arrivals (2001-06)	%	%	%	%	%
New Zealand Citizens	63.2	2.6	29.0	2.6	2.6
Long Term Temporary	65.3	1.3	20.0	0.0	13.3
Permanent – Skilled	73.7	1.8	19.3	0.0	5.3
Permanent – Family	50.0	2.9	17.7	17.7	5.9
Permanent – Humanitarian/Other	60.0	0.0	16.0	16.0	8.0
Longer term arrivals					
Arrived Pre-1985	33.6	5.5	19.3	31.7	9.7
New Zealand Citizens	41.3	3.2	30.2	19.1	6.4
Long Term Temporary	55.6	0.0	33.3	11.1	0.0
Permanent – Skilled	52.1	5.6	23.9	15.5	2.8
Permanent – Family	53.3	5.3	13.3	18.7	9.3
Permanent – Humanitarian/Other	52.8	6.9	11.1	20.8	8.3
Born in Australia	43.3	6.7	19.8	20.8	9.4

Source: 2006 General Social Survey

Housing Costs and Affordability by Visa Type

Of those that are renters, there are some key differences in the weekly rent amounts (all figures are weekly, in 2006 Australian dollars). Of the recent arrivals, New Zealanders and skilled migrants are more heavily represented among the highest rent group (over \$350 per week), with lower rental properties chosen more by humanitarian and family permanent migrants.

Nonetheless, a larger proportion of those born in Australia and pre-1985 arrival migrants rent properties for less than \$150 per week (Table 25).

Higher mortgage payments (Table 26) and higher amounts owing against the home (Table 27) are experienced by larger proportions of recently arrived long term temporary visa holders. Indeed, these higher mortgage balances are not reflected in large holdings of equity (Table 28) for these visa holders.

Table 25: Weekly rent by visa status and period of arrival, 2006

	<\$150	\$150-\$249	\$250-\$349	\$350+
	%	%	%	%
Recent arrivals (2001-06)				
New Zealand Citizens	10.5	36.8	31.6	21.1
Long Term Temporary	19.2	37.0	30.1	13.7
Permanent – Skilled	5.3	45.6	28.1	21.1
Permanent – Family	24.2	51.5	18.2	6.1
Permanent – Humanitarian/Other	28.0	44.0	24.0	4.0
Longer term arrivals				
Arrived Pre-1985	47.7	32.8	14.0	5.5
New Zealand Citizens	20.6	38.1	30.2	11.1
Long Term Temporary	28.6	28.6	28.6	14.3
Permanent – Skilled	25.7	41.4	24.3	8.6
Permanent – Family	30.1	43.8	17.8	8.2
Permanent – Humanitarian/Other	29.2	40.3	26.4	4.2
Born in Australia	38.7	37.2	17.9	6.2

Source: 2006 General Social Survey

Table 26: Weekly mortgage repayments by visa status and period of arrival, 2006

	<\$200	\$200-\$399	\$400-\$549	\$550+
	%	%	%	%
Recent Arrivals (2001-06)				
New Zealand Citizens	20.0	50.0	20.0	10.0
Long Term Temporary	27.3	27.3	9.1	36.4
Permanent – Skilled	13.9	47.2	25.0	13.9
Permanent – Family	31.3	37.5	6.3	25.0
Permanent – Humanitarian/Other	0.0	83.3	0.0	16.7
Longer Term Arrivals				
Arrived Pre-1985	38.6	42.2	12.0	7.3
New Zealand Citizens	10.5	64.9	15.8	8.8
Long Term Temporary	40.0	20.0	20.0	20.0
Permanent – Skilled	18.4	39.7	25.5	16.3
Permanent – Family	27.2	40.4	16.7	15.8
Permanent – Humanitarian/Other	16.1	46.9	27.2	9.9
Born in Australia	32.3	46.0	13.8	7.9

Source: 2006 General Social Survey

Table 27: Amount owing against home mortgage costs by visa status and period of arrival, 2006.

	<\$100,000	\$100,000- \$199,999	\$200,000- \$299,999	\$300,000- \$399,999	\$400,000+
Recent arrivals (2001-06)	%	%	%	%	%
New Zealand Citizens	20.0	40.0	20.0	10.0	10.0
Long Term Temporary	27.3	18.2	18.2	27.3	9.1
Permanent – Skilled	14.3	28.6	34.3	14.3	8.6
Permanent – Family	17.7	41.2	29.4	0.0	11.8
Permanent – Humanitarian/Other	16.7	16.7	66.7	0.0	0.0
Longer term arrivals					
Arrived Pre-1985	41.6	32.2	17.0	5.5	3.7
New Zealand Citizens	24.1	46.6	19.0	6.9	3.5
Long Term Temporary	0.0	40.0	40.0	0.0	20.0
Permanent – Skilled	27.5	27.5	26.8	12.3	5.8
Permanent – Family	34.2	29.0	18.4	11.4	7.0
Permanent – Humanitarian/Other	18.8	37.5	22.5	17.5	3.8
Born in Australia	36.5	35.2	19.3	5.9	3.2

Source: 2006 General Social Survey

Table 28: Equity in home by visa status and recency of arrival, 2006

	<\$100,000	\$100,000- \$299,999	\$300,000- \$500,000	\$500,000+
Recent arrivals (2001-06)	%	%	%	%
New Zealand Citizens	25.0	16.7	41.7	16.7
Long Term Temporary	18.8	43.8	25.0	12.5
Permanent – Skilled	22.0	41.5	26.8	9.8
Permanent – Family	31.8	40.9	18.2	9.1
Permanent – Humanitarian/Other	11.1	66.7	22.2	0.0
Longer term arrivals				
Arrived Pre-1985	6.0	35.6	37.6	20.9
New Zealand Citizens	14.1	45.1	31.0	9.9
Long Term Temporary	14.3	14.3	71.4	0.0
Permanent – Skilled	10.2	39.1	33.0	17.8
Permanent – Family	10.2	48.3	27.3	14.2
Permanent – Humanitarian/Other	14.4	44.1	24.3	17.1
Born in Australia	11.1	43.4	29.1	16.4

Source: 2006 General Social Survey

Apart from providing measures of the housing costs and housing wealth of respondents, the 2006 GSS also included a module on affordability stress (Table 29). Of particular importance here are the questions relating to meeting current housing costs, including (1) couldn't pay mortgage or rent payments on time, or (2) couldn't pay electricity, gas, phone bill on time, and (3) unable to heat home.

Viewing results in Table 29, it is clear that the prevalence of being unable to make mortgage or rent payments is relative low. However, compared with just over 4% of the Australian born, about 11% of longer term arrivals on temporary visas have faced this issue. Around 9% of recent New Zealand arrivals also report this form of affordability stress.

Affordability problems with general household utilities such as inability to pay gas, phone or electricity bills, however, were more prevalent. Finally, as a more severe form of affordability, very few people, regardless of visa status couldn't afford to heat their dwelling – highest for longer term temporary holders (5.6%), recent humanitarian (5.9%) and family (5.3%) visa holders. Around 15% or more of recent arrival New Zealand citizens, recent humanitarian arrivals and longer term New Zealand citizens, and long term temporary visa holders reported this kind of affordability stress – around the same level for Australian-born (just under 13%). Fewer affordability problems were reported by skilled migrants (just 3% of this group).

Table 29: Affordability stress by visa status and period of arrival (%), 2006

	Couldn't pay electricity, gas, phone bill on time	Couldn't pay mortgage or rent payments on Time	Couldn't pay car registration or insurance on time	Couldn't make minimum payment on credit card	Pawned or sold something for cash
Recent arrivals (2001-06)	%	%	%	%	%
New Zealand Citizens	14.6	9.1	3.6	1.8	0.0
Long Term Temporary	5.0	4.0	2.0	0.0	0.0
Permanent – Skilled	3.0	3.0	0.0	1.0	1.0
Permanent – Family	8.8	0.0	0.0	7.0	3.5
Permanent – Humanitarian/Other	14.7	8.8	2.9	2.9	2.9
Longer term arrivals					
Arrived Pre-1985	7.5	2.5	3.6	3.4	1.2
New Zealand Citizens	19.9	3.6	6.4	6.4	2.1
Long Term Temporary	16.7	11.1	0.0	5.6	0.0
Permanent – Skilled	7.2	3.4	2.7	3.8	0.7
Permanent – Family	13.7	7.8	4.1	4.1	1.5
Permanent – Humanitarian/Other	11.1	6.8	5.8	4.4	0.5

Born in Australia	12.6	4.5	5.8	4.8	2.6
	Went without meals	Unable to heat home	Sought financial assistance from friends/family	Sought financial assistance from welfare org.	No cash flow problems
Recent arrivals (2001-06)					
New Zealand Citizens	3.6	0.0	9.1	0.0	78.2
Long Term Temporary	2.0	1.0	6.0	0.0	86.0
Permanent – Skilled	0.0	1.0	3.0	1.0	94.0
Permanent – Family	1.8	5.3	5.3	3.5	77.2
Permanent – Humanitarian/Other	8.8	5.9	8.8	2.9	76.5
Longer term arrivals					
Arrived Pre-1985	1.7	1.1	4.9	1.6	86.5
New Zealand Citizens	2.1	0.7	9.2	5.0	73.8
Long Term Temporary	5.6	5.6	5.6	5.6	72.2
Permanent – Skilled	0.7	0.0	2.4	1.0	87.7
Permanent – Family	1.5	1.9	7.0	2.2	77.4
Permanent – Humanitarian/Other	3.4	1.0	8.2	2.9	81.2
Born in Australia	2.5	1.5	9.0	2.7	79.8

Source: 2006 General Social Survey

Housing Mobility by Visa Type

Finally, the GSS enables an analysis of the main reasons respondents give for the last move from their previous dwelling. The CURF, unfortunately, only provides high level detail on the housing reasons given for the last move, although the survey itself had specific reasons including:

- Wanted bigger/better home
- Wanted smaller home/downsize
- Reduce rent/mortgage
- Notice given by landlord
- Allocated housing (e.g. public housing)
- Purchased own dwelling
- Renovations/Rebuilding
- Other housing reasons

Similarly, for ‘employment reasons’, the following items were captured in the GSS questionnaire:

- Closer to work
- Lost job
- Got job

- Improve employment prospects
- Job transfer
- Other employment reasons.

For recent arrivals, approximately half of all respondents indicated housing as a specific reason for their last move, compared to about a third of New Zealanders and long term temporary visa holders (Table 30). Respondents indicating housing as a reason for their last move among longer term arrivals is broadly consistent with the shorter term arrivals, with the exception of New Zealanders, of whom about 55% report a housing reason (up from 1 in 3 for recent arrivals). Across all categories, there is a great deal of similarity between the reasons for the last move given by those born in Australia and migrants arriving prior to 1985.

Table 30: Mobility reasons by visa status and period of arrival, 2006

	Housing	Employment	Accessibility	Family
	%	%	%	%
Recent arrivals (2001-06)				
New Zealand Citizens	34.6	30.9	5.5	27.3
Long Term Temporary	31.0	20.0	15.0	27.0
Permanent – Skilled	54.0	11.0	2.0	16.0
Permanent – Family	43.9	14.0	1.8	31.6
Permanent – Humanitarian/Other	50.0	8.8	2.9	17.7
Longer term arrivals				
Arrived Pre-1985	29.2	4.3	1.8	11.2
New Zealand Citizens	55.3	8.5	2.1	9.2
Long Term Temporary	33.3	22.2	5.6	22.2
Permanent – Skilled	49.0	8.9	2.7	8.2
Permanent – Family	42.2	6.3	2.6	19.6
Permanent – Humanitarian/Other	43.0	13.0	2.9	12.6
Born in Australia	34.5	7.9	2.2	15.9

Source: 2006 General Social Survey

It is interesting then, that those who report housing and employment as key reasons for moving, also have moved a larger number of times (Table 31). Around half of all recent New Zealand arrivals and longer term temporary arrivals have moved dwellings at least three times in the last five years.

Table 31: Number of times moved in last five years, by visa status and period of arrival, 2006

	N.A.	1	2	3+
Recent arrivals (2001-06)	%	%	%	%
New Zealand Citizens	3.6	16.4	20.0	52.7
Long Term Temporary	5.0	36.0	15.0	38.0
Permanent – Skilled	3.0	27.0	25.0	40.0
Permanent – Family	7.0	42.1	8.8	36.9
Permanent – Humanitarian/Other	11.8	32.4	23.5	29.4
Longer term arrivals				
Arrived Pre-1985	66.8	16.5	5.6	10.1
New Zealand Citizens	36.2	19.9	12.8	29.1
Long Term Temporary	22.2	16.7	11.1	50.0
Permanent – Skilled	52.7	17.1	8.2	19.6
Permanent – Family	53.7	20.0	10.7	12.7
Permanent – Humanitarian/Other	39.6	26.6	14.0	18.4
Born in Australia	54.3	17.5	8.5	17.9

Table excludes 'Don't Know' responses.

Source: 2006 General Social Survey

Table 32: Geography of dwelling moves, 2006

	Not applicable	In same State	In different State	Overseas
Recent arrivals (2001-06)	%	%	%	%
New Zealand Citizens	0.0	49.1	7.3	43.6
Long Term Temporary	1.0	51.0	5.0	43.0
Permanent – Skilled	0.0	70.0	2.0	28.0
Permanent – Family	3.5	57.9	7.0	31.6
Permanent – Humanitarian/Other	8.8	70.6	2.9	17.7
Longer term arrivals				
Arrived Pre-1985	51.4	44.4	3.7	0.5
New Zealand Citizens	17.7	71.6	9.2	1.4
Long Term Temporary	16.7	55.6	22.2	5.6
Permanent – Skilled	29.8	63.0	4.5	2.7
Permanent – Family	28.9	63.0	4.8	3.3
Permanent – Humanitarian/Other	23.7	65.7	7.7	2.9
Born in Australia	38.3	55.7	5.6	0.4

Source: 2006 General Social Survey

As expected, of the longer term arrivals and the Australian-born, the prevalence of moving from overseas is quite low across all categories (Table 32). Interestingly, however, the pre-1985 arrivals appear to have the least mobility, even when compared to the Australian-born – over 50% reporting no move, compared with about 38% of the Australian-born.

8. Housing characteristics of migrants who arrived after 2006: view from the 2010 GSS

Data from the 2010 General Social Survey are used to examine the housing arrangements of the most recently arrived permanent and temporary migrants: those who arrived after the 2006 Census and 2006 GSS and therefore are not included in the above discussion. The 2010 GSS has information on whether the visa status of migrants at first arrival was permanent or temporary, allowing for a comparison of these two groups of migrants, but not on their specific visa category. We have attempted to identify overseas students in the survey as temporary migrants who are enrolled in full-time education, and 457 subclass visa holders as temporary migrants who are employed in the first four major occupational groups (managers and administrators, professionals, trades, community and personal service workers) to examine their housing characteristics separately from those of all temporary migrants.

Table 33 examines the demographic and socio-economic characteristics of permanent and temporary migrants who arrived during the period 2006-2010. The demographic characteristics of the different groups of migrants shown in Table 33 are as expected, based on earlier discussions of the 2006 Census and other survey data. A comparison of permanent with temporary migrants shows that the proportions male, never married and in the younger age groups are higher among temporary migrants than permanent migrants. Thus, a higher percentage of temporary migrants have no dependent children in their households. The proportion living in group households is also higher among temporary migrants than permanent migrants. These characteristics of temporary migrants are likely to be due to a significant proportion of temporary migrants being overseas students. There is not much difference between the permanent and temporary migrants in terms of origins from English-speaking countries, location in major cities and labour force status. A higher percentage of temporary migrants reported having four or more employed persons in their households. This is probably related to their higher percentage living in group households.

The characteristics of temporary residents who are full-time students indicate that they are likely to be overseas students. Nearly 70 per cent are aged 18-24 and a further 18 per cent are aged 25-29 years. Eighty per cent are never married and have no children. Over 90 per cent are from non-English-speaking countries. Two-thirds are in New South Wales and Victoria and nearly all are in major capital cities. Seventy per cent are not in the labour force. Nearly half live in group households. Since the GSS sample excludes people living in non-private dwellings, overseas students living in university accommodation such as residence halls are excluded from the survey.

Table 33 also shows the characteristics of temporary residents who are employed in skilled occupations. They are likely to be mostly skilled temporary migrants (457 subclass visa holders).

More than 60 per cent are male, nearly 80 per cent are aged 25-44, 47 per cent are not married, and 78 per cent have no dependent children in their households. Nearly half are located in New South Wales and nearly all are in the major cities.

The permanent and temporary migrants' housing characteristics are shown in Table 34. A comparison of permanent migrants with temporary migrants shows that less than half of all permanent migrants who arrived during 2006-2010 are renting in 2010 compared with 75 per cent of temporary migrants. Permanent migrants are also more likely to be living in houses while temporary migrants are more likely to be living in flats. Six per cent of permanent migrants who rent are renting from public housing authorities. They are likely to be Humanitarian migrants. A higher proportion of temporary migrants have weekly rent payments of \$500 or more.

Temporary migrants who are likely to be overseas students are mostly renters. The proportion living in houses is about the same as that living in flats. Over 21 per cent of temporary migrants in skilled occupations are living in a dwelling that they have purchased and 55 per cent are living in flats. Temporary migrants in skilled occupations are more likely than temporary migrants who are students to have weekly rent payments of \$500 or more.

Table 33: Demographic and socio-economic characteristics of permanent and temporary migrants who arrived in 2006-10

	Permanent residents	Temporary residents		
		All	Full-time students	In skilled occupations
Sex	%	%	%	%
Male	43.5	52.7	41.8	61.8
Female	56.5	47.3	58.2	38.2
Age				
18-24	11.9	32.2	69.2	17.8
25-29	15.1	30.5	17.9	30.5
30-34	20.0	16.0	7.4	21.3
35-39	21.3	10.3	4.5	14.5
40-44	12.5	6.5	0.9	11.8
45-49	7.7	2.7	0	1.6
50-54	8.4	0.1	0	0
55+	3.0	1.7	0	2.4
Marital status				
Never married	18.7	52.1	81.3	47.0
Married	75.8	43.6	16.6	46.0
Divorced/Separated	4.0	4.2	2.1	7.0
Widowed	1.6	0.1	0	0
Number of dependent children in household				
0	37.8	72.5	80.1	78.1
1	21.9	14.8	14.9	11.5
2	22.3	10.1	2.6	9.4
3+	18.0	2.6	2.4	1.0
Number of persons in household				
1	4.4	5.5	8.0	3.6
2	20.9	28.1	30.4	32.3
3	30.1	23.7	28.2	17.3
4	21.5	27.7	27.2	24.4
5	13.9	13.6	5.1	22.0
6+	9.3	1.4	1.1	0.3
Family composition				
Couple, dep.children	51.5	22.7	9.1	21.8
Couple only	18.4	17.6	7.7	27.0
One parent family	6.7	1.6	2.3	0.1
Other one family	12.8	28.8	23.9	39.0
Multiple family	3.8	3.3	2.3	0.3

Lone person	4.4	5.5	8.0	3.6
Group household	2.4	20.5	46.6	8.1
Country of birth				
English-speaking	18.4	20.0	6.1	35.8
Other	81.6	80.0	93.9	64.2
State of usual residence				
NSW	37.9	39.7	38.6	48.7
Victoria	32.9	25.8	28.5	21.1
Queensland	9.2	15.5	13.5	13.2
South Australia	4.5	6.1	7.9	5.3
Western Australia	12.7	10.3	8.4	8.9
Tasmania	0.8	0.8	1.7	0.3
Northern Territory	0.5	0.6	0.2	1.0
ACT	1.6	1.2	1.1	1.6
Major cities	93.5	94.8	96.8	96.9
Inner regional area	2.2	2.2	2.4	1.9
Other	4.2	3.0	0.9	1.2
Labour force status				
Employed	66.1	65.0	22.7	100.0
Unemployed	2.5	3.8	7.5	0
Not in labour force	31.4	31.2	69.8	0
Number of employed persons in household				
0	6.7	11.8	35.2	0
1	39.4	28.1	34.9	20.5
2	40.7	34.9	20.3	39
3	8.8	8.8	6.4	5.6
4+	4.4	16.4	3.2	34.9
No. of respondents	422	495	165	165
Weighted population	580,784	770,446	242,423	291,924

The GSS population excludes people in non-private dwellings such as university residence halls.

Therefore, its sample of temporary migrants would exclude many overseas students.

Skilled occupations include the first four major occupational groups.

Source: 2010 General Social Survey

Table 34: Housing characteristics of permanent and temporary migrants who arrived in 2006-2010

	Permanent residents	Temporary residents		
		All	Full-time students	In skilled occupation
		%	%	%
Tenure type				
Owner-occupied – fully owned	9.8	2.5	2.1	0.9
Owner-occupied – with a mortgage	40.8	20.7	10.9	21.1
Renter	48.1	74.8	82.1	77.6
Other	1.4	2.0	4.9	0.4
Dwelling structure				
Separate house	61.6	36.3	41.2	27.0
Semi-detached/row	16.3	16.3	15.7	18.3
Flat/apartment	22.1	47.3	42.7	54.7
Number of bedrooms				
1	3.3	8.4	12.0	2.2
2	25.4	33.1	26.8	42.2
3	44.3	44.7	49.3	37.9
4+	27.1	13.9	11.9	17.7
Landlord type (renters only)				
Real estate agent	75.1	60.9	59.2	51.8
Relatives	0.7	1.7	0.4	0.1
Other person	16.1	33.9	35.4	44.4
State/Terr. Housing	5.7	0.6	0.6	0.1
Other	2.4	2.9	4.4	3.5
Weekly rent payment (renters only)				
<\$200	10.9	5.9	10.3	0.4
\$200-299	24.9	12.1	8.7	9.3
\$300-399	31.7	36.4	28.3	40.4
\$400-499	15.5	16.1	21.2	7.9
\$500+	14.5	26.0	26.8	41.8
Not stated	2.6	3.5	4.6	0.3
Value of dwelling (owners and those with a mortgage)				
<\$300,000	4.0	0.5	nc	nc
\$300-499,000	38.6	51.2	nc	nc

\$500-699,000	34.1	26.8	nc	nc
\$700-899,000	15.7	15.3	nc	nc
\$900,000+	4.3	3.4	nc	nc
Not stated	3.4	2.7	nc	nc
Weekly mortgage payments (those with mortgage only)				
<\$200	13.7	15.8	nc	nc
\$200-299	18.4	10.5	nc	nc
\$300-499	24.8	38.6	nc	nc
\$500-699	18.1	14.1	nc	nc
\$700+	20.0	12.9	nc	nc
Not stated	5.1	8.1	nc	nc

The GSS population excludes people in non-private dwellings such as university residence halls.

Therefore, its sample of temporary migrants would exclude many overseas students.

nc= Not calculated because of small cell size.

Skilled occupations include the first four major occupational groups.

Source: 2010 General Social Survey

Changes in permanent migrants' household and housing characteristics with length of residence

Data from the 2010 GSS are used to examine permanent migrants' household and housing characteristics with length of residence. The changes are examined for permanent migrants only because temporary migrants usually stay for less than 5 years unless they apply for and are granted permanent resident status.

Table 35 shows the changes in household and housing characteristics with length of residence in Australia for permanent migrants who arrived after 1990. There was an increase in one-person households and a decrease in households with six or more persons with increased length of residence. These changes are also reflected in the data on family composition, which also show an increase in one-person households and a decrease in group and multiple family households. There was not much change in terms of the number of dependent children in the migrants' household with length of residence, and this is also reflected in the percentage of households consisting of a couple with dependent children, which did not change very much with duration of residence.

Table 35: Household and housing characteristics of permanent migrants aged 18 and over, by year of arrival and length of residence

Household/housing characteristics	Year of arrival (length of residence)			
	2006-10 (0-4 years)	2001-05 (5-9 years)	1996-2000 (10-14 years)	1991-95 (15-19 years)
	%	%	%	%
Number of persons in household				
1	4.5	6.2	8.3	9.5
2	22.9	28.0	16.2	23.3
3	29.4	18.2	36.3	21.4
4	20.2	25.6	23.0	27.4
5	13.2	9.0	10.6	15.4
6+	9.8	12.9	5.7	3.0
Number of dependent children in household				
0	43.6	40.9	39.0	47.2
1	20.9	18.6	35.4	20.0
2	19.5	27.8	10.4	19.1
3+	16.1	12.7	15.2	13.7
Family composition				
Couple, dep. children	45.2	45.7	56.7	47.3
Couple only	20.5	22.6	11.6	18.4
One parent family	5.9	6.5	4.3	3.8
Other one family	14.2	8.1	19.1	16.6
Multiple family	5.2	8.4	0	1.4
Lone person	4.5	6.2	8.3	9.5
Group household	4.5	2.5	0.1	3.1
State of usual residence				
NSW	33.6	44.0	47.4	45.7
Victoria	30.6	18.6	18.3	25.0
Queensland	14.9	16.6	17.6	10.9
South Australia	5.6	7.3	1.4	6.4
Western Australia	12.6	11.6	13.5	10.0
Tasmania	0.6	0.7	0.7	0.8
Northern Territory	0.6	0.3	0.3	0.4
ACT	13.6	0.9	0.8	0.7
Major cities				

Inner regional area	91.5	90.3	92.0	86.7
Other	8.5	9.7	8.0	13.3
Tenure type				
Owner-occupied – fully owned	8.7	15.6	15.9	22.4
Owner-occupied – with a mortgage	37.1	48.5	48.4	57.8
Renter	53.1	35.6	31.9	17.1
Other	1.1	0.3	3.8	2.6
Dwelling structure				
Separate house	60.4	73.0	77.9	82.6
Semi-detached/row	17.1	14.9	8.0	7.6
Flat/apartment	22.5	12.0	14.1	9.8
Number of bedrooms				
1	4.3	4.6	1.5	2.7
2	23.6	15.0	17.0	14.9
3	45.0	38.7	31.6	40.9
4+	27.1	41.6	49.9	41.5
Landlord type (renters only)				
Real estate agent	72.7	72.3	46.3	58.0
Relatives	3.1	3.8	1.6	2.9
Other person	15.3	7.9	27.1	11.8
State/Terr. Housing	4.2	11.4	15.3	22.3
Other /Not stated	4.7	4.5	9.7	5.0
Weekly rent payment (renters only)				
<\$200	10.8	18.4	21.0	22.5
\$200-299	23.3	25.8	37.8	23.9
\$300-399	30.2	37.4	27.1	42.1
\$400-499	17.8	6.7	1.4	7.1
\$500+	12.3	11.7	10.2	3.9
Not stated	5.6	0.0	2.5	0.5
Value of dwelling (owners and those with mortgage)				
<\$300,000	2.9	9.6	1.9	8.5
\$300-499,000	44.7	31.1	32.5	36.1
\$500-699,000	30.2	15.2	29.7	23.4

\$700-899,000	14.0	17.7	21.0	10.9
\$900,000+	4.6	20.4	11.0	15.6
Not stated	3.0	5.9	3.9	5.7
Weighted population	757,127	286,137	278,162	517,269

Source: 2010 General Social Survey

Changes in residential location by State/Territory with length of residence reflect the changes in settlement patterns of the various migration cohorts. The proportion of migrants settling in New South Wales (mostly in Sydney) has decreased in more recent years while that going to Victoria (mainly Melbourne) has increased.

As have been observed in earlier studies, the rate of home ownership increases and the percentage living in rented housing decreases with length of residence. Migrants who arrived before 1991 had an even higher rate of homeownership than the Australian-born population (Table 36). This is likely to be related to their being older on average than the Australian-born population and that the rate of home ownership usually increases with age. To take account of the effect of these age differences between the two populations and other factors that may affect their housing tenure arrangements, such as location, in comparing migrants with the Australian-born population, a logistic regression analysis is conducted with age, sex, and location of residence by State/Territory and major cities/other regions as control variables.

Table 36: Tenure status of permanent migrants by year of arrival compared with Australian-born population, 2010

	Owner	Owner with mortgage	Renter	Other
Year of arrival	%	%	%	%
2006-10	8.7	37.1	53.1	1.1
2001-05	15.6	48.5	35.6	0.3
1996-2000	15.9	48.4	31.9	3.8
1991-95	22.4	57.8	17.1	2.6
Before 1991	56.7	25.5	16.8	0.1
Australia-born	32.7	41.1	24.2	2.1

Source: 2010 General Social Survey

Table 37 shows the results of the logistic regression analysis. The regression coefficients by year of arrival show that there is no significant difference in the home ownership rate in 2010 between permanent migrants who arrived before 1995 and the Australian-born population, after controlling for age, sex and location of residence. Permanent migrants who arrived during 1996-2005 were significantly less likely to have bought a home compared to the Australian-born population (regression coefficients of -0.505 and -0.334); and migrants who arrived after 2005 were even less likely to be living in their own home (regression coefficient of -0.710).

Table 37: Results of logistic regression of home ownership¹ by permanent migrants' duration of residence and in comparison with the Australian-born population, 2010

Variables	Coefficient	Std error	P value
Sex			
Male (ref)			
Female	-0.119	0.035	0.001
Age group			
18-24 (ref)			
25-34	0.192	0.074	0.009
35-44	0.663	0.072	0.000
45-54	0.872	0.074	0.000
55-64	0.952	0.075	0.000
65+	0.870	0.073	0.000
State/Territory of residence			
NSW (ref)			
Victoria	0.372	0.065	0.000
Queensland	0.114	0.066	0.084
South Australia	0.107	0.068	0.116
Western Australia	-0.492	0.068	0.000
Tasmania	0.007	0.074	0.927
Northern Territory	-0.186	0.083	0.025
ACT	0.179	0.068	0.008
Location of residence			
Major cities (ref)			
Other	0.351	0.048	0.000
Year of arrival²			
Arrived before 1990	0.076	0.051	0.137
Arrived 1991-95	-0.029	0.105	0.785
Arrived 1996-2000	-0.504	0.137	0.000
Arrived 2001-05	-0.334	0.136	0.014
Arrived 2006-10	-0.710	0.096	0.000
Constant	-0.557	0.079	0.000
LR chi2 (19)	659.32		
Number of respondents³	14341		

1. Tenure status= owner with/without a mortgage

2. The reference category for year of arrival is Australian-born
 3. Includes Australian-born and people who arrived on permanent migration visas.
- Source: 2010 General Social Survey

9. Conclusions

This conclusion section discusses the study's findings in relation to the three research questions stated in the Introduction. Since this is a scoping study, the data analyses and results have suggested issues and questions for further research. These issues and other gaps in existing knowledge about migrants' housing characteristics are highlighted and followed with suggestions of some potential sources of data that can be used in future studies on this topic.

Differences in household and housing characteristics by visa category and changes by duration of residence

Data from all the various sources examined in this scoping study show differences in the household and housing characteristics of different groups of permanent and temporary migrants. There were differences in household size, type of household, type of housing and housing tenure among the different visa groups of permanent migrants. For example, recently arrived Humanitarian migrants had larger household sizes and a much higher percentage renting compared to skilled migrants. Among temporary migrants, overseas students had different housing characteristics from skilled temporary migrants, although both groups were concentrated in the capital cities and in Sydney and Melbourne in particular.

There were also differences within each type of migrants by their characteristics such as country of origin. For example, overseas students from India have different housing characteristics from students from East and Southeast Asian countries such as China and Malaysia. Skilled temporary migrants' housing arrangements also differed by their demographic and employment characteristics.

The data examined showed evidence of changes in migrants' household and housing characteristics with length of residence in Australia. While a high proportion of recent migrants are renters, the proportion renting decreases as duration of residence increases, as more migrants become home owners. This is consistent with the findings of earlier studies of the housing characteristics of permanent migrants. Overseas students also show this transition in housing tenure with duration of residence. Household size also decreases with duration of residence.

That migrants' housing characteristics change with duration of residence indicates that the changes are part of the immigrants' adjustment process to life in Australia. It is not possible in this scoping study to examine more closely the role that housing plays in migrants' adjustment to life in Australia. This would require further analysis of the changes in housing characteristics in relation to other aspects of their adjustment process such as employment and residence outcomes, using both cross-sectional and longitudinal data. Such analyses may be considered for the next stage of the research project.

Gaps in current knowledge of migration and housing

Since this is a scoping study, it has focused on examining the household and housing characteristics of the different groups of permanent and temporary migrants. While the study made a small start to explore the relation between migrants' demographic, social and economic characteristics and their housing characteristics, there is still scope for more detailed analyses of the determinants of migrants' housing outcomes and whether these are different for the different types of migrants and if so, in what ways.

While this study has examined briefly some measures of housing affordability, there is also scope for further analysis of this issue among different groups of migrants. There is a gap in knowledge of the factors related to affordability and whether migrant status is a factor.

There is also a gap in knowledge about how changing trends and patterns of permanent and temporary migration affect the housing market in Australia and in specific locations such as the capital cities, and localities in cities such as Sydney and Melbourne, where migrant groups such as overseas students and skilled migrants tend to concentrate.

As noted above, it is not possible in this scoping study to examine more directly the role of housing in the process of migrants' adjustment to life in Australia. This analysis would require statistical modelling that incorporates other measures of migrants' adjustment process to show how migrants' housing situation is related to other measures of their adjustment to life in Australia.

Sources of data for future research

An obvious source of data for future studies of migration and housing is the 2011 population census. The 2011 census data will be available progressively from 21 June 2012 and will provide information on migrants who have arrived since the 2006 census. The same approach as is used in this study to identify skilled and humanitarian migrants, overseas students and New Zealanders, can be used in future studies based on analysis of the 2011 census. This will enable a comparison with this study on the housing characteristics of the different groups of migrants.

ABS is also undertaking a linkage of 5% of the 2011 census records with the Department of Immigration and Citizenship's Settlement Database to produce a Statistical Longitudinal Census Dataset (SLCD). This dataset will have information on the visa category of permanent migrants who arrived in the five-year period before the 2011 census, so a direct comparison of the housing characteristics of the different visa types of recent permanent migrants will be possible. While a similar linkage was undertaken after the 2006 census, ABS has determined that the 2006 SLCD is an 'experimental dataset' and has restricted access to it. It is hoped that ABS will make the 2011 SLDC available for future migration research.

The Department of Immigration and Citizenship is planning to conduct a longitudinal survey of refugees and other Humanitarian entrants commencing in late 2012. The migrants will be surveyed over their first five years of residence in Australia, with the survey running until the year 2017. Data from this survey will be extremely useful in examining the housing

characteristics of the different types of Humanitarian migrants, how they change during the first five years of their settlement in Australia and the role of housing in the adjustment process of these migrants.

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