Sydney is the state capital of New South Wales located on the East Coast of Australia and covers a geographic area of 12,368 km². Greater Sydney is Australia’s largest city for population (5.0 million people).

Cooler winter weather (mean minimum temperature of 8°C) than most other Australian capital cities, coupled with slightly humid and hot summers (mean maximum 26°C).

In Sydney, the most daily sunshine is nine (9) hours in the month of December.

Sydney is regarded as Australia’s financial hub, attracting thousands of professionals from across the globe.

From Sydney, current average flying travel time is approximately eight (8) hours to Singapore and Jakarta, nine (9) hours to Hong Kong and Kuala Lumpur, 10 hours to Shanghai and 12 hours to Beijing.

Sydney operates under the Australian Eastern Standard Time (AEST) time zone from early April to early October each year and Australian Eastern Daylight Time (AEDT) at other times of the year.

LIVING IN SYDNEY

Population

Sydney is Australia’s largest city, with approximately 5.0 million residents estimated living in the Greater Sydney region in 2016. Greater Melbourne follows with a population of 4.6 million residents.

Population has been steadily increasing in Greater Sydney with strong overseas migration into the city. Over the year to 30 June 2016, an increase in the estimated resident population was recorded at 1.7%. This is ahead of the overall Australian population growth of 1.4% according to the Australian Bureau of Statistics (ABS).

The Greater Sydney population is projected to grow by 34.7% from 4.6 million persons in 2011, to 6.2 million in 2031. This has been estimated by the ABS and the growth is shown in Figure 1.

Age Distribution

Residents are weighted to the younger age groups—with 37.3% of Sydney’s population aged between 20 and 44 years old, compared to the national average of 34.8% for this age group.

Multiculturalism

Sydney is a highly multicultural city, with 40.1% of residents being born outside of Australia. The most prominent countries include England (3.5%), China (3.4%), India (2.0%), New Zealand (1.9%) and Vietnam (1.6%). In addition, approximately 49.4% of Sydney’s resident’s parents were born overseas—compared to the national average of 34.3%.

The wide diversity has allowed many international restaurants, school and cultural activities to be established within multicultural communities.

Housing

Sydney’s dwelling structure is more heavily weighted to apartments than the national trend. Approximately 25.8% of private dwellings are flats, units or apartments—compared to the national average of 13.6%; whilst approximately 60.9% are separate detached houses—compared to the national trend of 75.6%.

This cements Sydney’s continued urban consolidation over the past decade, as well as, the changing demands within the city for public amenities and open space.

Employment

Sydney is a skilled city. A higher proportion of people within Sydney are educated at university level compared to the Australian average—with 16.5% of the local student population studying at university in the last Census, compared to the national average of 14.3%.

The most common occupation of Sydney’s residents are in professional services—at 25.5% compared to the national 21.3% average. Clerical and Administrative Workers (16.2%), Managers (13.3%), Technicians and Trades Workers (12.2%) and Sales Workers (9.0%) were the next most common occupations.
Liveability

Sydney has ranked in 11th place of the World’s Most Liveable Cities around the world. The index is based on 30 factors spread across five areas: stability, infrastructure, education, health care and environment as shown in Table 1.

<table>
<thead>
<tr>
<th>Rank</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Melbourne</td>
</tr>
<tr>
<td>2</td>
<td>Vienna</td>
</tr>
<tr>
<td>3</td>
<td>Vancouver</td>
</tr>
<tr>
<td>4</td>
<td>Toronto</td>
</tr>
<tr>
<td>5</td>
<td>Adelaide, Calgary</td>
</tr>
<tr>
<td>6</td>
<td>Hamburg</td>
</tr>
<tr>
<td>7</td>
<td>Perth</td>
</tr>
<tr>
<td>8</td>
<td>Auckland</td>
</tr>
<tr>
<td>9</td>
<td>Helsinki</td>
</tr>
<tr>
<td>10</td>
<td>Sydney</td>
</tr>
</tbody>
</table>

Source: Knight Frank Research, Economist Intelligence Unit

Tourism

The harbour is home to some of Australia’s most iconic landmarks – the Sydney Harbour Bridge, the Sydney Opera House and the Royal Botanic Gardens. International cruise ships are regularly docked including the Queen Mary II and Oasis of the Seas; boosting tourists in and around The Rocks and Darling Harbour. Sydney’s famous beaches are within close proximity to the city including Bondi and Coogee whilst Manly is a short ferry ride north.

The number of international visitors to Australia totalled 7.7 million in the year ending March 2017, up 9.2% on the previous year. The number of visitors from Other Asian countries grew 21.1%, to 291,000, while over the same time, visitors from Taiwan (at 156,000) and Thailand (at 87,000) both increased 18.5%. The remaining fastest growing top ten nationalities visiting Australia have been ranked in Figure 2.

![Graph showing International Visitors — Top 10 Nationalities — to Australia](image)

**Figure 2**

*Source: Knight Frank Research, Tourism Research Australia*

Shopping

Sydney accommodates a vast array of world renowned restaurants, art galleries, independent fashion houses and vibrant retail strips. Prominent shopping centres, such as Westfield Sydney and Westfield Bondi Junction act more as destinations than simply retail outlets—providing services, entertainment and restaurants in addition to the plethora of shops. Many arcades, often hidden in stately, historic buildings, are also scattered throughout the Sydney region. Both the Queen Victoria Building and The Strand Arcade offer a mix of boutique shops for locals and tourists alike.

International brands such as H&M, Zara and Uniqlo have set-up stores in Sydney. Many luxury clothing brands and jewellery stores are well-established on Pitt Street Mall, George Street and Castlereagh Streets. Stores such as Tiffany, Prada and Armani to name a few.

Sydney also hosts a variety of markets throughout the year with a wide variety of fresh food, clothing and gift wares with individual traders and established retail stores setting up pop-up shops. The Rocks markets are iconic with the cobblestone streets with great access to the City and Harbour. Manly markets are hosted amongst historic buildings with a Manly beach backdrop.

**SYDNEY ANNUAL EVENT CALENDAR**

**JANUARY**
* Sydney Chinese New Year Festival
* Sydney Festival
* New Years Day Cricket Test
* Australia Day Sydney Celebrations

**FEBRUARY**
* Tropfest Short Film Festival
* Sydney Gay and Lesbian Mardi Gras

**MARCH**
* Sydney Royal Easter Show
* Sydney Harbour Regatta

**APRIL**
* Mercedes-Benz Fashion Week Australia
* Sydney Comedy Festival

**MAY**
* Sydney Film Festival

**JUNE**
* Sydney International Boat Show
* Bondi Winter Magic
* Parramatta Winterlight

**AUGUST**
* City2Surf
* Sydney Design Week
* Oxfam Trailwalker

**SEPTEMBER**
* Art and About Sydney

**OCTOBER**
* Sydney Good Food Month
* Sydney Night Noodle Markets
* Fiesta—Darling Harbour Latin Festival
* Manly Jazz Festival

**NOVEMBER**
* Sculpture by the Sea

**DECEMBER**
* Carols in the Domain
* Sydney to Hobart Yacht Race
* Sydney New Year’s Eve Fireworks
The Simplified Student Visa Framework (SSVF)

From 1 July 2016, the Simplified Student Visa Framework (SSVF) replaced all previous eight student visas to allow study in Australia.

Under the SSVF there will be only two subclasses: Student Visa and Student Guardian Visa.

Student Visa—Subclass 500

International students can apply for a single Student Visa regardless of their chosen course of study.

Student Guardian Visa—Subclass 590

Student guardians can apply for the new Student Guardian Visa.

The SSVF is designed to make the process of applying for a student visa simpler to navigate as all applications for student visas must be completed online.

All students and student guardians will generally be required to lodge their visa application online by creating an account in ImmiAccount.

ImmiAccount can be accessed at: border.gov.au/Trav/Visa/Immi

International Student Population

Reflecting the strong reputation internationally, universities in New South Wales accommodate a large international student base.

International student enrolments in NSW increased 23% from 218,700 in 2014, to 268,100 in 2016, as shown in Figure 3. Higher Education commands the most demand in student enrolments with 105,850, followed by Vocational Education and Training (VET) with 79,720 students.

The top 25 nationalities of international students enrolled to study in NSW, in 2016, across all education sectors are ranked in Figure 4.

The largest nationality population base is from China (74,315), Thailand (19,150), India (18,800), Nepal (14,370) and South Korea (14,260).

Source: Knight Frank Research, Department of Education and Training

FIGURE 3
International Student Enrolments—
in NSW
Number of persons, All countries

Source: Knight Frank Research, Department of Education and Training

FIGURE 4
International Student Enrolments—
Top 25 Nationalities—in NSW
Total number of persons, All education levels, 2016

Source: Knight Frank Research, Department of Education and Training
Primary & Secondary Schools
Schools in Australia generally comprise a mix of local and international students.

The schooling education system in New South Wales is broadly divided into:

- **Primary school (ages 5 to 12)**
- **Secondary school (ages 12 to 18)**

There are four main types of schools—public, selective public, independent and religion-based.

Public schools
Public schools are financially and administratively operated by the state government and provide free education to domestic students. First preference is normally given to those living within a particular catchment area from the school.

Student visa holders must pay a fixed fee for each year of education, dependent on the type of visa held.

Selective public schools
Selective public schools are financially and administratively operated by the state government. Selective public schools are regarded as more prestigious due to the academic selective nature.

Students must sit academic examination and excel in order to be offered a position from the respective school. Additionally, these selective public schools do not usually limit their intake to catchment areas.

Due to their public nature, student visa holders must pay a fee for each year of education.

Independent schools
Independent schools are financially and administratively privately operated. Independent schools therefore hold more control over the quantity and quality of teachers, classroom sizes, amenities and co-curricular.

Fees for independent schools are usually high, but can be considered to provide an investment for superior education and amenities to students.

Religion-based schools
Religion-based schools hold faith at the core of their education—however they continue to follow the state government education curriculum.

These religion-based schools are usually non-government, and thus often have higher fees than government subsidised schools.

Universities
Most universities have a main campus with several smaller campuses located across multiple states and territories; in CBD, metropolitan and regional areas. This provides a wide range of options when studying in Australia with many universities also setting up campuses based in major international cities.

The application process for international students applying to Australian universities is similar to local students. The length of the application process can often be longer than local students, as more information is required before acceptance.

Most universities will require an IELTS (International English Language Testing System) examination conducted, an internationally recognised education qualification and a portfolio of previous work experience where applicable.

Apply to School: In most schools, an ‘Expression of Interest’ form must be completed prior to the school year commencement in order to guarantee a position for the student. Response times vary for each school.

Wait for Offer: If all requirements are met, the school will offer a formal placement in writing.

Apply for a Student Visa: With the formal school offer, students can then apply for relevant visas to allow them to live and study in Australia.

APPLYING TO AN AUSTRALIAN UNIVERSITY

Apply to University: Search online for a university course or investigate the courses on offer at your preferred university. Apply directly through the university contacts and provide all required evidence (usually education, financial and English language competence). Response times vary for each university.

Wait for Offer: If all requirements are met, the university will offer a formal placement in writing.

Apply for a Student Visa: With the formal university offer, students can then apply for relevant visas to allow them to live and study in Australia.
Sydney’s top 25 overall best primary schools in 2015 are listed in Table 2, ranked according to Better Education.

<table>
<thead>
<tr>
<th>Primary School</th>
<th>Locality</th>
<th>Format</th>
<th>Type</th>
<th>English Score</th>
<th>Maths Score</th>
<th>Overall Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 St. Ives Preparatory School (Sydney Grammar)</td>
<td>St Ives</td>
<td>Boys</td>
<td>Independent</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>2 Edgecliff Preparatory School (Sydney Grammar)</td>
<td>Paddington</td>
<td>Boys</td>
<td>Independent</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>3 St Aloysius’ College</td>
<td>Milsons Point</td>
<td>Boys</td>
<td>Catholic</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>4 Abbotsleigh</td>
<td>Wahroonga</td>
<td>Girls</td>
<td>Anglican</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>5 St Mary’s Primary School</td>
<td>North Sydney</td>
<td>Co-ed</td>
<td>Catholic</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>6 John Colet School</td>
<td>Beirose</td>
<td>Co-ed</td>
<td>Independent</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>7 Claremont College</td>
<td>Randwick</td>
<td>Co-ed</td>
<td>Christian</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>8 Artarmon Public School</td>
<td>Artarmon</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>9 Carlingford West Public School</td>
<td>Carlingford</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
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<tr>
<td>10 Murray Farm Public School</td>
<td>Carlingford</td>
<td>Co-ed</td>
<td>Public</td>
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<td>5/5</td>
<td>100</td>
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<tr>
<td>11 St Ives North Public School</td>
<td>St Ives</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>12 Woollahra Public School</td>
<td>Woollahra</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
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<tr>
<td>13 Matthew Pearce Public School</td>
<td>Baulkham Hills</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>14 Chatswood Public School</td>
<td>Chatswood</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>15 St Francis of Assisi</td>
<td>Paddington</td>
<td>Co-ed</td>
<td>Catholic</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>16 Pymble Public School</td>
<td>Pymble</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>17 Arden Anglican School</td>
<td>Beecroft</td>
<td>Co-ed</td>
<td>Anglican</td>
<td>5/5</td>
<td>5/5</td>
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<tr>
<td>18 Eastwood Public School</td>
<td>Eastwood</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
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<tr>
<td>19 Waitara Public School</td>
<td>Wahroonga</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>20 SCEGGS</td>
<td>Darlington</td>
<td>Girls</td>
<td>Independent</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>21 Epping West Public School</td>
<td>Epping</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>22 Sydney Distance Education Primary School</td>
<td>Surry Hills</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>23 Beecroft Public School</td>
<td>Beecroft</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>24 Epping Public School</td>
<td>Epping</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>25 Hornsby North Public School</td>
<td>Hornsby</td>
<td>Co-ed</td>
<td>Public</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
</tbody>
</table>

*Format* refers to Girls Only, Boys Only & Co-ed (co-educational allowing for both girls and boys to attend the school). *Type* refers to Public, Selective Public, Independent and Religion-based. If religion-based, the religion is stated such as: Catholic, Christian, Anglican, Uniting, Presbyterian, Lutheran, Jewish, Islamic. *English & Maths Scores* are provided out of a total of 5 (5 being the highest score) whilst *Overall Score* provided is out of a total of 100 (100 being the highest score).  

Source: Knight Frank Research, Better Education
Sydney’s top 25 overall best secondary schools in 2015 are listed in Table 3, ranked according to Better Education.

**TABLE 3**  
**Secondary Schools—Top 25—Sydney**  
Based on performance, 2015

<table>
<thead>
<tr>
<th>Secondary School</th>
<th>Locality</th>
<th>Format</th>
<th>Type</th>
<th>English Score</th>
<th>Maths Score</th>
<th>Overall Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 James Ruse Agricultural High School</td>
<td>Carlingford</td>
<td>Co-ed</td>
<td>Independent</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>2 North Sydney Boys High School</td>
<td>Crows Nest</td>
<td>Boys</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>3 North Sydney Girls High School</td>
<td>Crows Nest</td>
<td>Girls</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>4 Sydney Girls High School</td>
<td>Surry Hills</td>
<td>Girls</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>5 Baulkham Hills High School</td>
<td>Baulkham Hills</td>
<td>Co-ed</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>6 Sydney Boys High School</td>
<td>Surry Hills</td>
<td>Boys</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>7 Hornsby Girls High School</td>
<td>Hornsby</td>
<td>Girls</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>8 Sydney Grammar School</td>
<td>Sydney</td>
<td>Boys</td>
<td>Independent</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>9 Fort Street High School</td>
<td>Petersham</td>
<td>Co-ed</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>10 Normanhurst Boys High School</td>
<td>Normanhurst</td>
<td>Boys</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>100</td>
</tr>
<tr>
<td>11 Girraween High School</td>
<td>Girraween</td>
<td>Co-ed</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>12 Northern Beaches Sec. College (Manly Campus)</td>
<td>North Curl Curl</td>
<td>Co-ed</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>13 Hurlstone Agricultural High School</td>
<td>Glenfield</td>
<td>Co-ed</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>14 St George Girls High School</td>
<td>Kogarah</td>
<td>Girls</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
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</tr>
<tr>
<td>15 Caringbah High School</td>
<td>Caringbah</td>
<td>Co-ed</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
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<tr>
<td>16 Penrith High School</td>
<td>Penrith</td>
<td>Co-ed</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
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</tr>
<tr>
<td>17 Sydney Technical High School</td>
<td>Bexley</td>
<td>Boys</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>18 Conservatorium High School</td>
<td>Sydney</td>
<td>Co-ed</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>19 St Aloysius College</td>
<td>Milsons Point</td>
<td>Boys</td>
<td>Catholic</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>20 Abbotsleigh School for Girls</td>
<td>Wahroonga</td>
<td>Girls</td>
<td>Anglican</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>21 Meriden School</td>
<td>Strathfield</td>
<td>Girls</td>
<td>Anglican</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>22 Pymble ladies College</td>
<td>Pymble</td>
<td>Girls</td>
<td>Uniting</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>23 Sefton High School</td>
<td>Sefton</td>
<td>Co-ed</td>
<td>Selective</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>24 Presbyterian Ladies’ College</td>
<td>Croydon</td>
<td>Girls</td>
<td>Presbyterian</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
<tr>
<td>25 Knox Grammar School</td>
<td>Wahroonga</td>
<td>Boys</td>
<td>Uniting</td>
<td>5/5</td>
<td>5/5</td>
<td>99</td>
</tr>
</tbody>
</table>

Format refers to Girls only, Boys Only & Co-ed (coeducational allowing for both girls and boys to attend the school). Type refers to Public, Selective Public, Independent and Religion-based. If religion-based, the religion is stated such as: Catholic, Christian, Anglican, Uniting, Presbyterian, Lutheran, Jewish, Islamic. **English & Maths Scores** are provided out of a total of 5 (5 being the highest score) whilst **Overall Score** provided is out of a total of 100 (100 being the highest score).

Source: Knight Frank Research, Better Education
### Universities—New South Wales

<table>
<thead>
<tr>
<th>University Name</th>
<th>State Ranking</th>
<th>Australia Ranking</th>
<th>World Ranking</th>
<th>Adjusted Graduate Salary (AUD) 2017</th>
<th>Number of International Students (% of Total Students) 2015</th>
<th>Annual International Student Fees (Average, AUD) 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles Sturt University</td>
<td>8</td>
<td>30</td>
<td>779</td>
<td>$51,022</td>
<td>6,847 (18%)</td>
<td>$22,000</td>
</tr>
<tr>
<td>Albury-Wodonga, Bathurst, Dubbo, Goulburn, Manly, Orange, Parramatta, Griffith, Parkes, Sydney CBD, Wagga Wagga</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Macquarie University</td>
<td>7</td>
<td>19</td>
<td>273</td>
<td>$45,797</td>
<td>8,790 (23%)</td>
<td>$33,000</td>
</tr>
<tr>
<td>North Ryde, City</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Southern Cross University</td>
<td>10</td>
<td>40</td>
<td>1,054</td>
<td>$47,728</td>
<td>1,921 (14%)</td>
<td>$21,000</td>
</tr>
<tr>
<td>Lismore, Coffs Harbour, Sydney CBD, The Hotel School</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of New England</td>
<td>5</td>
<td>14</td>
<td>732</td>
<td>$48,958</td>
<td>933 (5%)</td>
<td>$20,000</td>
</tr>
<tr>
<td>Armidale, Parramatta</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of New South Wales</td>
<td>6</td>
<td>15</td>
<td>89</td>
<td>$50,424</td>
<td>12,283 (24%)</td>
<td>$37,000</td>
</tr>
<tr>
<td>Kensington, Sydney CBD, Paddington, Randwick, Cliffbrook (Coogee), David Phillips Field (Daceyville), Manly Vale</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of Newcastle</td>
<td>2</td>
<td>9</td>
<td>341</td>
<td>$49,629</td>
<td>5,338 (16%)</td>
<td>$25,000</td>
</tr>
</tbody>
</table>
| Callaghan, Newcastle City Precinct, Central Coast (Ourimbah), Port Macquarie, Sydney, Orange | | | | | | Singapore City (Singapore)

| University of Sydney             | 4             | 12                | 78            | $50,046                           | 13,000 (24%)                                     | $38,000                                         |
| Campdonw, Darlington, Cumberland (Lidcombe), Rozelle, Camden, Mallett Street, Sydney Conservatorium of Music, St James, Surry Hills, Sydney Medical School | | | | | | |
| University of Technology, Sydney  | 3             | 11                | 292           | $47,548                           | 9,722 (26%)                                      | $29,000                                         |
| Sydney CBD                       |               |                   |               |                                   |                                                 |                                                 |
| Western Sydney University        | 9             | 35                | 510           | $47,035                           | 4,537 (11%)                                      | $24,000                                         |
| Bankstown, Blacktown, Campbelltown, Hawkesbury, Lithgow, Parramatta, Penrith | | | | | | |
| University of Wollongong          | 1             | 3                 | 306           | $52,120                           | 12,429 (41%)                                     | $26,000                                         |
| Wollongong, Batemans Bay, Bega, Loftus, Moss Vale, Shoalhaven, Sydney Business, Innovation (Wollongong) | | | | | | |

**Australian Ranking** is calculated from the combined score for World Ranking (reputation), Graduate Satisfaction (ratings) and Adjusted Graduate Salary (results). State Ranking is based directly from the Australian Ranking. World Ranking is calculated by averaging the ranking produced by QS World University Ranking, the Shanghai Academic Ranking of World Universities and Webometrics web publishing rankings. Adjusted Graduate Salary is a measure of how well are doing on the job market some months after graduating based on graduate salaries, rates of unemployment and the proportion of students who go onto further study. Further information is available at universityreviews.com.au

**Important Notice:** All fees provided are an estimate only. It is highly recommended to engage directly with the Australian university for information on the course and fees applicable.

**Source:** Knight Frank Research, Uni Reviews
Must apply and gain approval from the FIRB prior to purchasing property in Australia.

Applications are generally approved if the property purchased adds to the housing stock, including new dwellings that are yet to be occupied or sold, off-the-plan properties under construction or yet to be built. This includes vacant land for residential development where ongoing construction begins within 24 months.

Non-permanent residents are forbidden to purchase established dwellings as investment properties or as homes. Although there could be an exception if the established dwelling is being redeveloped into multiple dwellings, and as a result, there is an increase in the dwelling count. Over the development period, the house must remain unoccupied.

Foreign buyers can purchase an off-the-plan dwelling, when another buyer has failed to reach settlement—reverting to its previous status as a new dwelling. An apartment or house that has just been built, or is still under construction and for which the title has never changed hands, is not considered an established dwelling.

A temporary resident is a person who is residing in Australia and holds a temporary residency visa which permits them to stay in Australia for a continuous period of more than 12 months (regardless of how long remains on the visa); or has submitted an application for permanent residency and holds a bridging visa which permits them to stay in Australia until that application has been finalised.

Are required to notify FIRB prior to purchasing property in Australia, including an established dwelling, a new dwelling that has been purchased directly from the developer and has not been previously occupied for more than 12 months in total and vacant land for residential development where ongoing construction begins with 24 months. Temporary residents are not permitted to buy established dwellings as investment properties.

May acquire one established dwelling only and it must be used as their main residence (home) in Australia. Such proposals normally meet with no foreign investment objections subject to conditions; such as, that the temporary resident sells the property when it ceases to be their main residence.

For further information:

Foreign Investment Review Board [FIRB]
firb.gov.au

Department of Immigration and Border Protection
border.gov.au

Source: Knight Frank Research, Foreign Investment Review Board, Department of Immigration and Border Protection
• Investment migrants under this scheme are required to invest at least AUD$5 million into complying investments in Australia for a minimum of four years before becoming eligible for permanent residency.

• The SIV scheme is intended to target the migration of high net worth individuals to Australia with the longer-term aim of transferring wealth of international businesses and individuals to benefit Australian businesses and the broader economy.

• The SIV scheme was introduced on 24 November 2012 and is operated by the Department of Immigration and Border Protection.

• Investment migrants under this scheme are required to invest at least AUD$15 million into complying investments in Australia for a minimum of 12 months before becoming eligible for permanent residency; a more expeditious pathway than the SIV.

• The PIV scheme is aimed at attracting applicants with business and entrepreneurial skills and capital to enhance investment into innovative Australian businesses and the commercialisation of Australian ideas, research and development.

• The PIV scheme was introduced on 1 July 2015 and is operated by the Department of Immigration and Border Protection.

• Acquiring second-hand dwellings for the purpose of providing housing for their Australian-based staff normally meet with no objections subject to the conditions set by FIRB.

• The company must sell the property if it is expected to remain vacant for six months or more. In remote and rural locations foreign companies may rent out dwellings acquired under this category only where they are unable to sell the property.

• Whether a company is eligible, and the number of properties it may acquire under this category, will depend upon the scope of the foreign company’s operations and assets in Australia.

• Foreign companies would not be eligible under this category where the property would represent a significant proportion of its Australian assets.
When purchasing property in Australia, there are both federal and state taxes and a range of fees that are implemented.

### COSTS—STANDARD

#### Deposit

A deposit of 10% is generally paid to ‘reserve’ or ‘secure’ a property. This sum is generally paid by cheque or electronic transfer and held in Trust until the remaining 90% is paid upon settlement or, when the property has completed construction.

#### Stamp Duty

Stamp duty is a tax that is levied by the state government on written documents and transactions involved in the purchase of property.

#### Land Transfer Fee

When a property changes ownership, a document known as a Land Transfer is lodged and registered with the appropriate State Titles Office, and a fee is charged.

It is this document that records the change of ownership. The cost to register the title varies in each state or territory of Australia.

Your solicitor/conveyancer will usually perform this task on your behalf. 
*Note: Also known as a Land Registration Fee.*

#### Legal Fees

Legal fees will vary between legal firms and may be dependent on property value. Generally fees range from $1,000 to $3,000 plus Goods and Services Tax (GST). It is highly recommended to engage a solicitor or conveyancer during the entire process of a property purchase. 
*Note: Also known as Conveyancer Fees*

### Mortgage Application Fee

A fee charged by the relevant state government for the registration of a home loan, which vary from provider to provider. 
*Note: Also known as a Mortgage Registration Fee.*

### ADDITIONAL COSTS—AS A FOREIGN INVESTOR

The Australian Government welcomes foreign investment into Australia’s residential property market. The current rules around foreign investment in residential property aim to direct investment into new housing, increasing the housing supply and support local economic activity.

All foreign persons — that is, temporary residents and non-residents — can apply to purchase vacant residential land for development and newly constructed dwellings in Australia. Non-resident foreign persons are generally prohibited from purchasing established dwellings in Australia. However, temporary residents can apply to purchase one established dwelling to use as their residence while they live in Australia, although on the condition the property is sold when it ceases to be their principal place of residence.

Once a property has been identified to purchase, an application must be made to the Australian Foreign Investment Review Board (FIRB). It is highly recommended that an application is submitted prior to the advance of any transaction — to ensure complete legality of the purchase. Additionally, approval from FIRB is property-specific — one
application per property.

When the application is submitted, the government investigates to ensure that the purchase of the property will be in the country’s best interest. A decision on the application is made within 30 days—unless complications or alterations occur, in which it may take up to 90 days.

**Foreign Investor Application Fee**

From 1 December 2015, all foreign investors must pay a fee before their foreign investment application will be processed.

Foreign investors are required to pay $5,000 to purchase a new property in the Australian property market, with an additional $10,000 payable for every million dollar increment in the value of the property. The fees apply for each application and is uncapped if the property is valued over AU$1 million.

This fee does not provide any assurance of securing the property and stricter penalties have been ramped up by the Australian Taxation Office (ATO) for those who breach the rules.

For more detailed information on current fees and penalties, refer to our Foreign Investment in Australian Residential Property Market Insight report.

**TABLE 5**

<table>
<thead>
<tr>
<th>Purchase Price</th>
<th>350,000</th>
<th>500,000</th>
<th>750,000</th>
<th>1,000,000</th>
<th>1,500,000</th>
<th>2,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stamp Duty</td>
<td>11,240</td>
<td>17,990</td>
<td>29,240</td>
<td>40,490</td>
<td>67,990</td>
<td>95,490</td>
</tr>
<tr>
<td>Land Transfer Fee</td>
<td>140</td>
<td>140</td>
<td>140</td>
<td>140</td>
<td>140</td>
<td>140</td>
</tr>
<tr>
<td>Legal Fee (includes GST payable)</td>
<td>1,500</td>
<td>1,500</td>
<td>1,500</td>
<td>1,500</td>
<td>1,500</td>
<td>1,500</td>
</tr>
<tr>
<td>Mortgage Application Fee</td>
<td>140</td>
<td>140</td>
<td>140</td>
<td>140</td>
<td>140</td>
<td>140</td>
</tr>
<tr>
<td>Standard: Estimated Total Costs</td>
<td>13,020</td>
<td>19,770</td>
<td>31,020</td>
<td>42,270</td>
<td>69,770</td>
<td>97,270</td>
</tr>
</tbody>
</table>

**Fees payable by Foreign Investors, Residential property**

<table>
<thead>
<tr>
<th>$1 million or less</th>
<th>Over $1 million</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,000</td>
<td>$10,000 plus $10,000 incremental fee increase per additional $1 million in property value</td>
</tr>
</tbody>
</table>

An interactive online fee estimator is available at frb.gov.au

Source: FIRB

Duty Surcharge

The New South Wales state government imposes a duty surcharge for foreign investors, payable in addition to standard state-based stamp duties. From 1 July 2017, foreign purchasers are required to pay an additional 8% of the sale price.

**TABLE 7**

<table>
<thead>
<tr>
<th>Duties payable by Foreign Investors, Residential property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Based on Property Value, AUD, Payable in addition to standard state-based stamp duties</td>
</tr>
<tr>
<td>New South Wales; including Sydney</td>
</tr>
<tr>
<td>Duty Surcharge on Purchase Price; from 1 July 2017</td>
</tr>
</tbody>
</table>

Source: NSW Office of State Revenue

Other states with similar foreign investor duties include Victoria (7% as of 1 July 2016) and Queensland (at 3%) effective from 1 October 2016.

**CASE STUDY: COST TO PURCHASE A NEW RESIDENTIAL APARTMENT IN SYDNEY**
OWNING A RESIDENTIAL PROPERTY IN SYDNEY

In Australia, most properties are purchased as freehold—that is, the land and building is owned outright, in perpetuity. Costs and taxes associated with a property vary dependent on the services the building provides.

COSTS—STANDARD

Land Tax
Land tax is an annual state tax that is calculated based on the aggregated taxable value of all land owned (or jointly owned) by an individual. Land Tax is not applied if the property is your principal residence.

Land Tax Surcharge for Foreign Investors
The New South Wales state government imposes a land tax surcharge for foreign investors, payable in addition to standard land taxes. An annual surcharge of 2% on the taxable value is payable from 1 July 2017.

Foreign-Owned Vacant Residential Property Levy
The Australian government has introduced an annual levy for foreign-owned vacant residential property. The levy is equivalent to the foreign investment application fee imposed on the property by FIRB at the time the property was initially purchased.

Owners Corporation
If the purchased property is strata titled (a building where there are common areas and facilities for all occupants of the building), then an owners corporation must be established for the site. A regular fee is generally paid to maintain the property.

Council Rates
This varies from state to state as well as local council government area. This is the tax the council charges owners for the services to the property—generally paid quarterly or annually.

Income Tax
Income tax is payable on gross rental income, less any allowable deductions incurred in earning that income. As there are a number of allowable deductions, it is recommended that an Australian Tax advisor is consulted.

COSTS—WHEN A RESIDENTIAL LEASE IS ENGAGED

Lease
A property lease is a contract by which one party conveys property or land to another party for a specified period of time, usually in return for a periodic payment. An owner is allowed to lease their property in order to earn an income from the building. When leasing out a property, there are costs and responsibilities for the landlord.

Rent
Rent paid by the tenant, to the landlord, can be paid weekly, fortnightly or monthly and this would be stipulated within the lease. Rent increases will be stated within the lease. In a standard lease, the landlord cannot increase the rent until the end of the fixed term unless otherwise stated. Rent cannot be increased more than once every six months, and this is normally calculated in line with the market. The tenants must be given at least 60 days notice of any proposed increase.

Bond
A bond is a lump sum payment requested upfront from the tenants as security before moving into the property—usually four weeks’ rent. This lump sum is held in a trust by the Rental Bond Board (RBB), and will be repaid to
the tenant at the termination of the lease if the property is left in a suitable condition.

White Goods
Residential property may come either furnished or unfurnished, which is clarified in the lease. However, it is usually advised that the landlord provide fitted white goods as a minimum in order to appeal to a wider market, especially in high-rise apartment complexes.

Property Management Fees
Letting Fees: Usually 2 weeks’ rent is paid to the agent as a fee for finding and securing a tenant.
Management Fees: Any costs associated with employing the management of the building and its tenants. The fees usually range from 7% to 8.5% plus GST.

Landlord Insurance
Landlord Insurance is a type of property insurance that is designed specifically to rental properties.
Depending on the insurance provider, it protects the home and contents from damage, theft, severe weather or rent default in some cases. To decrease risk, Landlord Insurance is highly recommended.

Utility and Service Charges
The party responsible for payment of utility and service charges will be stipulated within the lease. However, the landlord must pay for the actual installation and initial connection costs for electricity, gas, oil and water supply. If these need replacing, then the landlord must replace them to the minimum efficiency standards.

Repairs
Repairs to the property that are due to the normal wear and tear of the property must be paid by the landlord. Repairs classified as ‘urgent’ must be completed as soon as possible, while ‘non-urgent’ repairs must usually be taken care of before 14 days of notification.

Terminating the Tenancy
A tenancy can be terminated at the conclusion of the lease. However, both landlord and tenant can request to end the tenancy for a variety of reasons which are outlined under the Residential Tenancies Act 2010 (NSW). Certain conditions must be met before the lease can be terminated, including days of notice, number of notices and reason for termination.

For more information, please visit http://www.fairtrading.nsw.gov.au/

SELLING A PROPERTY IN SYDNEY

Legal Fees
Legal fees include, but are not limited to, the costs for preparing a contract for sale. The solicitor or conveyancer fee could be dependent on value of property, and may vary between state and territory as well as the particular solicitor chosen. The cost may range between $1,000 and $3,000, plus GST.

Real Estate Agent Fees
An agent fee is the commission paid by the owner to the agent for selling your property. Commissions will vary between state and territory, and the fine print of the contract should be analysed thoroughly to understand the breakdown of the fee structure (such as fixed rate or tiered rate). Fees often range between 2% and 3% of the value of the property sold.

Marketing Fees
When an agent is chosen, the agent’s fee breakdown will often stipulate the budget associated to marketing and advertising of the property. Additionally, there will be a period allocated to marketing with multiple open house inspections over several weeks. Budgets for marketing, media, as well as length of advertising should all be discussed with the agent to ensure maximum advertising potential.

Capital Gains Tax (CGT)
Capital gains tax (CGT) is a federal tax levied on the gains or loss upon the sale of an investment (most often real estate or shares). The tax is implemented simply on the difference between the cost of acquiring the investment, and the received value when sold. The difference is then added to the individual’s or company’s income tax for that financial year, and taxed accordingly with those rates. For local resident individuals, this equates to a range of 0% to 45%, while tax is applied at a rate of 32.5% to 45% for non-resident individuals. The CGT withholding rate for foreign tax residents is 12.5% with a threshold of $750,000, unless a clearance certificate can be provided by the vendor. This will be effective from 1 July 2017.
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**RECENT MARKET-LEADING RESEARCH PUBLICATIONS**

[![Australian Residential Review June 2017](image1.png)](image1.png)
[![Foreign Investment in Residential Property June 2017](image2.png)](image2.png)
[![Global House Price Index Q1 2017](image3.png)](image3.png)
[![The Wealth Report 2017](image4.png)](image4.png)


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