

## Hawkshaw, Steve FIN:EX

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**From:** Edwardson, Jamie GCPE:EX  
**Sent:** Monday, July 25, 2016 4:55 PM  
**To:** Flanagan, Paul FIN:EX; Hawkshaw, Steve FIN:EX  
**Subject:** Fw: NAFTA??  
  
**Importance:** High

Sent from my BlackBerry 10 smartphone on the TELUS network.

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**From:** Keith Baldrey <[Keith.Baldrey@globalnews.ca](mailto:Keith.Baldrey@globalnews.ca)>  
**Sent:** Monday, July 25, 2016 4:54 PM  
**To:** Edwardson, Jamie GCPE:EX  
**Subject:** NAFTA??

Hey Jamie

Interestingly, I have had two queries from members of the public today, wondering if NAFTA would prevent the foreign tax being applied to Americans and Mexicans. Apparently, some Canadians have successfully fought off Hawaiian non-residence taxes when their lawyers start throwing NAFTA rules around. Got anything on that?

**Keith Baldrey, Legislature Bureau Chief, Global BC News**  
Global News, a division of Corus Entertainment Inc.  
T: 250-387-1572 C: 250-360-7658  
E: [Keith.Baldrey@globalnews.ca](mailto:Keith.Baldrey@globalnews.ca)



## Hawkshaw, Steve FIN:EX

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**From:** Flanagan, Paul FIN:EX  
**Sent:** Tuesday, July 26, 2016 8:51 AM  
**To:** Edwardson, Jamie GCPE:EX; Hawkshaw, Steve FIN:EX  
**Subject:** Re: several matters from yesterday

We also can set film tax credit rates in a range.

Sent from my BlackBerry 10 smartphone on the Rogers network.

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**From:** Edwardson, Jamie GCPE:EX  
**Sent:** Tuesday, July 26, 2016 8:49 AM  
**To:** Flanagan, Paul FIN:EX; Hawkshaw, Steve FIN:EX  
**Subject:** Re: several matters from yesterday

But are they set within a range?

Sent from my BlackBerry 10 smartphone on the TELUS network.

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**From:** Flanagan, Paul FIN:EX  
**Sent:** Tuesday, July 26, 2016 8:48 AM  
**To:** Edwardson, Jamie GCPE:EX; Hawkshaw, Steve FIN:EX  
**Subject:** Re: several matters from yesterday

Property tax rates are set by regulation.

Sent from my BlackBerry 10 smartphone on the Rogers network.

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**From:** Edwardson, Jamie GCPE:EX  
**Sent:** Tuesday, July 26, 2016 8:42 AM  
**To:** Flanagan, Paul FIN:EX; Hawkshaw, Steve FIN:EX  
**Subject:** Fw: several matters from yesterday

Can you let me know about the question on the range please? Do you have some examples?

Sent from my BlackBerry 10 smartphone on the TELUS network.

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**From:** Vaughn (Vancouver Sun) Palmer <[vpalmer@shawlink.ca](mailto:vpalmer@shawlink.ca)>  
**Sent:** Tuesday, July 26, 2016 8:28 AM  
**To:** Edwardson, Jamie GCPE:EX  
**Subject:** several matters from yesterday

Would it be possible to get a copy of the handouts from the minister's initial press conference on the housing data, the one that happened while I was away.

Had to borrow Keith's yesterday.

Particularly interested in the breakdowns on residential property transactions w/foreign buyers.

Also, know you were busy yesterday, so here are a couple of loose end questions.

—Any precedent for gov't being able to change the rate on a tax (sliding scale 10% to 20%) by cabinet order as opposed to separate legislation?

I can't think of one and wonder if it is constitutional to change tax rate without going back to the legislature.

—NAFTA implications? Baldrey heard from Canadian who said he successfully appealed against similar levy in Hawaii as being not allowed under NAFTA.

Thank you.

-vaughn

## Hawkshaw, Steve FIN:EX

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**From:** Zoeller, Sonja GCPE:EX  
**Sent:** Thursday, July 28, 2016 5:01 PM  
**To:** Jillings, Duncan FIN:EX  
**Cc:** Hawkshaw, Steve FIN:EX; Williams, Susan GCPE:EX  
**Subject:** RE: Flagging for you: question re. 15% tax

s.13

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**From:** Jillings, Duncan FIN:EX  
**Sent:** Thursday, July 28, 2016 4:59 PM  
**To:** Zoeller, Sonja GCPE:EX  
**Cc:** Hawkshaw, Steve FIN:EX  
**Subject:** FW: Flagging for you: question re. 15% tax

s.13

Duncan Jillings  
Director, Property Taxation  
Tax Policy Branch  
Ministry of Finance  
(250) 387-7324  
cell: (250) 208-4205

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**From:** Jillings, Duncan FIN:EX  
**Sent:** Thursday, July 28, 2016 4:53 PM  
**To:** Zoeller, Sonja GCPE:EX  
**Cc:** Hawkshaw, Steve FIN:EX  
**Subject:** FW: Flagging for you: question re. 15% tax

s.13

Duncan Jillings  
Director, Property Taxation  
Tax Policy Branch  
Ministry of Finance  
(250) 387-7324  
cell: (250) 208-4205

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**From:** Hawkshaw, Steve FIN:EX  
**Sent:** Thursday, July 28, 2016 4:13 PM  
**To:** Jillings, Duncan FIN:EX  
**Subject:** Fwd: Flagging for you: question re. 15% tax

Sent from my iPhone

Begin forwarded message:

**From:** "Zoeller, Sonja GCPE:EX" <[Sonja.Zoeller@gov.bc.ca](mailto:Sonja.Zoeller@gov.bc.ca)>  
**Date:** July 28, 2016 at 1:09:02 PM PDT  
**To:** "Hawkshaw, Steve FIN:EX" <[Steve.Hawkshaw@gov.bc.ca](mailto:Steve.Hawkshaw@gov.bc.ca)>, "Flanagan, Paul FIN:EX" <[Paul.Flanagan@gov.bc.ca](mailto:Paul.Flanagan@gov.bc.ca)>  
**Subject:** Flagging for you: question re. 15% tax

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**From:** O'Neil, Peter <[poneil@postmedia.com](mailto:poneil@postmedia.com)>  
**Sent:** Thursday, July 28, 2016 1:04 PM  
**To:** Edwardson, Jamie GCPE:EX; Clarke, Brennan GCPE:EX  
**Subject:** question re. 15% tax

Peter O'Neil here, Vancouver Sun Ottawa correspondent. I just got off the phone with a tax/constitutional lawyer who is planning a case against the 15% surcharge for land transfer tax on foreign buyers.

Prior to tabling bill did Mr. de Jong seek and receive legal advice that this bill does not violate the constitution? If yes to the latter, can you share the conclusions?

This lawyer believes it is vulnerable to being struck down/challenged under:

1. Section 15 of the Charter
2. Sections 91 & 92 of BNA, ie provinces limited only to direct taxation. He says this tax is by definition an indirect tax.

He also believes Mexicans and Americans could challenge under nafta.

My deadline is 530 p.m. Thursday ET.

## Hawkshaw, Steve FIN:EX

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**From:** Edwardson, Jamie GCPE:EX  
**Sent:** Thursday, July 28, 2016 1:37 PM  
**To:** Hawkshaw, Steve FIN:EX; Flanagan, Paul FIN:EX  
**Cc:** Zoeller, Sonja GCPE:EX; Williams, Susan GCPE:EX  
**Subject:** Fw: Nice work

s.13

Sent from my BlackBerry 10 smartphone on the TELUS network.

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**From:** tom davidoff <[tom.davidoff@gmail.com](mailto:tom.davidoff@gmail.com)>  
**Sent:** Thursday, July 28, 2016 1:21 PM  
**To:** Edwardson, Jamie GCPE:EX  
**Subject:** Re: Nice work

Whoops - I inverted Mary and Sue at lease once in that email, but you get the idea.

On Thu, Jul 28, 2016 at 1:26 PM tom davidoff <[tom.davidoff@gmail.com](mailto:tom.davidoff@gmail.com)> wrote:

Jamie:

I am getting a lot of questions on avoidance. Suppose Mary is in France, and her cousin Sue is a Canadian citizen. Mary sends Sue money, Sue buys a home (and pays no tax). Mary and Sue treat the home as if it were Sue's property, but Mary is on title.

One answer of course would be: Why should Mary trust Sue? But is there an enforcement plan for that event?

Thanks,

Tom

On Mon, Jul 25, 2016 at 10:08 PM Edwardson, Jamie GCPE:EX <[Jamie.Edwardson@gov.bc.ca](mailto:Jamie.Edwardson@gov.bc.ca)> wrote:

Thanks Tom. I've given a couple of my colleagues in the tax division your contact information to discuss the anti-avoidance rules in the legislation, to address in more detail the possible qualifications you have raised. In fact, our advice is that even NAFTA may not pose an obstacle here, and the anti-avoidance rules, backed by a 20% increase in audit staff, are sufficient to address the concerns you've expressed.

Regards,

Jamie.

Sent from my BlackBerry 10 smartphone on the TELUS network.

**From:** tom davidoff  
**Sent:** Monday, July 25, 2016 9:40 PM  
**To:** Edwardson, Jamie GCPE:EX  
**Subject:** Nice work

Jamie

The media will rightly flag the questions and distinctions I raise, but I appreciate that you guys took the trouble to look at data and then stepped up and took a big and courageous step to give local buyers a leg up.

Regards,

Tom

## Hawkshaw, Steve FIN:EX

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**From:** Zoeller, Sonja GCPE:EX  
**Sent:** Friday, July 29, 2016 9:10 AM  
**To:** Flanagan, Paul FIN:EX; Hawkshaw, Steve FIN:EX; Jillings, Duncan FIN:EX  
**Subject:** RE: Media request - Financial Post

Okay, thanks I'll check with Steven Emery.

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**From:** Flanagan, Paul FIN:EX  
**Sent:** Friday, July 29, 2016 9:10 AM  
**To:** Zoeller, Sonja GCPE:EX; Hawkshaw, Steve FIN:EX; Jillings, Duncan FIN:EX  
**Subject:** RE: Media request - Financial Post

s.13

On the first point, I think he is asking if the land title office is open during the weekend. I don't know.

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**From:** Zoeller, Sonja GCPE:EX  
**Sent:** Friday, July 29, 2016 9:07 AM  
**To:** Hawkshaw, Steve FIN:EX; Flanagan, Paul FIN:EX; Jillings, Duncan FIN:EX  
**Subject:** Media request - Financial Post  
**Importance:** High

Hi – please see Qs below.

Response for approval:

- The additional tax applies to transfers involving foreign entities registered on or after August 2.

s.13

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**From:** Williams, Susan GCPE:EX  
**Sent:** Friday, July 29, 2016 8:45 AM  
**To:** Zoeller, Sonja GCPE:EX  
**Subject:** Financial Post

Garry Marr  
Financial Post  
416-383-2487  
Deadline: ASAP today

The question he wants to have answered asap today is about timelines. If the new legislation comes into force Tuesday, does that mean people can work to close deals through the weekend and into Monday, before the law changes?

His second question has to do with the story below. A trade lawyer is saying the new law violates NAFTA and both Americans and Mexicans could challenge it. He is currently just exploring the angle, and may do a story in the future, or add it to this one if he can.

<http://business.financialpost.com/fp-comment/barry-appleton-b-c-just-violated-nafta-with-its-foreign-property-tax-and-we-could-all-pay-for-it>

**Susan Williams**

Senior Public Affairs Officer

GCPE – Ministry of Finance

Office: 250 387-9092

Cell: 250 812-8513



## **Menzies, Brian FIN:EX**

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**From:** Edwardson, Jamie GCPE:EX  
**Sent:** Tuesday, July 26, 2016 6:32 AM  
**To:** Menzies, Brian FIN:EX  
**Subject:** Fw: Real estate QA  
**Attachments:** QAs\_Housing Bill\_24July16\_FINAL.docx

We sent them to Rodney at 4 yesterday, but here you go.

Sent from my BlackBerry 10 smartphone on the TELUS network.

**From:** Williams, Susan GCPE:EX <[Susan.1.Williams@gov.bc.ca](mailto:Susan.1.Williams@gov.bc.ca)>  
**Sent:** Monday, July 25, 2016 3:51 PM  
**To:** Porter, Rodney GCPE:EX  
**Cc:** Edwardson, Jamie GCPE:EX  
**Subject:** Real estate QA

As discussed, attached are the QA for the legislation for your Minister's Rick Cluff spot tomorrow.

**Susan Williams**  
Senior Public Affairs Officer  
GCPE – Ministry of Finance  
Office: 250 387-9092  
Cell: 250 812-8513

**Questions and Answers**  
**Housing Bill**  
**July 24, 2016 – 5:30am**

## **Additional Property Transfer Tax – Rules/Technical**

**1. What is this new tax?**

The additional property transfer tax applies to residential property when the title is transferred to a foreign national, a taxable trustee and certain corporations. The amount of the additional tax is 15% of the fair market value of the residential property.

The tax applies if the residential property is in the Greater Vancouver Regional District (GVRD – Metro Vancouver) and is payable at the time of registration at a land title office. The tax is effective August 2, 2016.

**How does the additional tax work?**

The additional tax applies in addition to the current Property Transfer Tax. For example, if a foreign entity buys a residential property in Metro Vancouver with a fair market value of \$2.5 million, the following tax would apply:

**Property Transfer Tax: \$53,000** (including \$15,000 from the new 3% rate)

**Additional Property Transfer Tax: \$375,000**

**Total: \$428,000**

**2. In which situations would a trustee be liable for the additional tax?**

A trustee would be liable if the trustee is a foreign entity, or if a beneficiary of the trust is a foreign entity.

**3. In which situations would a corporation be liable for the additional tax?**

A corporation would be liable if it is not incorporated in Canada, or if the corporation is incorporated in Canada but is controlled by foreign entities.

**4. How will you enforce the tax considering the number of transactions each year? How many auditors would be needed?**

Audit measures are already in place for the program and these will be extended to encompass the additional tax to ensure that it is paid by those who are required to do so under the legislation. Additional auditors will be required and the process is already underway to begin the recruitment.

The Act already contains extensive audit and investigation powers and we have extended the limitation period for audit and enforcement of this additional tax to six years while the limitation period for the regular tax is one year.

**5. Doesn't this still leave a back door for foreigners to have citizen or permanent-resident proxies buy local property, thus avoiding the tax?**

No – Changes to the Property Transfer Tax form and new anti-avoidance rules will help catch transactions structured to avoid the tax in an audit.

Collecting the Social Insurance Number for any Canadian Citizen or Permanent Resident transferee is now mandatory on the PTT return and lawyers are being advised they must confirm the number for accuracy against other government issued identification such as a Canadian passport. The Province is introducing and will be enforcing stringent non-compliance penalties. In addition they will be monitoring businesses and individuals filing incomplete or incorrect general or additional PTT returns.

Processes are already in place to verify that a Social Insurance Number is valid. Invalid numbers or other discrepancies on a return will lead to further audit and investigation of the transaction.

All property transfer transactions are subject to audit and all additional property transfer tax returns will be reviewed and verified. The audit period is six years from the date the transfer is registered at the Land Title Office.

Anti-avoidance provisions exist and will be enforced to ensure all foreign entities report and pay the additional tax as required, including examining circumstances where Canadians hold property in trust for a foreign entity or are trustees where a beneficiary may be a foreign entity.

Failure to pay the additional tax as required or purposely completing the general or additional property transfer tax return with incorrect or misleading information may result in a penalty of the unpaid tax plus interest and a fine of \$200,000 for corporations or \$100,000 for individuals and/or up to two years in prison.

The penalty provisions encompass not just the transferees but anyone who participates in providing incorrect information to avoid the tax.

Property transfers will be monitored for compliance and the province will follow up with those businesses or individuals filing incomplete or incorrect general or additional property transfer tax returns.

**6. Can a foreign buyer register a numbered company to avoid paying the tax?**

No. If a numbered company is foreign controlled, it is taxable. As well, our anti-avoidance rule is broad enough to catch the transaction even if the numbered company was domestically controlled at the time of the real estate transaction but changed to foreign controlled after the real estate transaction.

**7. Who is liable to pay the tax?**

All transferees are jointly and severally liable to pay property transfer tax under the existing Act and the additional tax. If one transferee does not pay the required additional tax, the other transferees, including Canadians, must pay that transferee's share of the additional tax payable.

The additional tax applies on the foreign entity's proportionate share of any applicable residential property transfer, even when the transaction may normally be exempt from property transfer tax. This includes such transactions as:

- a transfer between related individuals
- a transfer resulting from an amalgamation
- a transfer to a surviving joint tenant
- a transfer where the transferee is or becomes a trustee in relation to the property, even if the trust does not change

**8. What about a transfer of a bare trust – would that allow the tax to be avoided? Now all the foreign money will simply go into bare trust properties rather than market properties. Is there any way to address that?**

The amendments are structured to look through Canadian trustees to beneficiaries of the trust as an anti-avoidance mechanism. A transferee who would otherwise be taxable cannot hide behind a local trustee. The bill includes provisions to tax a transaction where there is a foreign beneficiary of a trust. If the trustee is foreign, the transaction is taxable even if the beneficiaries are not.

**9. You said before there's no incentive to lie on PTT forms – now you've created a big one. How will you be sure people are honest on the form, when the penalties for falsifying the form are dwarfed by the potential tax liability?**

The penalties for providing false information with respect to the additional tax are severe. The fine is the amount of unpaid tax, plus interest, and an additional \$200,000 for corporations and \$100,000 for individuals. The maximum liability for imprisonment, two years, remains unchanged.

We are also currently in the process of hiring additional auditors so that we have the resources in place for effective enforcement.

**10. Why do you need to look at beneficiaries of a trust?**

The look through Canadian trustees to beneficiaries of the trust is an anti-avoidance mechanism. A transferee who would otherwise be taxable cannot hide behind a local trustee. The bill includes provisions to tax a transaction where there is a foreign beneficiary of a trust. If the trustee is foreign, the transaction is taxable even if the beneficiaries are not.

**11. What about a foreign owner who already has a property in the GVRD (Metro Vancouver)?**

This tax will not affect foreign owners who already have property in the GVRD, except to the extent they wish to sell to foreign buyers or the tax has a cooling effect on the market, reducing the investment return to the owner.

**12. What if a foreign entity gets a Canadian to buy and hold residential property for them?**

The legal ownership would be with the Canadian, who would not normally be taxable. However under the new amendments if they are holding the land in trust for a foreign entity they become a taxable transferee and are responsible for the payment of the tax. Failure to pay the appropriate amount of tax and purposefully filling out the tax form in a misleading fashion could trigger penalties for both the foreigner and the Canadian.

**13. Do I need to claim an exemption or submit the special form if there is no foreign involvement in my purchase?**

No. Submitting the form for the additional tax is required only when there is at least one transferee who is a foreign entity or at least one trustee with beneficiaries who are foreign entities. No exemption is needed – without foreign involvement in the purchase, the additional tax does not apply.

**14. What if a Canadian from Toronto wants to buy a home in Vancouver?**

The buyer from Toronto will pay the general property transfer tax, but not the additional property transfer tax.

**15. Why are the treaty lands of the Tsawwassen First Nation excluded at this time?**

We have not heard concerns from Tsawwassen First Nation about the influence of foreign purchasers on its development projects. In respect of Tsawwassen First Nation, we did not wish at this time to increase taxes that might apply on their new residential projects. We will consult with Tsawwassen First Nation in the near future.

**16. Do I need to pay additional tax when I register the property?**

Yes, if the transaction is subject to the additional tax, you must make payment for both the general and additional tax with your general return filed at the time of registration, and mail in the form for the additional tax on the same day.

The additional tax applies on all applicable transfers registered with the Land Title Office on or after August 2, 2016, regardless of when the contract of purchase and sale was entered into.

**17. How do I file if there is more than one taxable transferee on the transaction?**

Transferees must file a single return for the general tax, including payment for additional tax owed, and submit one form for the additional tax.

**18. Why can't I submit my additional tax form electronically?**

To implement the additional tax in a timely manner, we require a manual filing of the additional tax form for transferees of residential property in the GVRD who are subject to the tax. At some point next year we will combine the additional tax form with the electronic filing of the general tax.

## **Additional Property Transfer Tax – Revenue Questions**

**19. How much revenue do you expect to raise?**

It's too soon to judge how the market will respond. We expect some transactions will proceed, paying the tax. Some portion of transactions will be deterred. The data we're collecting will allow us to monitor this and assess the effect of the tax.

See Appendix A at the end of this document for examples of the tax payable on transactions at different values.

**20. Will tax revenues be earmarked for government housing programs?**

No, the additional tax will not be earmarked to a specific purpose.

However, the government is investing \$75 million to start a new Housing Priority Initiatives Fund for provincial housing and rental programs. Subject to approval by Treasury Board, the fund can receive a portion of revenues from the property transfer tax in the future.

**21. Will tax revenues be shared with municipalities in the GVRD?**

No. This is a provincial tax. Municipalities will benefit to the extent that the tax curbs undue demand pressure in the housing market.

The government is investing \$75 million to start a new Housing Priority Initiatives Fund for provincial housing and rental programs. The fund can receive a portion of revenues from the property transfer tax in the future.

**22. What's the purpose of this tax – to block investment or raise revenues?**

The purpose of this tax is to help manage ongoing demand while the market responds by building new homes to meet local demand. By placing barriers to the foreign investment in the GVRD's real estate market, we can help manage rising prices while supply catches up.

Even though we are seeing much stronger housing starts since February of this year, it's clear the market and many local governments need more time to deliver enough housing starts to meet the current demand. This measure will help reduce foreign demand from that equation while new homes are being built for local residents. Not every foreign purchaser will necessarily be deterred by the tax.

To the extent that we generate revenue from the tax, the secondary purpose is to raise revenue to fund government priorities, which can include housing-related programs.

**23. Based on your June data, if the rate of foreign money doesn't slow down, you stand to reap almost \$500 million per year – what will you do with the money? How will you spend it?**

We don't expect the pace of foreign transactions to continue at that pace once the additional tax is in place, but it's too soon to forecast what the effect will be. We will have a better idea in the Second Quarterly Report.

The revenues from this tax will be part of government's general revenues, like all tax revenues. The government is investing \$75 million to start a new Housing Priority Initiatives Fund for provincial housing and rental programs. The fund can receive a portion of revenues from the property transfer tax in the future.

## **Additional Property Transfer Tax – Political**

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**27. Critics have said the issue should not be foreigners, but money that flows from overseas – why are you targeting foreigners?**

We have seen from our data that more than \$1 billion into B.C. property between June 10 and July 14, more than 86% of it in the Lower Mainland. That's a significant amount of money at a time of heavily constrained supply. Our focus has long been to find ways to increase the supply of new homes at affordable prices – for example the changes we made to the Property Transfer Tax in Budget 2016. But at the present pace of demand and rising prices, it's clear the market needs some help catching up.

**28. Won't this tax impact foreign purchasers who are living and working in B.C. with official permission – such as work visas, visitor visas, etc?**

The additional tax applies to all foreign nationals, whether or not they have a visa. If the foreign national were to become a citizen or a permanent resident, the tax would not apply to them. This is about helping manage ongoing demand in residential real estate while the market responds by building new homes to meet local needs.

- 30. You have consistently said you welcome foreign investment, isn't this tax a reversal of that position? How can you say: we welcome foreign investment, just not in this slice of our economy?**  
We certainly do welcome foreign investment and we will continue to profile B.C. and attract business to our province. The purpose of this tax is to help manage ongoing demand in residential real estate while the market responds by building new homes to meet local needs. By placing barriers to the foreign investment in the GVRD's real estate market, we can help manage rising prices while supply catches up.

## **Additional Property Transfer Tax – Policy Choices**

- 31. Will this close the bare trust loophole?**

Like the general property transfer tax, the additional tax applies to transactions registered in our Land Title Office. This is not a tax on transfers of beneficial interests. We are monitoring the data closely and will determine if further action is necessary.

- 32. Why didn't the government close the bare trust loophole?**

The government is still considering the advantages and disadvantages of taxing transfers of beneficial interests that happen outside of registrations at a land titles office. That would be a fundamental change from the current property transfer tax, and is comparable to the creation of a new system with a new tax administration. In June, we started collecting data to better inform this decision.

- 33. Critics say you should focus on using income tax data to see if purchasers are making appropriate contributions to local revenues, and then only adding surtaxes if they're not paying tax on worldwide income in BC. Why do you consistently reject that approach?**

We haven't rejected any approaches – we have consistently said we would act based on data and evaluate all options. These are complex issues that will require a number of different solutions.



**35. Why only in the GVRD?**

For now, the clearest need for this response is in the GVRD. The Bill contains regulatory powers that would allow the government to prescribe other areas in which the additional tax would apply. We will continue to monitor the data we are collecting. If the evidence shows that a significant amount of foreign investment is being displaced to other regions, we are in a position to make changes quickly.

**36. Which communities are within the GVRD?**

- Anmore
- Belcarra
- Bowen Island
- Burnaby
- Coquitlam
- Delta
- Electoral Area A
- Langley City
- Langley Township
- Lloris Bay
- Maple Ridge
- New Westminster
- North Vancouver City
- North Vancouver District
- Pitt Meadows
- Port Coquitlam
- Port Moody
- Richmond
- Surrey
- Tsawwassen
- Vancouver
- West Vancouver
- White Rock

**37. Why 15%? What led you to pick that rate, how do you know it's not too high or too low?**

In fact we established a range between 10% and 20% that can be adjusted by regulation, and chose 15% as the starting rate. We will assess the effect of this rate in the months to come.

The 15% rate significantly reduces an investor's return on investment, making investment in real estate less attractive to foreign investors.

Other jurisdictions faced with similar circumstances also apply the same rate. Singapore and Hong Kong both apply a rate of 15% to residential property bought by foreign nationals.

The amendments will allow government to set the rate as low as 10% and as high as 20% of the property value by regulation. This flexibility will allow government to adjust the tax rate depending on the needs of the market.

**38. Why aren't you taxing satellite Canadians who do not pay income tax?**

Canadians have the right to live where they like in Canada and find employment where they wish around the globe. There are rules in place in Canada in both the Income Tax Act and in our tax conventions with other countries that set out the division of where income tax is paid.

Even if someone is not liable to pay income tax in Canada, they will still be liable to pay consumption and property taxes if they purchase goods or own property here. This is one of the reasons the provincial tax system is comprised of a variety of taxes on income, consumption and property. These taxes, when taken together, are intended to help raise the revenue necessary to fund the wide range of programs and services that British Columbians rely on.

Further, we would not expect a Canadian who stays in Palm Springs four months per year to pay income tax in the United States, if all their income was earned in Canada.

There are many reasons why an individual may not pay income tax in a given year. For example, they may have earned income in the previous tax year or incurred business losses in the current tax year. An individual may have gone back to school, earning no income in the current tax year. A senior collecting their pension may live in a high-value home they have owned for decades. Or, an individual may have a spouse who earns a high income, but earn no income of their own.

**39. Why aren't you cracking down on money laundering and tax evasion in B.C. real estate?**

Monitoring the flow of money across borders and international tax are extremely complex subjects that are governed by the federal statutes such as the Proceeds of Crime (Money Laundering) and Terrorist Financing Act, the Income Tax Act and tax treaties.

Under the federal-provincial tax collection agreements, investigation of income tax evasion is the responsibility of the Canada Revenue Agency (the CRA). Streamlined administration simplifies the tax system and lowers administration costs for both government and individual taxpayers.

In addition to its own investigative powers, the CRA has access to information on cross border transfers of funds collected by FINTRAC. FINTRAC, the Financial Transactions and Reports Analysis Centre of Canada, is Canada's financial intelligence unit. FINTRAC's mandate is to facilitate the detection, prevention and deterrence of money laundering and the financing of terrorist activities.

That said, we support the Canada Revenue Agency in its efforts to identify cases of tax evasion in B.C. real estate. We share information to the extent possible under the information-sharing agreements we currently have in place with the federal government.

Minister de Jong discussed his concerns about issues related to tax evasion through real estate with Minister Morneau at the June meeting of Canada's finance ministers in Vancouver. These discussions led to the establishment of a federal-provincial-municipal working group comprised of senior officials from B.C., Ontario, the federal government and local governments. This group is

meeting over the summer to identify strategies to strengthen information sharing among the various levels of government, in an effort to further prevent tax evasion in real estate.

## **Additional Property Transfer Tax – Market Effects**

**40. If foreign buyers are only 10% of the market, why do you think this tax will have any effect on the remaining 90%? Shouldn't you focus your efforts on the big segment of the market?**

The intent is to reduce upward pressure on residential prices and reduce the excessive competition in the market. To the extent that foreign buyers are out-competing British Columbians, this tax puts an additional cost that creates a disincentive to investment.

We've made other changes that focus on helping British Columbians enter the housing market. For example, we increased the property transfer tax from 2% to 3% on the portion of a property's fair market value above \$2 million.

We're investing that revenue into the Newly Built Homes exemption, which can save buyers up to \$13,000 in property transfer tax when purchasing a newly constructed or subdivided home worth up to \$750,000. Between Feb. 18 and July 14, this exemption has delivered nearly \$32 million in property transfer tax savings to more than 4,000 British Columbia families.

This exemption provides the additional benefit of incenting developers to build modestly-priced, new housing.

**41. Won't this just drive people to purchase outside of the GVRD, and drive up prices in other areas of the province?**

The changes made to the property transfer tax form will allow us to monitor transactions by foreign buyers. If we identify significant displacement of foreign capital to other regions, we can make the necessary adjustments by applying the tax in different jurisdictions.

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**43. Won't the effect of the tax simply get priced into the market – making properties even more expensive?**

The additional tax will immediately reduce the return on any investment by adding 15% to the transaction's cost. This will take away much of the incentive to use residential real estate in the GVRD purely as an investment vehicle.

**44. You said you don't want to take steps that could harm the equity BCers have built up in their homes – how can you be sure this measure won't crash the market?**

We are taking a cautious approach by applying the tax to the GVRD, where demand appears to be running strongest. We have the flexibility to adjust the tax rates within a range, and to apply or not apply the tax in different regions of the province as necessary.

**45. You're likely to get stories of people walking away from contracts – are you troubled by that possibility? What do you say to a BCer whose deal just collapsed because of your tax?**

Any time a new tax is implemented there is a period of market distortion, and if the tax is effective I expect some people will find themselves affected in this way. It's certainly a difficult personal circumstance for them. I would hope that the amount of disruption to individuals will be limited, and that new buyers can be found. At this point, there still appears to be very healthy local demand.

**46. What impact do you foresee on the prices of homes – will this slow the rise in prices, reverse it?**

The intent is to reduce upward pressure on residential prices and reduce the excessive competition in the market. To the extent that foreign buyers are out-competing British Columbians, this tax puts an additional cost that creates a disincentive to investment.

By placing barriers to the foreign investment in the GVRD's real estate market, we can help manage rising prices while supply catches up.

## **Additional Property Transfer Tax – Trade/Legal Questions**

**47. You're instituting an exorbitant surtax on people who can't vote – isn't this taxation without representation?**

No. This tax applies to foreign entities that make a choice to purchase residential property in the GVRD.

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**50. Is there a risk this tax will work too well and scare off other types of foreign investment? How might that reveal itself, and what would you do if it does?**

B.C.'s economy has been and continues to be seen as a safe harbour for investment. Even through the tempests of the global economic slowdown, we have emerged from the economic crisis with four straight balanced budgets, a triple-A credit rating from the three major rating agencies, and an economy that is forecast to lead growth among provinces both this year and the next. Since 2001, economic growth in BC has averaged 2.6 per cent annually, compared to 1.9 per cent in the rest of Canada.

**51. Would foreign governments pay the tax?**

Foreign governments operating through a corporation would pay the tax.

**52. Do any other jurisdictions have similar taxes or impose restrictions on foreign ownership of property?**

- **United Kingdom:**
  - Non-residents are now subject to capital gains taxation on gains when selling residential property in the UK.
  - Non-domiciled residents who provide security for purchases with offshore assets will be considered to have repatriated those assets and pay income tax as applicable.
  - 15-per-cent stamp duty on those using a company name to buy properties worth more than £500,000.
- **Singapore:**
  - Increased buyer's stamp duties (PTT) on foreign, corporate, permanent residents, and citizens:
    - 15% additional stamp duty on foreign and corporate purchasers. Was initially 10% but was increased after 10% did not have the desired effect.
    - 5% additional stamp duty on permanent residents purchasing a first home. 10% on further purchases.
    - 10% additional stamp duty on citizens purchasing their second and third homes.
- **Hong Kong:**
  - A 5%-20% anti-speculation special stamp duty that is payable on property held for less than 24 months.
  - Implemented a 15% additional Buyers Stamp Duty targeted at foreign investors and companies Measures to restrict mortgage lending to its residents.
    - Strict loan to value ratios
    - Strict Mortgage Servicing Ratios
    - A 40% down payment requirement
- **Australia**

Australia has both federal and state taxes for foreign purchasers. Australia also restricts foreign ownership of property. Foreign citizens or companies require approval from a Foreign Investment Review Board (FIRB) in order to buy residential real estate. The FIRB will accept applications where the non-resident intends to live in the residential property. The FIRB will reject applications on the following grounds:

  - They feel the purchase is speculative in nature.
  - They feel the purchase is for rental purposes.

The exceptions to these criteria are newly built residential properties sold by developers and tourist resort properties.

- **New York**

New York levies a mansion tax of 1% of the purchase price, if the purchase price is over \$1 million.
- **1974 Ontario Measures**
  - Ontario implemented two measures aimed at curbing house price inflation in the 1970s.

- A 20% transfer tax on non-residents of Canada (similar to our PTT)
  - An income tax on land speculation aimed at short term speculators (flippers)
  - The taxes were enacted in 1974 and repealed by 1978.
  - The 20% rate for non-residents remained for the acquisition of certain land (farmland) until 1997.
- China
    - To help boost a slowing economy, China recently relaxed rules on foreign ownership.
    - Restrictions on foreign ownership were put in place in 2006, in an effort to prevent speculation and cool an overheated market that was pricing Chinese citizens out of major markets.
    - Foreign individuals and companies are now allowed to buy as many properties as they wish, but are still subject to local housing purchase limits.
    - Previously, foreign residents were allowed to buy only one property on the mainland once they had worked in China for a year.
  - Korea
    - There are no special requirements for land or property purchase by foreigners in Korea.
    - However, the registration process is slightly different for foreigners purchasing property in Korea.

## **Additional Property Transfer Tax – Detailed Technical**

### **53. Do I need to submit a form under 2.02(3) if I don't have any foreign transferees or transferees who are trustees of a trust with a foreign beneficiary?**

You will only need to submit a form for additional tax for transfers of residential property in a prescribed area with a foreign transferee or when a foreign entity holds a beneficial interest in a trust.

### **54. I am a foreign entity making a purchase of a business property that has a small amount of residential property associated with it. Do I need to pay the tax?**

Yes, the foreign entity as defined in the tax must pay additional property transfer tax on the residential portion, but not on the business portion of the transaction.

### **55. Does the treatment of beneficiaries start to remove the distinction in the tax between legal and beneficial owners?**

The general tax remains a tax on the transferee. In the additional tax, we will look through Canadian trustees to see if there is a foreign beneficial interest.

### **56. What if there are Canadian beneficiaries as well as foreign entity beneficiaries in the trust.**

The transferee of a trust is considered to fully be a foreign entity if at least one beneficiary is a foreign entity.

### **57. I am not sure my property meets the definition of residential**

Refer to the most recent assessment notice from BC Assessment. Or, contact the Property Taxation Branch – property transfer tax enquiries – at: 250 387-0604, 1 888 355-2700 (Toll free), or [pttenq@gov.bc.ca](mailto:pttenq@gov.bc.ca).

## **Housing Priority Initiatives**

### **58. Why are these amendments being introduced?**

These amendments are complementary to and necessary to support other proposed amendments to the Property Transfer Tax Act.

A new immediate, strategic and flexible central funding vehicle is needed to facilitate early implementation of priority initiatives related to supply of housing and rental housing, or other shelter, access and support programs and initiatives.

It is expected that Individual priority proposals that support Cabinet's direction will be brought forward by ministries for Treasury Board consideration. A new strategic and flexible funding vehicle, as proposed in the amendments, will assist Treasury Board in addressing those priority proposals within the Fiscal Plan and in recognition of current limitations within other existing authorities.

### **59. What do the amendments do?**

The amendments establish the Housing Priority Initiatives special account, along with its operating rules and oversight. The Account's purpose is to provide a strategic central funding vehicle for priority initiatives related to supply of housing and rental housing, or other shelter, access and support programs and initiatives.

The amendments define inflows to the Account, which primarily include transfers of Property Transfer Tax authorized by Treasury Board. But inflows also include other things like collections of loans made through the Account, or sales/leases/rentals of properties invested in by the Account or through agencies funded by the Account.

The amendments provide for a wide range of purposed spending activities ranging from operating and grant expenditures; funding capital investments in land and housing/rental infrastructure; to funding loans and guarantees that support new or ongoing priority initiatives in respect of provincial housing and rental/shelter supply and access and support programs.

All spending must have the prior approval of Treasury Board.

**60. How do you justify giving yourself the ability to spend taxpayer money without legislative scrutiny, oversight, debate and a vote? Isn't this just a way to bypass the budget and Estimates process? How is this transparent?**

Like all legislation, the bill to establish this special account is being introduced in the Legislature for full and transparent debate and approval within a public forum.

The opportunity created by the other proposed amendments that this legislation is intended to support wasn't there when Budget 2016 was developed and passed.

That opportunity exists today with the requested passage of this package of legislation and as a consequence there is also an immediate need for a vehicle so the Province can utilize that opportunity to respond to priority initiatives related to supply of housing and rental housing, or other shelter, access and support programs and initiatives.

The special account will be under strict oversight of the Minister of Finance and Treasury Board. As part of the government's Consolidated Revenue Fund, going forward the new Account will be reported on through annual Budgets and Estimates, quarterly reports, service plans, and the annual Public Accounts.

Reporting on the proposed special account could come as early as the First Quarterly Report in September 2016. Government might also consider preparing a dedicated public report to outline spending out of the special account and the purposes for which the spending was provided. This, for example, could be part of a more comprehensive document about the Province's overall housing strategy.

**61. What spending controls are there for this special account?**

The Account will be under strict oversight of the Minister of Finance and Treasury Board. Not only must Treasury Board approve the amounts of Property Transfer Tax to be transferred to the Account, but prior Treasury Board approval is required before any payments can be made out of the Account and before loan guarantees are provided.

Individual priority proposals that support Cabinet's direction on housing will be brought forward by ministries for Treasury Board consideration. The proposed special account will assist Treasury Board in addressing those priority proposals in a flexible way within the Fiscal Plan and in recognition of current limitations within other existing authorities.

**62. You're giving yourself statutory authority to spend Property Transfer Tax revenues – what are your spending plans?**

The proposed special account has a broad authority to fund a range of housing, rental, or shelter programs, initiatives and activities. This means government can not only augment existing programs like BC Housing's emergency shelter and social housing initiatives or rental assistance for low-income families and seniors, but can potentially fund new and innovative housing initiatives in the future (e.g. increasing supply of affordable or rental housing or supporting homeownership).



While it is still early, individual priority proposals that support Cabinet's direction on housing will be brought forward by ministries for Treasury Board consideration. The proposed special account will assist Treasury Board in addressing those priority proposals in a flexible way within the Fiscal Plan and in recognition of current limitations within other existing authorities.

**63. What consultations have you done?**

While specific consultations have not taken place publicly or across the public sector in relation to the creation of the new special account, the underlying needs for which the special account is intended to help address are well understood and the Province has heard public concerns in a variety of consultation venues.

The Privacy and Legislation Branch (PLB) has been consulted and confirmed that consultation with the OIPC was not required. The legislative amendments do not contemplate or create new matters of personal information collection or use outside of the parameters covered by FOIPPA.

**64. What don't you simply use the Contingencies vote or bring in Supplementary Estimates to deal with the need for new spending authority this year?**

The opportunity created by the other proposed legislative amendments will likely be well in excess of what the Contingency vote can provide. As is the usual case, there are already a number of pressures in ministries that may require allocations from the Contingencies vote.

Supplementary Estimates are not practical at this time. It is still early and individual priority proposals that support Cabinet's direction on housing will be brought forward by ministries in an orderly way for Treasury Board consideration.

The proposed special account will assist Treasury Board in addressing those priority proposals in a flexible way within the Fiscal Plan and in recognition of current limitations within other existing authorities.

**65. Why would the special account need to make loans and guarantees? Won't this affect provincial debt?**

The new special account is intended to be self-funded so there should be no impact on provincial debt.

The proposed amendments define inflows to the Account, which primarily includes transfers of Property Transfer Tax authorized by Treasury Board. But inflows also include other things like collections of loans made through the Account, or sales/leases/rentals of properties invested in by the Account or through agencies funded by the Account.

The Account will be under strict oversight of the Minister of Finance and Treasury Board. Not only must Treasury Board approve the amounts of Property Transfer Tax to be transferred to the

Account, prior Treasury Board approval is required before any payments can be made out of the Account and before loan guarantees are provided.

## **Consumer Protection – Self-Regulation**

### **66. How can you say self-regulation is ended?**

Following the amendments industry will have **NO** formal role in the regulation of the real estate sector:

- All members on the Real Estate Council will be appointed by government;
- All rules will be made by the Superintendent, not Council.
- Council will continue to be responsible for daily operational matters (for example, qualification and discipline hearings). Industry will have no formal role on Council and therefore Council's responsibility in respect of discipline cannot be regarded as self-regulation by industry.

### **67. Doesn't Council's continued ability to impose discipline mean that self-regulation continues?**

No. Council will continue to be responsible for daily operational matters (for example, qualification and discipline hearings). Again, industry will have no formal role on Council and therefore Council's responsibility in respect of discipline cannot be regarded as self-regulation by industry.

Additionally, the Superintendent will have the ability to increase disciplinary activities of Council by:

- directing Council to investigate a particular matter;
- requiring Council to issue a notice of disciplinary hearing, thus beginning the disciplinary process; and
- requiring Council to provide the Superintendent with all information about an investigation or disciplinary process that will let the Superintendent decide whether to appeal the disciplinary outcome of a particular matter.

## **Consumer Protection – IAG Recommendations**

### **68. Do these amendments implement the IAG recommendations?**

Most of the amendments that require legislation have been implemented: Penalties have been increased as recommended; and the superintendent's oversight powers are greatly enhanced. The legislation also clarifies that the Superintendent has the power to make rules to effect many of the other recommendations.

### **69. Why do the amendments not implement all of the IAG recommendations?**

Most of the IAG recommendations that relate to legislation are included in the amendments.

The exceptions are those that are currently outside the legislative scheme of the Real Estate Services Act and the recommendation to provide the council with the responsibility to investigate unlicensed activity.

The amendments provide the Superintendent with broad oversight of council, and go further than the IAG recommendations in transferring rule making authority from council to the superintendent and in replacing the industry-elected members on Council with members appointed by the government.

The superintendent's rule-making authority will allow it to implement the non-legislative IAG recommendations.

**70. Why do the amendments not implement the recommendation to provide council with the responsibility to investigate unlicensed activity?**

The amendments provide for increased oversight of council and for new disciplinary powers for council. Council needs to focus on improving its investigation and discipline of licensees before an increase in its regulatory responsibility can be contemplated.

**71. So who is responsible for unlicensed activity?**

The Superintendent of Real Estate.

**72. What is happening with the other recommendations of the IAG?**

Government has established an implementation team that is working swiftly to end self-regulation and implement the recommendations, including the additional powers the Superintendent will receive. The team includes senior staff from the current office of the Superintendent of Real Estate, the Real Estate Council and the Ministry of Finance. When the new Superintendent of Real Estate is hired, s/he will assume leadership of the implementation team.

**73. Why do these amendments not end dual agency?**

The amendments give the Superintendent the power to make rules that prohibit dual agency. However, prohibiting dual agency, together with banning double ending are important issues that government is continuing to analyse. Government may step in to address them directly by regulation rather than relying on the Superintendent to make rules.

**74. Can you tell us the distinction between dual agency and double ending?**

Dual agency occurs when a licensee acts as agent to parties with opposing interests in a real estate transaction. For example, a licensee may be the real estate agent for both the seller of real estate and the buyer of real estate or a licensee may be acting for two different buyers bidding for the same real estate. The concern with dual agency is that the licensee cannot, in practice, fully act in the best interests of both parties if the interests of those parties are in conflict.

Double ending occurs when a licensee receives both the seller's and buyer's portion of the commission for a transaction. This most often occurs when a licensee is acting as a dual agent, but can also occur where a buyer is not represented by a licensee.

Dual agency and double ending may result in an unshared commission being received by a single licensee. However, under dual agency the licensee has the obligation to act as agent to both parties, even if the execution of this obligation is impractical.

**75. Will the fees that licensees have to pay increase?**

We are currently considering the staffing and resourcing requirements that the Council will need. We cannot definitively say whether fee increases will be necessary until we understand the requirements needed to support the additional workload.

## **Consumer Protection – Superintendent**

**76. Will additional resources be available to the Superintendent?**

Assessment of the resource requirements for the Superintendent's office is underway.

**77. How many staff will the Superintendent have?**

The Superintendent will have the necessary resources required to carry out its mandate. The number of staff is being determined.

**78. How will the Superintendent's office be funded?**

The Superintendent's office will continue to be funded through licence fees.

**79. When will the Superintendent begin his or her role?**

The Deputy Minister of Finance is in the process of hiring a Superintendent dedicated to Real Estate. This is a high priority within the Ministry and for the Deputy Minister of Finance. He or she will begin working as soon as possible.

## **Consumer Protection – Real Estate Council**

**80. Does the real estate council continue to exist?**

Yes. The council will continue its role with respect to handling licensing and bringing disciplinary actions, but it will do so under the oversight of the superintendent of real estate. Council's ability to make rules that govern licensee conduct have been transferred to the Superintendent.

**81. Who will be appointed to the Real Estate Council?**

The Province's Board Resourcing and Development Office will follow its standard process for making recommendations about appointments to government. The overarching governing principles of this process are: merit-based selection; transparency; consistency; probity (appointees must be committed to the values of the public service); and proportionality (the process for selection will be appropriate for the nature of the post).

**82. Will any industry members be appointed to the Real Estate Council?**

Our priority is to minimize industry representation, but we recognize the value of experienced and practical voices on the council.

**83. What happens to the existing council members?**

Council members that were elected or appointed by council will cease to be council members once the amendments come into force. Council members that were appointed by the Lieutenant Governor in Council will continue to be council members.

**84. When to the amendments come into force?**

The amendments will come into force by regulation, which we anticipate will be relatively soon.

**85. What happens to council staff?**

The Council will continue to require the existing complement of staff to fulfill its revised mandate and may even require additional staff to fully meet its responsibilities.

**86. Does this mean the council (and related corporations) become part of the government reporting entity?**

It is likely that the Council will become part of the government reporting entity, as government will be appointing all council members and has control over the Council.

**87. Why are you keeping the two appointed members on Council?**

Two existing government appointees are being reappointed, as they are new to the board. They were appointed mid-2015, and typically appointees serve up to six years. The two council members who are being reappointed are well qualified and bring important skills and attributes to the board, and provide continuity.

A number of important changes are anticipated that will bring new leadership and change to the regulator and the industry. Government is in the process of hiring a new Superintendent of Real Estate. In this context, some stability and continuity on the board is important.

**88. What will the role of Council staff be?**

Staff will continue to receive complaints, investigate potential contraventions, and support the new Council as it determines whether to issue a notice of hearing and conducts discipline hearings.

**89. Why does Council continue to be responsible for discipline?**

Council will continue to be responsible for discipline. As well, Council will have more penalty tools available to ensure licensees are properly deterred and punished for any misconduct.

The Superintendent will have the ability to increase disciplinary activities of Council by:

- directing Council to investigate a particular matter;
- requiring Council to issue a notice of disciplinary hearing, thus beginning the disciplinary process; and
- requiring Council to provide the Superintendent with all information about an investigation or disciplinary process that will let the Superintendent decide whether to appeal the disciplinary outcome of a particular matter.

## **Consumer Protection – Legislation**

**90. What do these amendments do?**

These amendments effectively end the self-regulatory status of the real estate council by providing that all members of the council are to be appointed by the government, instead of having the majority of council members elected by industry.

**91. Why is the strata owner council position being removed? Wasn't this position independent?**

Council was provided the ability to appoint a strata owner to council to ensure the concerns of this constituency were represented. This was required to address the fact that council was largely comprised of elected real estate agents. As all council members will now be appointed, government will be able to ensure the composition of the board adequately reflects the interests and perspectives of all stakeholders.

**92. Why are disgorged commissions not returned to the consumer?**

The amendments provide that disgorged commissions, like discipline penalties, must be remitted to the council for the purposes of licensee and public education. The amendments allow for a regulation to be developed should it be considered effective and appropriate to allow for other uses of disgorged funds.

**93. Why do the amendments not protect the public from predatory buyers and sellers that are not required to be licensed?**

The IAG's recommendations to extend government's assignment disclosure regulation and to extend the legislative regime to high volume unlicensed activity are beyond the scope of the Real Estate Services Act. However, this may be something that we look at in the future.

## **Consumer Protection – Operations**

**94. What progress has been made in developing the implementation plan?**

Once the new Superintendent is in place, he or she will begin to develop the implementation plan that flows out of the legislative changes, and put into action any operational changes necessary.

Work is already underway to consider what the staffing and resourcing requirements Council will have.

**95. Who will handle complaints and discipline?**

Council will continue to be responsible for daily operational matters (for example, qualification and discipline hearings).

Additionally, the Superintendent will have the ability to increase disciplinary activities of Council by:

- directing Council to investigate a particular matter;
- requiring Council to issue a notice of disciplinary hearing, thus beginning the disciplinary process; and

- requiring Council to provide the Superintendent with all information about an investigation or disciplinary process that will let the Superintendent decide whether to appeal the disciplinary outcome of a particular matter.

**96. Who will handle unlicensed activity?**

The superintendent will continue to be responsible for unlicensed activity. The amendments generally give less power to council, and expanding council's role per the IAG recommendations is contrary to the direction of the amendments.

**97. What happens to the existing rules?**

The existing rules will be deemed to be the rules of the superintendent, and will continue to remain in force.

**98. Which IAG recommendations are not addressed by the amendments?**

The amendments do not implement any IAG recommendations that can be implemented by rules or that are operational in nature. Also, recommendations involving unlicensed activity (extending shadow flipping regulation to all real estate contracts, for sale by owner regulation), including the recommendation to transfer oversight of unlicensed activity to council are not provided for in the amendments.

**99. Who will have power to make bylaws?**

The council will retain the power to make bylaws. However, the superintendent is provided with new powers to direct council to make, amend, or repeal a bylaw.

## **Consumer Protection – General**

**100. What other Canadian jurisdictions have self-regulation of the real estate industry?**

Self-regulation of real estate exists in Alberta, Saskatchewan, Ontario, Quebec, and Nova Scotia. In these provinces, provincial law and regulation establish real estate councils to license real estate professionals and to create and administer the rules agents must follow.

In the territories and the four provinces without real estate councils, provincial governments directly license agents and regulate the profession.

**101. Do these amendments reverse the 2005 changes in real estate regulation?**

Only in part. These amendments change the structure of real estate regulation by ending the self-regulatory status of real estate agents. Other changes implemented in 2005, such as the regulation of strata managers and the establishment of a compensation fund, continue on.

## **Vacancy Tax**

**102. What is the purpose of this legislation?**

- The Province is enabling Vancouver to implement a stand-alone tax on vacant residential property. The Province is acting in response to Vancouver's request. Vancouver has been seeking additional tools in an effort to increase the supply of rental units on the market while waiting for some of Vancouver's pending housing projects to be available. The vacancy rate in Vancouver is currently 0.6% and unused housing supply can put upward pressure on accommodation costs.
- Once implemented by Vancouver, the intent of a vacancy tax would be to encourage owners of vacant properties to add those properties to Vancouver's rental housing inventory rather than pay the tax. In addition, the legislation would ensure that the revenues received under this vacancy tax could only be used by Vancouver in relation to affordable housing initiatives and administration of the tax.

**103. What is the scale of the vacant property problem in Vancouver?**

- The intent of the tax is to increase the rental housing stock on the market; a study conducted by Vancouver in 2016 indicates that Vancouver has close to 11,000 empty housing units (Vancouver estimates there are approximately 177,000 residential properties in total).

**104. Why is the Province allowing Vancouver to design and implement the tax?**

- It is important to Vancouver that it has clear, statutory authority to impose a vacancy tax if it decides to proceed with such a tax. Whether to impose such a tax is ultimately Vancouver's decision.
- While the legislation will set out key elements of the tax, the design details, implementation, administration and collection of the tax will be determined by Vancouver and imposed by municipal bylaw. Vancouver has the best ability to understand its needs and its residents and what properties and property owners should be covered by the vacancy tax.

**105. What about other Lower Mainland communities struggling with housing affordability and availability? Or what about in other areas of the Province, like Victoria? Will they be able to implement a similar tax?**

- Addressing the issue of housing affordability is a priority for the Province. Vancouver is being empowered to design and implement a novel tax, unprecedented in Canada. On that basis, it would make sense for other communities to first be in a position to learn from Vancouver's approach, including issues with implementation and whether the tax has the desired effect.
- After that, if there is general interest from other municipalities, legislative change could be discussed further.



**106. How will you know if there is interest in other places? Do other municipalities just get to ask for this authority, like Vancouver?**

- The usual process for seeking amendments to the *Community Charter* or other core legislation that applies to local governments throughout B.C. is through the Union of BC Municipalities (UBCM), which represents all local governments. Through its annual resolutions process, UBCM members debate, vote on and adopt resolutions on a variety of issues, including ones seeking legislative change. The Province responds annually to those resolutions.

**107. How will the public know if the tax is effective? Does Vancouver have to account for the use of the revenues collected from this tax?**

- Vancouver is required to provide an annual report on the vacancy tax that must include the amount raised and how it was used; and ensure that the report is publicly available. Vancouver's use of revenue generated from the vacancy tax is limited to the purposes of initiatives respecting affordable housing; and paying the costs of administration of the tax.

**108. What else is the Province doing to support affordable housing?**

- In Budget 2016, the Province increased the property transfer tax rate to 3% on the value of homes above \$2 million, and invested that money in the Newly Built Home exemption, which can save buyers up to \$13,000 on the purchase of new housing valued up to \$750,000. This measure aims to stimulate greater housing supply in the market at an affordable price.
- The Province is also investing \$355 million over the next five years to support the construction or renovation of more than 2,000 units of affordable housing. In addition, the Province has also started collecting citizenship information from buyers when they register properties to help us understand the extent that foreign capital is driving the housing market.
- And as my colleague Minister de Jong has mentioned, the Province will also be introducing legislation to support consumer protection by ending self-regulation of the real estate industry.

**109. What are other jurisdictions doing?**

- This would be a unique taxation authority in Canada.
- Research has only found two worldwide examples of a vacancy tax imposed locally for the purpose of addressing housing affordability (i.e., some boroughs in Greater London, England such as Camden impose a 50% vacancy premium on their equivalent of municipal property taxes for properties empty for set periods over the prior two years; France imposes such a tax for municipalities over 200,000 population, at a rate of roughly 10% of annual rental value).

- While the tax itself would be unprecedented in Canada, it is expected to generate interest in some other B.C. local governments seeking revenue tools to address the same issues and/or seeing it as a new tool to raise funds.

## **Vacancy Tax Legislation – General Questions**

### **110. Why isn't the Province enabling a separate vacant residential property class under the *Assessment Act* for Vancouver? Wouldn't an assessment approach simplify things?**

- A vacant residential property class or sub-class would be applied on a province-wide basis, as are all assessment provisions. The risks of such a broad application are currently unclear, and may lead to unintended consequences for municipalities and tax administrators. Therefore, it is more appropriate to enable Vancouver to impose a vacancy tax, and ensure that any revenues are used to support the administration of the program and fund affordable housing initiatives in Vancouver.

### **111. What properties is this targeting? What constitutes a "vacant" property?**

- The legislation authorizes Vancouver to tax residential properties that are in Class 1 of the *Assessment Act* and meet the criteria to be set out in Vancouver's vacancy tax bylaw. Such residential properties may include single family dwellings, apartments, and condominiums, but not hotels and motels.
- The length of time and the circumstances that constitute "vacant property" will be defined by Vancouver by bylaw. As well, Vancouver will have broad authority to establish exemptions from the tax for properties that may be vacant but should not be taxed (e.g. estates in probate; properties awaiting a demolition permit). Given the variety of possible scenarios, how "vacant property" is defined can only be determined by Vancouver.

### **112. What will the tax rate be?**

- The rate or amount of the tax will be determined by Vancouver, and may be different for different categories of residential properties, registered owners and/or vacant properties (also to be determined by Vancouver). Vancouver will also determine the basis for the tax rate – whether for example it is a percentage of the assessed value of the property or an amount per parcel.

### **113. When would this vacancy tax take effect?**

- It is anticipated that it will take some time for Vancouver to design the tax, but the timing of implementation is up to Vancouver to decide.

**114. Will there be exemptions from the tax?**

- The legislation requires Vancouver to establish exemptions from the tax in their vacancy tax bylaw, as there will be many different situations to be accommodated. As Vancouver will be responsible for the details of the design of the tax, it will be up to Vancouver to determine what these exemptions will be.

**115. What if the owner only uses the property part-time or occasionally? What if the owner has an unrented suite or carriage house on an owner-occupied property?**

- As Vancouver will be responsible for the details of the design of the tax and the definition of “vacant property”, it will be up to Vancouver to determine whether any of these properties would be subject to the tax.

**116. What if a strata corporation does not allow or limits rentals? Will Vancouver have the authority to require strata corporations to permit rentals?**

- If a strata corporation allows only limited rentals or prohibits rentals, this legislation will not require the strata corporation to revisit their policies in this regard.

## **Vacancy Tax – Collection and Enforcement of the Tax**

**117. What happens if the owner doesn’t pay the tax? What are the collection and enforcement remedies?**

- Vancouver will have the authority to establish penalties and interest for non-payment and late payment of the tax. Ultimately, the legislation authorizes Vancouver to choose to apply the full range of remedies available for collection and enforcement of property value taxes under the *Vancouver Charter* to also enforce the vacancy tax.
- That means that properties could be required to be put to tax sale where taxes are delinquent for two years.

**118. How can property owners appeal/complain if they disagree with Vancouver’s determination of their property status?**

- One of the required elements of a vacancy tax bylaw is for Vancouver to establish a process for hearing and determining complaints, including providing for a review process for determination of complaints. As Vancouver further develops its design of the tax and process for its administration/collection, the Province is happy to discuss any issues that may arise or need to consider potential future amendments to ensure the fairness of such a review process.

## Vacancy Tax – Data/Collection of Information

**119. How will Vancouver identify vacant properties? Are property owners required to provide this information?**

- The legislation enables a declaration framework; Vancouver may require information from property owners regarding the status of their residential property and seek verifying evidence from them as to whether it is vacant or occupied. Failure to provide required information could have various consequences, including fines, and most significantly that the property is considered to be vacant and taxable.

**120. Can the information collected from property owners for the purpose of the vacancy tax be used for other purposes?**

- Information collected from property owners is often personal information. Personal information gathered by Vancouver must be collected and used in accordance with the *Freedom of Information and Protection of Privacy Act* (FOIPPA) which has, as its starting point, that information may only be used for the purpose for which it is collected.

**121. Does the legislation authorize Vancouver to access 3<sup>rd</sup> party-collected data, e.g. provincially held personal information?**

- No. The legislation currently does not authorize Vancouver's access to or agreements around 3<sup>rd</sup> party-collected data (e.g. provincially-held personal information such as Home Owner Grant claims or Drivers Licence/BC ID information).
- This would require detailed consultations with the Office of the Information and Privacy Commissioner (OIPC). As Vancouver actually designs its tax and identifies specific data needed for specific purposes, there is an opportunity to undertake the necessary discussions and consider the potential for future data-related amendments.

**122. Isn't data essential to Vancouver being able to design the details of this tax? Otherwise, how are they going to determine which properties should be taxed?**

- The legislation enables a declaration framework; Vancouver may require information from property owners regarding the status of their residential property and seek verifying evidence from them as to whether it is vacant or occupied.
- As Vancouver actually designs the tax and identifies specific data needed for specific purposes, there is an opportunity to undertake the necessary discussion and consider the potential for future data-related amendments.

**123. Why didn't you add the provision suggested by the Office of Information and Privacy Commissioner, to ensure that Vancouver could only use information and evidence collected from property owners for the purposes of the vacancy tax?**

- Vancouver is already required to operate under the *Freedom of Information and Protection of Privacy Act* for any personal information it collects. Section 32 of that Act establishes the core rule that personal information may only be used for the purpose for which it was collected and, in limited circumstances, for a consistent purpose.
- Once Vancouver has undertaken more detailed design of the tax and how it will be administered, further discussion about issues related to information/data collection and sharing may be needed; that would be the best opportunity to discuss the suggested provision with Vancouver and with the Office of Information and Privacy Commissioner.

**124. Can Vancouver enter residential property to verify if the property is vacant?**

- The proposed legislation includes a limited power of entry for an authorized person onto a property (after reasonable steps) for the purpose of determining or verifying the status of the property for purposes of the vacancy tax. This authority is consistent with normal municipal authority to determine compliance with their bylaws.
- Additionally, the authorized person may only enter into a residential property (e.g., a private dwelling) if the individual occupying the property, if any, consents.

**125. Why is there no warrant authority to enable Vancouver to enter into a building or dwelling?**

- The creation of a warrant authority for the purposes of the vacancy tax raises complex constitutional issues and would require further legal consideration as well as consultation with the judiciary. As with the question of specific data needs, the Province is open to having further discussion on this issue with Vancouver as it actually designs the details of the tax, and consider the potential for future amendments if the need arises.

**126. If the legislation doesn't provide for entry into property and it doesn't give Vancouver access to third party data, does this legislation actually give Vancouver the authority it needs to implement this tax?**

- Yes. The legislation balances flexibility in the enabling framework for Vancouver's design of the tax scheme while providing enough certainty in the legislation for the tax to be legally valid. To uphold principles of fairness and equity in taxation, the legislation enables Vancouver to start broadly in identifying residential properties and then narrow down those subject to the tax through self-declaration.
- It gives Vancouver the authority to require information from property owners regarding the status of their residential property and seek verifying evidence from them as to whether it is

vacant or occupied. It also provides consequences for not providing that information – most importantly, that the property can be considered vacant and subject to the vacancy tax.

- As Vancouver actually undertakes more detailed design of the tax and if it identifies specific data needed for specific purposes the Province is open to further discussion and considering the potential for future data-related amendments.

**127. Why isn't the legislation enabling tax modelled on the approach suggested by UBC Sauder School of Business (Professor Joshua Gottlieb)?**

- As I understand it, the model supported and proposed by the UBC Sauder School of business is a 2% property value tax based on assessed value of a property, which would then be negated on a sliding scale by application of an exemption based on income taxes paid by the registered property owner.
- While the starting point of such a tax would be the parcel of property, whether a registered owner of such property pays tax would be determined by an exemption based on income taxes paid by the registered owner. The Sauder School approach would be entirely dependent on Vancouver being able to access federal income tax information.
- The proposed legislation for the Vancouver Vacancy Tax provides Vancouver with the authority to impose a municipal tax in relation to residential properties that are vacant. The legislation, as proposed, does not authorize Vancouver's access to or entry into agreements around third party-collected data. This level of information/data access would require detailed determination of necessary personal information sources, authorization for information sharing and detailed consultations with the Office of the Information and Privacy Commissioner (OIPC) and in relation, to income tax information, consultations with the federal government.
- Vancouver had initially requested an assessment based (i.e., property tax) to impose on vacant properties and later raised the possibility of imposing a property based Business Tax. The authority contained in the proposed legislation/ Bill is consistent with municipal taxation authorities in BC and Canada and does not require data availability on the income of registered owners of subject properties, necessitating negotiation of income tax information sharing between Vancouver and the Province/Federal Government which, in turn, raises privacy concerns around use, sharing and custody of personal information.

**128. Lower Mainland mayors have proposed an alternate approach where a tax would be imposed on a property and exempted where the property is used as a principal residence (non-resident tax). Wouldn't this be easier to administer and help avoid a patchwork approach to addressing the issue?**

- There is no one right approach to increasing rental stock in Vancouver; every approach will have its pros and cons.
- We are supporting Vancouver in its request for a municipal tax on vacant property to address a historically low vacancy rate, which it considers to impact housing affordability. The purpose of

the tax is to provide an incentive for owners of empty homes to add them to the rental pool. This tax is intended to help address housing availability and affordability.

- My understanding of the non-resident tax proposed by some Lower Mainland mayors is that an owner would be levied an additional property tax for any property that is not a principal residence. This raises some questions about how this would assist in addressing the low vacancy rate, and whether it may have the effect of increasing rents for those units that are currently occupied. It is not at all clear that this type of tax would be easier to either design or administer, as it also raises legal and tax equity issues, and could certainly present some significant property conveyancing issues.

## Appendix A: Examples of Tax Payable

Home value	Regular tax	Additional tax	Total	Total as a % of home value
\$100,000	\$1,000	\$15,000	\$16,000	16.0%
\$200,000	\$2,000	\$30,000	\$32,000	16.0%
\$300,000	\$4,000	\$45,000	\$49,000	16.3%
\$400,000	\$6,000	\$60,000	\$66,000	16.5%
\$500,000	\$8,000	\$75,000	\$83,000	16.6%
\$600,000	\$10,000	\$90,000	\$100,000	16.7%
\$700,000	\$12,000	\$105,000	\$117,000	16.7%
\$800,000	\$14,000	\$120,000	\$134,000	16.8%
\$900,000	\$16,000	\$135,000	\$151,000	16.8%
\$1,000,000	\$18,000	\$150,000	\$168,000	16.8%
\$1,100,000	\$20,000	\$165,000	\$185,000	16.8%
\$1,200,000	\$22,000	\$180,000	\$202,000	16.8%
\$1,300,000	\$24,000	\$195,000	\$219,000	16.8%
\$1,400,000	\$26,000	\$210,000	\$236,000	16.9%
\$1,500,000	\$28,000	\$225,000	\$253,000	16.9%
\$1,600,000	\$30,000	\$240,000	\$270,000	16.9%
\$1,700,000	\$32,000	\$255,000	\$287,000	16.9%
\$1,800,000	\$34,000	\$270,000	\$304,000	16.9%
\$1,900,000	\$36,000	\$285,000	\$321,000	16.9%
\$2,000,000	\$38,000	\$300,000	\$338,000	16.9%
\$2,250,000	\$45,500	\$337,500	\$383,000	17.0%
\$2,500,000	\$53,000	\$375,000	\$428,000	17.1%
\$2,750,000	\$60,500	\$412,500	\$473,000	17.2%
\$3,000,000	\$68,000	\$450,000	\$518,000	17.3%
\$4,000,000	\$98,000	\$600,000	\$698,000	17.5%
\$5,000,000	\$128,000	\$750,000	\$878,000	17.6%
\$6,000,000	\$158,000	\$900,000	\$1,058,000	17.6%
\$7,000,000	\$188,000	\$1,050,000	\$1,238,000	17.7%
\$8,000,000	\$218,000	\$1,200,000	\$1,418,000	17.7%
\$9,000,000	\$248,000	\$1,350,000	\$1,598,000	17.8%
\$10,000,000	\$278,000	\$1,500,000	\$1,778,000	17.8%



**Keirstead, Zoe FIN:EX**

---

**From:** Keirstead, Zoe FIN:EX  
**Sent:** Monday, July 25, 2016 6:08 PM  
**To:** Sandur, Parveen CSCD:EX  
**Subject:** Housing Q&A  
**Attachments:** Q&A Housing.docx

Hi Parveen,

Please see attached. Let me know if you have any further questions.

Have a great evening!

**Zoe Keirstead** | Executive Assistant to the Honourable Michael De Jong

Office of the Minister of Finance & House Leader  
T: 250.356.7877 | F: 250.387.5594

## Keirstead, Zoe FIN:EX

---

**From:** Keirstead, Zoe FIN:EX  
**Sent:** Tuesday, July 26, 2016 2:39 PM  
**To:** FIN OFFICE FIN:EX  
**Cc:** FIN EA Minister PREM:EX; Snider, Marty C FIN:EX  
**Subject:** Reid, s.22 - Foreign PTT 15%

Reply direct w CC to MLA office.

Thank you!

---

**From:** Reid.MLA, Linda [<mailto:Linda.Reid.MLA@leg.bc.ca>]  
**Sent:** Tuesday, July 26, 2016 2:17 PM  
**To:** Keirstead, Zoe FIN:EX  
**Subject:** FW: New submission from Contact Your Constituency - s.22

Hello again Zoe,  
In follow-up to my previous note, please see next email below.  
Kind regards,  
Elana

---

Elana Gold  
Constituency Liaison  
to the Hon. Linda Reid,  
MLA for Richmond East &  
Speaker of the Legislative Assembly of British Columbia  
Chair of the Canadian Region of CWP  
130-8040 Garden City Road  
Richmond, BC V6Y 1K3  
604.775.0891

**From:** [Linda.Reid.MLA@leg.bc.ca](mailto:Linda.Reid.MLA@leg.bc.ca) [<mailto:Linda.Reid.MLA@leg.bc.ca>]  
**Sent:** July 25, 2016 8:56 PM  
**To:** Reid.MLA, Linda <[Linda.Reid.MLA@leg.bc.ca](mailto:Linda.Reid.MLA@leg.bc.ca)>  
**Subject:** New submission from Contact Your Constituency

### Name

s.22

### Email

s.22

### Riding

Richmond East

### Comments & Feedback

Dear Mrs. Reid,

If in the news that there will be a 15% transfer tax for foreign home buyers. Even though it may be difficult to change at this late

date, your support and action to exempt United States citizens from this tax, particularly if they are buying only one house for personal use in BC.

With the advent of the NAFTA treaty, there is some movement of people between BC and the United States. These people are generally not speculators but merely trying to make a living. Often, they will not become citizens or permanent residents at the time of house purchase. s.22  
s.22

Thank you for your consideration of this matter.

Respectfully,  
s.22

## Minister, FIN FIN:EX

---

**From:** OfficeofthePremier, Office PREM:EX  
**Sent:** Tuesday, July 26, 2016 12:53 PM  
**To:** s.22  
**Cc:** Minister, FIN FIN:EX  
**Subject:** RE: 15% transfer tax on houses: consider exempting NAFTA countries (USA)

**Categories:** FYI: Housing post-July 25

Dear s.22

Thank you for taking the time to share your recommendations on further changes to the Property Transfer Tax in British Columbia. We appreciate your taking the time to write.

On your behalf, we have shared a copy of your message with the Honourable Mike de Jong, Minister of Finance. His staff will ensure that your comments are included in any upcoming, related discussions.

Thank you, again, for writing.

---

**From:** s.22

**Sent:** Monday, July 25, 2016 9:04 PM  
**To:** OfficeofthePremier, Office PREM:EX  
**Subject:** 15% transfer tax on houses: consider exempting NAFTA countries (USA)

Dear Premier,

It is in the news that there will be a 15% transfer tax for foreign home buyers. Even though it may be difficult to change at this late date, your support and action to exempt United States citizens from this tax, particularly if they are buying only one house for personal use in BC.

With the advent of the NAFTA treaty, there is some movement of people between BC and the United States. These people are generally not speculators but merely hard working people trying to make a living. Often, they will not become citizens or permanent residents at the time of house purchase. s.22  
s.22

Thank you for your consideration of this matter.

Respectfully,  
s.22

**Keirstead, Zoe FIN:EX**

---

**From:** Keirstead, Zoe FIN:EX  
**Sent:** Thursday, July 28, 2016 7:49 AM  
**To:** Dolan, Chelsea PREM:EX  
**Subject:** PTT Avoidance  
**Attachments:** Q&A Housing.docx

Hi Chelsea,

Please see attached.

**Zoe Keirstead** | Executive Assistant to the Honourable Michael De Jong

Office of the Minister of Finance & House Leader  
T: 250.356.7877 | F: 250.387.5594

## Keirstead, Zoe FIN:EX

---

**From:** Keirstead, Zoe FIN:EX  
**Sent:** Wednesday, August 3, 2016 1:01 PM  
**To:** Hosseinzadeh, Nick LASS:EX  
**Subject:** RE: Bill 28 – 2016: Miscellaneous Statutes (Housing Priority Initiatives) Amendment Act, 2016

Hi Nick,

Please see below:

The Constitution provides Provinces may impose taxes within the province to raise revenue for provincial purposes. All legislation goes through constitutional and legislative analysis, and the changes presented in this bill build upon tax policy that has been in place for almost 30 years. Also provided info about Land Title Office availability this weekend.

Thanks!

Zoe

---

**From:** Hosseinzadeh, Nick [<mailto:Nick.Hosseinzadeh@leg.bc.ca>]  
**Sent:** Wednesday, August 3, 2016 12:00 PM  
**To:** Keirstead, Zoe FIN:EX  
**Subject:** FW: Bill 28 – 2016: Miscellaneous Statutes (Housing Priority Initiatives) Amendment Act, 2016

What's the word on all this NAFTA business?

**Nick Hosseinzadeh |** Constituency Assistant  
Jane Thornthwaite, MLA  
North Vancouver – Seymour  
#217-1233 Lynn Valley Road  
North Vancouver, B.C.  
P: 604.983.9852 | F: 604.983.9978  
[www.janethornthwaitemla.bc.ca](http://www.janethornthwaitemla.bc.ca)

**From:** s.22  
**Sent:** July 29, 2016 1:53 PM  
**To:** Thornthwaite.MLA, Jane <[Jane.Thornthwaite.MLA@leg.bc.ca](mailto:Jane.Thornthwaite.MLA@leg.bc.ca)>  
**Subject:** Bill 28 – 2016: Miscellaneous Statutes (Housing Priority Initiatives) Amendment Act, 2016

Part 2 – Finance Amendments

Property Transfer Tax Act

Hi Jane,

I would like to draw your attention to an article on the Financial Post website written by Barry Appleton regarding a possible violation of various trade treaties Canada has with other countries.

<http://business.financialpost.com/fp-comment/barry-appleton-b-c-just-violated-nafta-with-its-foreign-property-tax-and-we-could-all-pay-for-it>

I would like to know if the BC government allowed for these treaties when drafting this new bill?

I look forward to your reply.

s.22

**Keirstead, Zoe FIN:EX**

---

**From:** Grewal, Simrath MEM:EX  
**Sent:** Friday, August 5, 2016 8:25 AM  
**To:** Keirstead, Zoe FIN:EX  
**Subject:** Fwd: TNO: B.C. neglected NAFTA when applying new tax - Adam Leamy - Vancouver Sun

Hi Zoe,

Below is a question from MBB regarding the recent housing legislation. Can you tell me what I can tell the minister?

Thanks,  
Simrath

Sent from my iPhone

Begin forwarded message:

**From:** "Bennett, Bill MEM:EX" <[Bill.Bennett@gov.bc.ca](mailto:Bill.Bennett@gov.bc.ca)>  
**Date:** August 5, 2016 at 8:03:58 AM PDT  
**To:** "Wallace-Deering, Eric MEM:EX" <[Eric.WallaceDeering@gov.bc.ca](mailto:Eric.WallaceDeering@gov.bc.ca)>  
**Cc:** "Denniston, Tristan M MEM:EX" <[Tristan.Denniston@gov.bc.ca](mailto:Tristan.Denniston@gov.bc.ca)>, "Grewal, Simrath MEM:EX" <[Simrath.Grewal@gov.bc.ca](mailto:Simrath.Grewal@gov.bc.ca)>  
**Subject:** Fwd: TNO: B.C. neglected NAFTA when applying new tax - Adam Leamy - Vancouver Sun

Is Finance talking about this issue internally or in the media?

Sent from Bill Bennett,  
Minister of Energy & Mines  
British Columbia

Begin forwarded message:

**From:** <[tno@gov.bc.ca](mailto:tno@gov.bc.ca)>  
**Date:** August 5, 2016 at 6:29:07 AM MDT  
**To:** Undisclosed recipients;;  
**Subject:** TNO: B.C. neglected NAFTA when applying new tax - Adam Leamy - Vancouver Sun

**B.C. neglected NAFTA when applying new tax**  
Vancouver Sun  
05-Aug-2016  
Page A11  
By Adam Leamy

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**Keirstead, Zoe FIN:EX**

---

**From:** Keirstead, Zoe FIN:EX  
**Sent:** Friday, August 5, 2016 8:59 AM  
**To:** Grewal, Simrath MEM:EX  
**Subject:** RE: TNO: B.C. neglected NAFTA when applying new tax - Adam Leamy - Vancouver Sun

Hi Simrath,

These have been our lines on the NAFTA issue when asked:

The Constitution provides Provinces may impose taxes within the province to raise revenue for provincial purposes. All legislation goes through constitutional and legislative analysis, and the changes presented in this bill build upon tax policy that has been in place for almost 30 years.

Let me know if you have any further questions!

Zoe

---

**From:** Grewal, Simrath MEM:EX  
**Sent:** Friday, August 5, 2016 8:25 AM  
**To:** Keirstead, Zoe FIN:EX  
**Subject:** Fwd: TNO: B.C. neglected NAFTA when applying new tax - Adam Leamy - Vancouver Sun

Hi Zoe,

Below is a question from MBB regarding the recent housing legislation. Can you tell me what I can tell the minister?

Thanks,  
Simrath

Sent from my iPhone

Begin forwarded message:

**From:** "Bennett, Bill MEM:EX" <[Bill.Bennett@gov.bc.ca](mailto:Bill.Bennett@gov.bc.ca)>  
**Date:** August 5, 2016 at 8:03:58 AM PDT  
**To:** "Wallace-Deering, Eric MEM:EX" <[Eric.WallaceDeering@gov.bc.ca](mailto:Eric.WallaceDeering@gov.bc.ca)>  
**Cc:** "Denniston, Tristan M MEM:EX" <[Tristan.Denniston@gov.bc.ca](mailto:Tristan.Denniston@gov.bc.ca)>, "Grewal, Simrath MEM:EX" <[Simrath.Grewal@gov.bc.ca](mailto:Simrath.Grewal@gov.bc.ca)>  
**Subject:** Fwd: TNO: B.C. neglected NAFTA when applying new tax - Adam Leamy - Vancouver Sun

Is Finance talking about this issue internally or in the media?

Sent from Bill Bennett,  
Minister of Energy & Mines  
British Columbia

Begin forwarded message:

**From:** <[tno@gov.bc.ca](mailto:tno@gov.bc.ca)>

**Date:** August 5, 2016 at 6:29:07 AM MDT

**To:** Undisclosed recipients;

**Subject:** TNO: B.C. neglected NAFTA when applying new tax - Adam Leamy - Vancouver Sun

**B.C. neglected NAFTA when applying new tax**

Vancouver Sun

05-Aug-2016

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By Adam Leamy

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**Minister, FIN FIN:EX**

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**From:** s.22  
**Sent:** Wednesday, August 3, 2016 12:24 PM  
**To:** OfficeofthePremier, Office PREM:EX  
**Cc:** Minister, FIN FIN:EX  
**Subject:** Fwd: FW: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX  
  
**Categories:** Necessary Action

Dear Premier Clark,

My apologies for not copying you on the email to Minister de Jong below.

Sincerely,

s.22

----- Forwarded message -----

**From:** s.22  
**Date:** Wed, Aug 3, 2016 at 12:11 PM  
**Subject:** Fwd: FW: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX  
**To:** [FIN.Minister@gov.bc.ca](mailto:FIN.Minister@gov.bc.ca)

Dear Minister de Jong,

I respectfully write you with the subsequent article included and kindly ask only two questions:

1) There was a lot of unintended collateral damage with the new tax being retroactive. Why was there not consideration of an exemption to the introduction of the new tax for accepted contracts already in place prior to the government's July 25th announcement?

2) Point above aside, I would be much more in favor of imposing the new tax if a reduction in the existing PTT came with it. Thereby equally addressing the affordability issue. It would have seemed so much more palatable, and there would be more than enough in revenues from the new tax to cover the decrease in PTT. In this spirit, why couldn't we finally get rid of the current two-tier PTT system. Make it 1.5% of the entire purchase price as an example? Using whatever math that would demonstrate that the new foreign tax is immediately going to work towards improving housing affordability for British Columbians. It is never too late to introduce such a change and would go a long ways in the public's perception (damage control). This is something I hope is being considered as our government begins to implement more affordability measures that impact all home buyers.

Sincerely,

s.22

----- Forwarded message -----

From: s.22

Date: Wed, Aug 3, 2016 at 10:02 AM

Subject: FW: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX

To: s.22

**Best regards,**

s.22

---

**From:** s.22  
**Sent:** 3-Aug-16 9:49 AM  
**To:** s.22  
**Subject:** FW: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX

**Best regards,**

s.22

**From:** s.22  
**Sent:** Tuesday, August 2, 2016 11:15 PM  
**To:** undisclosed-recipients:  
**Subject:** Fwd: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX

Fyi...

----- Forwarded message -----  
**From:** **Ozzie Jurock** <[info@jurock.com](mailto:info@jurock.com)>  
**Date:** Mon, Aug 1, 2016 at 2:00 PM



Subject: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX  
To: s.22

This week's Facts By Email: THE UNBELIEVABLE, UNIMAGINABLE, UNCANADIAN  
AND UNFAIR RETROACTIVE TAX

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Hi s.22

Page 052 to/à Page 065

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## Minister, FIN FIN:EX

---

**From:** s.22  
**Sent:** Wednesday, August 3, 2016 12:11 PM  
**To:** Minister, FIN FIN:EX  
**Subject:** Fwd: FW: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX  
  
**Categories:** Draft - reply direct from staff

Dear Minister de Jong,

I respectfully write you with the subsequent article included and kindly ask only two questions:

1) There was a lot of unintended collateral damage with the new tax being retroactive. Why was there not consideration of an exemption to the introduction of the new tax for accepted contracts already in place prior to the government's July 25th announcement?

2) Point above aside, I would be much more in favor of imposing the new tax if a reduction in the existing PTT came with it. Thereby equally addressing the affordability issue. It would have seemed so much more palatable, and there would be more than enough in revenues from the new tax to cover the decrease in PTT. In this spirit, why couldn't we finally get rid of the current two-tear PTT system. Make it 1.5% of the entire purchase price as an example? Using whatever math that would demonstrate that the new foreign tax is immediately going to work towards improving housing affordability for British Columbians. It is never too late to introduce such a change and would go a long ways in the public's perception (damage control). This is something I hope is being considered as our government begins to implement more affordability measures that impact all home buyers.

Sincerely,

s.22

s.22

----- Forwarded message -----

From: s.22

Date: Wed, Aug 3, 2016 at 10:02 AM

Subject: FW: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX

To: s.22

**Best regards,**

s.22

---

**From:** s.22

**Sent:** 3-Aug-16 9:49 AM

**To:** s.22

**Subject:** FW: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX

**Best regards,**

s.22

**From:** s.22

**Sent:** Tuesday, August 2, 2016 11:15 PM

**To:** undisclosed-recipients:

**Subject:** Fwd: Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX

Fyi...

----- Forwarded message -----

**From:** Ozzie Jurock <[info@jurock.com](mailto:info@jurock.com)>

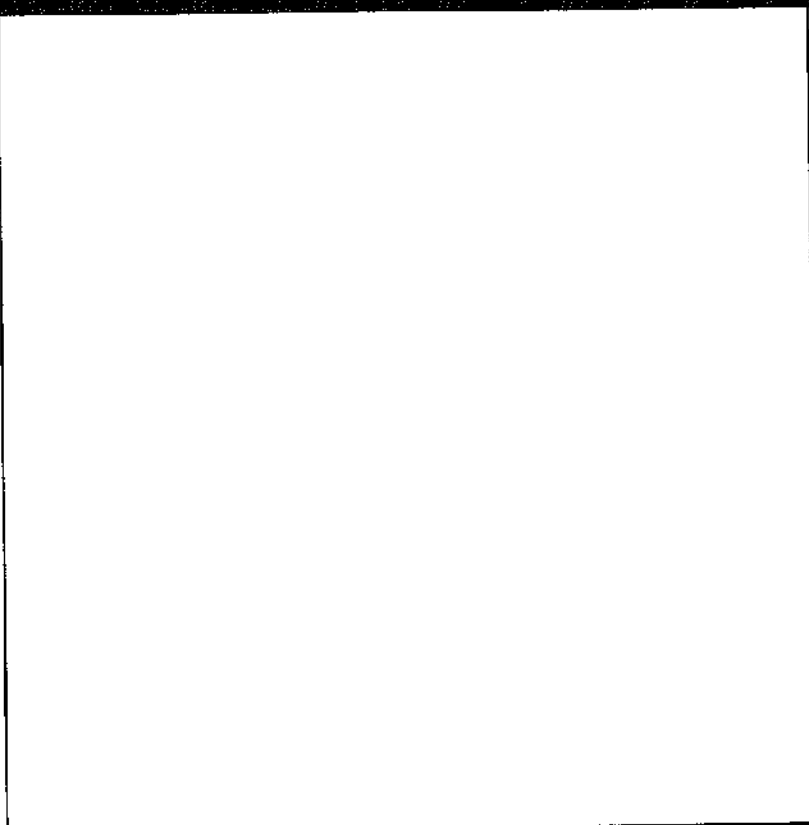
**Date:** Mon, Aug 1, 2016 at 2:00 PM

**Subject:** Facts By Email #31 - SPECIAL EDITION ON THE NEW TAX

**To:** s.22

This week's Facts By Email: THE UNBELIEVABLE, UNIMAGINABLE, UNCANADIAN  
AND UNFAIR RETROACTIVE TAX.

[View this email on the Jurock.com Subscriber site](#)



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## Minister, FIN FIN:EX

---

**From:** OfficeofthePremier, Office PREM:EX  
**Sent:** Wednesday, July 27, 2016 12:25 PM  
**To:** s.22  
**Cc:** Minister, FIN FIN:EX  
**Subject:** RE: New 15% foriegner tax violates NAFTA with respect to the US and Mexico

**Categories:** FYI: Housing post-July 25

Thank you for taking the time to write about the proposed changes to the Property Transfer Tax in British Columbia. We appreciate your taking the time to write.

On your behalf, we have shared a copy of your message with the Honourable Mike de Jong, Minister of Finance. His staff will ensure that your comments are included in any upcoming, related discussions.

Thank you, again, for writing.

---

**From:** s.22  
**Sent:** Wednesday, July 27, 2016 4:26 AM  
**To:** OfficeofthePremier, Office PREM:EX  
**Subject:** New 15% foriegner tax violates NAFTA with respect to the US and Mexico

Hello Premier Clark,

This new law as applied to Mexicans and US citizens is not allowed per NAFTA. The US and Mexico do not charge Canadian citizens more to buy properties in the US or Mexico but now BC does for Mexicans and Americans. That is not fair.

I understand the real issue is that Chinese citizens are buying high end properties for investments. You or your staff can google but 75% of high end properties are sold to Chinese buyers with money coming from China.

This link includes these text provisions:

"In recent years, it became increasingly common for investor-class immigrants to set their children up in Canada to study, while the family's main breadwinner continued to work and pay income taxes elsewhere. One federal study unearthed by Young showed that even after five years in Canada more than 60 per cent of investor-class immigrants reported no annual income earnings at all. And those who did reported earnings of just \$21,000—less than that of refugees."

<http://www.macleans.ca/economy/economicanalysis/chinese-real-estate-investors-are-reshaping-the-market/>

Here a link on buying real estate in Dubai. It includes this text:

**"Have the required ID and visa documents.** Since a change to the law in 2002, it has become much more straightforward for foreigners to buy and rent property in Dubai. You will, however, still need to present a valid passport to prove your identity. You are not required to hold any type of residency permit in order to buy property, but assuming you want to stay there you will have to take care of this."



<http://www.wikihow.com/Buy-Property-in-Dubai>

My suggestion is Canada needs to start to require passport information and track it for residential real estate sales. Just as Canada should know each entry of a person into its country, it should know each owner that it allows to buy real estate or other commercial ventures in Canada.

Then Canada should apply a concept of reciprocity.

Here is an article from 2014 which shows Canadians buying in many other countries.

<http://www.theglobeandmail.com/globe-investor/funds-and-etfs/etfs/investors-pour-money-into-global-real-estate-etfs/article20322474/>

So, if Canadians can buy elsewhere what is the problem with foreigners buying in Vancouver? The real problem is most foreign investment is from China. That information needs to be obtained. Passports for the parties can help even if the entity buying is a company. There are people tied to the company. Maybe the 1 out of 10 as to overall averages which at a more focused level may be 75% of the high end homes in West Vancouver, well, maybe all these transactions should be stopped.

What should be done instead is 100% of foreign investment in Canada by Chinese nationals without Canadian residency or citizenship should be 100% prohibited.

And here is the reason from wiki:

"Procedures in engaging in property investments

## **Buying land**

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Establishing a gift tax like the US has may help prevent the free flow of non-declared money from one party others without being tracked or taxed, etc. In the US too, property owners must file income taxes and also if the property owner dies there are estate taxes on the estate as it is in the US.

Canada seems to lack a lot of these things. But clearly applying reciprocity and denying ownership to Chinese nationals would be the best solution forward and be doing just what China has been doing to Canada for a long time.

If Canadians can't buy real estate in China why is it fair for Canada to allow mainland Chinese to buy properties here?

Thanks,

s.22

## Minister, FIN FIN:EX

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**From:** deJong.MLA, Mike <Mike.deJong.MLA@leg.bc.ca>  
**Sent:** Friday, July 29, 2016 9:51 AM  
**To:** Minister, FIN FIN:EX  
**Subject:** FW: The Property Purchase Tax in British Columbia

**Categories:** FYI: Housing post-July 25

**From:** s.22  
**Sent:** July 29, 2016 9:11 AM  
**To:** deJong.MLA, Mike <Mike.deJong.MLA@leg.bc.ca>  
**Subject:** FW: The Property Purchase Tax in British Columbia

Dear Mr. de Jong:

I attach a copy of an email I sent yesterday afternoon to my member of parliament. I note that this morning there is an article in the Financial Post that came to the same conclusion as I did, that the proposed changes in the Property Transfer Tax violate NAFTA.

I attach a link to an article in the Financial Post for your review.

<http://www.financialpost.com/m/wp/fp-comment/blog.html?b=business.financialpost.com/fp-comment/barry-appleton-b-c-just-violated-nafta-with-its-foreign-property-tax-and-we-could-all-pay-for-it>

Yours truly,

s.22

From: s.22

Date: Thursday, July 28, 2016 at 5:29 PM

To: "mark.warawa.a5@parl.gc.ca" <mark.warawa.a5@parl.gc.ca>

Cc: s.22

"edfast@parl.gc.ca"

<edfast@parl.gc.ca>

Subject: The Property Purchase Tax in British Columbia

Dear Mr. Warawa:

I am one of your constituents, my home address is s.22

I am concerned that the Government of B.C.'s new property transfer tax is a violation of the North American Free Trade Agreement. The proposed new tax attempts to charge all foreign nationals an additional 15% on real estate purchases within Metro Vancouver. You may be wondering why I am writing your office since this appears to be a provincial issue and not a federal issue. I would like to point that NAFTA makes this a federal issue as well. Under NAFTA the Federal Government could be held responsible for the lack of implementation of the agreement itself. Thus the renegade actions of the Province of B.C. could have international implications for the national government.

Article 1102(1) of NAFTA states that:

Each Party shall accord to investors of the another Party treatment no less favourable than that it accords, in like circumstances, to its own investors with respect to the establishment, acquisition, expansion, management, conduct, operation and sale or other disposition of investments.

Thus any American or Mexican investor, who purchases real estate in Metro Vancouver should be treated the same as a Canadian investor. If this new provincial law is found to violate the treaty the federal government could be responsible for dealing with this violation by virtue of the treaty itself. I doubt that the Government of B.C. has contemplated its responsibilities to investors in Mexico or in the U.S.

As I am sure you are aware, a number of Canadians own property in the U.S., or may wish to purchase property in the U.S. I submit potential purchasers of property in the U.S. or Mexico may be quite upset if the Americans or the Mexicans initiate some sort of retaliatory response. I suggest that the federal government may want to contact their provincial counterparts about the wisdom of this legislation and the problems this legislation will inevitably create.

I provide this information to you for your consideration. I hope you will pursue the issue with the Minister of International Trade. I have met your colleague Mr. Ed Fast as he is the Member of Parliament for my place of work. I plan to email him a copy of this email. I believe he is a former Minister of International Trade. I also plan to contact Mr. Mike de Jong's office, B.C.'s Minister of Finance, and express my concerns to him as well.

Thank you for your consideration.

Yours truly,



## Minister, FIN FIN:EX

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**From:** s.22  
**Sent:** Friday, July 29, 2016 2:13 PM  
**To:** OfficeofthePremier, Office PREM:EX  
**Cc:** Minister, FIN FIN:EX; Sullivan.MLA, Sam LASS:EX  
**Subject:** NAFTA

**Categories:** FYI: Housing post-July 25

Dear Premier:

There was an article published today by a Toronto based lawyer suggesting the new Foreign Buyer Tax is a violation of NAFTA among other treaties Canada has with its global partners.

Was this considered when introducing the tax?

Thank you,  
s.22

## Minister, FIN FIN:EX

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**From:** OfficeofthePremier, Office PREM:EX  
**Sent:** Monday, August 8, 2016 9:39 AM  
**To:** s.22  
**Cc:** Minister, FIN FIN:EX  
**Subject:** RE: Tax, Purchase of Homes by Foreign Investors

**Categories:** FYI: Housing post-July 25

Thank you for taking the time to write about the changes to the Property Transfer Tax in British Columbia. We appreciate your taking the time to write.

On your behalf, we have shared a copy of your message with the Honourable Mike de Jong, Minister of Finance. His staff will ensure that your comments are included in any upcoming, related discussions.

Thank you, again, for writing.

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**From:** s.22  
**Sent:** Friday, August 5, 2016 11:32 AM  
**To:** OfficeofthePremier, Office PREM:EX  
**Subject:** Tax, Purchase of Homes by Foreign Investors

Good morning Christy

I note from the article in the Vancouver Sun today that British Columbia may have created issues with NAFTA now that we have chosen to tax foreign investors, which would obviously include Americans, on the purchase of homes in greater Vancouver. Accordingly, I have no idea where this will settle out.

In the meantime, it occurs to me that we might look to the Proceeds of Crime legislation to deal with the offshore investors who buy multimillion dollar homes and declare poverty level worldwide income. As you would know, if a Canadian has accumulated assets that cannot be explained based on their earnings, these assets can be deemed to be proceeds of crime and therefore confiscated by the government. This may not be the entire solution to dealing with the overheated housing market in greater Vancouver but it might address that in part and would deal with another matter which which is of great interest to many of us.

I look forward to your thoughts and comments.

s.22





## **Minister, FIN FIN:EX**

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**From:** s.22  
**Sent:** Monday, August 8, 2016 2:15 PM  
**To:** OfficeofthePremier, Office PREM:EX  
**Cc:** Minister, FIN FIN:EX  
**Subject:** 15% foreign owner property purchase tax

**Categories:** FYI: Housing post-July 25

To Whom it may concern:-

In addition to the comments below. This tax also violates the NAFTA Agreement and will undoubtedly cause added costs and burdens for thousands of Canadians when various US States decide to implement similar taxation as Hawaii has been trying to do for the last 5 years.

Thank You.

s.22

**From:** s.22  
**Sent:** July 28, 2016 12:59 PM  
**To:** Reimer.MLA, Linda <[Linda.Reimer.MLA@leg.bc.ca](mailto:Linda.Reimer.MLA@leg.bc.ca)>  
**Subject:** 15% foreign owner property purchase tax

Hello Linda,

This tax should not be applied to any Purchase Contracts which are firm and binding prior to the August 2, 2016 deadline set by the Liberal Government. It is unethical, highly unfair to both foreign buyers as well as British Columbians who will be caught in the chaos that will ensue. The only reason to have the tax retroactive is to collect more tax monies. The main issue here is that the various government levels have been dragging their feet for years with zoning bylaws which would have allowed more homes to be built for the 50,000 people per year moving into the Greater Vancouver area.

I hope that you will do everything that you can to have the government policy amended to exempt all prior firm purchase contracts.

Thank You.

s.22

**Minister, FIN FIN:EX**

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**From:** s.22  
**Sent:** Monday, September 5, 2016 1:05 PM  
**To:** justin trudeau; Bill Morneau; James.MLA, Carole A LASS:EX; Minister, FIN FIN:EX  
**Cc:** OfficeofthePremier, Office PREM:EX; bcauditor@bcauditor.com  
**Subject:** Prime Minister Trudeau...I Give You Your Admirers

**Categories:** For PDFing

## European, U.S. Protectionism Views Unlikely To Creep Into Canada: Trudeau

CP | By Andy Blatchford  
Posted: 09/05/2016 10:08 am EDT

[http://www.huffingtonpost.ca/2016/09/05/trudeau-says-protectionist-views-in-u-s-europe-unlikely-to-creep-into-canada\\_n\\_11866036.html?utm\\_hp\\_ref=canada-british-columbia&ir=Canada+British+Columbia](http://www.huffingtonpost.ca/2016/09/05/trudeau-says-protectionist-views-in-u-s-europe-unlikely-to-creep-into-canada_n_11866036.html?utm_hp_ref=canada-british-columbia&ir=Canada+British+Columbia)

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s.22

## Minister, FIN FIN:EX

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**From:** deJong.MLA, Mike <Mike.deJong.MLA@leg.bc.ca>  
**Sent:** Tuesday, August 2, 2016 10:51 AM  
**To:** Minister, FIN FIN:EX  
**Subject:** FW: nafta

**Categories:** Draft - reply direct from staff

**From:** s.22  
**Sent:** July 30, 2016 8:09 PM  
**To:** deJong.MLA, Mike <[Mike.deJong.MLA@leg.bc.ca](mailto:Mike.deJong.MLA@leg.bc.ca)>  
**Subject:** nafta

hi

i was wondering if your lawyers looked at the implications of a nafta discrimination dispute with your new 15% foreigners real estate tax?

thanks

s.22

## **Minister, FIN FIN:EX**

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**From:** s.22  
**Sent:** Saturday, July 23, 2016 11:41 PM  
**To:** Holman.MLA, Gary LASS:EX; Heyman.MLA, George LASS:EX; Mungall.MLA, Michelle LASS:EX; James.MLA, Carole A LASS:EX; Macdonald.MLA, Norm A LASS:EX; Popham.MLA, Lana LASS:EX; Fleming.MLA, Rob LASS:EX; Eby.MLA, David LASS:EX; Horgan.MLA, John LASS:EX; Dix.MLA, Adrian LASS:EX; Farnworth.MLA, Mike LASS:EX  
**Cc:** OfficeofthePremier, Office PREM:EX; Anton.MLA, Suzanne LASS:EX; Bond.MLA, Shirley LASS:EX; Oakes.MLA, Coralee LASS:EX; Stilwell.MLA, Michelle LASS:EX; Minister, EDUC EDUC:EX; Lake.MLA, Terry LASS:EX; Fassbender.MLA, Peter LASS:EX; Pimm.MLA, Pat LASS:EX; Kendall, Perry HLTH:EX; Minister, FIN FIN:EX; bcauditor@bcauditor.com; cbcnewsvancover; vpalmer; msmyth; gmason; Lleyne ; tfletcher; rshaw; Jonny Wakefield; cfaxnews@cfax1070.com; Weaver.MLA, Andrew LASS:EX; Minister, EDUC EDUC:EX; justin trudeau; jessica mcdonald; Letnick.MLA, Norm LASS:EX; Minister, MNGD MNGD:EX  
**Subject:** The Electorate Needs To Be Updated By Ms. Clark In Order to Make An Informed Decision On May 9th, 2017. Thank You Ms. Clark For Your Contribution.  
**Categories:** For PDFing

The Electorate Needs To Be Updated By Ms. Clark On A Regular Basis In Order to Make An Informed Decision On May 9th, 2017. Thank You Ms. Clark For Your Contribution.

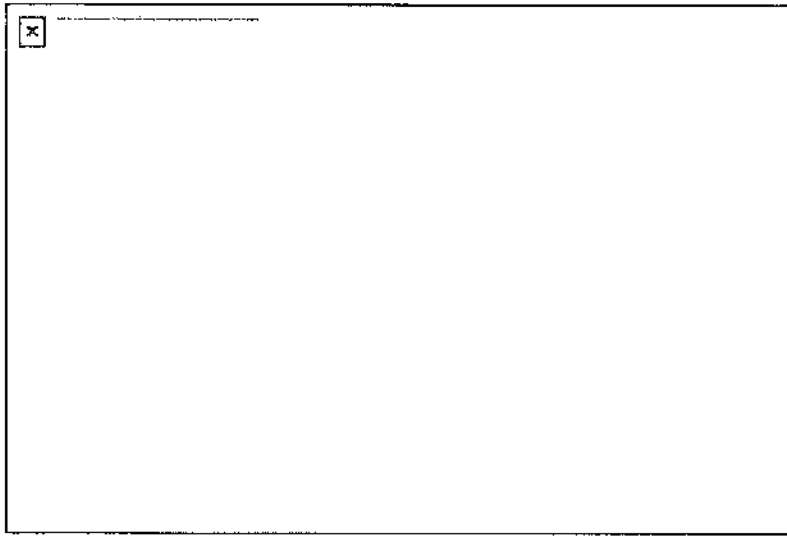
As the May 9th, 2017 BC election draws near it behooves government to keep the electorate updated with all necessary information in order for them to make an informed decision at election time. I would like to request that Ms. Clark peruse the following information with the purpose of confirming that these are the facts as best she knows them. Her time doing so is very much appreciated and extremely important.

s.22

## **The Straight Goods**

**Wednesday, June 17, 2015**

**Christy Clark and The BC Liberal Party, Health Firings Were About Donations To The BC Liberal Party and Christy Clark's Powertrip**



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*to see if they delivered value for money. Champix was one of them.*

*(Reminder, Christy: true free enterprise comes in many forms, including not-for-profit research. It also thrives on the light of day.)*

*This drug, incidentally, has been studied by Health Canada, and warnings issued, about the increased propensity for people using it to commit suicide.*

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*Good for Pfizer Corporation. Not so good for British Columbians put at risk.*

*But BC has a deep relationship with Pfizer. It buys many drugs from them. Trying to get other Pfizer drugs at a better price means scratching Pfizer's back over drugs while it's in the middle of class action lawsuits.*

*Got to keep those sales numbers up, eh?"*

<http://beaconnews.ca/blog/2013/07/christy-clark-touts-free-enterprise-while-slamming-the-door-on-it/>

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*So...A man is dead, A family shattered...All because Christy Clark*



was vindictive ...And because the BC Liberal party took big dollars from the company listed above and other big pharma..

The only drug that people who wanted to quit smoking could get reimbursed for by the BC Government was Champix..A bad drug..

This is how the BC Liberal Government under Christy Clark(and Gordon Campbell before her) operates..

It directly ties into the non-responsive FOIs and email deletions..

The BC Liberal Government is so corrupt..Controlled by what only could be described as a criminal organization(BC Liberal Party)

<https://www.bcndp.ca/newsroom/opposition-sends-three-more-cases-secrecy-scandal-investigation>

BC Liberals destroyed criminal records and emails over the BC Rail theft too...This is just the tip of the iceberg..

The entire LNG push is riddled with graft too..

BC Liberals have a secret PDA with Petronas and they refuse to release the details on ...

We will lose our shirts on LNG exports...You the taxpayer will be paying Petronas to take our gas..

All for Christy Clark to get a photo-op and an election campaign for 2017.

When and if the BC Liberals get booted from office...All electrical power must be removed from the Government shredders..To prevent what the outgoing PC Alberta Provincial Conservative party did..

<http://www.lillooetnews.net/alberta-s-notley-puts-halt-to-shredding-pending-probe-of-document-destruction-1.1933728>

Way to go media and misinformed voters...You elected a criminal gang to power, again..

Christy Clark...You need to hand in your resignation, someone very high up in your Government must resign, nothing else is acceptable!

You Christy Clark have blood on your hands...

Premier Clark and the BC Liberals couldn't care less about the death or blood on their hands..

For shame Christy Clark...."Families First" ...Mafioso Crime Family First!...

Also known as....The BC Liberals

Time for you to resign Christy Clark

More damning evidence here, in this post.

<http://powellriverpersuader.blogspot.ca/2015/06/2015-christy-clark-and-her-cabinet.html>

<http://powellriverpersuader.blogspot.ca/2015/06/christy-clark-admitted-todayfriday-june.html>

Need more...John Horgan on Voice of BC with Vaughn Palmer..

<https://vimeo.com/130491898>

Linda Kayfish, the sister of Roderick MacIsaac speaks out..

<https://soundcloud.com/cknw/if-we-dont-know-the-facts-how-can-we-move-on-the-jon-mccomb-show-june-17>

Christy Clark literally murdered this man and his family

Rest in Peace Roderick MacIsaac

The Straight Goods

Cheers Eyes Full of Tears

Posted by Grant G at 9:00 AM    
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