

Hawkshaw, Steve FIN:EX

From: Edwardson, Jamie GCPE:EX
Sent: Wednesday, July 6, 2016 4:31 PM
To: Emery, Steven B FIN:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: Property Transfer Tax Report Jun 10 - Jun 29 2016.xlsx

Great I'm at my desk thanks.

From: Emery, Steven B FIN:EX
Sent: Wednesday, July 6, 2016 4:29 PM
To: Edwardson, Jamie GCPE:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: Property Transfer Tax Report Jun 10 - Jun 29 2016.xlsx

Hilary is working on the new home exemption data. Will be with you shortly. Let's have another call in a bit if you are available.

Steven Emery

Executive Director, Property Taxation Branch

From: Edwardson, Jamie GCPE:EX
Sent: Wednesday, July 6, 2016 4:23 PM
To: Emery, Steven B FIN:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: Re: Property Transfer Tax Report Jun 10 - Jun 29 2016.xlsx

Possible to make the new home exemption data a priority please?

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Emery, Steven B FIN:EX
Sent: Wednesday, July 6, 2016 4:15 PM
To: Edwardson, Jamie GCPE:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: Property Transfer Tax Report Jun 10 - Jun 29 2016.xlsx

OK. Here are some updates...

- Updated to June 29
- Includes Province totals
- Includes CRD

I'm just going to work on the segments and then get to some of the other requests from Jamie.

SE

Hawkshaw, Steve FIN:EX

From: Emery, Steven B FIN:EX
Sent: Wednesday, July 6, 2016 10:45 AM
To: Edwardson, Jamie GCPE:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: summary of additional data requested

Quick update. It looks like we have data for June 29, but not June 30. We won't be able to get the download in time for tomorrow for June 30.

We will have a breakdown of segments by end of day.

We are working on getting all of Province data, which should allow us to get CRD data.

Jamie, I'll get back to you on the other requests.

Thanks.

Steven Emery

Executive Director, Property Taxation Branch

From: Edwardson, Jamie GCPE:EX
Sent: Tuesday, July 5, 2016 8:19 PM
To: Emery, Steven B FIN:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: Re: summary of additional data requested

One more request if possible -- the high and low value range for each city -- foreign purchases only. So as to say, in Vancouver foreign buyers purchased 208 properties ranging from \$X to \$Y with an average sale price of \$Z.

Thanks

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Edwardson, Jamie GCPE:EX
Sent: Tuesday, July 5, 2016 7:30 PM
To: Emery, Steven B FIN:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: summary of additional data requested

Also -- can you let me know the total number of transactions in 2015.

Would it also be possible to get the number of transactions for the comparable period in June 2015, June 2014 and June 2013? (include June 29 and 30) or if it's too difficult then the full month?

From: Emery, Steven B FIN:EX
Sent: Tuesday, July 5, 2016 6:24 PM

To: Edwardson, Jamie GCPE:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: summary of additional data requested

Definition is in the Explanatory notes in the other tab.

Steven Emery

Executive Director, Property Taxation Branch

From: Edwardson, Jamie GCPE:EX
Sent: Tuesday, July 5, 2016 6:23 PM
To: Emery, Steven B FIN:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: summary of additional data requested

Thanks steve. Could you please also confirm (tomorrow) the definition of Metro Vancouver that you're using here.

From: Emery, Steven B FIN:EX
Sent: Tuesday, July 5, 2016 6:21 PM
To: Hawkshaw, Steve FIN:EX; Edwardson, Jamie GCPE:EX
Cc: Harley, Hilary M FIN:EX
Subject: summary of additional data requested

As discussed. I will keep you updated tomorrow.

- Add 2 extra days (29 + 30)
- Breakdown of value segments (500,00 etc)
- Provincial
- CRD

Steven Emery CPA, CMA

Executive Director, Property Taxation Branch
Revenue Division, Ministry of Finance

Trusted financial and economic leadership for a prosperous province

Hawkshaw, Steve FIN:EX

From: Edwardson, Jamie GCPE:EX
Sent: Wednesday, July 6, 2016 9:09 AM
To: Flanagan, Paul FIN:EX; Hawkshaw, Steve FIN:EX
Cc: Purnell, Richard FIN:EX; Zoeller, Sonja GCPE:EX
Subject: RE: PPP_Housing data - v1.ppt

s.13

Sonja can you address this please? Thx. JE

From: Flanagan, Paul FIN:EX
Sent: Wednesday, July 6, 2016 8:55 AM
To: Edwardson, Jamie GCPE:EX; Hawkshaw, Steve FIN:EX
Cc: Purnell, Richard FIN:EX
Subject: RE: PPP_Housing data - v1.ppt

Slide 4. How about Canada, China then other, and you can list the countries in other in a footnote.

I think you need to state on each chart showing the foreign nationals the date range for the data. Could also consider saying its their "declared" citizenship.

From: Edwardson, Jamie GCPE:EX
Sent: Wednesday, July 6, 2016 7:03 AM
To: Hawkshaw, Steve FIN:EX; Flanagan, Paul FIN:EX
Cc: Purnell, Richard FIN:EX
Subject: PPP_Housing data - v1.ppt

Hi guys – here's a first cut of the PPT for the minister based on the data provided last night. We're briefing him this afternoon at 1PM, I'm trying to get the deck to him by noon. Can you please give this a quick run-through to see if there are any changes you want/need made before that. Any suggestions for visuals or other slides are also welcome. Haven't quite finished the notes yet but the outlines are there. I will also send this to Sadaf's group and will gather their feedback separately.

Hawkshaw, Steve FIN:EX

From: Edwardson, Jamie GCPE:EX
Sent: Tuesday, July 5, 2016 7:30 PM
To: Emery, Steven B FIN:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: summary of additional data requested

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Sent: Tuesday, July 5, 2016 6:24 PM
To: Edwardson, Jamie GCPE:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: summary of additional data requested

Definition is in the Explanatory notes in the other tab.

Steven Emery

Executive Director, Property Taxation Branch

From: Edwardson, Jamie GCPE:EX
Sent: Tuesday, July 5, 2016 6:23 PM
To: Emery, Steven B FIN:EX; Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: summary of additional data requested

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From: Emery, Steven B FIN:EX
Sent: Tuesday, July 5, 2016 6:21 PM
To: Hawkshaw, Steve FIN:EX; Edwardson, Jamie GCPE:EX
Cc: Harley, Hilary M FIN:EX
Subject: summary of additional data requested

As discussed. I will keep you updated tomorrow.

- Add 2 extra days (29 + 30)
- Breakdown of value segments (500,00 etc)
- Provincial
- CRD

Steven Emery CPA, CMA

Executive Director, Property Taxation Branch
Revenue Division, Ministry of Finance

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Hawkshaw, Steve FIN:EX

From: Edwardson, Jamie GCPE:EX
Sent: Tuesday, July 5, 2016 7:41 AM
To: Harley, Hilary M FIN:EX
Cc: Hawkshaw, Steve FIN:EX; Emery, Steven B FIN:EX
Subject: RE: PTT info

Thanks Hilary - I think we need to keep all the data on the basis of transactions, not number of purchasers.

From: Harley, Hilary M FIN:EX
Sent: Tuesday, July 5, 2016 7:24 AM
To: Edwardson, Jamie GCPE:EX
Cc: Hawkshaw, Steve FIN:EX; Emery, Steven B FIN:EX
Subject: RE: PTT info

Hi Jamie

That is one of the idiosyncrasies of the data – the first figure of 363 is the number of transactions that involve a foreign national – the second of 593 is the number of foreign nationals involved, as there may be more than one purchaser per transaction as we put in the explanatory notes. I will double check to make sure both figures are accurate (or as accurate as we can get at the moment).

I will make sure the data for the values/munis is based on the first figure so it will be by transaction not by purchaser.

Hilary

From: Edwardson, Jamie GCPE:EX
Sent: Tuesday, July 5, 2016 5:57 AM
To: Harley, Hilary M FIN:EX
Cc: Hawkshaw, Steve FIN:EX
Subject: RE: PTT info

Hi Hilary, On the Metro tab, there's a discrepancy in the number of Chinese buyers. The table says there were a total of 363 foreign buyers, but 593 buyers from China. Can you check that please?

Thanks,
Jamie

From: Harley, Hilary M FIN:EX
Sent: Monday, July 4, 2016 3:30 PM
To: Emery, Steven B FIN:EX; Edwardson, Jamie GCPE:EX; MacLean, Shelley FIN:EX; Hawkshaw, Steve FIN:EX
Subject: PTT info

Hi

I have updated all the stats that we did last week – couple of changes to the info – I have deleted the areas that I could not get the stats for .s.13

s.13 If you want anything trimmed from the report let me know.

I am now working on getting the more detailed info by value. Unless I hear otherwise I will concentrate on the munis in Metro Vancouver by value/muni/top 3 foreign citizenships. I don't think the info for the CRD is significant and the trusts and companies also are very low.

Hope that is ok – it was quicker than last week I think!

Hilary

Hilary Harley
Director, Audit and Compliance
Property Taxation Branch
Ministry of Finance

Phone: 250 387 3328
Cell: 250 812 5791



Think about the environment before printing.

Hawkshaw, Steve FIN:EX

From: Edwardson, Jamie GCPE:EX
Sent: Monday, July 4, 2016 3:02 PM
To: Hawkshaw, Steve FIN:EX
Subject: you free?

For a convo about the data and the charts? Thx.
JE

Jamie Edwardson
Communications Director | Ministry of Finance | Province of British Columbia
P: (250) 356-2821 | M: (250) 888-0021 | jamie.edwardson@gov.bc.ca

Hawkshaw, Steve FIN:EX

From: Edwardson, Jamie GCPE:EX
Sent: Wednesday, June 29, 2016 9:55 PM
To: Harley, Hilary M FIN:EX; Perhar, Satish FIN:EX; MacLean, Shelley FIN:EX
Cc: Ford, Louise E FIN:EX; Emery, Steven B FIN:EX; Hawkshaw, Steve FIN:EX; Zoeller, Sonja GCPE:EX
Subject: RE: Property Transfer Tax Weekly Report.xlsx

Something to discuss on Thursday please... s.13
s.13

So a term or wording more reflective of the fact that it is people who are not citizens or permanent residents – as per the form – is needed. Please.

From: Harley, Hilary M FIN:EX
Sent: Tuesday, June 28, 2016 11:47 AM
To: Edwardson, Jamie GCPE:EX; Perhar, Satish FIN:EX; MacLean, Shelley FIN:EX
Cc: Ford, Louise E FIN:EX; Emery, Steven B FIN:EX; Hawkshaw, Steve FIN:EX
Subject: Property Transfer Tax Weekly Report.xlsx

Hi

I have completed the stats for Metro Vancouver and the CRD so this is the most detail I can give you at the moment.

Let me know if you have any questions

Regards

Hilary

Hawkshaw, Steve FIN:EX

From: Harley, Hilary M FIN:EX
Sent: Tuesday, June 28, 2016 8:34 AM
To: Jillings, Duncan FIN:EX; Hawkshaw, Steve FIN:EX
Subject: FW: PTT citizenship stats
Attachments: Property Transfer Tax Weekly Report.xlsx

Hi

I thought you should see this – very very rough data and not for public consumption. Satish is acting for Elan in case you wondered why she was on the list!

I will send you the updated version when I have run the data for the two areas.

Any questions let me know.

From: Harley, Hilary M FIN:EX
Sent: Monday, June 27, 2016 1:39 PM
To: Edwardson, Jamie GCPE:EX; Perhar, Satish FIN:EX; MacLean, Shelley FIN:EX
Cc: Ford, Louise E FIN:EX; Emery, Steven B FIN:EX
Subject: PTT citizenship stats

Hi

My apologies for not getting this out earlier – the process I far more manual than I had anticipated.

So far I have only completed the sheet for the whole province – I will get the other two completed as soon as possible so you have the nos for the different areas.

For clarity the total number of transactions include open market sales and those where a first time home buyers exemption has been claimed. Please also note the data is for twelve days this time – June 10th to June 21st. It will be updated weekly in future.

As the data is presented at the moment it is difficult to determine the total number of individual purchasers (as opposed to the number of transactions) so I have left that blank – it was easier to get that data for the beneficiaries of bare trusts and the directors of corporations as that can be done manually so I have included those. We will work on getting the individuals section data for future reports.

Let me know if you have any questions.

Hilary

Hilary Harley
Director, Audit and Compliance
Property Taxation Branch
Ministry of Finance

Phone: 250 387 3328
Cell: 250 812 5791



Think about the environment before printing.

Hawkshaw, Steve FIN:EX

From: Emery, Steven B FIN:EX
Sent: Tuesday, June 21, 2016 5:03 PM
To: Edwardson, Jamie GCPE:EX; MacLean, Shelley FIN:EX; McLachlin, Jessica GCPE:EX
Cc: Hawkshaw, Steve FIN:EX; Harley, Hilary M FIN:EX
Subject: RE: DRAFT Property Transfer Tax Weekly Citizenship Report.xlsx

Sensitivity: Confidential

Thanks Jamie. Can do on the top 10 and on listing the Metro Van municipalities in the Notes section.

All our data collection at this point is very manual. So any additional requirements is a bit tricky. Our intention is to build out a "cube" which will make all our lives easier, but that will take time. So, let me check on providing municipal level data as well at this point.

Thanks.

Steven Emery

Executive Director, Property Taxation Branch

From: Edwardson, Jamie GCPE:EX
Sent: Tuesday, June 21, 2016 4:56 PM
To: Emery, Steven B FIN:EX; MacLean, Shelley FIN:EX; McLachlin, Jessica GCPE:EX
Cc: Hawkshaw, Steve FIN:EX; Harley, Hilary M FIN:EX
Subject: RE: DRAFT Property Transfer Tax Weekly Citizenship Report.xlsx
Sensitivity: Confidential

Thanks Steven – suggest you go to top 10, rather than top 6, citizenships. And have the full list of the municipalities that constitute Metro Vancouver.

How easy will it be to provide municipal level data as well. Vancouver, Richmond, Burnaby, Surrey, and Victoria would be the ones I would probably ask for pretty often? If it's easy to get then I wouldn't worry about splitting them out just yet and just rely on metro....

From: Emery, Steven B FIN:EX
Sent: Tuesday, June 21, 2016 4:43 PM
To: MacLean, Shelley FIN:EX; Gillies, Jessica FIN:EX; Edwardson, Jamie GCPE:EX
Cc: Hawkshaw, Steve FIN:EX; Harley, Hilary M FIN:EX
Subject: DRAFT Property Transfer Tax Weekly Citizenship Report.xlsx
Sensitivity: Confidential

Here is a DRAFT of the Weekly Report. I will be reviewing with my ADM tomorrow. Please take a look and let me know what you think. I would appreciate any input. Note there are four tabs.

Also note that we are trying to add some additional info re: commercial activity vs residential, and a breakdown of property value segments, but we have some serious data analysis limitations in our existing system. We are still working on seeing how we can get this. In the meantime, it is not included in this report.

Also note all data in the attached is for illustrative purposes only. It is NOT actual data. We should have actual data for this Friday.

Thanks.

Steven Emery CPA, CMA

Executive Director, Property Taxation Branch
Revenue Division, Ministry of Finance

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Hawkshaw, Steve FIN:EX

From: Emery, Steven B FIN:EX
Sent: Tuesday, June 21, 2016 4:43 PM
To: MacLean, Shelley FIN:EX; Gillies, Jessica FIN:EX; Edwardson, Jamie GCPE:EX
Cc: Hawkshaw, Steve FIN:EX; Harley, Hilary M FIN:EX
Subject: DRAFT Property Transfer Tax Weekly Citizenship Report.xlsx
Attachments: DRAFT Property Transfer Tax Weekly Report.xlsx

Sensitivity: Confidential

Here is a DRAFT of the Weekly Report. I will be reviewing with my ADM tomorrow. Please take a look and let me know what you think. I would appreciate any input. Note there are four tabs.

Also note that we are trying to add some additional info re: commercial activity vs residential, and a breakdown of property value segments, but we have some serious data analysis limitations in our existing system. We are still working on seeing how we can get this. In the meantime, it is not included in this report.

Also note all data in the attached is for illustrative purposes only. It is NOT actual data. We should have actual data for this Friday.

Thanks.

Steven Emery CPA, CMA
Executive Director, Property Taxation Branch
Revenue Division, Ministry of Finance

Trusted financial and economic leadership for a prosperous province

Hawkshaw, Steve FIN:EX

From: Emery, Steven B FIN:EX
Sent: Tuesday, June 21, 2016 2:30 PM
To: MacLean, Shelley FIN:EX; Hawkshaw, Steve FIN:EX; Wood, Heather FIN:EX; Flanagan, Paul FIN:EX
Subject: RE: Question from Athana

Correct. Data will be loaded into Insight (our Decision Support System) on Thursday, so assuming no problems with our initial load, we should have the report ready by Friday at the latest.

Shelly, I'll forward you a draft copy of the weekly report by end of day today. Thanks.

Steven Emery

Executive Director, Property Taxation Branch

From: MacLean, Shelley FIN:EX
Sent: Tuesday, June 21, 2016 2:17 PM
To: Hawkshaw, Steve FIN:EX; Wood, Heather FIN:EX; Flanagan, Paul FIN:EX
Cc: Emery, Steven B FIN:EX
Subject: RE: Question from Athana

Thank you

From: Hawkshaw, Steve FIN:EX
Sent: Tuesday, June 21, 2016 2:16 PM
To: Wood, Heather FIN:EX; Flanagan, Paul FIN:EX
Cc: Emery, Steven B FIN:EX; MacLean, Shelley FIN:EX
Subject: RE: Question from Athana

The first set of PTT data should be coming this Friday. Property Taxation Branch has a spreadsheet they have developed to brief the Minister with, the intent is to provide a weekly briefing.

The lead on the file at PTB is the ED, Steven Emery.

From: Wood, Heather FIN:EX
Sent: Tuesday, June 21, 2016 2:10 PM
To: Hawkshaw, Steve FIN:EX; Flanagan, Paul FIN:EX
Subject: Fw: Question from Athana

From: MacLean, Shelley FIN:EX <Shelley.MacLean@gov.bc.ca>
Sent: Tuesday, June 21, 2016 2:09 PM
To: Edwardson, Jamie GCPE:EX; Wood, Heather FIN:EX
Subject: RE: Question from Athana

Yes it is. thx

From: Edwardson, Jamie GCPE:EX
Sent: Tuesday, June 21, 2016 2:09 PM
To: Wood, Heather FIN:EX; MacLean, Shelley FIN:EX
Subject: RE: Question from Athana

I suspect this is about the PTT form data. Will look into it.

From: MacLean, Shelley FIN:EX
Sent: Tuesday, June 21, 2016 2:04 PM
To: Edwardson, Jamie GCPE:EX; Wood, Heather FIN:EX
Subject: Question from Athana

She wasn't sure who was the lead on this but her question is: what have we learned to date on the real estate transactions?

Shelley MacLean
Director, Executive Operations & Strategic Initiatives
Deputy Minister's Office
Ministry of Finance
Phone: 250-356-6696
Fax: 250-387-1655

Hawkshaw, Steve FIN:EX

From: Hawkshaw, Steve FIN:EX
Sent: Tuesday, June 21, 2016 8:48 AM
To: Emery, Steven B FIN:EX
Subject: RE: Property Transfer Tax Weekly Report.xlsx

Sensitivity: Confidential

Sorry, I looked at it yesterday.

Only two comments:

Total Number of Property Transfers	100	
Total Number of Property Transfers that Involved non-Canadians	17	17

Line 5 – total number of property transfers that involved non-canadians – How are corporations / bare trusts being counted here – any corp / bare trust with a foreign director, or majority foreign?

Total Number of Property Transfers	100	
Total Number of Property Transfers that Involved non-Canadians	17	17
Total Value of All Property Transfers	\$50,000,000	
Total Investment from non-Canadians	\$11,000,000	22

Same issue with value of total investment from non-canadians – we would probably be overcounting if we included non-majority corps / bare trusts.

One concern about bare trusts. Typical structure of a bare trust has a shell corporation holding title as the bare trustee and then the beneficiaries. If a foreigner sets up a bare trust, we may end up double counting as they may have foreign directors and then foreign beneficiary. So they will end up being tallied as a foreign corp and then as a foreign bare trust. Something to keep in mind going forward if we end up seeing a lot of bare trusts.

From: Emery, Steven B FIN:EX
Sent: Tuesday, June 21, 2016 8:39 AM
To: Hawkshaw, Steve FIN:EX
Subject: RE: Property Transfer Tax Weekly Report.xlsx
Sensitivity: Confidential

Steve,

Will you be able to review and provide feedback today? I would like to brief my ADM tomorrow on the report and finalize by Thursday.

Apparently the data will be ready by Thursday (assuming no problems), so we can start to report to the Minister by Friday.

Thanks.

Steven Emery

Executive Director, Property Taxation Branch

From: Emery, Steven B FIN:EX

Sent: Monday, June 20, 2016 9:44 AM

To: Hawkshaw, Steve FIN:EX

Cc: Flanagan, Paul FIN:EX; Harley, Hilary M FIN:EX; Jillings, Duncan FIN:EX

Subject: Property Transfer Tax Weekly Report.xlsx

Sensitivity: Confidential

Hi Steve,

As discussed this morning, here is the updated draft of the Weekly Citizenship Data Report. The numbers in this draft are not real, just for illustrative purposes.

Please look at the Province Tab. If you agree with this format, we will create the same report for "GVRD" and for "CRD".

Also, as discussed, we will create a Tab for additional information, which will include a breakdown of citizenship data based on the value of the Property Transfers, and based on residential vs. commercial. Once we get this Tab drafted, we will share with you for your input.

Thanks.

Steven Emery CPA, CMA

Executive Director, Property Taxation Branch

Revenue Division, Ministry of Finance

Trusted financial and economic leadership for a prosperous province

Hawkshaw, Steve FIN:EX

From: Emery, Steven B FIN:EX
Sent: Friday, June 17, 2016 2:39 PM
To: Hawkshaw, Steve FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: Property Transfer Tax Weekly Report.xlsx

Sensitivity: Confidential

Fake numbers. Just for illustrative purposes only.

And I didn't update the GVRD and CRD tabs. Will do once we have landed on the general report.

Thanks Steve

Steven Emery

Executive Director, Property Taxation Branch

From: Hawkshaw, Steve FIN:EX
Sent: Friday, June 17, 2016 2:38 PM
To: Emery, Steven B FIN:EX
Cc: Harley, Hilary M FIN:EX
Subject: RE: Property Transfer Tax Weekly Report.xlsx
Sensitivity: Confidential

Hi Steven, I have time Monday morning. Don't know about Paul.

Is this actual data in the form, or example numbers?

From: Emery, Steven B FIN:EX
Sent: Friday, June 17, 2016 12:02 PM
To: Hawkshaw, Steve FIN:EX; Flanagan, Paul FIN:EX; Harley, Hilary M FIN:EX
Subject: Property Transfer Tax Weekly Report.xlsx
Sensitivity: Confidential

Hi Steve and Paul,

Thanks for the discussion the other day Steve. I've updated the weekly report to reflect some of that discussion. Take a look and let me know if you are ok with the changes.

We've broken down all PTT transactions as either an Individual Taxable Transaction, a Corporation Taxable Transaction, or a Bare Trust Taxable Transaction. Based on this, we've taken a stab at defining "Foreign Taxable Transactions" as follows:

s.13

This definition is reflected in the attached weekly report.

So please take a look at the report and let me know if you would like any further changes or if you would like to further discuss the definition of a Foreign Taxable Transaction. Once you are OK with this, I will forward to Shelley.

I've tried to keep it simple. We believe we can capture all these data points, but we are experiencing problems with Insight, so we'll let you know if any of these data fields are unattainable.

And we would like to meet with you next week on Monday or Tuesday if possible to discuss the upcoming announcement. Let us know if you have time.

Thanks

Steven Emery CPA, CMA

Executive Director, Property Taxation Branch
Revenue Division, Ministry of Finance

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Hawkshaw, Steve FIN:EX

From: Hawkshaw, Steve FIN:EX
Sent: Monday, June 13, 2016 11:36 AM
To: Flanagan, Paul FIN:EX
Subject: RE: Property Transfer Tax Weekly Report.xlsx

s.13

This seems weird.

I assume it is made up data

From: Flanagan, Paul FIN:EX
Sent: Monday, June 13, 2016 11:22 AM
To: Hawkshaw, Steve FIN:EX
Subject: FW: Property Transfer Tax Weekly Report.xlsx

Im confused. Either that, or we have a problem.

From: Emery, Steven B FIN:EX
Sent: Monday, June 13, 2016 11:11 AM
To: Flanagan, Paul FIN:EX
Subject: Property Transfer Tax Weekly Report.xlsx

Hi Paul,

For discussion. Elan was asked to provide a weekly update on the Citizenship data. We have created a draft template I would like to discuss with you. Let me know if you have time before noon today. If not, I'm back on Wednesday and we can discuss then.

Thanks Paul.

Steven Emery CPA, CMA
Executive Director, Property Taxation Branch
Revenue Division, Ministry of Finance

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Menzies, Brian FIN:EX

From: Menzies, Brian FIN:EX
Sent: Thursday, July 7, 2016 11:19 AM
To: Koolsbergen, Nick LASS:EX
Subject: Fwd: Media kit
Attachments: PPP_Housing data - final v2 use this one.pdf; ATT00001.htm; Property Transfer Tax Report Jun 10 - Jun 29 2016 - FINAL.pdf; ATT00002.htm; 2016FIN0028-001239.pdf; ATT00003.htm; Development Application Review.pdf; ATT00004.htm

I'd suspect MLAs would want all this information- we can include a link to the sound cloud. As for specific messages - I need more time as these material were just delivered.

Brian Menzies, MA
Chief of Staff to
The Honourable Michael de Jong
Minister of Finance & House Leader
Government of British Columbia
Canada
Cell 250-882-0679

Begin forwarded message:

From: "Zoeller, Sonja GCPE:EX" <Sonja.Zoeller@gov.bc.ca>
To: "Menzies, Brian FIN:EX" <Brian.Menzies@gov.bc.ca>
Subject: Fwd: Media kit

Sent from my iPhone

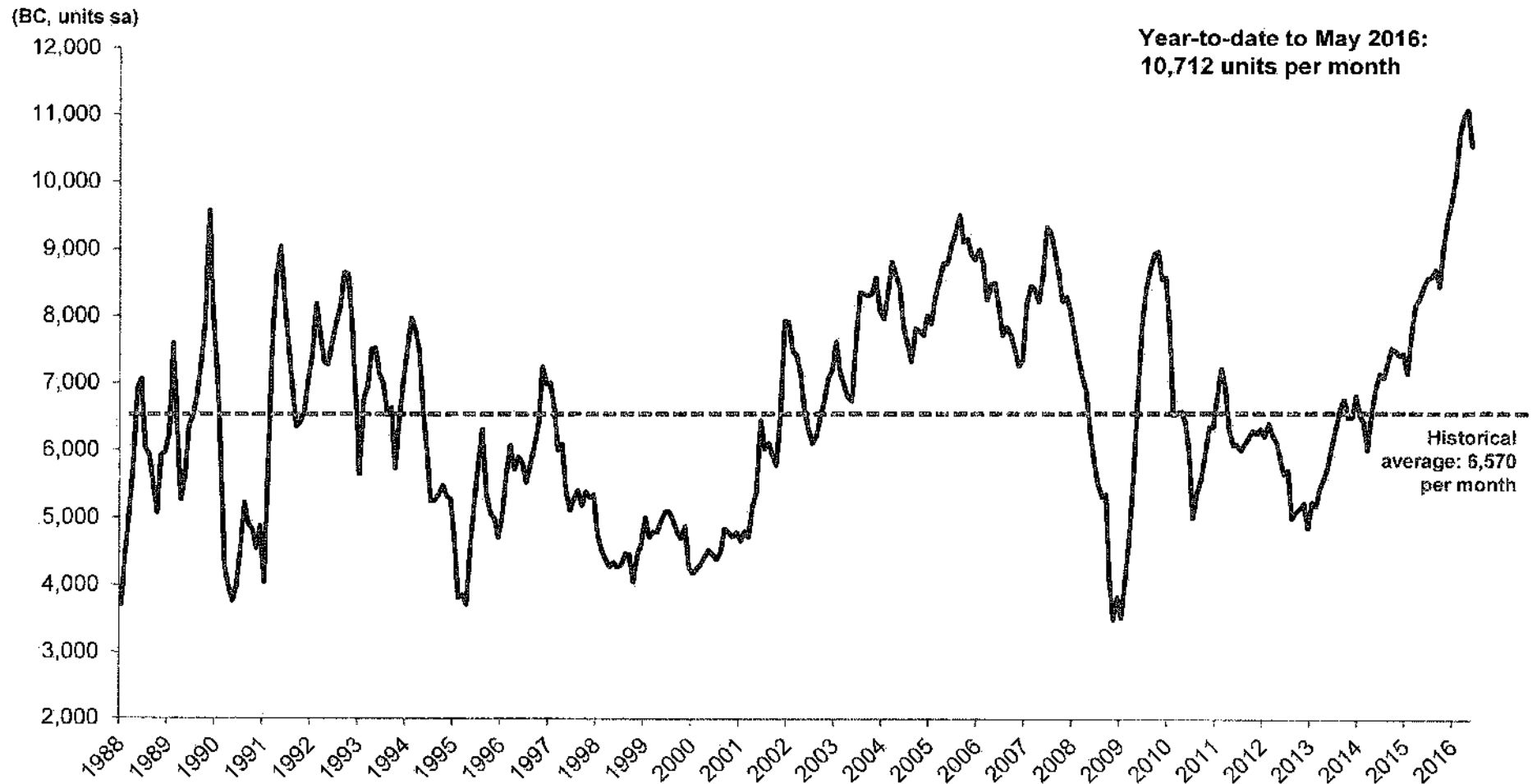
Begin forwarded message:

From: "Ingram, Ben GCPE:EX" <Ben.Ingram@gov.bc.ca>
To: "Zoeller, Sonja GCPE:EX" <Sonja.Zoeller@gov.bc.ca>
Subject: Media kit

Housing Market Information

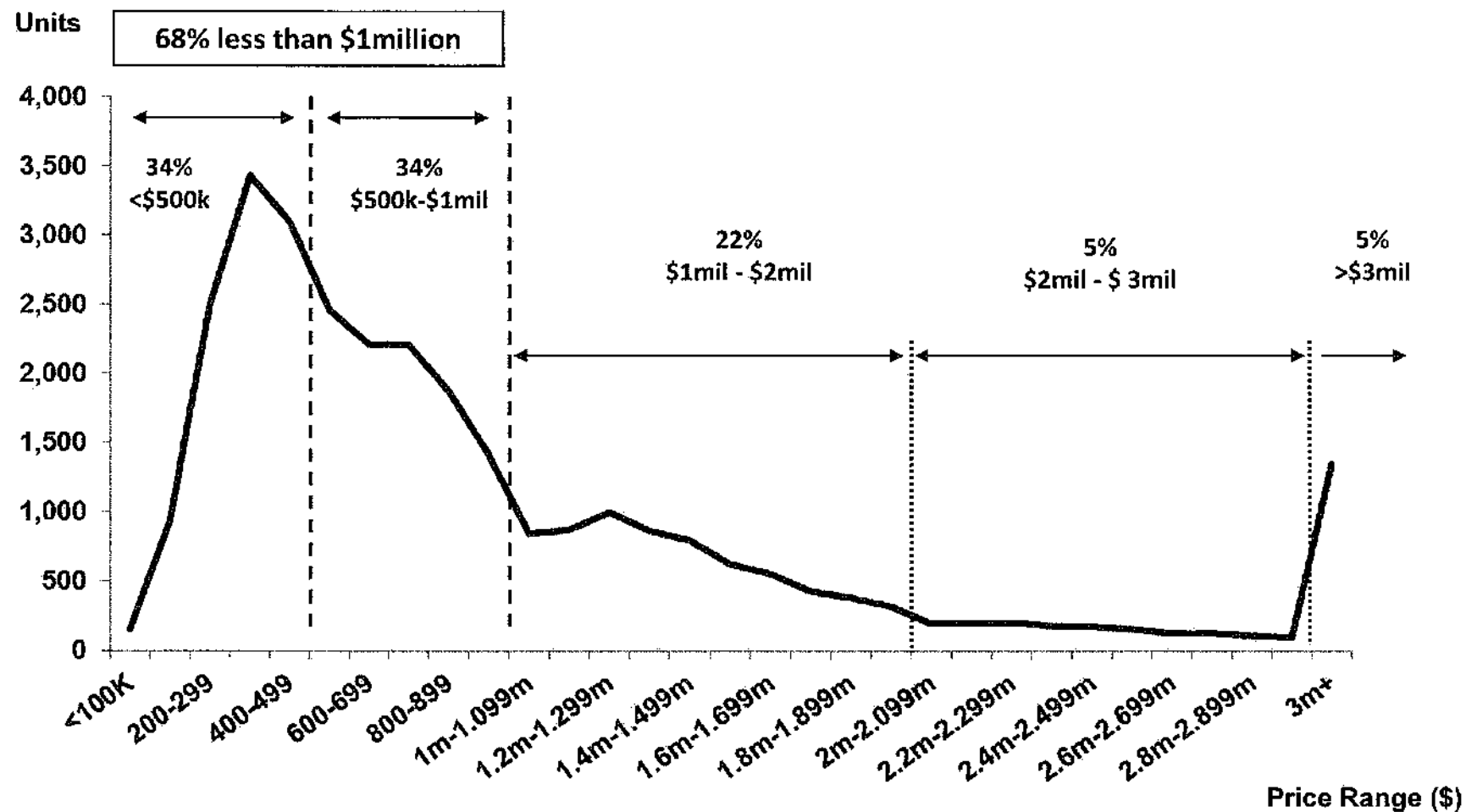


BC MLS Home Sales Activity



Source: Canadian Real Estate Association / Haver Analytics

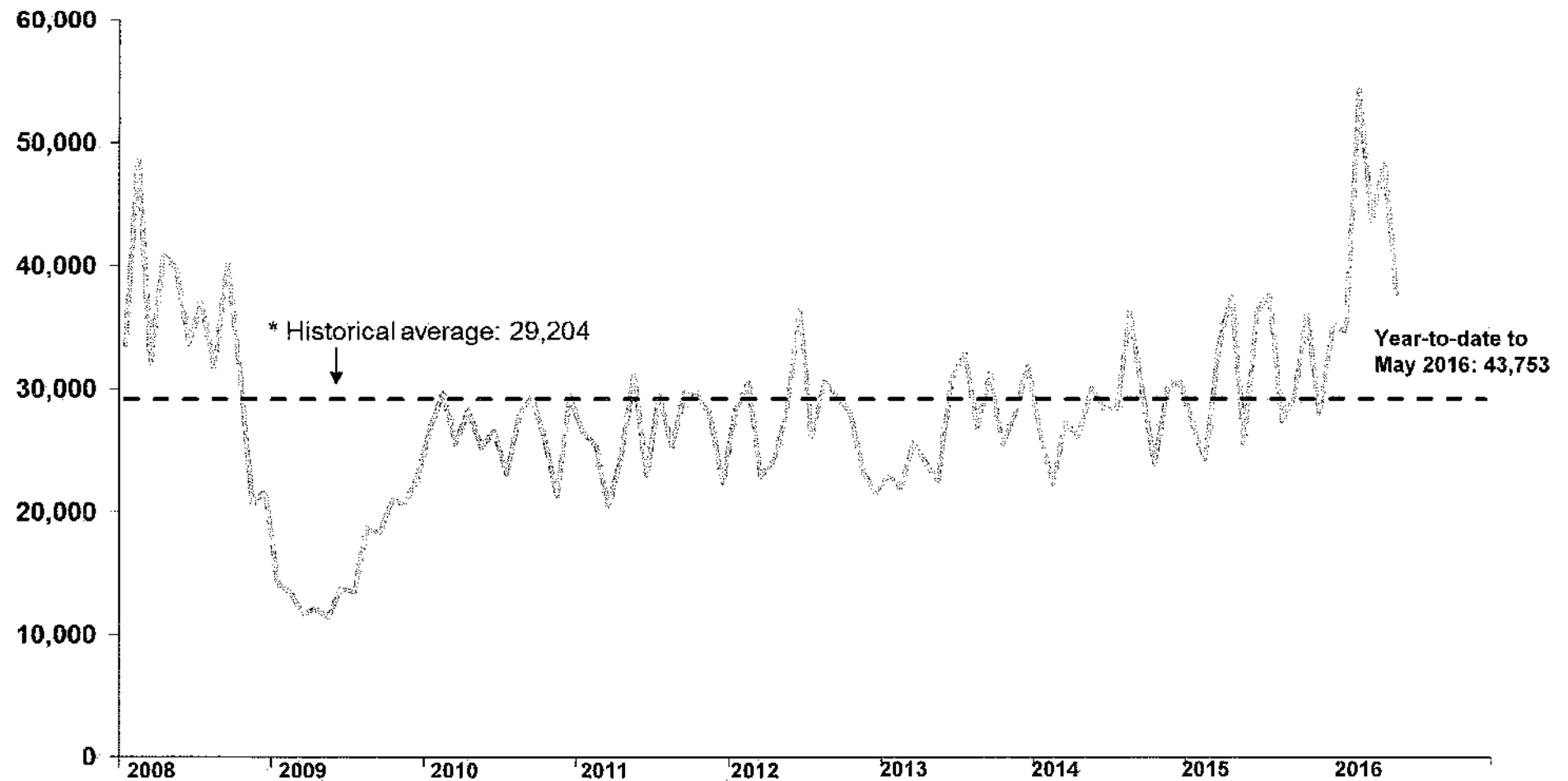
Year-to-date to May 2016 Metro Vancouver housing sales



Sources: Real Estate Board of Greater Vancouver; Fraser Valley Real Estate Board; BC Real Estate Association Economics

B.C. housing starts

(annualized units, sa)



Source: Canada Mortgage and Housing Corporation.

* Historical average (January 1990 to May 2016)

Data on home-buyers



BRITISH
COLUMBIA

Ministry of
Finance

Property Transfer Tax Inquiries
Victoria: 250 387-0804
Vancouver: 604 660-2421
Toll-free: 1 888 355-2700
gov.bc.ca/propertytransfertax

PROPERTY TRANSFER TAX RETURN

Freedom of Information and Protection of Privacy Act (FOIPPA) - The personal information on this form is collected for the purpose of administering the *Property Transfer Tax Act* under the authority of section 28(a) of the FOIPPA. Questions about the collection or use of this information can be directed to the Director, Property Transfer Tax, PO Box 9427 Stn Prov Govt, Victoria, BC V8W 9V1 (telephone: Victoria at 250 387-0804 or toll-free at 1 888 355-2700).

Is this a transfer of a bare trust? YES ☐ NO ☐

Are you claiming an exemption:

A. PURCHASER / TRANSFEREE - List all purchasers acquiring an interest in the property with this transaction
If you are an individual please complete with your principal residence address.

Purchaser 1 Individual ☐ Corporation ☐ Other ☐

Last name / Corporation name

Address (Apt. No., Street No./Name, PO Box, RR)

First name

Initial

City

Province/Territory/State

Birth date

YYYY/MM/DD

Social Insurance Number

Postal/Zip code

Country

Are you applying for the first time home buyers' or newly built home exemption? YES ☐ NO ☐

Previous address for the last two years (Apt. No., Street No./Name, PO Box, RR)

Percentage interest acquired %

City

Province/Territory/State

On the date of registration, are you a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act* (Canada)? YES ☐ NO ☐

Postal/Zip code

Country

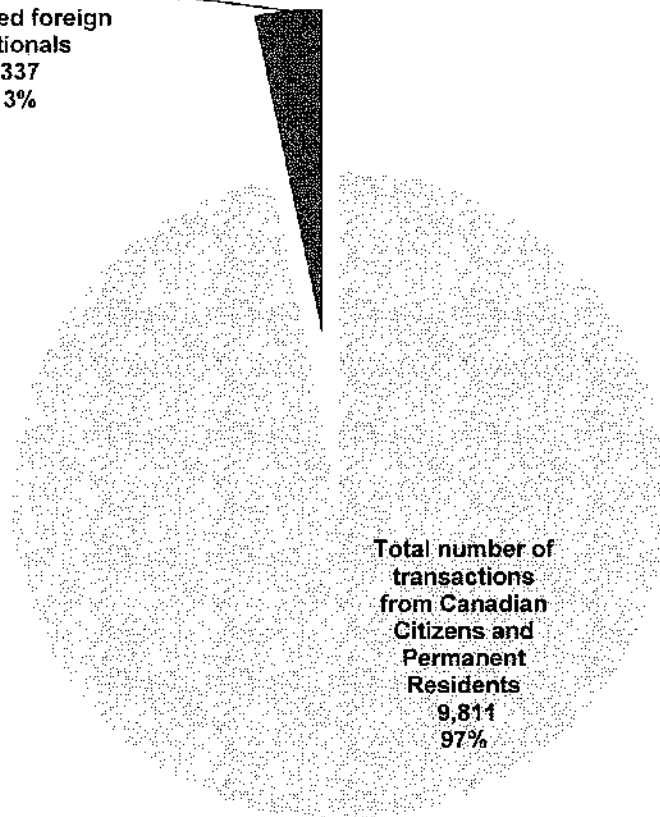
Country of citizenship

If you have not continuously resided in BC for at least one year prior to the registration date, list any two years that you filed income tax returns as a BC resident during the six years before the date of registration.

Citizenships of all Property Transfer Transactions – Province-wide

Total transactions: 10,148

Total Number of
Property
Transfers that
Involved foreign
nationals
337
3%

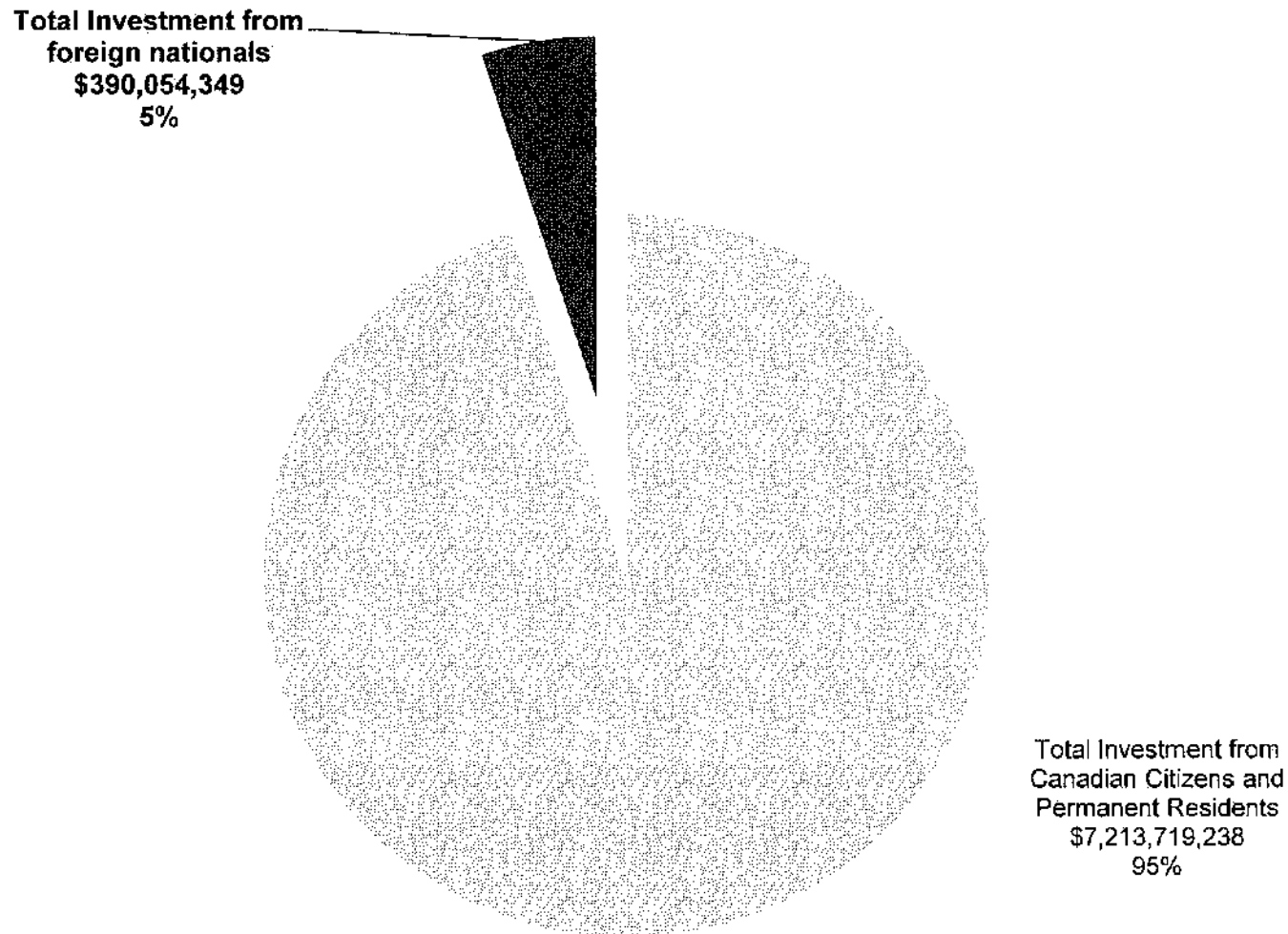


Time period: June 10-29, 2016

Declared Citizenships of All Property Transfer Transactions in BC

Citizenship	Total	% of Total	% of Total Foreign Citizenship
Canada/Perm Residents	9,811	96.68%	N/A
China	258	2.54%	76.6%
United States	23	0.23%	6.8%
United Kingdom	10	0.10%	3.0%
Australia	9	0.09%	2.7%
Korea	5	0.05%	1.5%
Taiwan	5	0.05%	1.5%
India	4	0.04%	1.2%
Switzerland	4	0.04%	1.2%
Germany	3	0.03%	0.9%
Romania	2	0.02%	0.6%
Austria	1	0.01%	0.3%
Brazil	1	0.01%	0.3%
Chad	1	0.01%	0.3%
El Salvador	1	0.01%	0.3%
Indonesia	1	0.01%	0.3%
Ireland	1	0.01%	0.3%
Italy	1	0.01%	0.3%
Japan	1	0.01%	0.3%
Malaysia	1	0.01%	0.3%
Mexico	1	0.01%	0.3%
New Zealand	1	0.01%	0.3%
Nigeria	1	0.01%	0.3%
Tanzania	1	0.01%	0.3%
UAE	1	0.01%	0.3%

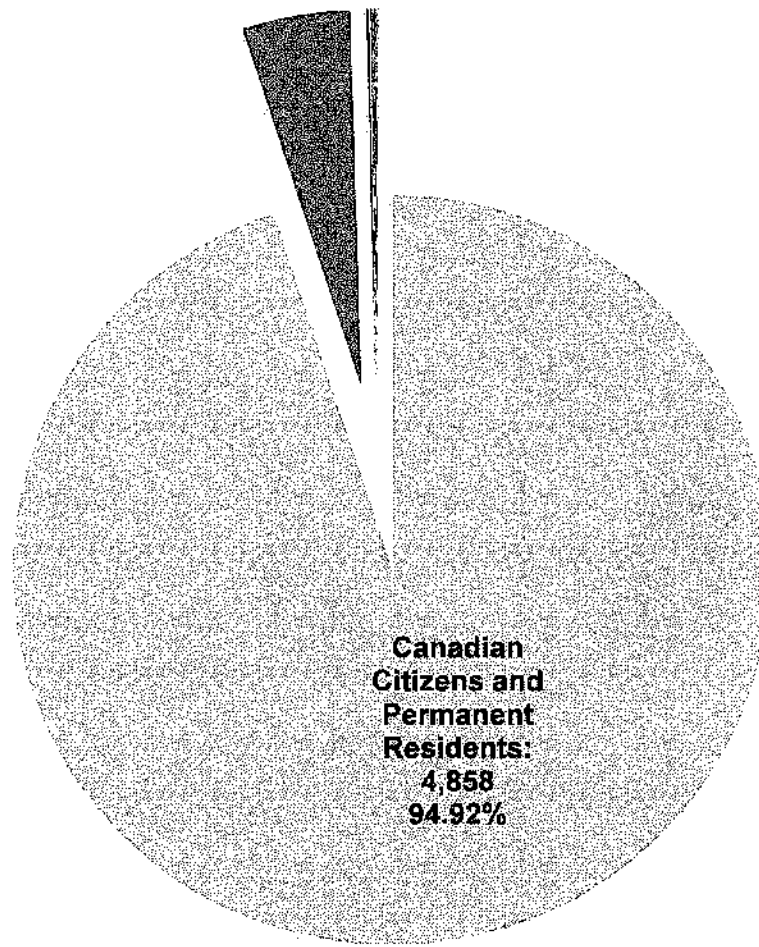
Total Value of all Property Transfers – Province-wide



Time period: June 10-29, 2016

Citizenships of all Property Transfer Transactions – Metro Vancouver

Total transactions: 5,118



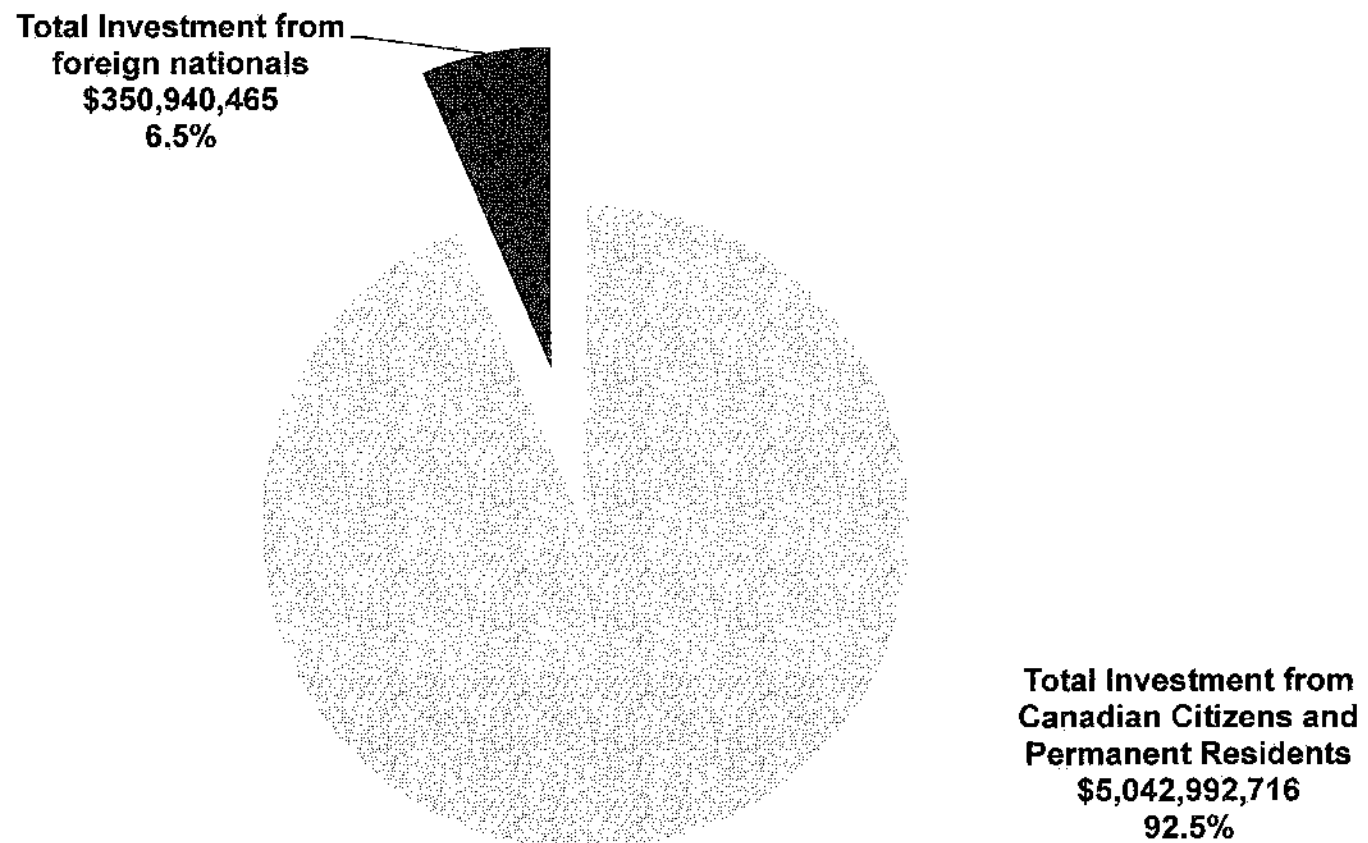
Declared Citizenships of All Property Transfer Transactions

Citizenship	Total	% of Total
Canada/Perm Residents	4858	94.92%
China	234	4.57%
Korea	5	0.10%
Taiwan	5	0.10%
India	3	0.06%
Romania	2	0.04%
Japan	2	0.04%
United Kingdom	2	0.04%
Australia	1	0.02%
Chad	1	0.02%
El Salvador	1	0.02%
Indonesia	1	0.02%
Malaysia	1	0.02%
Nigeria	1	0.02%

Time period: June 10-29, 2016

Total Value of all Property Transfers – Metro Vancouver

Total transactions: 5,118



Time period: June 10-29, 2016

Vancouver

Time period: June 10-29, 2016

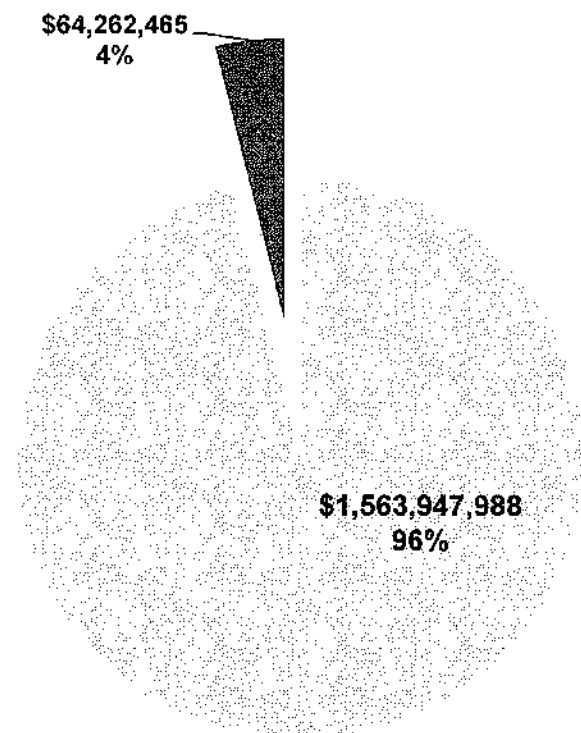
Total Number of Transactions



○ Total Number of Property Transfers by Canadians/permanent residents

■ Total Number of Property Transfers that involved foreign nationals

Total Investment



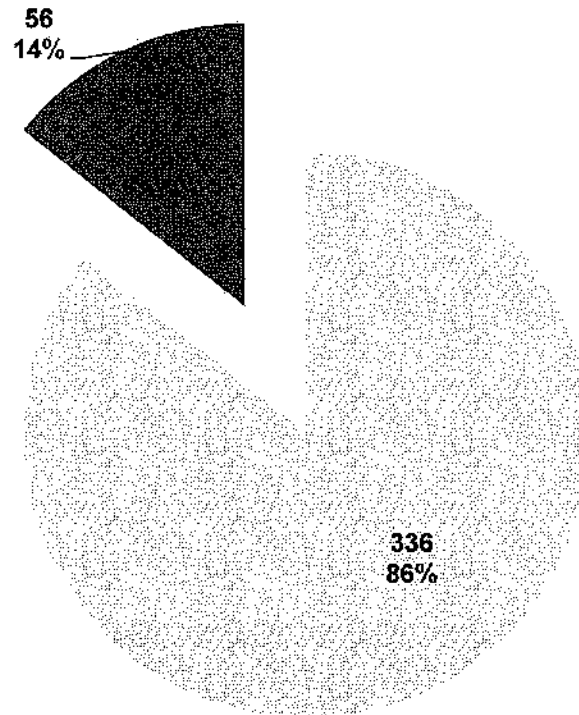
○ Total Investment from Canadian Citizens and Permanent Residents

■ Total Investment from foreign nationals

Richmond

Time period: June 10-29, 2016

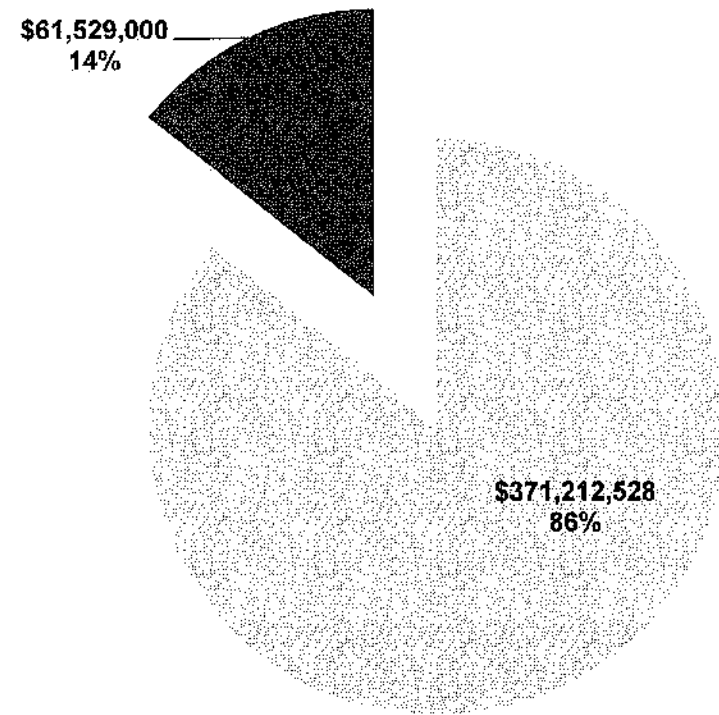
Total Number of Transactions



◻ Total Number of Property Transfers by Canadians/permanent residents

■ Total Number of Property Transfers that Involved foreign nationals

Total Investment



◻ Total investment from Canadian Citizens and Permanent Residents

■ Total Investment from foreign nationals

Surrey

Time period: June 10-29, 2016

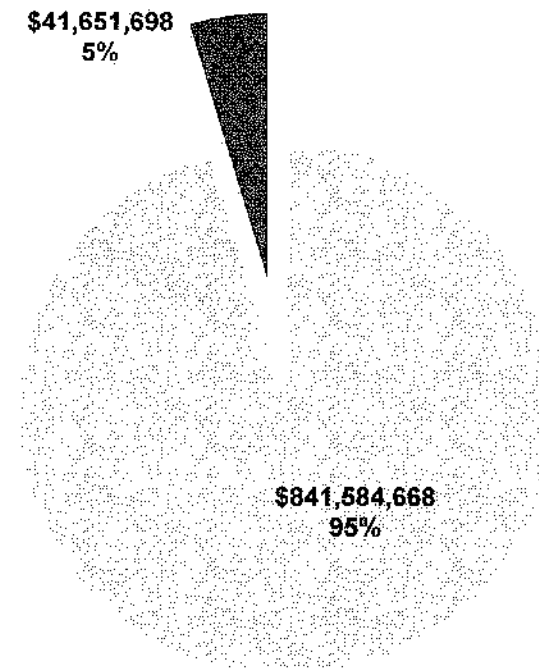
Total Transactions



○ Total Number of Property Transfers by Canadians/permanent residents

■ Total Number of Property Transfers that Involved foreign nationals

Total Investment



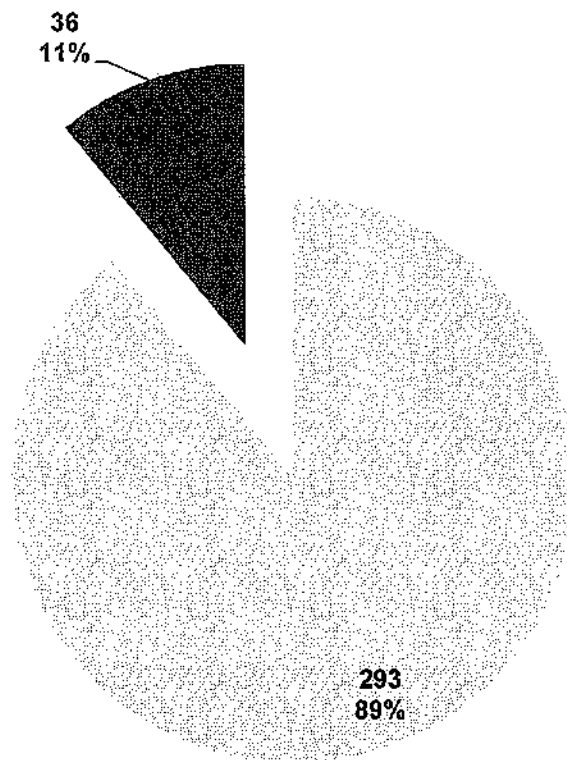
○ Total Investment from Canadian Citizens and Permanent Residents

■ Total Investment from foreign nationals

Burnaby

Time period: June 10-29, 2016

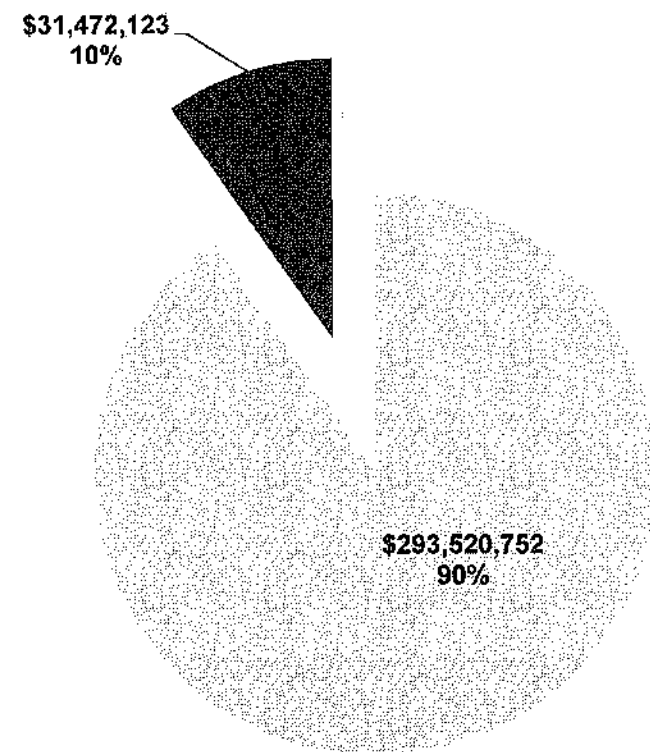
Total Transactions



○ Total Number of Property Transfers by Canadians/permanent residents

■ Total Number of Property Transfers that Involved foreign nationals

Total Investment

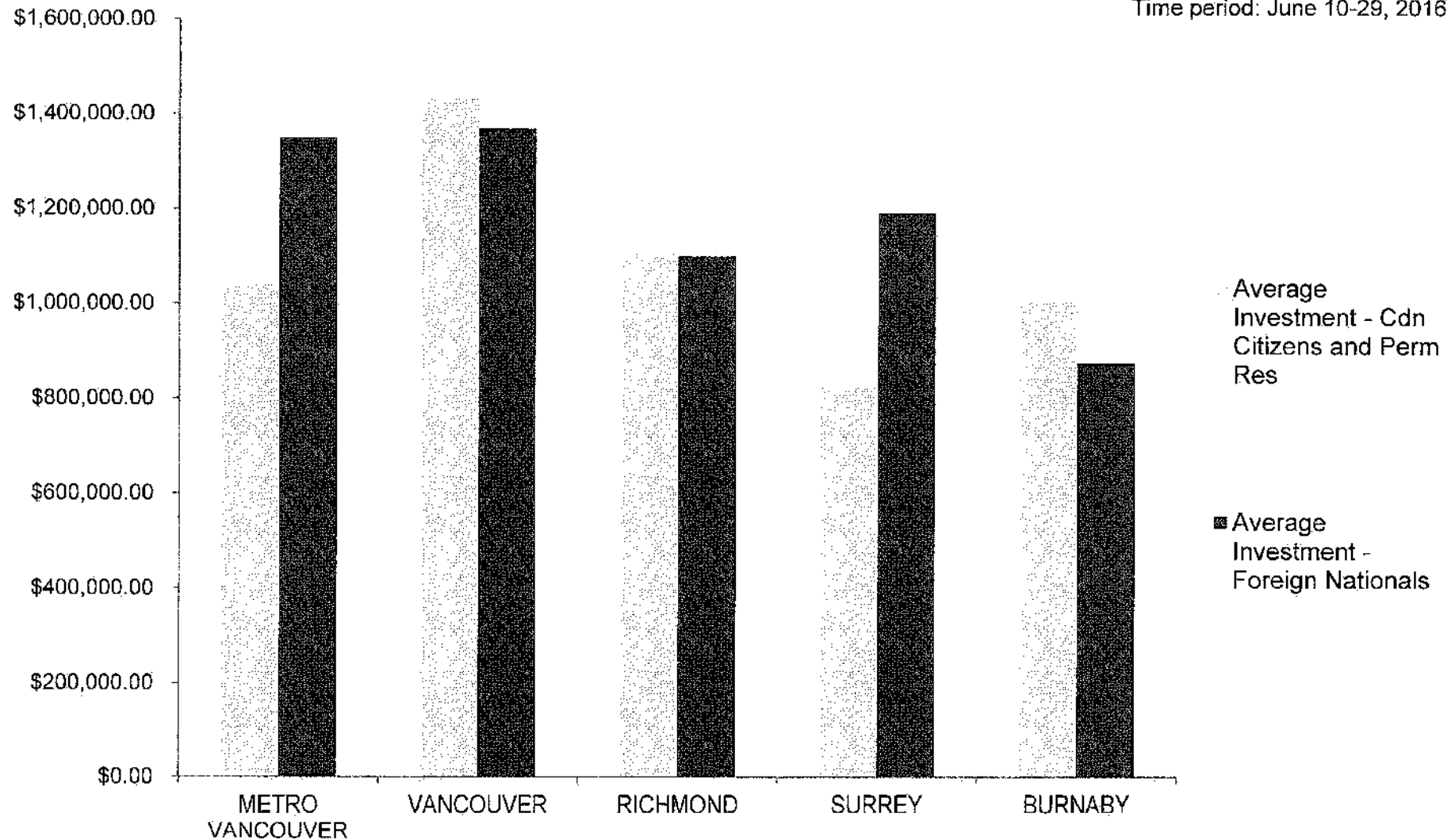


○ Total Investment from Canadian Citizens and Permanent Residents

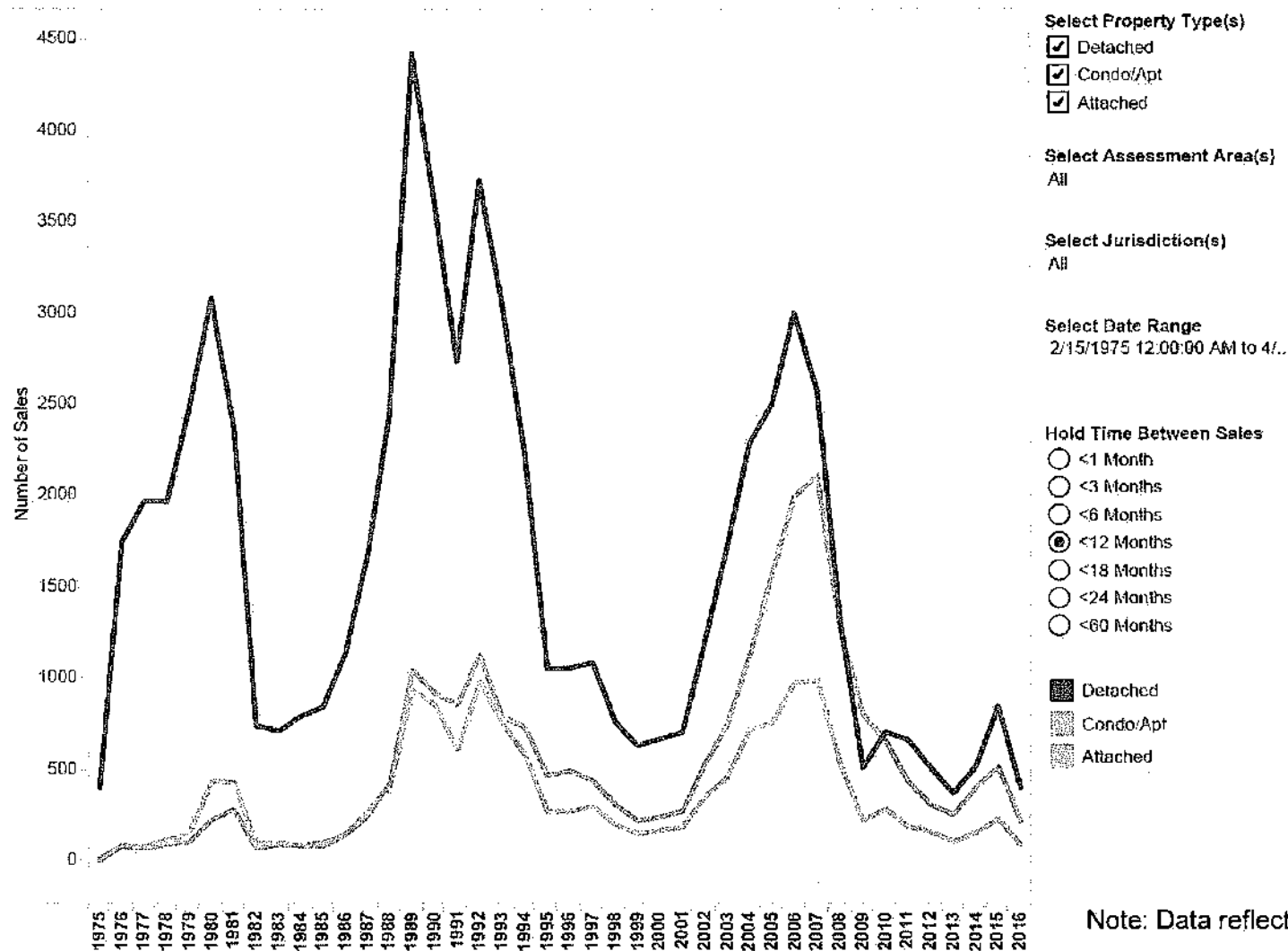
■ Total Investment from foreign nationals

Average investment: Citizens and permanent residents / foreign nationals

Time period: June 10-29, 2016

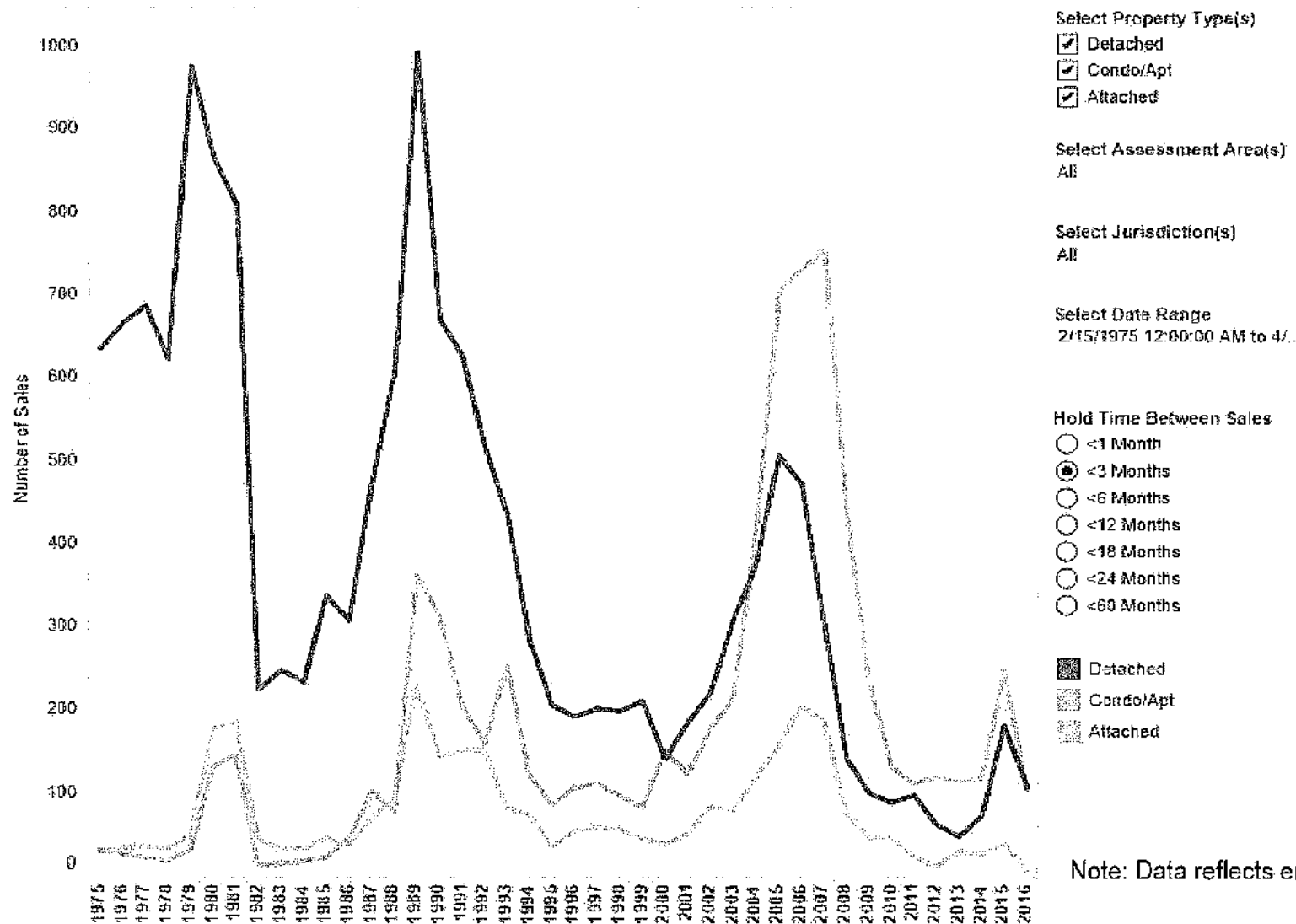


Re-selling activity – less than 12 months Since 1976

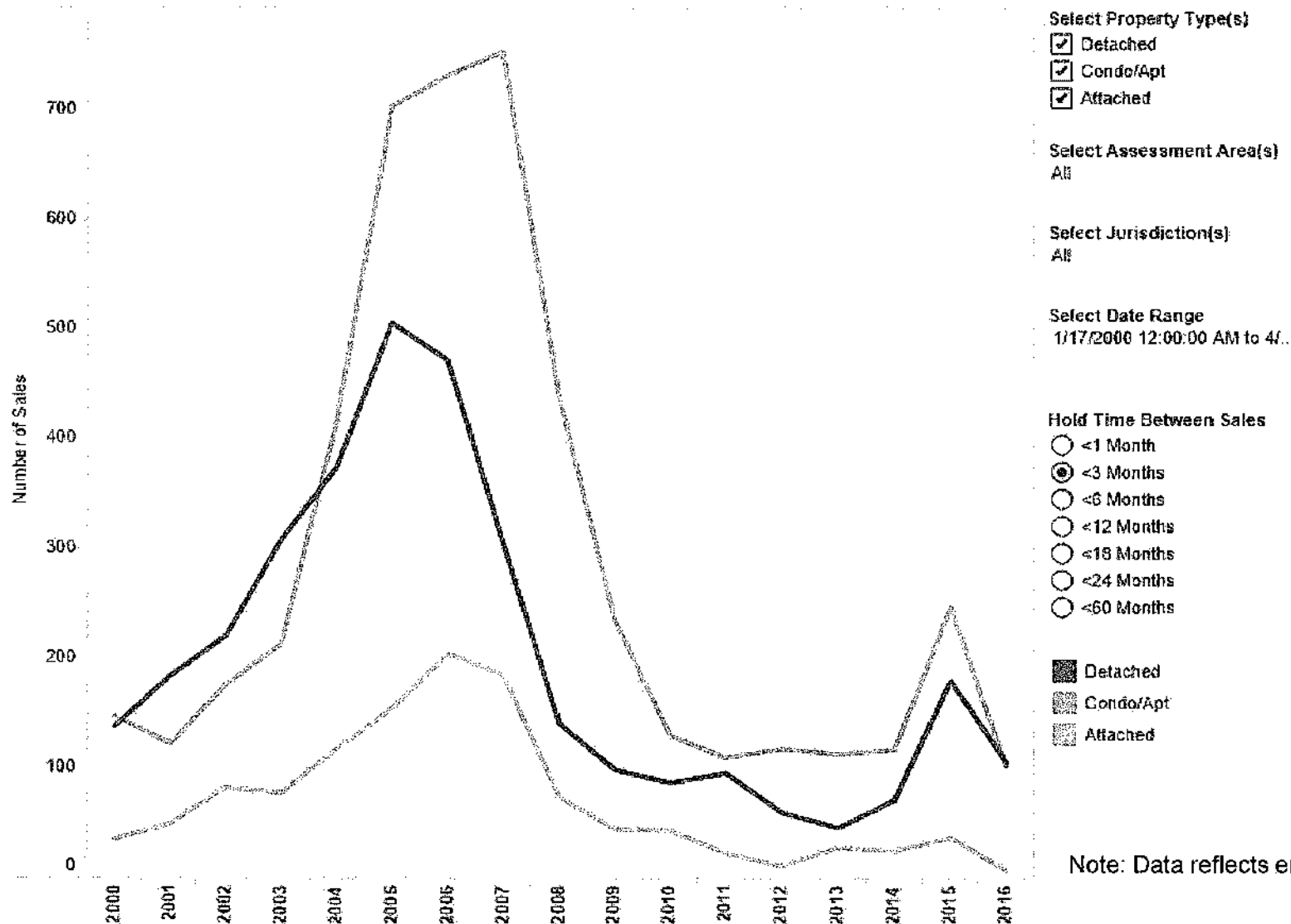


Note: Data reflects entire province

Re-selling activity – less than 3 months Since 1976



Re-selling activity– less than 3 months Since 2000



More than 14,000 families have saved money on their new homes this year

- **Between Feb. 17 and June 29, because of the newly built home exemption:**
 - 3,603 families have saved an average of \$7,060 on their newly built homes.
 - Total savings to families: \$25,436,366
 - 189 per week on average (19 weeks)
 - 27 per day on average.
- The existing First Time Buyers Program has helped more than **10,470** families buy their first home this year.

Total estimated future supply: 108,000 homes in six communities

	Concept planning or policy stage	Zoning, re-zoning and development applications	Building permits/Pending construction start	Total estimated future supply
City of Richmond (consulted and pending confirmation)	1,000	15,500	Data not publicly available	16,500
City of Surrey (consulted and pending confirmation)	4,500	15,500	Data not publicly available	20,000
City of Burnaby (confirmation requested and unconfirmed)	4,000	21,500	4,500	30,000
City of Coquitlam (consulted and confirmed)	2,000	2,000	1,500	5,500
City of New Westminster (consulted and confirmed)	4,500	4,000	2,000	10,500
City of Vancouver (consulted and pending confirmation)	14,500	11,000	Data not publicly available	25,500
Six Total Municipalities	30,500	69,500	8,000	108,000

* All figures based on publically available data, with the assistance of the BC Government efforts have been made to confirm inventory with the surveyed municipalities

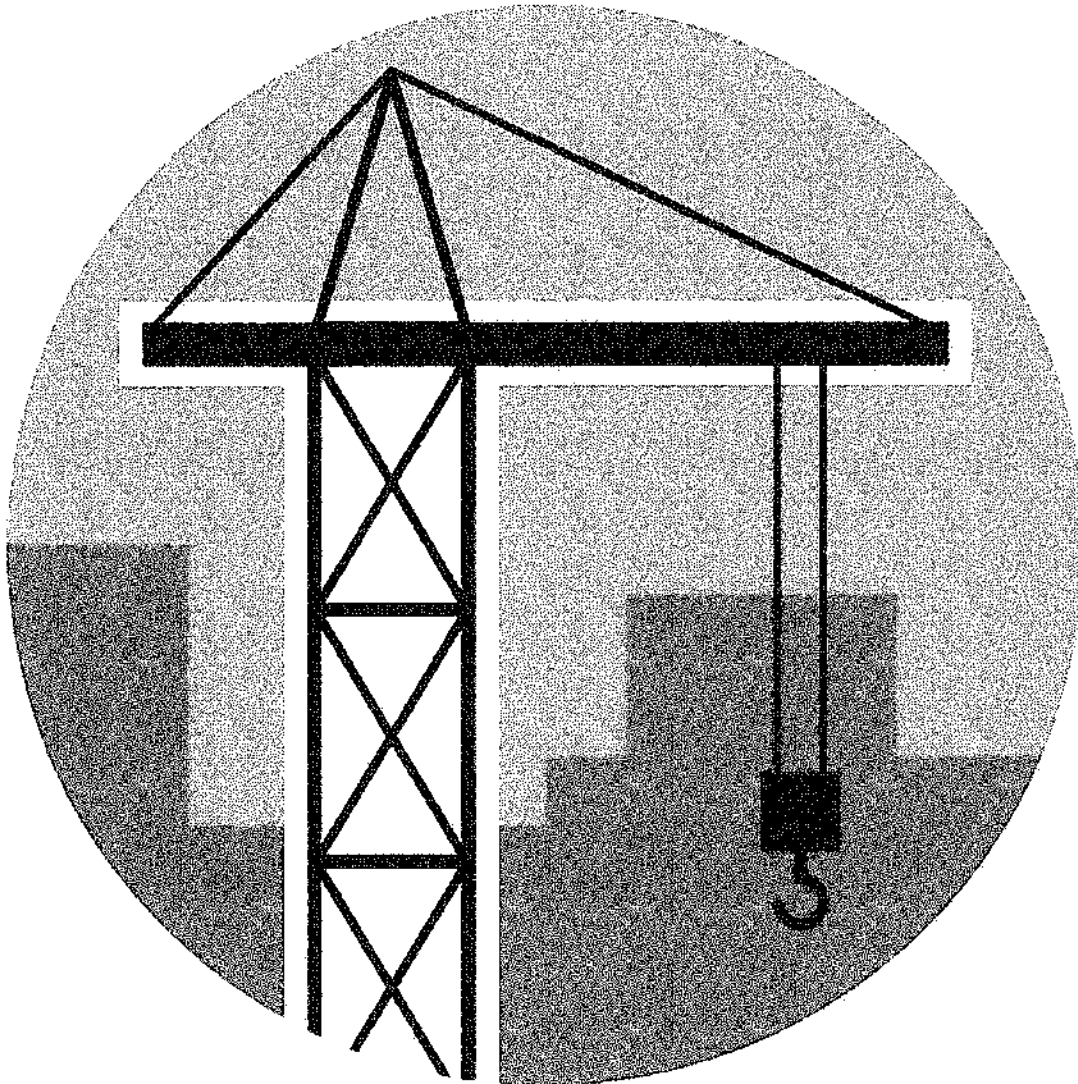
** The City of Surrey advised of a further 50,000 units of potential future supply within approved area community plans currently not reflected within this review

Notes on Housing supply inventory

Assumptions and restrictions

It is important to note that this data and its analysis must be considered within the context of some assumptions and restrictions:

1. The accuracy of the applications as stated by the various municipalities was deemed to be correct, no additional review to confirm unit counts, address, and application status was conducted.
2. Information related to application inventory was sourced from municipal reporting available online and as necessary additional information was gathered from specific planning applications. Information was gathered in June of 2016. Sources are provided below:
 - City of Vancouver: <http://development.vancouver.ca/>
 - City of Richmond: <http://www.richmond.ca/plandev/devzoning/currentdevapps.htm>
 - City of Surrey: <http://www.surrey.ca/city-services/1414.aspx>
 - City of Burnaby: <https://www.burnaby.ca/Assets/city+services/policies+projects+and+initiatives/community+development/Major+Development+Projects/01+-+May+2016.pdf>
 - City of Coquitlam: <http://www.coquitlam.ca/planning-and-development/resources/current-applications.aspx>
 - City of New Westminster: http://www.newwestcity.ca/business/planning_development/projects_on_the_go.php
3. The Province of British Columbia requested each municipality surveyed to confirm the information. At the time of printing, some municipalities were still in the process of confirming the information. We anticipate ongoing consultations and as information from the individual municipalities is confirmed the total housing supply information may evolve.
4. Due to differences in reporting and application status descriptions between the various municipalities' unit counts have been sorted into three key stages in an effort to align findings across all six markets.
 - Concept planning or policy stage
 - Rezoning, development or combined applications
 - Building permits/pending construction start



Development Application Review

Summary of Findings

City of Richmond
City of Surrey
City of Burnaby

City of Coquitlam
City of New Westminster
City of Vancouver

July 2016

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1.0 Methodology of Review

The focus of this review was within the six Lower Mainland municipalities: Richmond, Surrey, Burnaby, Coquitlam, New Westminster, and Vancouver. The process for identifying, consolidating, and analyzing information from these municipalities is provided below:

1. Data on applications was sourced directly from each municipality, depending on the municipality, reporting was available either as a consolidated list of all applications or through multiple lists based upon application stage.
2. Information on projects in Pre-Planning and Concept Plan stages (rezoning policy, concept etc.) were identified through alternative property reporting. Efforts to determine the contemplated housing units included a review of multiple sources from available pre-application submissions, municipal reporting and/or through verification with applicant.
3. All findings were consolidated by municipality in order to review and identify (as possible) duplications in property entries caused by multiple status entries in some municipalities.
4. Application status was consolidated to Rezoning/Development Applications and where possible Building Permit Application classifications.
5. Additional consideration was given to information available within the Major Projects Inventory (MPI) Database and as possible additional projects not contained within the municipal reporting were identified.

2.0 Approach for Review

The application review identified three key components for estimating future supply, based on publically available information across the municipalities. These three components are based off of the application and development process for new properties, with the calculation for estimating future supply provided below:

$$\begin{array}{l} \text{Concept Planning} \\ \text{or Policy Stage} \end{array} + \begin{array}{l} \text{Rezoning, Development or} \\ \text{Combined Applications} \end{array} + \begin{array}{l} \text{Building Permits/} \\ \text{Pending} \\ \text{Construction Start} \end{array} = \begin{array}{l} \text{Total Estimated} \\ \text{Future Supply} \end{array}$$

3.0 Findings of Review

An initial review of current applications in Richmond, Surrey, Burnaby, Coquitlam, New Westminster and Vancouver would indicate approximately 108,000 housing units are in various stages of planning and contemplation, as seen in the chart below:

	Concept Planning or Policy Stage	Rezoning, Development, or Combined Applications	Building Permits/Pending Construction Start	Total Estimated Future Supply
City of Richmond (consulted and pending confirmation)	1,000	15,500	<i>Data not publically available</i>	16,500
City of Surrey (consulted and pending confirmation)	4,500	15,500	<i>Data not publically available</i>	20,000
City of Burnaby (confirmation requested and unconfirmed)	4,000	21,500	4,500	30,000
City of Coquitlam (consulted and confirmed)	2,000	2,000	1,500	5,500
City of New Westminster (consulted and confirmed)	4,500	4,000	2,000	10,500
City of Vancouver (consulted and pending confirmation)	14,500	11,000	<i>Data not publically available</i>	25,500
Six Total Municipalities	30,500	69,500	8,000	108,000

* All figures based on publically available data, with the assistance of the BC Government efforts have been made to confirm inventory with the surveyed municipalities

** The City of Surrey advised of a further 50,000 units of potential future supply within approved area community plans currently not reflected within this review

4.0 Caveats for Analysis and Findings

It is important to note that this data and its analysis must be considered within the context of some assumptions and restrictions:

1. The accuracy of the applications as stated by the various municipalities was deemed to be correct, no additional review to confirm unit counts, address, and application status was conducted.
2. Information related to application inventory was sourced from municipal reporting available online and as necessary additional information was gathered from specific planning applications. Information was gathered in June of 2016. Sources are provided below:

<u>Municipality</u>	<u>Department</u>	<u>Source</u>	<u>Source Link</u>
City of Richmond	Planning, building & development	Current Development Applications	http://www.richmond.ca/plandev/devzoning/currentdevapps.htm
City of Surrey	Land Development	Development Statistics	http://www.surrey.ca/city-services/1414.aspx
City of Burnaby	City Services – Planning Department	Major Projects List	https://www.burnaby.ca/Assets/city-services/policies+projects+and+initiatives/community+development/Major+Development+Projects/01+-+May+2016.pdf
City of Coquitlam	Planning & Development Resources	Current Development & Building Permit Applications	http://www.coquitlam.ca/planning-and-development/resources/current-applications.aspx
City of New Westminster	Planning & Development	Projects on the Go	http://www.newwestcity.ca/business/planning_development/projects_on_the_go.php
City of Vancouver	Urban planning, sustainable zoning, and development	Development Application Information Web Page Rezoning Applications	http://development.vancouver.ca/ http://former.vancouver.ca/commisvcs/planning/rezoning/applications/

3. The Province of British Columbia requested each municipality surveyed to confirm the information. At the time of printing, some municipalities were still in the process of confirming the information. We anticipate ongoing consultations and as information from the individual municipalities is confirmed the total housing supply information may evolve.
4. Due to differences in reporting and application status descriptions between the various municipalities' unit counts have been sorted into three key stages in an effort to align findings across all six markets.
 - o Concept planning or policy stage
 - o Rezoning, development or combined applications
 - o Building permits/pending construction start

INFORMATION BULLETIN

For Immediate Release
2016FIN0028-001239
July 7, 2016

Ministry of Finance

Government releases real estate transaction data

VICTORIA – The Province released the first set of data today resulting from new measures to track the extent of foreign real estate transactions.

The data is drawn from the filings of Property Transfer Tax forms by purchasers of residential real estate in British Columbia between June 10 and June 29, 2016. The data represents a first, early look at the rate and value of purchases of residential property by foreign nationals—people who are neither Canadian citizens nor permanent residents.

Main findings include, between June 10 and June 29, 2016:

- 10,148 residential real estate transactions in B.C., totalling more than \$7.6 billion.
- 337 transactions (3.3%) involved foreign nationals, worth \$390 million (5.1%).
- In Metro Vancouver, there were 5,118 transactions worth nearly \$5.4 billion, of which 260 involved foreign nationals (5.1%), worth \$351 million (6.5%)
- In the City of Vancouver, there were 1,139 transactions, totalling more than \$1.6 billion. 47 of these involved foreign nationals (4.1%), worth \$64 million (3.9%).

Government has released additional data on Richmond, Surrey, Burnaby and the Capital Regional District. Further updates will be available.

New data is also available online that shows the extent of re-sale activity in the province. An extensive data set dating back to 1976 shows paired sales, or how soon after being purchased a home is re-sold. The full data set has been made available online at:

<https://public.tableau.com/profile/bcpairedsalesdata#!/vizhome/BCPairedSalesAnalysis/PairedSalesSummaryTable>

The Province has been working to identify the number of new housing units that are in development within six Metro Vancouver municipalities that include Burnaby, Coquitlam, New Westminster, Richmond, Surrey and Vancouver.

A survey of publicly available information shows that approximately 108,000 units are at one of three stages prior to completion:

- 30,500 homes are in the concept planning or policy stage.
- 69,500 homes are pending a zoning, re-zoning, development or combined application.
- 8,000 homes are pending construction start in New Westminster, Burnaby and Coquitlam. (Permit survey data for the City of Vancouver and others is not yet available.)

The existing process to take a development project from inception to completion can take up to 13 years, depending on the scope, scale, complexity and public position around each

project.

Quick Facts:

- Budget 2016 introduced the Newly Built Home Exemption, which can save purchasers up to \$13,000 in property transfer tax when purchasing a newly constructed or subdivided home worth up to \$750,000.
- Between Feb. 17 and June 29, 2016, because of the newly built home exemption:
 - **3,603** families have saved an average of **\$7,060** on their newly built homes.
 - **Total savings to families: \$25,436,366**
 - **189 per week** on average (19 weeks)
 - **27 per day** on average.

The existing First Time Buyers Program has helped more than 10,470 families buy their first home this year.

Media Contact:

Jamie Edwardson
Director of Communications
Ministry of Finance
250 356-2821

Connect with the Province of B.C. at: www.gov.bc.ca/connect

PROVINCE	Cumulative (from June 10-29, 2016)	
	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	10148	
Total Number of Property Transfers that Involved foreign nationals	337	3.3%
Total Value of All Property Transfers	\$7,603,773,587	
Total Investment from foreign nationals	\$390,054,849	5.1%

METRO VANCOUVER		
	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	5118	
Total Number of Property Transfers that Involved foreign nationals	260	5.1%
Total Value of All Property Transfers	\$5,393,993,181	
Total Investment from foreign nationals	\$350,940,465	6.5%

REST OF PROVINCE		
	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	5030	
Total Number of Property Transfers that Involved foreign nationals	77	1.5%
Total Value of All Property Transfers	\$2,209,840,406	
Total Investment from foreign nationals	\$39,113,884	1.8%

Citizenships of All Residential Property Transfer Transactions in BC			
Citizenship	Total	% of Total	% of Total Foreign Citizenship
Canada/Perm Residents	9811	96.68%	N/A
China	258	2.54%	76.5%
United States	23	0.23%	6.8%
United Kingdom	10	0.10%	3.0%
Australia	9	0.09%	2.7%
Korea	5	0.05%	1.5%
Taiwan	5	0.05%	1.5%
India	4	0.04%	1.2%
Switzerland	4	0.04%	1.2%
Germany	3	0.03%	0.9%
Romania	2	0.02%	0.6%
Austria	1	0.01%	0.3%
Brazil	1	0.01%	0.3%
Chad	1	0.01%	0.3%
El Salvador	1	0.01%	0.3%
Indonesia	1	0.01%	0.3%
Ireland	1	0.01%	0.3%
Italy	1	0.01%	0.3%
Japan	1	0.01%	0.3%
Malaysia	1	0.01%	0.3%
Mexico	1	0.01%	0.3%
New Zealand	1	0.01%	0.3%
Nigeria	1	0.01%	0.3%
Tanzania	1	0.01%	0.3%
UAE	1	0.01%	0.3%

Percentage of all Transactions in BC
that were in Metro Vancouver
50.4%

Percentage of all Transactions that Involved
foreign nationals in BC that were in Metro
Vancouver
77.2%

METRO VANCOUVER	Cumulative (from June 10-29, 2016)	
	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	5118	
Total Number of Property Transfers that Involved foreign nationals	260	5.1%
Total Value of All Property Transfers	\$5,393,933,181	
Total Investment from foreign nationals	\$350,940,465	6.5%

VANCOUVER		
	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	1139	
Total Number of Property Transfers that Involved foreign nationals	47	4.1%
Total Value of All Property Transfers	\$1,627,803,453	
Total Investment from foreign nationals	\$64,262,465	3.9%

RICHMOND		
	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	392	
Total Number of Property Transfers that Involved foreign nationals	56	14.3%
Total Value of All Property Transfers	\$432,741,528	
Total Investment from foreign nationals	\$61,529,000	14.2%

SURREY		
	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	1057	
Total Number of Property Transfers that Involved foreign nationals	35	3.3%
Total Value of All Property Transfers	\$883,236,366	
Total Investment from foreign nationals	\$41,651,698	4.7%

BURNABY		
	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	329	
Total Number of Property Transfers that Involved foreign nationals	36	10.9%
Total Value of All Property Transfers	\$324,992,875	
Total Investment from foreign nationals	\$31,472,123	9.7%

Citizenships of All Residential Property Transfer Transactions in Metro Vancouver

Citizenship	Total	% of Total	% of Total Foreign Citizenship
Canada/Perm Residents	4858	94.92%	N/A
China	234	4.57%	90.0%
Korea	5	0.10%	1.9%
Taiwan	5	0.10%	1.9%
India	3	0.06%	1.2%
Romania	2	0.04%	0.8%
Japan	2	0.04%	0.8%
United Kingdom	2	0.04%	0.8%
Australia	1	0.02%	0.4%
Chad	1	0.02%	0.4%
El Salvador	1	0.02%	0.4%
Indonesia	1	0.02%	0.4%
Malaysia	1	0.02%	0.4%
Nigeria	1	0.02%	0.4%
United States	1	0.02%	0.4%

Percentage of all Transactions in Metro Vancouver that were in Vancouver, Richmond, Surrey and Burnaby

57.0%

Percentage of all Transactions that involved foreign nationals in Metro Vancouver that were in Vancouver, Richmond, Surrey and Burnaby

66.9%

Percentage of all Foreign Investment in Metro Vancouver that was in Vancouver, Richmond, Surrey and Burnaby

56.7%

PROVINCE OUTSIDE OF METRO VANCOUVER	Cumulative (from June 10-29, 2016)	
	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	5930	
Total Number of Property Transfers that Involved foreign nationals	77	1.5%
Total Value of All Property Transfers	\$2,209,840,406	
Total Investment from foreign nationals	\$35,113,884	1.8%

Capital Regional District	Totals	Percentage
ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS		
Total Number of Property Transfers	737	
Total Number of Property Transfers that Involved foreign nationals	17	2.3%
Total Value of All Property Transfers	\$422,940,444	
Total Investment from foreign nationals	\$12,532,867	3.0%

Citizenships of All Residential Property Transfer Transactions in the Province Outside of Metro Vancouver

Citizenship	Total	% of Total	% of Total Foreign Citizenship
Canada/Perm Residents	4953	98.47%	N/A
China	24	0.48%	31.2%
United States	22	0.44%	28.6%
United Kingdom	8	0.16%	10.4%
Australia	7	0.14%	9.1%
Switzerland	4	0.08%	5.2%
Germany	3	0.06%	3.9%
Austria	1	0.02%	1.3%
Brazil	1	0.02%	1.3%
India	1	0.02%	1.3%
Ireland	1	0.02%	1.3%
Italy	1	0.02%	1.3%
Korea	1	0.02%	1.3%
Mexico	1	0.02%	1.3%
New Zealand	1	0.02%	1.3%
Tanzania	0	0.00%	0.0%
UAE	1	0.02%	1.3%

Percentage of all Transactions in the Province
Outside of Metro Vancouver that was in the Capital
Regional District

14.7%

Percentage of all Transactions that Involved
foreign nationals in the Province Outside of Metro
Vancouver that was in the Capital Regional District.

22.1%

Percentage of all Foreign Investment in the Province
Outside of Metro Vancouver that was in the Capital
Regional District

32.0%

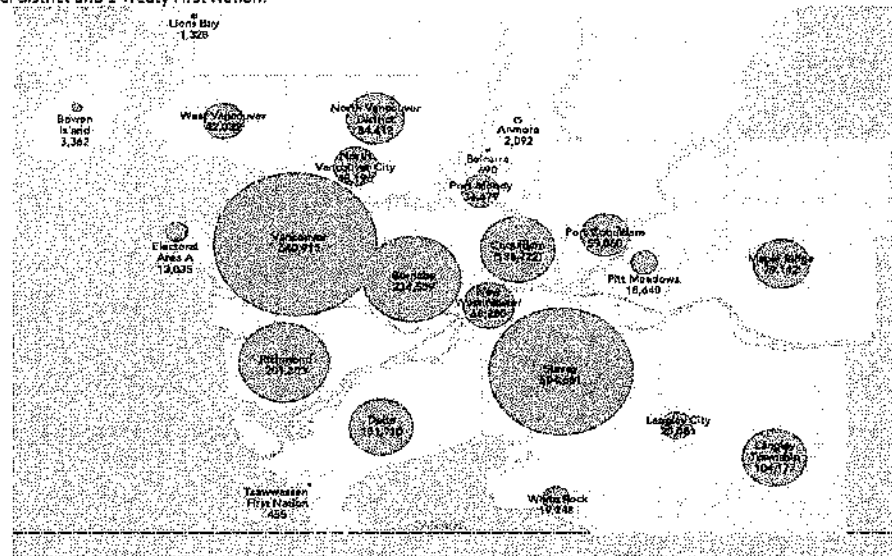
NOTES:

Property Transfer Transactions A transaction that involves the transfer of a single property (regardless of the number of individuals involved)

Foreign National Someone other than a Canadian Citizen or a Permanent Resident.

Metro Vancouver Encompasses 21 municipalities, 1 electoral district and 1 Treaty First Nation:

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



Capital Regional District (CRD) Encompasses 13 municipalities and 3 Electoral Areas (Juan de Fuca, Salt Spring, and the Southern Gulf Islands).
(Victoria, Saanich, Central Saanich, Colwood, Esquimalt, Highlands, Langford, Metchosin, North Saanich, Oak Bay, Sidney, Sooke, View Royal)