
INFORMATION BULLETIN

For Immediate Release
2016FIN0028-001239
July 7, 2016

Ministry of Finance

Government releases real estate transaction data
Updated Aug. 31, 2016, to correct error in calculation *

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.

*A previous version of this information bulletin included a link to data showing real estate resale activity from 1976 to 2016. The data was compiled by Landcor Data Corporation and contained a calculation error, which has now been corrected:

https://public.tableau.com/views/BCPairedSalesAnalysis-v12-2016-07-14/PairedSalesSummaryTable?:embed=y&:display_count=yes

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.

Learn more:

Development Application Review:

https://news.gov.bc.ca/files/Development_Application_Review.pdf

Housing Market Information: https://news.gov.bc.ca/files/PPP_Housing_data.pdf

Property Transfer Tax

Report: https://news.gov.bc.ca/files/Property_Transfer_Tax_Report_June_2016.PDF

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 | (from June 10-29, 2016) | |
|---|-------------------------|------------|
| | Totals | Percentage |
| ALL RESIDENTIAL PROPERTY TRANSFER TRANSACTIONS | | |
| Total Number of Property Transfers | 10,148 | |
| Total number of transactions from Canadian Citizens and Permanent Residents | 9,811 | |
| 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 Canadian Citizens and Permanent Residents | \$7,213,719,238 | |
| Total Investment from foreign nationals | \$390,054,349 | 5.1% |

Average investment from Can. Citz and Perm
Res | foreign nationals

\$735,268.50
\$1,157,431.30

| 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 | \$5,393,933,181 | |
| 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 | 5051 | |
| Total Number of Property Transfers that Involved foreign nationals | 89 | 1.8% |
| Total Value of All Property Transfers | \$2,773,776,640 | |
| Total Investment from foreign nationals | \$50,862,364 | 1.8% |

| 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 | 24 | 0.24% | 7.1% |
| 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 10-28, 2016) | |
|--|---------------------------------------|------------|
| | Totals | Percentage |
| ALL 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 Canadian Citizens and Permanent Residents | \$5,042,992,716 | |
| Total Investment from foreign nationals | \$350,940,465 | 6.5% |

| VANCOUVER | Totals | Percentage |
|---|-----------------|------------|
| ALL PROPERTY TRANSFER TRANSACTIONS | | |
| Total Number of Property Transfers | 1139 | |
| Total Number of Property Transfers by Canadians/permanent residents | 1092 | |
| 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 Canadian Citizens and Permanent Residents | \$1,563,540,988 | |
| Total Investment from foreign nationals | \$64,262,465 | 3.9% |

| RICHMOND | Totals | Percentage |
|---|---------------|------------|
| ALL PROPERTY TRANSFER TRANSACTIONS | | |
| Total Number of Property Transfers | 392 | |
| Total Number of Property Transfers by Canadians/permanent residents | 336 | |
| Total Number of Property Transfers that Involved foreign nationals | 56 | 14.3% |
| Total Value of All Property Transfers | \$432,741,528 | |
| Total Investment from Canadian Citizens and Permanent Residents | \$371,212,528 | |
| Total Investment from foreign nationals | \$61,529,000 | 14.2% |

| SURREY | Totals | Percentage |
|---|---------------|------------|
| ALL PROPERTY TRANSFER TRANSACTIONS | | |
| Total Number of Property Transfers | 1057 | |
| Total Number of Property Transfers by Canadians/permanent residents | 1022 | |
| Total Number of Property Transfers that Involved foreign nationals | 35 | 3.3% |
| Total Value of All Property Transfers | \$883,236,366 | |
| Total Investment from Canadian Citizens and Permanent Residents | \$841,584,668 | |
| Total Investment from foreign nationals | \$41,651,698 | 4.7% |

| BURNABY | Totals | Percentage |
|---|---------------|------------|
| ALL PROPERTY TRANSFER TRANSACTIONS | | |
| Total Number of Property Transfers | 329 | |
| Total Number of Property Transfers by Canadians/permanent residents | 293 | |
| Total Number of Property Transfers that Involved foreign nationals | 36 | 10.9% |
| Total Value of All Property Transfers | \$324,992,875 | |
| Total Investment from Canadian Citizens and Permanent Residents | \$293,520,752 | |
| Total Investment from foreign nationals | \$31,472,123 | 9.7% |

| | | |
|---|--|--------------|
| Average investment from Can. Citiz and Perm Res foreign nationals | Citizenships of All Property Transfer Transactions | |
| | Canada/Perm Residents | 4,858 94.92% |
| | China | 234 4.57% |
| | | |
| | Korea | 5 0.10% |
| | Taiwan | 5 0.10% |
| | India | 3 0.06% |
| | Japan | 2 0.04% |
| | UK | 2 0.04% |
| | Romania | 2 0.04% |
| \$1,038,080.02 | 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% |
| | United States | 1 0.02% |
| | | |
| | | |
| | | |
| \$1,349,771.02 | 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% | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| PROVINCE OUTSIDE OF METRO VANCOUVER | (from June 10-29, 2016) | |
|--|-------------------------|------------|
| | 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% |

| 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 Property Transfer Transactions | | | |
|--|-------|------------|--------------------------------|
| Citizenship | Total | % of Total | % of Total Foreign Citizenship |
| Canada/Perm Residents | 4953 | 98.47% | N/A |
| China | 33 | 0.66% | 42.9% |
| United States | 23 | 0.46% | 29.9% |
| United Kingdom | 9 | 0.18% | 11.7% |
| 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 | 1 | 0.02% | 1.3% |
| 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%

Key Messages
July 8, 2016
Real Estate Data Announcement

- The Province has released the first data set resulting from new measures to track the extent of foreign real estate transactions that were announced at Budget.
- Since June 10, buyers have been required to disclose whether they are Canadian citizens or permanent residents, and if not, their country of citizenship.
- The public expressed an interest in understanding the extent of foreign ownership and investment in B.C. real estate. By collecting this new information, we are in a better position to monitor the magnitude of foreign ownership and investment in B.C.'s real estate sector.
- The data we have compiled so far is for the period June 10-29, and provides a 19-day snapshot into the extent of foreign ownership and foreign investment in B.C. real estate.
- It is too soon to draw any conclusions about the effect foreign buyers have on the market.
- We will be watching this data closely over the coming weeks and months, to see if the trends that presented themselves in this initial data set continue.
- During this period there were:
 - 10,148 residential real estate transactions in B.C., totalling more than \$7.6 billion.
 - 337 transactions (3.3%) that 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. Of these, 47 involved foreign nationals (4.1%), worth \$64 million (3.9%).
- In Richmond, there were 392 transactions, totalling more than \$432 million. Of these, 56 involved foreign nationals (14%), worth \$61 million (14%).
- The Province is also working on a number of other fronts to help address housing affordability – including increasing housing supply, smart transit expansion and supporting first-time buyers.

July 7, 2016

MEDIA ADVISORY – Ministry of Finance

VICTORIA – Finance Minister Michael de Jong will release data related to real estate transactions in British Columbia.

Event Date: Thursday, July 7, 2016

Time: 10:30 a.m.

Location:
Press Theatre
Parliament Buildings
Victoria

Special instructions: Media unable to attend the event may dial-in to listen-only and must RSVP to Sonja.Zoeller@gov.bc.ca in order to receive the media kit electronically.

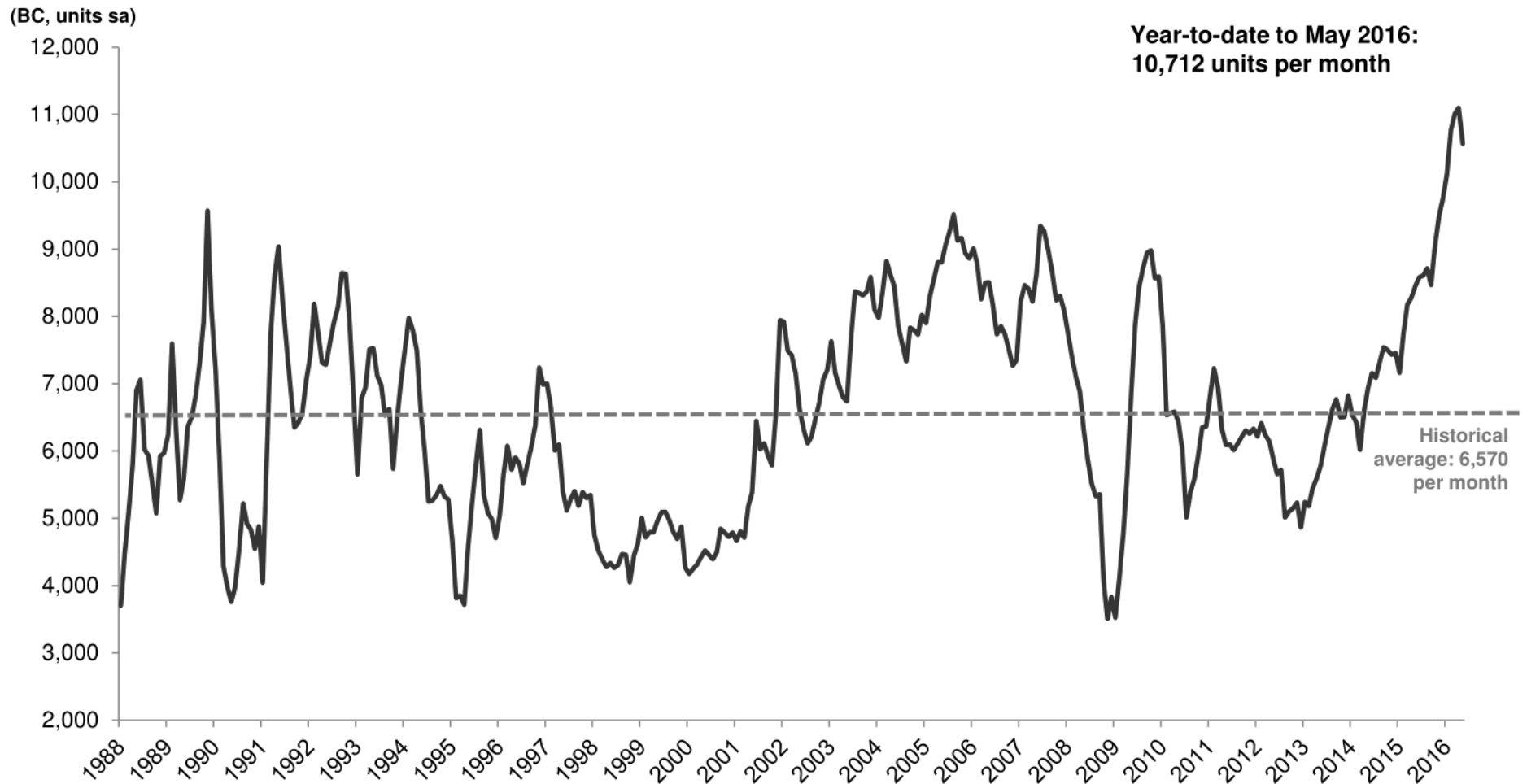
Dial-in co-ordinates: 1 877 353-9184
Participant Pass Code: 47826

Contact:
Jamie Edwardson
Communications
Ministry of Finance
250 356-2821

Housing Market Information

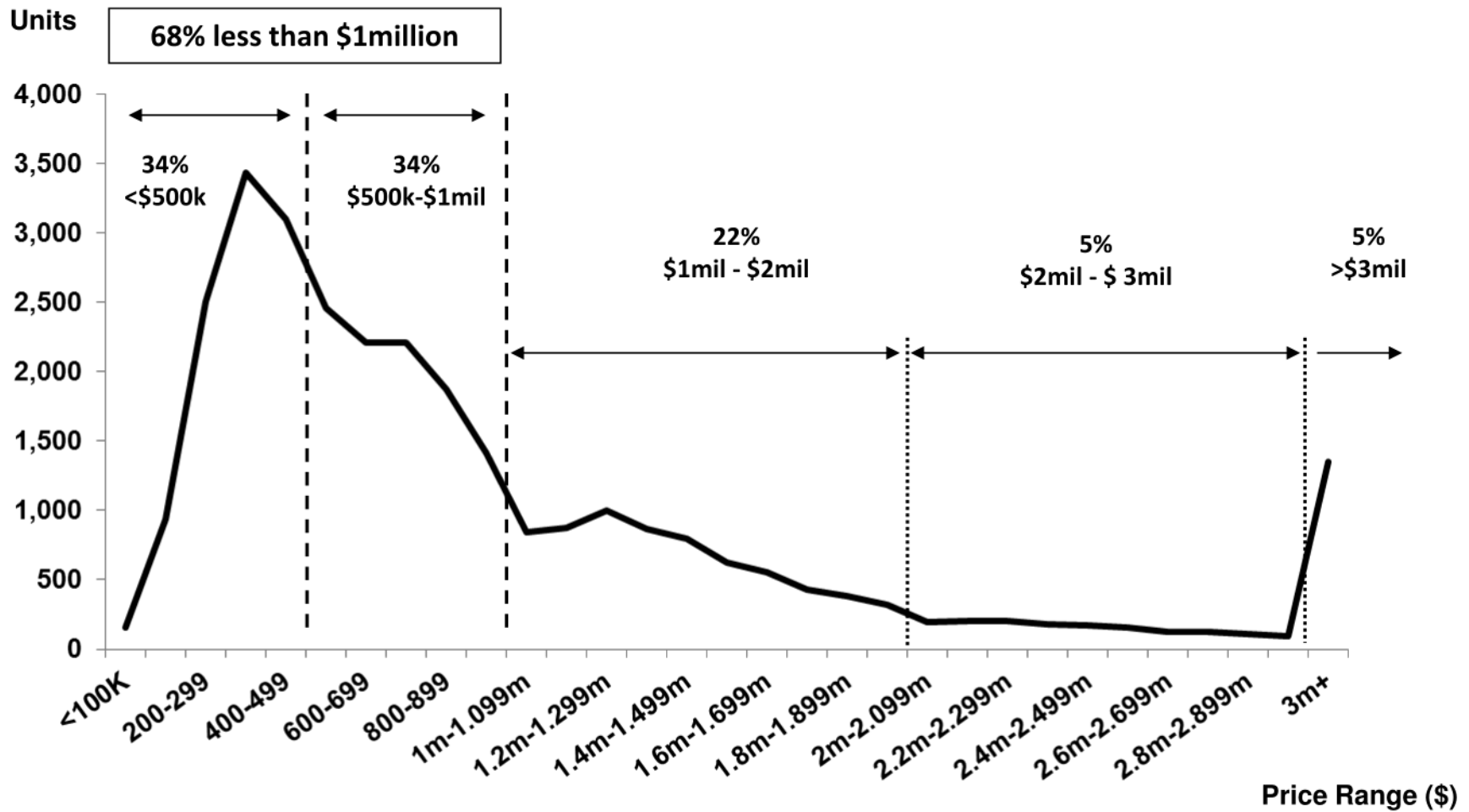


BC MLS Home Sales Activity



Year-to-date to May 2016

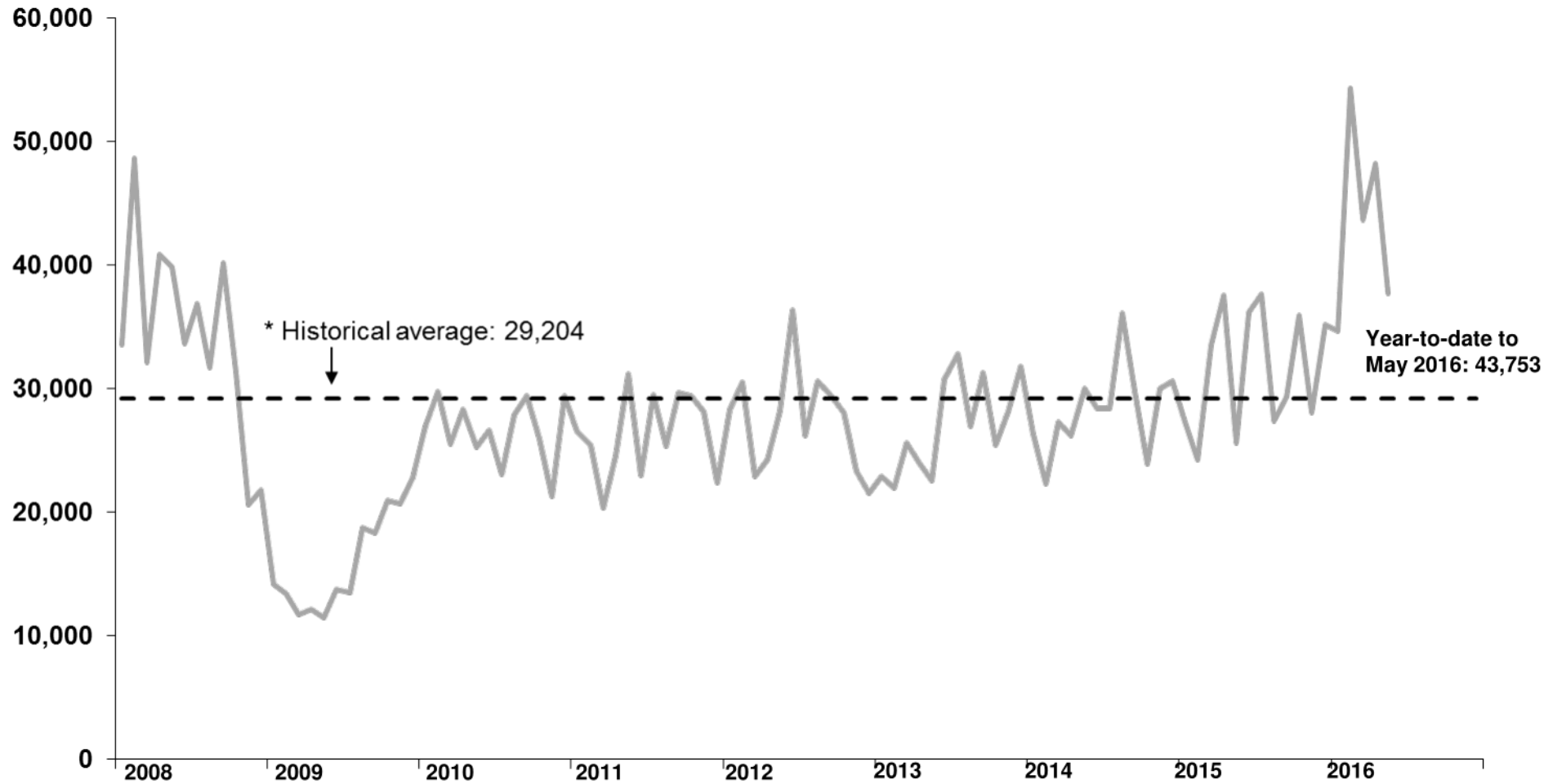
Metro Vancouver housing sales



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: 250 387-0604
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 26(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 250 387-0604 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

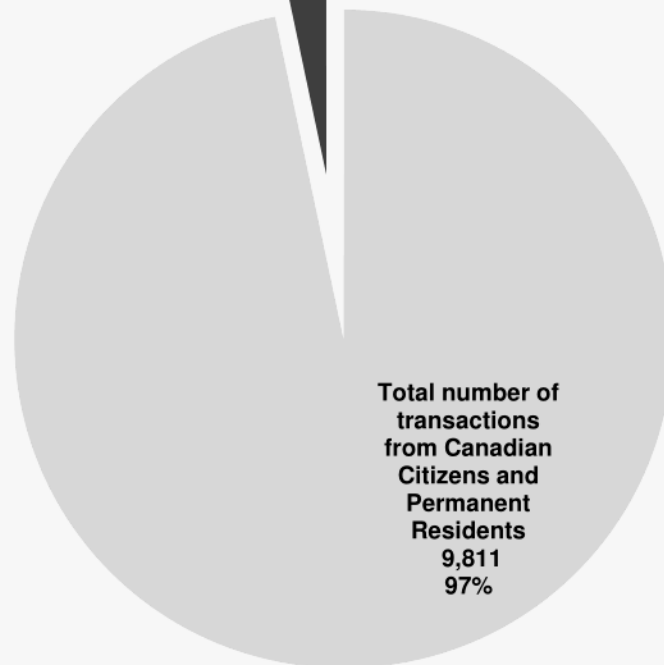
Country of citizenship

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%**

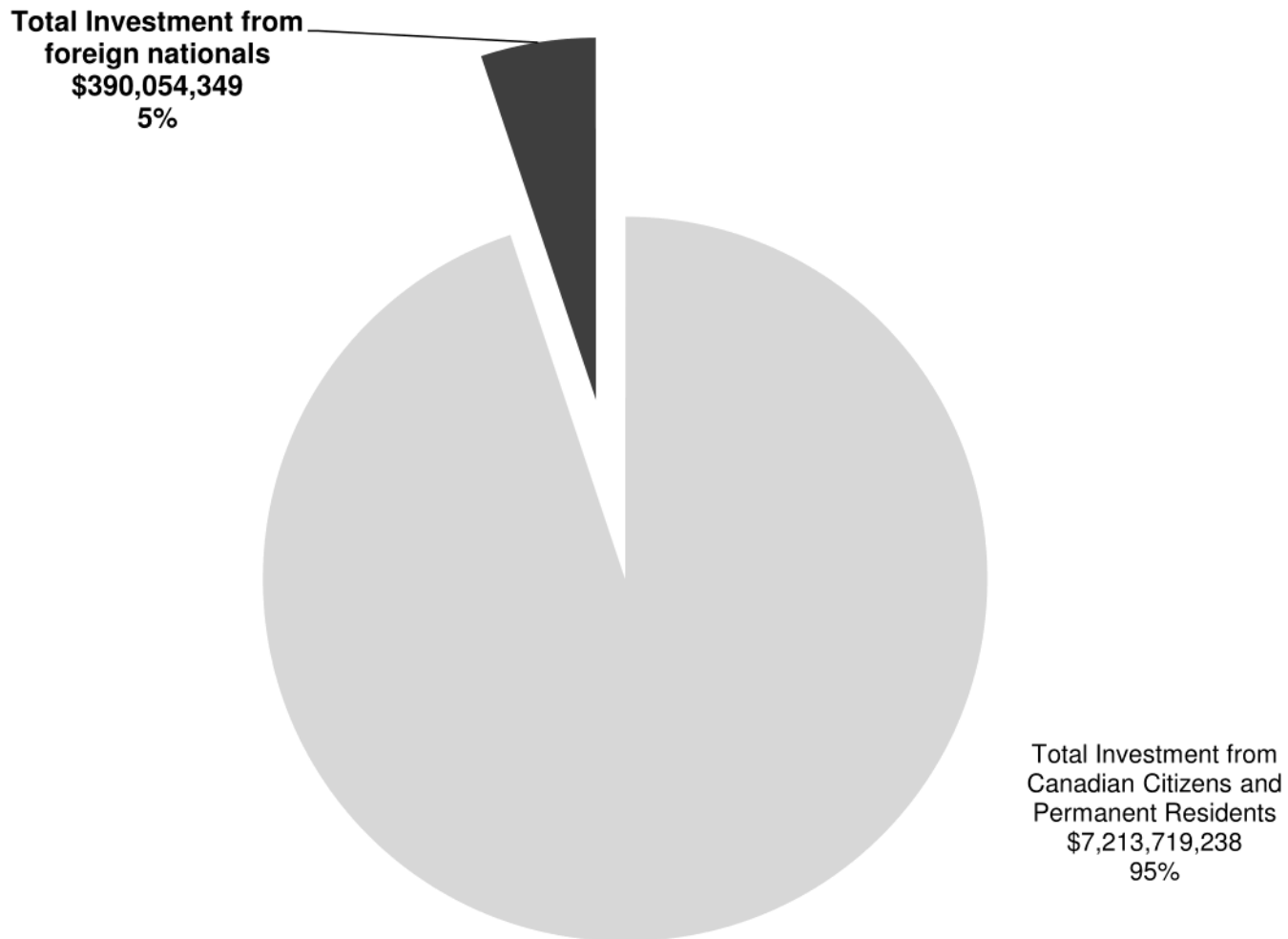


Time period: June 10-29, 2016

Declared Citizenships of All Property Transfer Transactions in BC

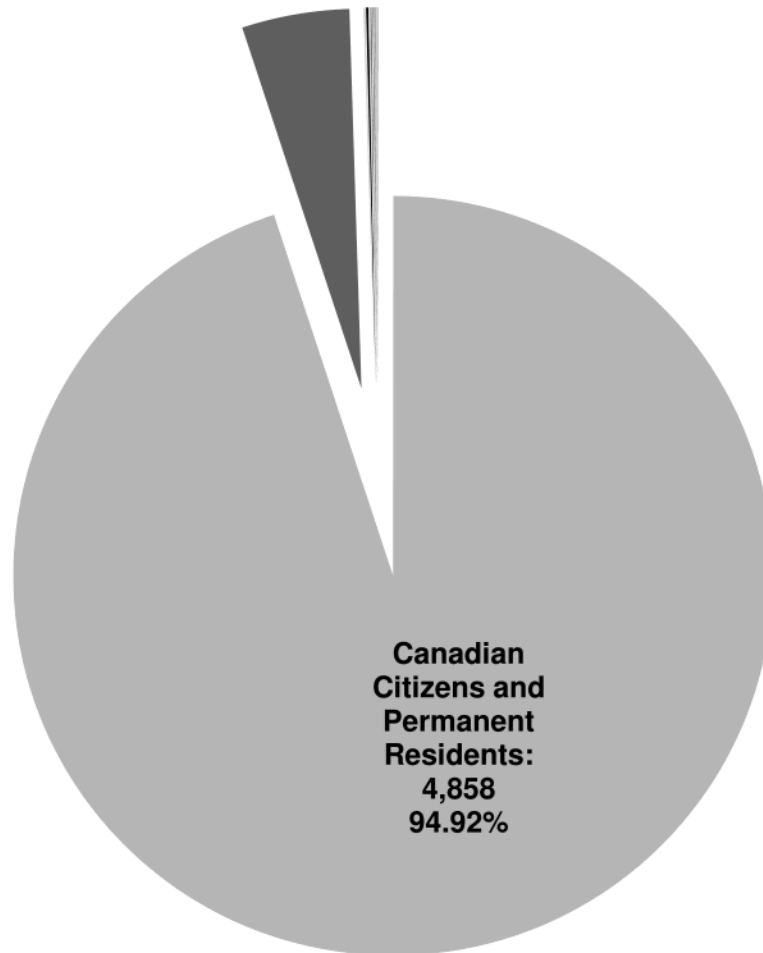
| Citizenship | Total | % of Total | % of Total Foreign Citizenship |
|-----------------------|-------|------------|-----------------------------------|
| Canada/Perm Residents | 9,811 | 96.68% | N/A |
| China | 258 | 2.54% | 76.6% |
| United States | 23 | 0.23% | 6.8% |
| United Kingdom | 10 | 0.10% | 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



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% |

Total Value of all Property Transfers – Metro Vancouver

Total transactions: 5,118

**Total Investment from
foreign nationals
\$350,940,465
6.5%**

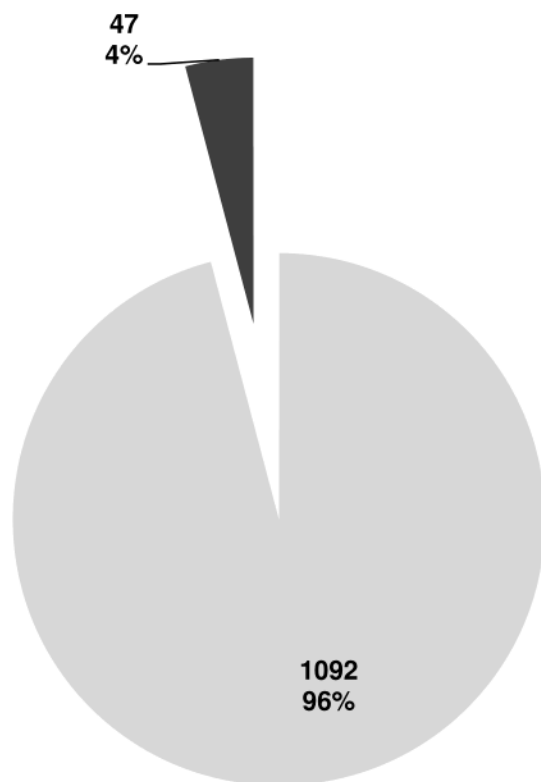


**Total Investment from
Canadian Citizens and
Permanent Residents
\$5,042,992,716
92.5%**

Vancouver

Time period: June 10-29, 2016

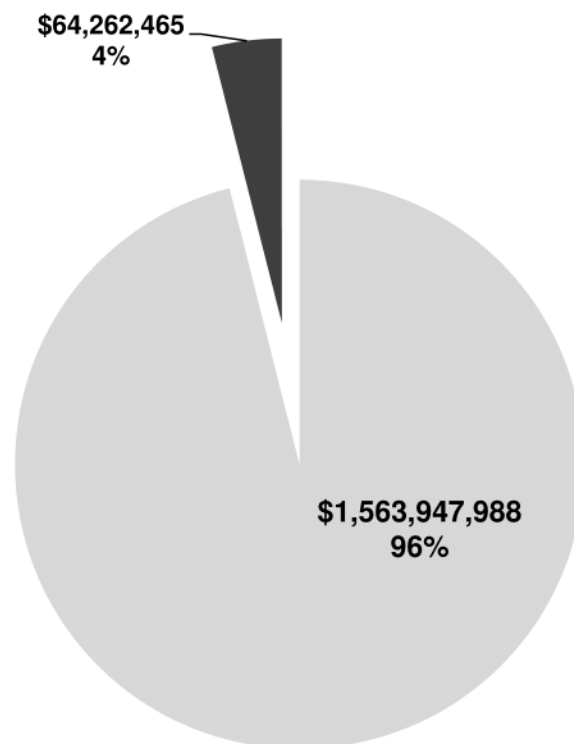
Total Number of Transactions



■ Total Number of Property Transfers by Canadians/permanent residents

■ Total Number of Property Transfers that Involved foreign nationals

Total Investment



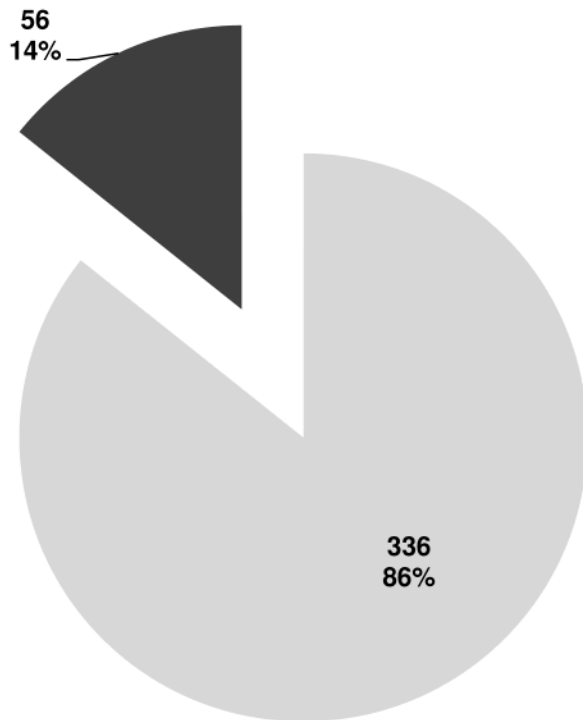
■ Total Investment from Canadian Citizens and Permanent Residents

■ Total Investment from foreign nationals

Richmond

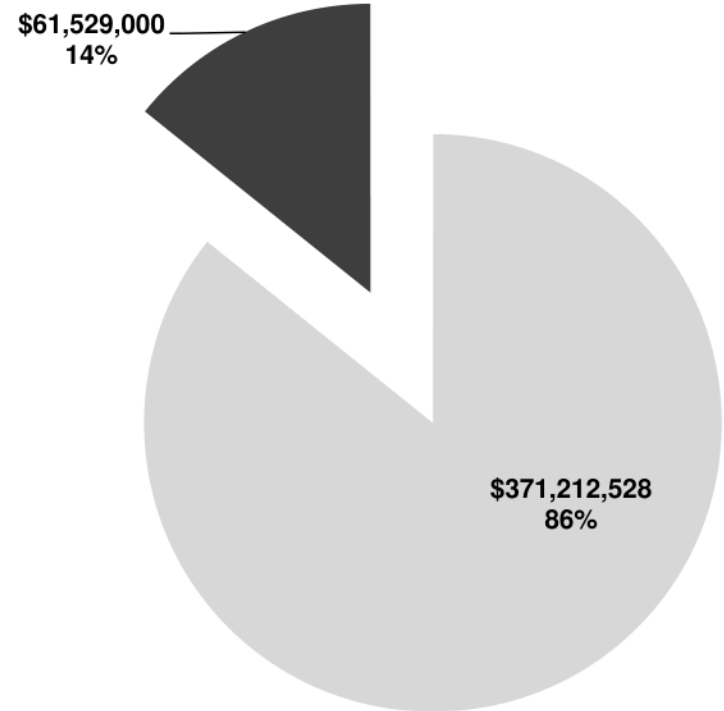
Time period: June 10-29, 2016

Total Number of Transactions



- Total Number of Property Transfers by Canadians/permanent residents
- Total Number of Property Transfers that Involved foreign nationals

Total Investment

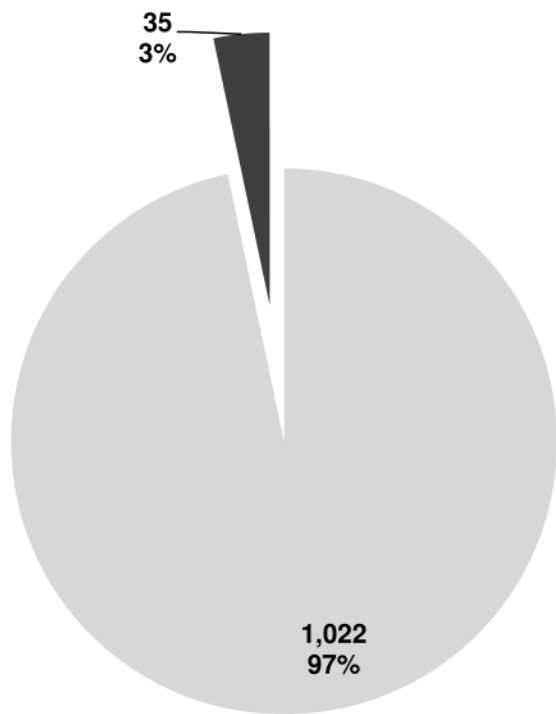


- Total Investment from Canadian Citizens and Permanent Residents
- Total Investment from foreign nationals

Surrey

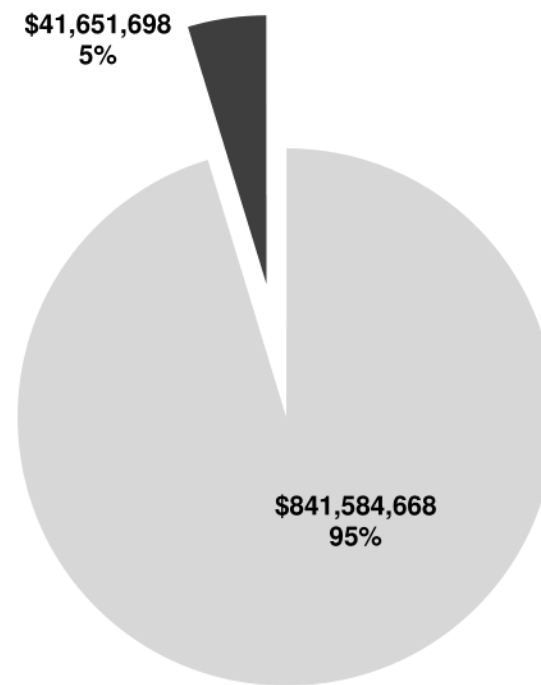
Time period: June 10-29, 2016

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

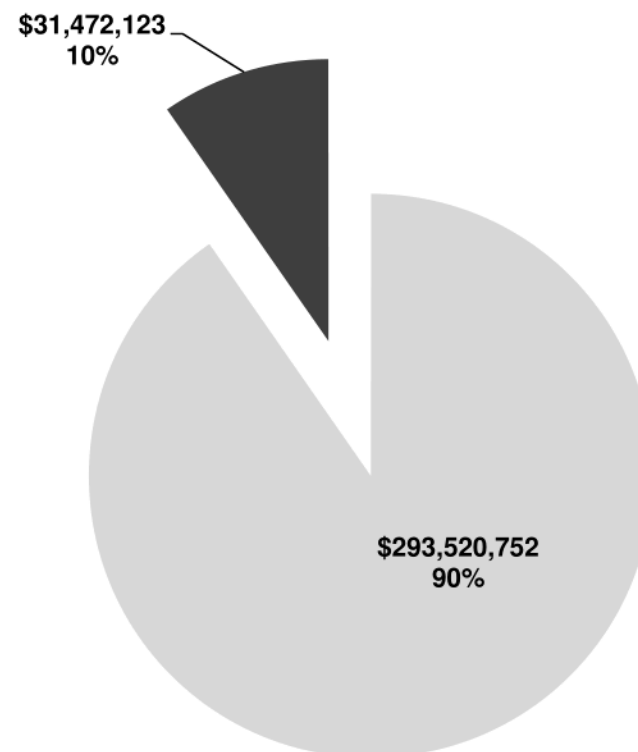
Total Transactions



■ Total Number of Property Transfers by Canadians/permanent residents

■ Total Number of Property Transfers that Involved foreign nationals

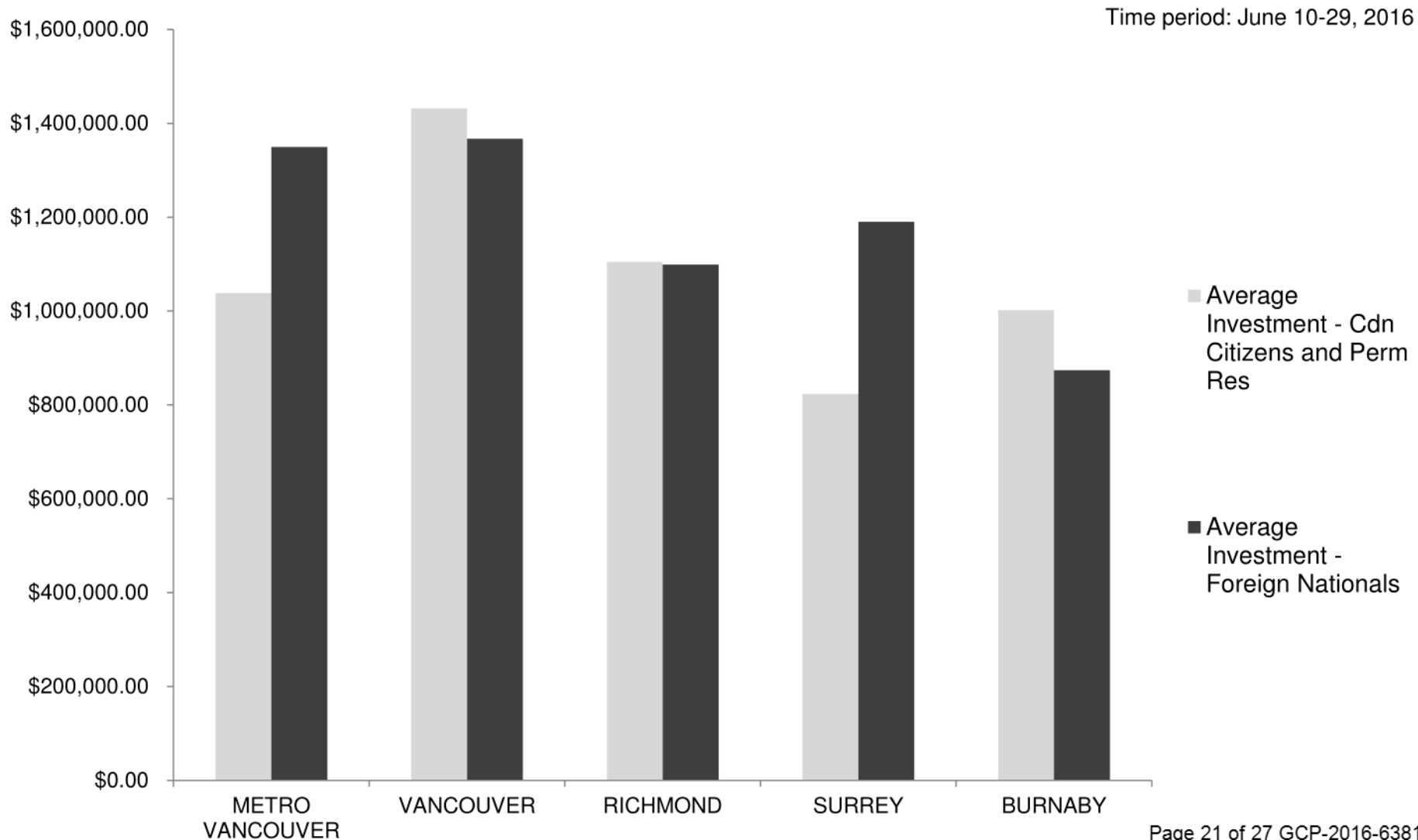
Total Investment



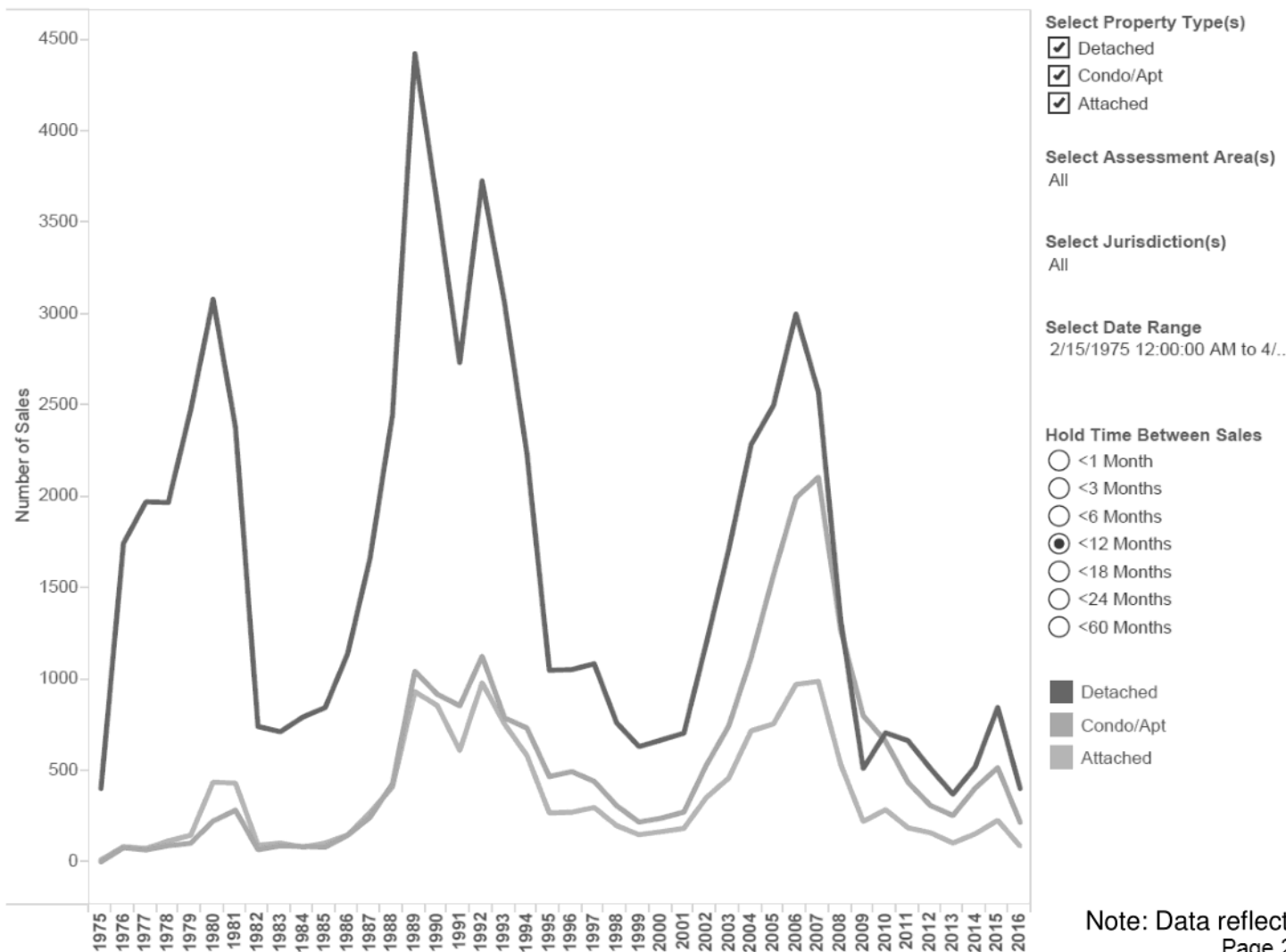
■ Total Investment from Canadian Citizens and Permanent Residents

■ Total Investment from foreign nationals

Average investment: Citizens and permanent residents / foreign nationals

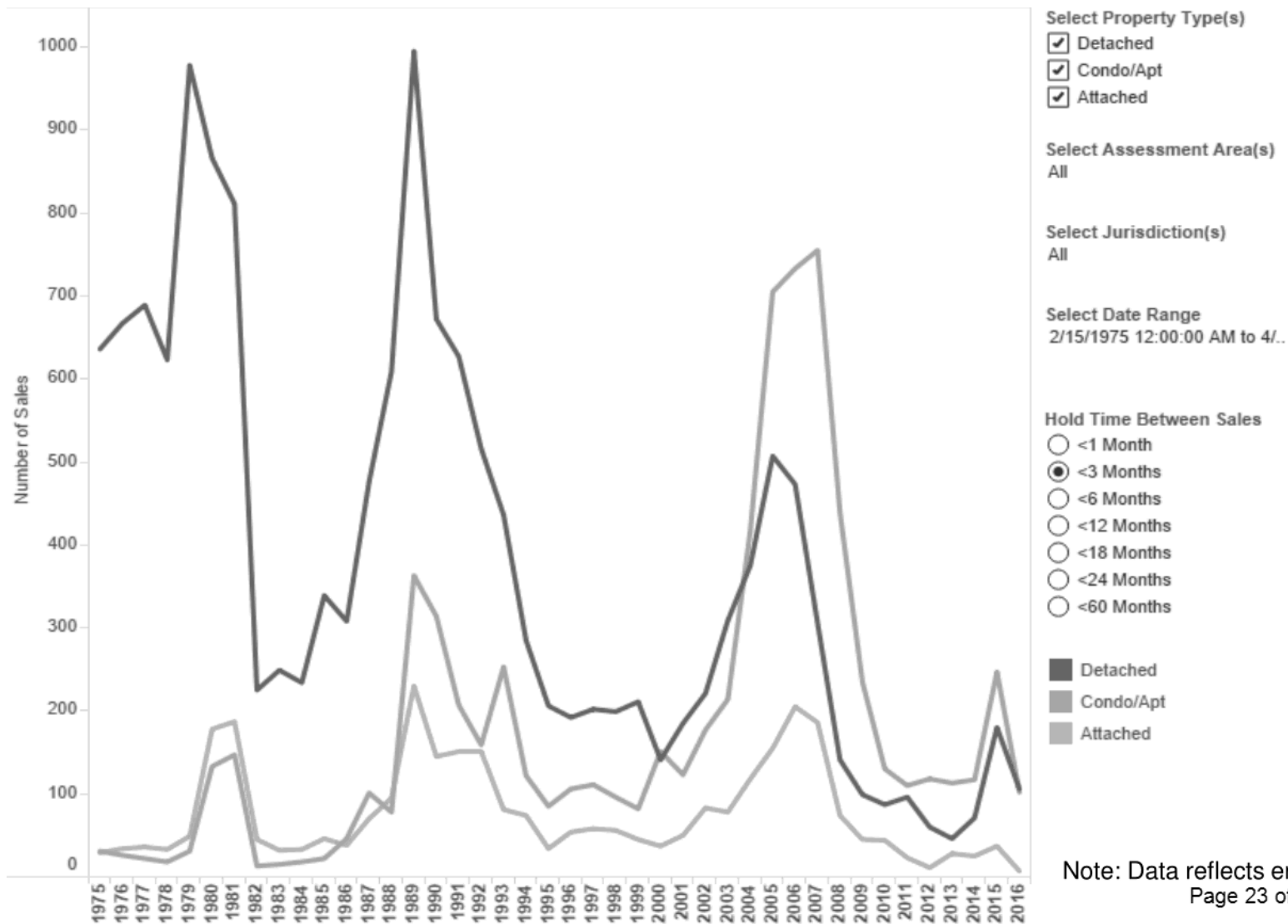


Re-selling activity – less than 12 months Since 1976



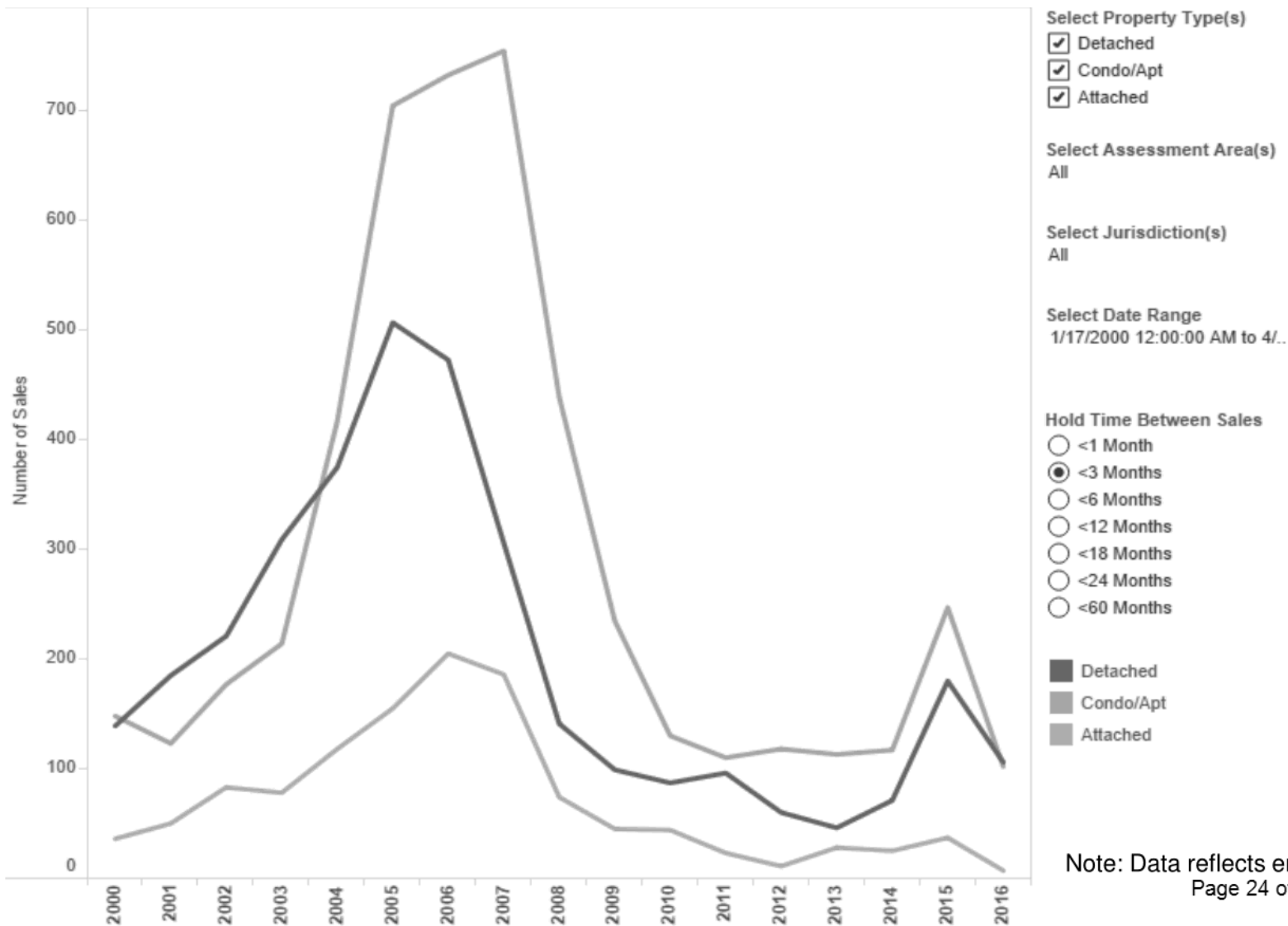
Note: Data reflects entire province
Page 22 of 27 GCP-2016-63816

Re-selling activity – less than 3 months Since 1976



Note: Data reflects entire province
Page 23 of 27 GCP-2016-63816

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