



**SAUDER**  
School of Business  
UNIVERSITY OF BRITISH COLUMBIA

xc Peter Milburn ✓

comment? ✓

*Pol.*

Centre for Urban Economics and Real Estate

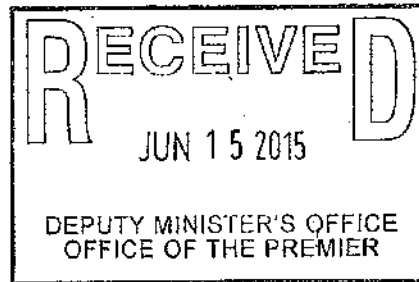
Tsur Somerville, Director

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June 10, 2015

Mr. John Dyble  
Deputy Minister to the Premier,  
PO Box 9041  
Stn Prov Govt  
Victoria, BC  
V8W 9E1



Dear Mr. Dyble;

High housing costs have frustrated many Vancouverites and led to concerns about the role of foreign investors. We would like to offer our thoughts on policies that can address this issue and promote affordability without harming existing homeowners. We base our recommendations on two economic principles. First, in markets like Vancouver where it has been challenging to add new supply, urban land should bear a larger share of the tax burden. Second, market driven density and occupancy rates are desirable, as long as they do not result in unreasonable differences in benefits and costs among residents or unduly undermine neighbourhood amenities.

We believe almost all B.C. residents would benefit from a provincial property tax surcharge that exempts units satisfying owner residency and occupancy tests. This would allow the tax burden to fall more heavily on some mix of non-residents and vacant units as determined by government. Practically, this is an expansion of the homeowner grant along with an increase in exemptions, so that only targeted groups of property owners would face increased taxation. The funds raised could be used to expand the property transfer tax exemption for first time buyers and the BC rental housing subsidy, thus benefiting those most harmed by rising prices and rents.

Exemptions to this provincial property tax surcharge might be granted based on a combination of the following:

- Canadian or B.C. tax-home - exempting Canadian or B.C. tax filers;
- Principal residence - targeting non-residents;
- Occupancy / rental property - targeting vacant properties;
- Resort areas - especially in more rural areas.

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We doubt that a property tax increase will meaningfully slow the flow of foreign capital into Vancouver real estate, but it would increase the cost of keeping units vacant while providing funds for improving affordability. Some have suggested that any action should be delayed until there are data on property owner residency and citizenship and the occupancy status of residential units. While we certainly believe strongly in and support the need for accurate data, in the interim our proposed policy can both improve affordability while also providing an indication of the extent of vacant, foreign-owned property. While revenues generated from this proposal are likely to be modest, they can be targeted to assisting those most affected by worsening affordability: young families and low-income renters.

Two other types of policies would increase the economic efficiency of land use and the tax system and would have greater impacts. We recognize that practical and political challenges may make these options infeasible in the near future.

First, high land values especially in Vancouver neighbourhoods, call out for densification. Expanding the number of single-family areas recently targeted for rezoning to allow townhouses and enabling the subdivision of lots would increase the number of sites where existing single-family structures could be replaced with multiple detached or attached units. While helpful, this is likely to fall short of the large-scale increases in density in multiple locations necessary for the market to deliver affordable, family-friendly units. Rezoning for increased density involves trading off market-driven affordability through redevelopment against protecting neighbourhood amenities. Moreover, owners of rezoned properties stand to gain large windfalls. These gains can be offset by judicious application of community amenity contribution charges.

A second challenging step towards efficiency would be a progressive property tax, achievable with an increase in both rates and homeowners' exemptions. This would improve affordability without harm to most homeowners. Alternatively, the province and some municipalities could cooperate to increase property taxes in and around Vancouver, with residents of targeted properties eligible for offsetting amounts on their provincial income taxes. While this could be revenue neutral, on balance it would involve modest negative effects on property values. But like a revenue-neutral progressive property tax, it would make Vancouver easier to afford for those who currently rent their homes.

Thank you for taking the time to read this proposal, we hope that in some way this makes a positive contribution to the discussion around affordability.

Yours Sincerely



Prof. Thomas Davidoff



Prof. Sanghoon Lee



Prof. Tsur Somerville

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From: s.22

Sent: Saturday, June 20, 2015 9:49 PM

To: OfficeofthePremier, Office PREM:EX; Minister, FIN FIN:EX; XT:Owen, Philip VANC:IN

Cc: byaffe@vancouver.sun.com; dcayo@vancouver.sun.com; msmyth@theprovince.com

Subject: Speculation Tax

How nice it would be if everyone who would like to, could afford to buy a house in Vancouver\_ even though the population and demand for housing is increasing but the number of single family lots is rapidly decreasing in favour of multi-family housing and commercial activities!

Mayor Robertson has been urging senior governments to introduce a Speculation Tax. Such a tax could end up being a nightmare for Canadians (including 'foreigners' living abroad but enjoying the rights of dual citizenship) who may all have legitimate reasons for leaving a property vacant. They would have to spend time and money in an attempt to provide proof re the legitimacy of their reason(s). For people who truly are foreigners and if the forms they would be required to fill in, appear to be suspect, does the Mayor expect cooperation from the Chinese, Russian and Indian governments to try to determine whether reasons given are legitimate?

So why would we want to waste tax dollars to set up yet another bureaucracy to gather info to determine whether flips are done for legitimate reasons? Today there is no real advantage for speculators to flip townhouses or condos because they are not generally increasing at a rate that exceeds the cost of buying, holding, maintaining, and selling over short period. Younger new buyers aren't usually able to afford million dollar plus houses anyway. So setting up a costly bureaucracy to find out how many houses, townhouses and condos are empty or to determine which owners are genuine foreigners, (not people with dual passports), isn't likely to make housing more affordable for new buyers?

Could it be that it is less about foreign buyers who are influencing the affordability of the entry level market but, rather the City's policy of allowing older housing stock to be torn down to make way for new, more expensive units?

Legitimate reasons for both Canadians and Foreigners having to sell quickly after a purchase:

- a) Death of the income earning spouse. Change of plans required.
- b) Divorce -here or abroad
- c) Unexpected business failure here or abroad. Need to consolidate assets, get rid of debt.
- d) Plans to move to Vancouver delayed. eg. deal fell through and haven't been able to sell property elsewhere.
- e) Family illness (extended or terminal),

Legitimate reasons for leaving a house empty over an extended period of time:

- a) Unexpected transfer to another job elsewhere, nationally or internationally. For a few months? A few years? But still want a house to return to later but don't want to risk taking in

tenants.

b) Purchase now with intention to retire in Vancouver later.

c) Purchase now for children with dual passports so they have the option to live in Vancouver or go to school here later.

d) Unexpected business problems elsewhere.

e) Spend 6 months in a warmer climate. When sun seekers are in Canada, they may be away travelling a portion of the time within other parts of Canada where they might have pied-e-terres to be able to spend time with children and grandchildren. Their Canadian residence in Vancouver remains empty for a large portion of the year (as does their residence(s) in another country). May want to retain it as a place to fully retire in one place or as an investment which their children can inherit.

Or some people eg. from Prince George, Kelowna, Edmonton like to own so they have their own place when they come to Vancouver.

f) If property was purchased here before the purchaser's house was sold elsewhere (absence of offers in a slow market elsewhere) but, wanting to lock in a price in a rising market in Vancouver .

g) Lengthy possession dates negotiated at the point of sale or purchase.

h) Going through the city's lengthy permit process in order to renovate or rebuild before moving in.

i) Frequently out of the country for extended business or travel.

j) Etc, etc.

Ways to purchase a house without disclosing that one is a foreigner:

a) Put in name of a relative, friend, lawyer in trust, or in a numbered company.

( If buyers have dual citizenship, they have the same rights to purchase and leave a house vacant as any other Canadian citizen does for whatever reason. But they could be viewed as a foreigner by neighbours.)

Re enforcement of any kind of Speculation Tax:

If such a law was introduced requiring everyone to live in a particular residence for a minimum number of days each year, who provides proof? Snoopy or vengeful neighbours who stay up at all hours to record a neighbour's comings and goings? And then how to actually prove? Anyway



could the speculator not just have a relative or friend spend the required time in it? What proof would a neighbour have that the person wasn't the actual owner or a family member?

If charged with being absent over a set time limit, would someone innocently accused, have to have retained documentation in an attempt to prove that their reasons for being absent, are legitimate? And at what cost?

Seems like a lot make-work for lawyers and the courts. Certainly it will create unnecessary stress and costs for people with legitimate reasons for leaving a residence empty. Anyone, Canadian or foreigner, can have a legitimate or, alternately, a contrived reason for leaving a residence empty. But how to prove its legitimacy, especially if information or proof is required from a foreign government?

Other things that haven't worked:

Housing subsidies-have an inflationary effect compounding the general problem of housing affordability in the long term.

Incentives for builders to build 'affordable' housing doesn't work either. As long as there is continued demand, the incentives (tax dollars of others) tend to simply shore up the profits of developers eg. AHOP housing of the early 70s.

Often by the time a law is introduced the inflationary party is over. But maybe this time because of Vancouver's shrinking supply of land for single family housing, a growing population and an international interest in living and investing here, that won't happen. When one considers the rising costs of preferred properties in London, New York, San Francisco, Sydney, etc, and the kind of money chasing these locations, it would take a catastrophic event to slow down a rise in prices eg. a major earthquake, major economic downturn. Or heaven forbid, a terrorist attack.

If Mayor Robertson isn't just politicking, maybe he has ideas about how to create a law that actually achieves the intended goal of expanding supply of single family houses and sufficiently reducing the cost of houses to make it affordable for middle income people.

Bottom line: I don't want to pay anymore taxes to fund another costly but largely ineffective bureaucracy with the purpose of trying to enforce the largely unenforceable.

s.22

From: s.22  
Sent: Wednesday, June 10, 2015 6:15 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: foreign investment NOT anecdotal - get real

Let's please stop pretending. We all know what's going on and I live in the middle of it.

This government needs to get a handle on the foreign investment in our real estate and put an end to the wholesale destruction of our communities and the advancement of Vancouver as a "resort city" and our precious real estate (which NONE of our children will ever be able to afford) being used as a savings account for mega rich citizens of other countries. The "resort city" label was mentioned to me by a realtor who has recently opened an office in China. Yes - he opened an office in China, so let's stop the bullshit.  
This is more than anecdotal.

I live in a community and I live half a block from a really great little hub of stores and businesses. There has been a small townhouse development on one side of the street. They are all sold and I would bet my puny retirement that they are ALL empty. The blinds are always drawn. I have never seen a human being near any of them.

Recently, the other side of the street, containing about 10 small businesses, was sold. It wasn't even for sale. Your investment buddies (who are foreign by the way) went in and threw more money at the owners than they could possibly refuse. Now, all these long time businesses and a few residents will be thrown out, in order to make way for a bunch of other town homes that no one will live in and Canadians can't afford to buy.

On top of that - in its wisdom, your government lowered the threshold for the Home Owners grant to 1.3 million. How to NOT win the hearts and minds of the people who are trying to hold on to their houses while taxes go through the roof. In case you never read the papers, the average house price in Vancouver is now over 2 million dollars. So clearly you have the average person in mind when you came up with that winner.

Even the foreign newspapers have a better idea of what is going on.

<http://www.scmp.com/comment/blogs/article/1819499/exposing-bogus-analysis-ignores-role-foreign-money-vancouvers-housing>

Your government is so out of touch with what people are feeling and thinking, it is frightening. I don't even have any political affiliations but as far as I'm concerned, the next election can't come soon enough.

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Thursday, June 11, 2015 9:55 AM  
To: s.21  
Subject: FW: foreign investment NOT anecdotal - get real

Thank you, s.22, for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22

Sent: Thursday, June 4, 2015 2:04 PM

To: OfficeofthePremier, Office PREM:EX

Subject: Laurence D. Fink

Hello,

Today an article in the province stated that one of the biggest investment advisors in the world is recommending to buy Vancouver real estate instead of gold. This comes at the same time as the Chinese government is about to reduce restrictions on cash going out of their country. This looks grime for trying to buy a home here in Vancouver. However the gov't of BC doesn't want to do anything about it. Not even study it. Current home owners in Vancouver still want locals to be able to afford a home in Vancouver, so this is not a good enough reason not to do anything. This is a major issue, and the BC government is not looking good. Will you take action?

<http://www.theprovince.com/business/Smyth+Clark+government+leery+taxing+real+estate+speculation/11106591/story.html>

Sincerely,

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Friday, June 5, 2015 1:35 PM  
To: s.22  
Subject: RE: Laurence D. Fink

Hello, s.22 and thank you for your email. It is important for government to hear feedback from British Columbians about how we can work to make housing more affordable in Metro Vancouver. You have clearly put a lot of thought into your comments regarding foreign ownership of property in BC and we have noted your concerns. Please be assured your input will be included in any related discussions.

Again, thank you for writing. We appreciate hearing from you.

From: s.22  
Sent: Wednesday, June 3, 2015 3:55 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: RE: Urgent request from a concerned Canadian  
Importance: High

Madame Premier,

No need for further research on this issue. Just read the latest issue of Business In Vancouver article "B.C. immigration goes negative but wealthy migrants flood in". Since the ending of the Federal Immigrant Investor program, wealthy Asian investors exploit the remaining Quebec program. The following quote from the article.

"Since Such investors loan the Quebec government \$800,000 interest-free for five years and in return receive permanent resident visas for their family. The immigrant investor states they will reside in Quebec, but nearly all promptly relocate to B.C.

From 2005 to 2012, about 45,000 millionaire migrants arrived in Vancouver through the federal and Quebec immigrant investor schemes. To put this in perspective, the entire United States accepted less than 9,500 wealthy immigrants in the same period under its EB-5 immigrant investor program, representing less than 30,000 people."

So essentially Quebec get the cash and we get screwed by sky rocketing real estate. The simplest thing you can do is close this loop hole immediately. Help my business survive.

Sincerely,  
s.22

From: s.22  
Sent: Tuesday, May 26, 2015 1:48 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: RE: Urgent request from a concerned Canadian  
Importance: High

Ms. Clark,

It is sad that after contacting the various levels of government expressing my concerns over the issues pointed out below, the only response was from the NDP that conveyed a level of understanding, concern and willingness to address this issue.

You ran on the slogan "Families First" and yet your inaction is inflicting more pain on the families of British Columbia than any Premier in recent past. Publically, you expressed concern that foreign taxation will cause property values to drop. Frankly, that is exactly what is needed. I am a home owner, but that is a sacrifice I am willing to make to support the next generation of home owners. Unfortunately, increasing house prices driven by foreign investment, is causing desperate Canadian families to overleveraging themselves to get into the market before it goes higher. The problem is, if the economy improves and interest rates increase these families will not be able to service their mortgages at renewal - inflicting further pain and hardship.

A property flipping tax (as it has been suggesting from the Mayor's office) will not be enough. We need to implement a foreign investor taxation model similar to Australia. Honestly, I don't see the reason for hesitation - the polls say it is one of the most important issues facing British Columbians. Live up to your mandate - "Families First" as opposed to "Foreigners First".

Do something now.

Sincerely,  
s.22

From: s.22  
Sent: May-16-15 1:04 PM  
To: 'premier@gov.bc.ca'  
Subject: Urgent request from a concerned Canadian  
Importance: High

Dear Madame Premier,

s.22, I am respectfully asking you to reconsider your opposition towards taxation of foreign (housing) ownership. The current housing prices in the lower mainland is making it impossible to attract key personnel to my company which is critical to our success. This is a major concern shared by many of my colleagues in the high tech community, some of which are seriously considering moving to Alberta. A recent report by Vancity and cited on page 8 of the May 5-11 issue Business in

Vancouver talks about this very issue.

As a father, I have watched housing prices in the lower mainland move to a point where it is impossible for my daughters to live here. As a parent, I know you must understand how frustrating this must be. It has been suggested that the "bank of mom/dad" assist in this matter, but that will only create another problem for those parents in their retirement.

I realize there may be unintended consequences for local, opportunistic investors trying to capitalize on this phenomenon caused by recent liberalization of fund transfer out of mainland China - but the implication to the vast majority of British Columbians will be devastating. If not addressed immediately, this problem WILL snowball out of control as the floodgates out of China open leaving you as government no options. If you want to see your potential legacy by not acting, look to Honolulu - a city owned and controlled by Chinese interests in which locals must work several jobs to own or rent anywhere close to the city. It is a city devoid of any sense of pride or community - a tourist trap.

I implore you as one leader to another, do the right thing, make the tough decisions. You will receive a backlash, but that will be from foreign interests, local realtors or opportunistic Canadians looking for a fast buck. Rest assured that the silent majority will be ever grateful that there is a chance they can stay in the lower mainland and continue to contribute to this beautiful part of the province.

This is your defining moment. Don't let us down. As a long time Liberal, I trust that you will continue the tradition of protecting the interests of the average Canadian.

At the very least, state publically that you are considering measures, including foreign ownership taxation. This will give notice to the market. Australia has mustered the courage to impose a tax on foreign investment. Use the notice period to study their legislation to ensure that policies introduced in BC achieve the intended purpose.

Either way, you must act now.

Sincerely,

s.22



OfficeofthePremier, Office PREM:EX

Sent: Thursday, May 28, 2015 1:15 PM

To: s.22

Subject: FW: Urgent request from a concerned Canadian

Importance: High

Hello, s.22 and thank you for your emails. It's important for government to hear feedback from British Columbians and we appreciate your taking the time to share your thoughts regarding the Vancouver housing market. We do want to assure you that we keep the Premier informed of all the issues that British Columbians want brought to her attention and we have also shared your correspondence with ministry staff. Please be assured you will be receiving a subsequent response addressing your concerns at the earliest opportunity.

Again, thank you for taking the time to write. We appreciate hearing from you.

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Withheld pursuant to/removed as

s.22

OfficeofthePremier, Office PREM:EX

Sent: Wednesday, May 27, 2015 8:48 AM

To:s.22

Subject: FW: Confidential

Hello, s.22 and thank you for your email. It's important for government to hear feedback from British Columbians and we appreciate your taking the time to share your family's experience living in the Vancouver region with us. You have clearly put a lot of thought into your comments.

We do want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. You have outlined some specific thoughts and concerns and we can assure you that your input will be kept confidential.

Thank you, again, for taking the time to write.

-----Original Message-----

From: s.22

Sent: Friday, May 15, 2015 2:45 PM

To: EnquiryBC@gov.bc.ca ; s.22

Subject: Questions about Government of B.C. programs and services

Thank you for your submission to our 'Contact us' page. We will be contacting you as soon as possible to address the question or comment you have raised. Below this message you will see a copy of the information submitted by you via our webpage.

It was submitted by s.22  
14:45:01

on Friday, May 15, 2015 at

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questionAbout: question

message: What is our government doing to keep our housing affordable for new Canadian home owners. I am very concerned to see foreign ownership's adverse effect on the market. Vancouver is a prime example of what happens when foreign interest/money takes precedence over the needs of the citizens who live and work in the city.

On Friday, May 22, 2015 3:08 PM, "OfficeofthePremier, Office PREM:EX" wrote:

Hello and thank you for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. It's important for government to hear feedback from British Columbians and we appreciate your coming forward with your thoughts regarding foreign ownership of property in BC. We have noted your concerns and can assure you your input will be included in any related discussions.

Again, thank you for writing.

From: s.22

Sent: Friday, May 22, 2015 9:57 PM

To: OfficeofthePremier, Office PREM:EX

Subject: Re: Questions about Government of B.C. programs and services

Thank you,

Your reply was appreciated but did nothing to answer my question.

What is the government doing to keep our housing affordable for Canadian homeowners in BC.

According to the Canadian Real Estate Association BC has the highest housing prices in the country. Is this because the people in BC are making such great salaries you ask. Regrettably the answer is no, on average stats Canada reports for 2014 that BC salaries placed in the middle of the pack, with 7 provinces and territories making higher earnings than BC and only 5 making less. This was a little shocking but we are dealing in averages so perhaps the numbers are skewed.

When looking for a mortgage the average BC worker who was paid 895 per week in 2014 would be able to afford a mortgage, tax and insurance payment of about \$1,100 dollars per month based on a PITI ratio of 28% of the gross salary which I believe is the industry standard today. With this in mind he/she will be able to afford a mortgage of about 250K which may get you a small condo. Recognizing that the average family income are greater I used stats Can figures for 2012 of \$71,660 to arrive at a max payment of \$1,672 dollars per month which represents a mortgage of about 380K.

This of course isn't anywhere close to the average price of a home in BC so I ask again what is the government doing to make our housing affordable. Foreign ownership is a big concern when it impacts the stability and affordability of our housing market. I for one do not want to have our housing industry being run by some offshore financiers whose only concern is profit and I hope you do not want to see this either.

Please tell me that you are aware of this problem and let me know what you are doing about it.

Regards s.22

From: s.22

Sent: Sunday, May 17, 2015 6:05 PM

To: OfficeofthePremier, Office PREM:EX; gregor.robertson@vancouver.ca

Subject: Foreign Ownership of Housing

Instead of restricting foreign ownership, what about making foreign owners obligated to make their property available to renters? Some portion could be rent controlled with the bulk at free market pricing. A small property tax which only applies to foreign owners could pay for the program.

s.22

RESPONSE:

OfficeofthePremier, Office PREM:EX

Sent: Friday, May 22, 2015 3:40 PM

To: s.22

Subject: FW: Foreign Ownership of Housing

Hello, s.22 and thank you for your email. It is important for government to hear feedback from British Columbians and we appreciate your coming forward with your suggestions regarding foreign ownership of property in BC. Please be assured your input will be included in any related discussions.

Again, thank you for writing. We appreciate hearing from you.



From: s.22

Sent: Tuesday, May 19, 2015 5:39 AM

To: OfficeofthePremier, Office PREM:EX

Subject: real estate prices in BC

Christy, I'm really disappointed in your response to the current crisis in real estate prices in BC. Apparently, you reside on the westside you can't see what's going on in your area. Burying your head in the sand on this one is not going to score you any political points. I signed a petition a couple of days ago hopefully it reaches you to make you understand how serious the situation is and how angry the locals are by being priced out of the lower mainland real estate market. Playing the racist card is not going to work because you know why this is happening, constant flipping of residential properties by off-shore investors, local investors, real estate agents/developers and criminal money laundering. We are in the last phase of a housing bubble alot of people are going to get hurt local investors, local property owners and real estate agents/developers. You can still prevent this from happening by creating policies to curb flipping through taxation and audit procedures. The ball is in your court to act if you really want to do something about it and not have the melt-down in real estate prices we had in the early 1980's. Regards s.22

From: s.22  
Sent: Thursday, May 14, 2015 11:58 AM  
To: OfficeofthePremier, Office PREM:EX  
Subject: My city but not my home

Hello Mrs.Clark,

I am interested in learning more about your plan of allowing foreign investors to continue to own a large percentage of property in Vancouver and how it benefits the citizens of the lower mainland who want to be home owners.

As a Canadian citizen, a tax payer, and a member of a middle class family I am disturbed that you have taken the side of international investors in the foreign home ownership matter. From all the news reports that you see about uninhabited apartments, condos and homes around the lower mainland, you would think that the government would want to help its tax paying citizens and help find a solution to the outrageous rental costs, building costs and home owner costs, but from your comments yesterday you seem more than happy to just treat everyone at the top with open arms and only care about how much money is brought in and out of this city.

My wife and I make a gross income of s.22 a year and that still puts us nowhere near the line to be able to find a suitable property here in the Vancouver due to our needs. Close to the s.22, only paying for one car to save money, pet friendly and not infested with rodents and insects. These are not outrageous requirements for any one family, if we were to move further away to try and save on rental costs, we would then have to get a second car which would negate the point of trying to save costs by moving further away. This is a similar situation for lots of local residents of the lower mainland by forcing us out of the city it is causing more congestion in our streets, which is another point which I won't get into right now.

Since you are not a fan of taxing those foreign investors why not add a fee to anyone purchasing a home here in the lower mainland which is not the primary residence of the owner and will not be lived in it for more than 4 month's of the year. A fee of \$20000 sounds reasonable as this approximately the same cost of putting down 5% on a old apartment here in Vancouver. That way you are giving back to those who NEED to have a home over their head in this city, the first time home buyers.

Housing prices are meant to fluctuate, they are not meant to be artificially inflated by allowing anyone who has the cash to just buy the property, leave it there for a year then sell it again to then leave the Canadian cash in a local bank.

Mrs.Premier, this is more than just a home ownership problem, you are aiding the benefits of foreign investors more than the people who actually stimulate the economy on a daily basis. Do not sit back and pretend to be blind to the issues that affect those of us that live here in British Columbia.

I hope you can start to understand the voice of your province and know that they need help and you are the only one that can do anything about it.

Regards,  
s.22

From: s.22  
Sent: Wednesday, May 13, 2015 12:16 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Taxing Foreign Homeowners

Premier Clark,

I am a s.22 who has proudly called Vancouver home for as long as I can remember. From the vantage of my various residences over the years (UEL, West Point Grey, Oakridge, and Strathcona neighbourhoods) I have received with particular enthusiasm the paving of bike lanes, the rebirth of False Creek and the newly created Olympic Village, the refurbishment of parks and community centres, and the instillation of culture and vitality to every neighbourhood via new restaurants, bars, cafes, shops, and residents. I have no doubts that you have borne witness to these same changes that have shaped Vancouver into such a wonderfully balanced city.

Unfortunately, I am unlikely to be able to call this place home. Housing prices are continuing to increase out of proportion to the economy. As the Canadian dollar drops in value, we see a further acceleration in the rate at which houses are being sold. These facts, combined with growing evidence reported in detail by the popular press, all evince the disturbing trend that it is foreign ownership of our real estate that is driving the market up out of reach of most Vancouver natives.

I was deeply distressed by your comment the other day "That is good for first-time owners, but not for anyone who is counting on the equity in their homes to maybe get a loan or use the money to finance some other projects". Housing--secure housing, that can be relied upon in the event of unemployment, sickness, or disability--is an essential human right and should be prioritized as such. "Other projects" are not, and should not be prioritized above first-time homebuyers. Lastly, those individuals already owning a home in the Vancouver area likely have at least \$1 million in real estate equity even after market corrections incurred by imposing tax increases for foreign ownership. \$1 million in equity for a two-person household places them in the 92nd percentile of wealth (US data). This small group of individuals has far less to lose, and many more prospective Vancouverites have much more to gain, by imposing foreign taxation and allowing the local real estate market to correct appropriately.

I hope you will carefully reconsider your stance on this issue. Thank you for your time,

s.22

From: s.22

Sent: Wednesday, May 13, 2015 10:50 PM

To: OfficeofthePremier, Office PREM:EX

Subject: Restrict Foreign Investment

Christy....did this quote really come out of your mouth???? Your response to the petition going around of people wanting government to restrict foreign ownership and make them pay extra taxes?? And you said .....

"By moving foreign owners out of the market housing prices will drop," she said.

Duh...isn't that the point?? To make housing prices finally correct itself in BC and be affordable?? But wait, last time I checked both you and Steven Harper are more than happy to sell this city and country out to foreigners, through a variety of methods. And solely for money, not for the quality of life of the people or environment.

You are disgrace, and I will never vote for either of you. Sell your soul Christy!

s.22

-----Original Message-----

From: s.22

Sent: Saturday, May 9, 2015 9:56 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Foreign ownership is driving our youth and future out of BC

Dear Ms. Clark.

A recent article in the Globe

<http://www.theglobeandmail.com/report-on-business/economy/housing/the-real-estate-beat/vancouver-real-estate-prices-continue-climb-projected-to-skyrocket/article23799929/>

and the comments it elicited from Vancouver residents has prompted me to write to you about my concerns about the future of this beautiful city and province, and a call to action for all levels of government.

s.22

s.22 Because we had built capital over our lifetime we are able to live in North Vancouver albeit with a substantial mortgage. We will never be able to afford retire here and will likely have to move back to s.22

Why should you care? Not because of me and my husband for sure, but for the future that is represented by my s.22 who is getting ready to go to university and set the ground roots for a future career. Sadly however I feel I have to advise her to seek a university and her future career outside of BC. She will never be able to afford to buy a home and live here and I don't want to see her in a life struggling to make ends meet, which would be the case even if she secures a highly paid career. And the same goes for my son. This is alarming because BC needs young bright people to secure the a prosperous future, but all I see is our youth driven away from BC to find an affordable life and a city which will be owned by absentee owners using it as an expensive playground.

Normally housing growth is a sign of prosperity but not in Vancouver because the prices are driven from buyers who are not living here or contributing to our economy, but rather who to continue to run up prices for their financial gain, with the money they make being spent overseas. I don't understand how the government cannot be concerned about what is happening here. As Premier you need to act now to restrict foreign investment and foreign home ownership of our province - and if it's a federal issue then you need to work with the federal government to get this done. Other jurisdictions around the world have taken measures - BC and Canada can look to Australia for policies that reflect a recognition of the need to keep the land for their residents and citizens. Or at least start the journey by taxing these foreign owners rather than constantly increasing costs for Canadian and Vancouver residents.

s.22



--Original Message--

From: s.22

Date: 1/2/2014 10:30:50 AM

To: s.22

EnquiryBC@gov.bc.ca

Subject: Questions about Government of B.C. programs and services

Thank you for your submission to our 'Contact us' page. We will be contacting you as soon as possible to address the question or comment you have raised. Below this message you will see a copy of the information submitted by you via our webpage.

It was submitted by s.22

on

Thursday, January 2, 2014 at 10:30:33

questionAbout: question

message: To Whom it May Concern,

Hi there - I'm just trying to figure out why BC never HIGHLY taxed all the foreign home buyers who drastically drove up house prices. Please will you let me know why this was not done as it seems quite obvious it should have happened? Unless adults are lucky enough to have parents help them out, Lower Mainlanders, and other people in the province I'm sure, have to pay far too much for a house or condo in a decent area. Typical BC salaries are by far insufficient and did not rise to reflect the housing increases. The people who drove up the prices are very wealthy and could easily have afforded a large tax for the luxury of living/owning in BC. This money could have gone toward keeping housing affordable for those who have lived here for 10 years plus, or who at least were born here... Short term gain was made Iâ(TM)m sure but long term pain and social unrest resulted. Please give me an answer that makes sense as to why we sold out our amazing province.

Kind regards,

s.22

-----Original Message-----

From: OfficeofthePremier, Office PREM:EX

Sent: January-15-14 2:25 PM

To: s.22

Subject: FW: Questions about Government of B.C. programs and services [#217119]

Thank you for your email, s.22  
feedback.

We appreciate the time you have taken to share your

Many British Columbians are concerned about housing prices in local real estate markets, particularly in Metro Vancouver. The decisions the BC government makes regarding foreign trade and the economy need to be made with careful consideration. In terms of intervening in local real estate markets, we need to be careful about bringing in policies that could turn away potential investors from British Columbia. These types of investments create jobs and allow for our communities to grow, but we also realize this is having an impact on the cost of real estate.

We want you to know we are aware of this situation and understand that housing prices are a huge concern for British Columbians. All levels of government will continue to work together to find solutions to make sure all British Columbians have access to safe and affordable housing.

Again, thank you for writing. Please be assured your input and suggestions will be included in any related discussions moving forward.



From: s.22

Sent: Thursday, April 30, 2015 10:03 PM

To: OfficeofthePremier, Office PREM:EX; rob.nicholson@parl.gc.ca; stephen.harper@parl.gc.ca; marjolaine.boutin-sweet@parl.gc.ca; ViewerContactBC@globalnews.ca; news@ctv.ca; Eby.MLA, David LASS:EX  
Subject: Question...

Dear Premier,

When are you going to put a 10 year freeze on foreigners purchasing residential property in British Columbia so that the prices will come back down to realistic levels?

It should be obvious (if you care at all) that local residents who are citizens of this country and who contribute daily to our economy can't afford to purchase property in our own land because of foreigners who are out bidding us! Do you know or even care as to how or where these buyers acquire their money in order to afford such ludicrous prices? Could it possibly be that the Vancouver real estate market is one of the worlds largest Money Laundering avenues? Have you even considered that or do you only care about the taxes that it brings in?

You should also limit how much property can be purchased by local residents and I only say that because certain foreigners will have their relatives that do live here, purchase property for them, (I'm just thinking ahead!).

So if this is NOT your authority to implement such a law, then it must fall under the Federal Government, therefore, who do I contact? You should though take heed of what I say as you ARE suppose to be working for the people of British Columbia and NOT foreigners! Please remember that! Therefore, you should be way ahead of me in recommending that this insanity stop!!! Don't get me wrong, I'm all for Capitalism (within Canada) but this is ridiculous!!! It should be Canadians first, foreigners second in all areas but unfortunately that it's (and the market proves it) not how it is at this present time!

Thank you for your time and I look forward to your response.

s.22

PS - If there's something that I'm missing or don't understand about economics including how the housing markets work here in Canada, then please feel free to correct me.

OfficeofthePremier, Office PREM:EX

Sent: Friday, May 8, 2015 10:59 AM

To: s.22

Subject: FW: Question...

Hello, s.22 and thank you for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. It's also important to realize creating affordable market housing is a joint responsibility. Residents need to embrace diversity in the type of housing built in their neighbourhoods and governments at all levels need to develop strategies and actions that encourage responsible growth and meet housing demands.

We see you have outlined some specific concerns and suggestions, and, on your behalf, we have forwarded your email to the office of the Honourable Rich Coleman, Minister Responsible for Housing. Please be assured your comments will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

cc: Honourable Rich Coleman

From: s.22

Sent: Wednesday, May 13, 2015 12:02 AM

To: OfficeofthePremier, Office PREM:EX

Subject: foreign ownership

Foreign ownership is driving the citizens of BC, particularly in Vancouver, out of their homes, out of the market and is destroying Vancouver's livability. Many of these are vacant. I've read many news reports that a lot of this money is money from corruption. We've already started to have a ghost town of empty condos. You can bet that beautiful Broadway and Arbutus in Vancouver will become another Metrotown sold to mainly foreign buyers not to live in but as an investment. Yes, in BC, only the super wealthy matter. It doesn't matter who they are or how they got their money.

What is needed are laws preventing this from occurring instead of taxes. What will taxes do? Nothing. Absolutely nothing. The average citizen will see NO change. The super wealthy will continue to invest, not live in, empty condos and tear down beautiful homes and our right wing government will just do a cash grab. This will not help to prevent this problem. It's just exploiting the situation and colluding with what is \*wrong\* with this mess.

I'd much prefer a government that values ethics, quality of life, honesty and safe standards.

What about the families? That was your election "promise". Allowing this to happen is hardly helping families, now is it?

The best plan would be to move the homeless into the empty foreign-owned investment properties. Even better, put an end to this instead of putting out the welcome mat to these people who buy their way in to BC and make it impossible for 90+% of the rest of us.

s.22

From: s.22

Sent: Wednesday, May 13, 2015 8:54 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Do you understand what you said

"moving foreign owners out the market will drop home prices" daw, that is what the majority of British Columbians want can you not read that, get rid of your press secretary this person is making you look bad, this will have repercussion on your re-election as Premier pick it you not making any sense!

Sent from Windows Mail

From s.22

Sent: Wednesday, May 13, 2015 8:37 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Remember This Fact

It was your government that allowed these corrupted (criminals) ccp Chinese officials and corrupted (criminals) Chinese citizens from China to get into BC and Canada because the immigration fraud taking place with in the Chinese Community which you did nothing about! Story first broke in the Ottawa Citizen and confirmed to me by then Immigration Minister Jason Kenney in a direct e-mail, so your to blame for this real estate mess this will brought up in hang out (BC Liberal Party)

Sent from Windows Mail

From: s.22

Sent: Wednesday, May 13, 2015 8:17 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Yes Christy Clark

we know you do not want to help British Columbians with homes, because your hip is tied to China, but this does mean you should be helping corrupted (criminals) ccp officials and corrupted( criminals) Chinese citizens living in this country should be helped by your government either, with the new bill I have asked Steven Blaney ( Public Safety Minister) to investigate all Chinese firms and real estate agents in the Greater Vancouver Real Estate Board to have their brokerage licence dismissed if they have sold to any corrupted Chinese officials or citizens living BC, also asked for members of the Asia Pacific Foundation linked the dysfunctional ccp government in China, why are you not doing your DILIGENCE to protect British Columbians from these Chinese, once again ask for the removal of Teresa Wat from Cabinet.

s.22

From: s.22

Sent: Wednesday, May 13, 2015 4:01 PM

To: OfficeofthePremier, Office PREM:EX

Subject: Vancouver Foreign Homeowners Won't Be Taxed Extra: Christy Clark

To the less than honorable Christy Clark,

"Vancouver Foreign Homeowners Won't Be Taxed Extra: Christy Clark"

Thanks Christy!

I'm not surprised you lost your bid for reelection in Vancouver-Point Grey riding. What makes me sad, is that you still managed to get elected... I'm sure next election, we'll correct that problem. What did I expect from a government which governs the least! That's the BC Liberals only claim to fame. How many days have you put in this year? Sigh...

From: s.22

Sent: Thursday, May 14, 2015 3:40 PM

To: OfficeofthePremier, Office PREM:EX

Subject: Vancouver Housing

I couldn't believe your reaction to the petition to tax non-resident foreign buyers. Of course prices would go down which is the main objective. It's nice that seniors and their families (including us) will benefit from rising prices, but nobody deserves that kind of windfall at the expense of the future of the city. Rich Coleman's recent comments were just as lame, implying that there was nothing he could do. It's apparent that neither of you care that Vancouver house prices have gone up 400% in the last 20 years, so that only the very wealthy can buy a house or townhome, or that our housing stock has become an international commodity brazenly peddled offshore by Real Estate agents, while denying any foreign buyer influence. Since it appears that the federal government won't do anything either, it makes me wish we had politicians like Australia who have the foresight and courage to institute regulations to protect citizens and residents against foreign buyers, with severe penalties for non compliance.

s.22

From: s.22  
Sent: Thursday, May 14, 2015 1:17 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Foreign Housing Investors

Dear Premier Clark,

"By trying to move foreign buyers out of the market, housing prices overall will drop," said Clark. "That's good for first-time home buyers but not for anybody who is depending on the equity in their home to maybe get a loan or use that to finance some other projects." Christy Clark, premier of B.C.

You act as though there are no negatives associated with the high prices due to foreign money. Let me bring you up to speed. I would agree that if the hot economy, driven by the innovativeness and productiveness of British Columbians, was driving job growth and incomes, in turn driving house prices, that would be a healthy situation that would not warrant any intervention other than encouraging supply. However, that is far from the case in B.C.

Simply put, your comments quoted above are half-witted. You think it's OK for easy equity to be acquired by some who get to cash-in tax-free on the foreign influx a freebie for them but it's not OK to do anything to ensure that hard working, tax paying citizens can get fair value for their money in the housing markets in the Province that they work their asses off to build? The off-shore impact on prices is effectively a pay cut for them. Let me repeat: the offshore impact on prices is effectively a pay cut for local home buyers. So, to summarize: you support tax free gains for some, fully taxed pay cuts for other hard working British Columbians, just so that foreign investors can park their money? And, protecting those easy gains is more important than protecting the value of hard-earned after-tax dollars?

Whose side are you on?

s.22

From: s.22

Sent: Sunday, May 17, 2015 7:27 PM

To: kerry-Lynne.Findlay@parl.gc.ca; OfficeofthePremier, Office PREM:EX

Cc: mayorandcouncil@vancouver.ca

Subject: Some wonder if it's time Vancouver acts to slow foreign buyers - The Globe and Mail

Hello all,

Just read this article which discusses the dire scenarios that are coming to fruition because of the endless upward swing of home prices in the Vancouver area. It is easy to dismiss people who raise this issue by calling them racist or bigoted, but the facts are depressing. Vancouver and the metro area increasingly, are becoming a "piggy bank" for non residents/taxpayers. I sincerely hope you are all looking at this situation and making plans to do something, and soon! This is your job as leaders of the community, city, province, you were all elected to serve the citizens here, not foreigners. The situation of many Australians living in poverty and having no hope of home ownership is our future, and for some, the present.

Thank you,

s.22

<http://www.theglobeandmail.com/life/home-and-garden/real-estate/some-wonder-if-its-time-vancouver-acts-to-slow-foreign-buyers/article24341903/>



From: Clark.MLA, Christy [mailto:Christy.Clark.MLA@leg.bc.ca]  
Sent: Tuesday, May 26, 2015 9:53 AM  
To: OfficeofthePremier, Office PREM:EX  
Subject: FW: Lower mainland real estate prices  
Importance: High

From: s.22  
Sent: May 25, 2015 6:20 PM  
To: Clark.MLA, Christy  
Subject: Lower mainland real estate prices  
Importance: High

Dear Ms Clark,

In reading the recent Global news story "Mayor Robertson wants speculation tax" I saw to my dismay a quote from you in the house saying the following: "By trying to move foreign buyers out of the market, housing prices overall will drop," said Clark in the legislature earlier this month. "That's good for first-time home buyers but not for anybody who is depending on the equity in their home to maybe get a loan or use that to finance some other projects."

I wholeheartedly disagree with your take on this extremely serious issue....as do the IMF and editorials in the Economist and Globe and Mail. My wife and I have like most homeowners who bought homes between 1980- 2010 have profited handsomely and continue to be house rich holding real estate. s.22 who have worked very hard at their high school education and post secondary education at s.22  
s.22 They are all aiming high to be well paid professionals in various careers. Please explain to me what chance they have in affording a decent home in their home town when the absolute reason real estate prices are out of control is because foreign buyers/speculators who the vast majority ultimately do not add to the community or pay income taxes because they dont live here! I respectfully ask you to take a walk in Yaletown or the West side of Vancouver at night and you will find 40% of homes and apartments dark!

This is a blazing hot topic amongst my circles, most of whom are all well heeled in the wealth category but who are getting frustrated and angered by the surging prices. I can guarantee you that we all would be willing to see a healthy downward adjustment to prices of 20-25% .... we can then afford to help our kids with the necessary downpayment to get into the market while at the same time still benefit from multiples of 5-10 times what we originally paid for our homes! Asset prices for the ""financing of some other projects" will also be cheaper ...Its a win-win-win!

I can also guarantee you it will be a hot topic come election time!

I would very much appreciate a response.

Respectfully submitted by a long time BC Provincial (and Christy) Liberal supporter.

OfficeofthePremier, Office PREM:EX

Sent: Thursday, May 28, 2015 1:19 PM

To: s.22

Subject: RE: Lower mainland real estate prices

Hello, s.22 and thank you for your email. It's important for government to hear feedback from British Columbians and we appreciate your taking the time to share your thoughts regarding the Vancouver housing market. We do want to assure you that we keep the Premier informed of all the issues that British Columbians want brought to her attention and we have also shared your correspondence with ministry staff. Please be assured you will be receiving a subsequent response addressing your concerns at the earliest opportunity.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22

Sent: Friday, June 5, 2015 10:35 AM

To: Wilkinson.MLA, Andrew LASS:EX; OfficeofthePremier, Office PREM:EX; Minister, FLNR FLNR:EX; Minister, JAG JAG:EX; joyce.murray@parl.gc.ca; kerry-lynne.findlay@parl.gc.ca; joe.oliver@parl.gc.ca; stephen.harper@parl.gc.ca; james.moore@parl.gc.ca

Subject: Vancouver's Property Values

Good Morning.

I can't ever remember contacting any of my Provincial or Federal government representatives about anything before, but my City is caught in the middle of international economics that is dramatically affecting the City's livability. I am a CPA Chartered Accountant. As you can imagine, I consider myself competent in economics as well as individual and corporate income taxes, and the impact that taxes and regulations have upon economic activity s.22

s.22 My children worry about what's happening "to Vancouver" even more than I do.

s.22

s.22 where 2 new homes have sold for over \$5million dollars since 2015 Chinese New Year. A "knock down home" is currently listed at \$3.69million:

<http://www.rew.ca/properties/V1123849/2166-west-54th-avenue-vancouver> If you research sales prices in our neighbourhood you will find they have sky-rocked over the last 2 years. This is pretty much true for all single, detached, houses across the City of Vancouver. This is not however true for most of the condominiums in the City. I mention this because any pushback from our non-municipal government representatives about this issue seemingly only address condominium property values and vacancies, not detached housing. And it is also true that many of these expensive homes, often new construction, sit empty, lawns are mowed but often beautiful landscaping is allowed to run amuck. In a block of homes adjacent to ours we count over 50% of the houses as vacant. Some of these homes I am sure are "vacation homes".

I am writing you today to share something with you that goes to the heart of the matter; something that is explicitly missing in all the press-coverage about this issue. I forwarded my brother s.22 a link to the article in the Harvard International Review regarding Vancouver's serious land valuation issue: New Wealth Seeks a "Home": The Rise of the Hedge City, <http://hir.harvard.edu/archives/10888> It is very important to note that Vancouver is an outlier relative to the few cities qualifying as a "hedge" cities in the article, unlike all it's competitors, Vancouver economically is not a world-player. Vancouver lacks significant financial or technological or even "head office" opportunities.

My brother's response:

Fascinating -- and disturbing -- "Hedge City" article.

How comforting to know that Vancouver's fortunes will be decided by policy makers in Beijing.

It is my hope that our Provincial and Federal governments are currently taking a very serious

look into this issue. Just because Vancouver's property-valuation-problem is bigger than Vancouver, British Columbia, and Canada combined, does not mean it should be ignored, it does not mean it can't be mitigated, and quickly. For a start, one suggestion is to change the Federal Income Tax Act around "principal residence" making Section 54 only applicable to those individuals, citizens of Canada or not, who for tax purposes have declared themselves "taxable Canadian residents", and therefore filed T1s declaring their worldwide income for the previous "X" number fiscal tax years (preferable 2 or more). Anecdotally, I have too often heard that many foreign investors do not want to divulge much information about ownership, especially contact information, therefore suggestions of regulation changes that require more stringent data collection combined with more easily accessible property ownership information, are very wise indeed.

A many pronged approach to this issue needs to be taken by all levels of government.  
Thank you for your consideration.

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Monday, June 8, 2015 1:48 PM  
To:s.22  
Subject: FW: Vancouver's Property Values

Thank you, s.22 for your email. We appreciate your feedback and it's important for government to hear citizen input regarding the issue of foreign investment in the Vancouver housing market.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22  
Sent: Saturday, June 6, 2015 12:52 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Property must be regulated for the benefit of Canadians

s.22

Premier Clark  
Legislature  
Victoria, BC

Dear Premier:

Re: Your response to Mayor Robertson on a solution to overpriced property

Along with Harper, you have deliberately shut Canadians out of the housing market. With neoliberal ideology you have structured the economy and trade to invite wealthy investors to push prices up with each condo sale, to create a market solely for them, a place to park their exorbitant wealth. Property is 60% overpriced now and well over half of the investors are not Canadian citizens, won't ever be voting or contributing in any way, merely using our real estate as a hedge against future failures elsewhere, and empty, or at best, rented living space here. Everyone but the investors is losing.

Having created this boondoggle, you have a responsibility to regulate a market you created for other nationals, and ensure a market for Canadians, those who vote in and contribute to this country and will continue to long into the future. Obstinate refusal to regulate, even at this heightened stage, for fear of backlash from the well-to-do is hardly in the interests of, or for the good of all.

Respectfully,

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Monday, June 8, 2015 2:03 PM  
To: s.22  
Subject: FW: Property must be regulated for the benefit of Canadians

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.



From: s.22

Sent: Saturday, June 6, 2015 9:17 AM

To: dcayo@vancouver.sun.com; XT:Muir, Cameron FIN:IN; cmunn@rebgv.org; MacdonaldRealty; OfficeofthePremier, Office PREM:EX; gregor.robertson@vancouver.ca; info@crea.ca

Cc: Coleman.MLA, Rich LASS:EX; deJong.MLA, Mike LASS:EX; amalia@newcoast.ca; sold@morningyu.com; Wat.MLA, Teresa LASS:EX; michelle@michelleyu.com; alice.wong.a3@parl.gc.ca; clrlouie@vancouver.ca; clraffleck@vancouver.ca; Kerry Jang; clrcarr@vancouver.ca; clreimer@vancouver.ca; mayor.corrigan@burnaby.ca; mayorea@richmond.ca; MayorandCouncil@westvancouver.ca; mayor@surrey.ca; leungpat@hotmail.com; beijing-immigration@international.gc.ca; Mian Jin; David Choi; david.ley@ubc.ca; Wei Peng; penny.ballem@vancouver.ca; info@rennie.com; Jock Finlayson; XT:Hastings, Lori MTIC:IN; info@vancitybuzz.com; info@cheknews.ca; globalbc.newstips@globaltv.ca; cbcnews@vancouver@cbc.ca; Andrew Chang; Weaver.MLA, Andrew LASS:EX; Andrew.Cash@parl.gc.ca; don.davies@parl.gc.ca; dstathonikos@bcrea.bc.ca; dsalvatore@crea.ca; pharris@biv.com; phenderson@chilliwacktimes.com; Rob Philipp; sunnewstips@vancouver.sun.com; ceo@boardoftrade.com; gklump@crea.ca; dan.hiebert@ubc.ca; Yves Tiberghien; Charles Gauthier; bylawdept@westvancouver.ca; news@richmondreview.com; ceo@royalpacifigroup.com

Subject: Don Cayo: Policy decisions made without facts can only fall back on whim, bias and ideology-- Vancouver's Real Estate Debacle

Don Cayo: Policy decisions made without facts can only fall back on whim, bias and ideology

<http://www.vancouver.sun.com/opinion/columnists/Cayo+Policy+decisions+made+without+facts+only+fall/11113180/story.html>

"Premier Christy Clark says her officials have no data to support the perception that wealthy foreign buyers are driving up home prices in Vancouver, and Cameron Muir, chief economist for the B.C. Real Estate Association, agrees."

s.22 The ceaseless chatter about the lack of data, as well as the political passing-of-the-buck between government leaders, is obscuring a vital element in the discussion on home affordability in Vancouver -namely, the China Factor.

Although a sensitive topic, we do, in fact, have some tangible data on the subject , courtesy of MacDonald Realty:

"So how could it confirm - or, for that matter dispel - any perception at all?"

s.22 This "China Factor"- a term coined not by street-roaming gangs of salivating first-time home buyers- but rather by a Canadian real estate company based in China- is a critical piece of the real estate puzzle- and one which has not been properly articulated by local media. The point is that the issue is not simply one of "foreign buyers", but rather the entire China-

Vancouver real estate connection, a phenomenon which has been around for decades, and one whose influence cannot be extracted from any realistic discussion about housing prices and affordability in Vancouver."

"Every government is prone to ignore relevant data, even when it's available, or to spin it to favour their ideological or political priorities. And there are lots of gaps in the data they can draw on - like the gaping hole in the Vancouver housing picture that invites us to jump to any conclusion that suits our mood."

s.22 Government leaders, as well as the BC Real Estate Association, continue to view the situation in purely black and white terms. This is a convenient way to deflect certain facts:

- Government leaders and the BCREA are responsible for the current real estate debacle. It is they who allowed our local real estate market to turn into a "global free-for-all" which has resulted in an imbalance between foreign influence, and the best interests of those who voted them into office(government).

- One need only do some internet research and drive through local neighbourhoods to gain an understanding of the situation. It won't take long to see that China-centric realtors dominate the market.

Three-in-one: how many for-sale signs can you stuff into a 33" west side Vancouver lot?

One particular "local" real estate company, the China-centric New Coast Realty, recently released this statement:

"Our sales staff sold ALMOST \$10 BILLION, YES BILLION with a "B", dollars worth of property last year."

This is their real estate team:

How can anyone- media, government, BCREA et al, claim this to be a benign force within our real estate market?

\$30 billion in real estate from a local company fully dedicated to one specific community- so much so that they DO NOT EVEN BOTHER with marketing in the English language.

Furthermore, speaking of MacDonald Realty- how can one realistically suggest that a company BASED IN CHINA-one whose business model is based on selling Vancouver homes to buyers IN CHINA- has no impact on our local market?

These and countless other examples of a skewed, Asian-centric local market, should provide the necessary impetus for addressing these issues head on-- without excuses, stalling, and the current "blame game"presently occurring within provincial and municipal government.

The time has come for unprecedented action regarding the current debacle: it is time for government and the BC Real Estate Association to get real about real estate.

presented by:

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Monday, June 8, 2015 2:18 PM  
To: s.22  
Subject: FW: Don Cayo: Policy decisions made without facts can only fall back on whim, bias and ideology-- Vancouver's Real Estate Debacle

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22

Sent: Saturday, June 6, 2015 8:26 AM

To: christy.clark@leg.bc.ca; OfficeofthePremier, Office PREM:EX

Subject: Foreign Money in Vancouver

Dear Ms. Clark:

It is plainly obvious that foreign money drives up values in Vancouver. The only question is " how much " and " what to do about it " ! Many affluent passport seekers, masquarading as immigrants and all non-residents pay little if any income taxes here yet avail themselves of expensive services such as street cleaning, garbage pick up, parks, policing, education or health, often also for their non-income tax paying kids and elderly parents.

As such it is only fair to ask them to contribute far more to the tax pie.

We expect the elected governments to recognize the problem, gather facts and then act upon it as a variety of reasonable solutions exist !

Such solutions could be:

- a) increase property taxes or land transfer taxes on non-residents, say to 1% per \$1M to 15%, or
- b) enforce the reporting via income tax filing system and actually collect the 25% tax on a gain, or
- c) have everybody pay higher property taxes but give a rebate to BC resident income tax payers on their tax filing, or
- d) have luxury taxes, or
- e) introduce PST on real estate as it is a form of consumption, no different than a car, a ring or a meal in a restaurant.

Each option has merit, but also drawbacks, and all options should be on the table, discussed, measured, then implemented as the fabric of Canadian societies is at stake here !

The teachers' strike around not enough aides for too many ESL kids in school and lack of taxation of too many passport seekers, aka "immigrants" for merely 3-4 years, is clearly related and needs to be taxed far more.

==> We cannot continue to give away passports for almost no cash, via taxation, in return yet pay for all healthcare and education for years just to see people leave after 3-4 years. This phenomenon is widely abused in MetroVan and other select cities in Canada. Are we this desperate in Canada ?

Please act on this issue with urgency !

Yours Sincerely,

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Monday, June 8, 2015 2:38 PM  
To: s.22  
Cc: Minister, FIN FIN:EX  
Subject: FW: Foreign Money in Vancouver

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

You have clearly put a lot of thought into your comments and have made a number of recommendations regarding the taxation policies of this province. On your behalf, we have shared your comments with the Honourable Mike De Jong, Minister of Finance. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

cc: Honourable Mike De Jong

From: s.22  
Sent: Saturday, June 6, 2015 7:46 AM  
To: OfficeofthePremier, Office PREM:EX  
Subject: please stop this insanity

Dear Premier Clark,

I hope you are well. Two things:

1. Housing prices. I was born and raised in Vancouver s.22 and while my husband and I have profited on paper (I have yet to see any cash dollars) from the Vancouver real estate market, I am horrified and appalled at what is going on right now. We presently s.22  
s.22 It is a beautiful building. I am told that one third of the building suites are unoccupied and they never will be occupied. They are owned by off shore Chinese buyers. This is wrong, wrong, wrong. Like absolutely everyone else I say the same thing: "how will my child ever afford to live in Vancouver". I also think about my parents and grandparents who built this country and fought in wars for Canada. This is also a huge dishonour to them. They were not doing that so that a bunch of rich Asians could move in. If you think that taking measures to limit foreign ownership is a bad thing, you are wrong. It is a good thing. And if real estate prices come down, that is a good thing too. Please reconsider.

2. Closing the Burrard Street Bridge for yoga. I would reconsider this too. This could be a career ending move.

With respect,

s.22



From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Monday, June 8, 2015 2:47 PM  
To: s.22  
Subject: FW: please stop this insanity

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22  
Sent: Friday, June 5, 2015 12:47 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: housing

Premier ,

Where are your "families first" policies ? What family can afford a home in the Vancouver area ? We all know that it is foreign investment that is driving up the prices despite the fact that realtors are reluctant to say this .I would guess that a lot of transactions are done over the phone .How much of our real estate is being bought to launder dirty money ? Right now many homes are not bought to live in but rather as a commodity .I also see this foreign investment in our small town .The majority of businesses here are being bought by the Chinese from outside the country .They are even phoning businesses to see if they want to sell . I was born and raised in B.C. and it upsets me that my children would not be in the market without our help (they can only afford a condo ) despite the fact that we have paid taxes to this government all our lives .Someone with a bundle of money comes here from another country and drives our prices through the roof .Anyone that is looking at families first and not political gain would address this .Lately I really challenge your "families first" slogan that you used in the election .I voted for you and feel a bit betrayed .

The other issue is B.C. ferries .I live on the island and every time I need to go to s.22  
s.22 I am looking at close to at least \$180.00 .Who can afford that ?  
If you go to a B.C.ferry terminal any weekend you can see why B.C. ferries is in trouble .As the rates go up the walk on passengers goes up dramatically .On a long weekend hundreds are lined up .B.C. ferries knows this but they are so dysfunctional they fail to address it .Again ,like the real estate issue the public feel powerless and do not feel our concerns are being addressed.

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Monday, June 8, 2015 3:02 PM  
To: s.22  
Subject: FW: housing

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

You've also expressed on concern about fares at BC Ferries. We can assure you that government's long-term vision is for a coastal ferry system that is affordable, efficient and sustainable, providing basic service to coastal communities. We've provided BC Ferries with an additional \$86.6 million to the year 2016 to keep fares low. We've reduced underutilized sailings to better align service levels to demand. BC Ferries is also proceeding with innovative ways to decrease the pressure on fares, like the new cable ferry for Denman Island, and LNG propulsion for BC Ferries' three new intermediate-class vessels. For more information, we refer you to the attached recent news release.

Again, thank you for taking the time to write. We hope this response is helpful.

From: s.22

Sent: Friday, June 5, 2015 4:07 PM

To: OfficeofthePremier, Office PREM:EX

Subject: No TAX Why?

Are you pandering to corrupted (criminals) china-Chinese, that is why you will not put a tax on!  
Someone in this government has to be investigated by CSIS and the RCMP Liberals members  
are not going to put up with nonsense.

From: s.22

Sent: Tuesday, June 9, 2015 1:24 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Call for Taxation on Absentee Foreign Land Ownership

Premier Christy Clark,

I would like to put my voice behind the ever-growing group of people fed up with the unattainable housing prices in the Lower Mainland. As a

s.22 I am questioning whether or not I have a future in this fine city given that I will have to penny pinch for a decade to afford even a modest condo. It is such a tragedy that young Canadians; people themselves born in Vancouver, must spend such a high percentage of their salaries to put a roof over their heads. Foreign absentee land ownership must be strictly controlled, and HIGH taxes on absentee land ownership used to moderate low-mid income housing affordability. Please make this an absolute priority.

I fear that if something is not done soon, the life-blood of Vancouver- the young, middle-class workers- will leave in search of greener pastures.

Regards,

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Tuesday, June 9, 2015 10:38 AM  
To: s.22  
Subject: FW: Call for Taxation on Absentee Foreign Land Ownership

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22

Sent: Monday, June 8, 2015 11:13 AM

To: OfficeofthePremier, Office PREM:EX; Minister, MNGD MNGD:EX; Minister, FIN FIN:EX

Cc: Eby.MLA, David LASS:EX

Subject: Housing for British Columbians

Record breaking sale of a West Vancouver property and this is how a realtor explains it: "There is huge demand for view properties from Chinese and Middle Eastern investors," said Bell. "They are willing to pay a bit more of a premium and look at the long term for trophy properties with larger lots, views, and (that are on) good streets."

And you don't think the government needs to act to protect the interests of British Columbians? Think again! This is not housing, this is INVESTMENT. And the affordability and quality of the communities where we live, raise families, go to school, work and pay taxes is being impacted. Government has a duty to think beyond being elected, or the riches of the property transfer tax and think about the broader, long term economic impacts on citizens, communities and our local economies. That is your role, get on with it.

Read more:

<http://www.vancouversun.com/business/West+Vancouver+home+sparks+bidding+sells+million+above+asking/11117034/story.html#ixzz3cUkTabNO>

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Tuesday, June 9, 2015 10:30 AM  
To: s.22  
Subject: FW: Housing for British Columbians

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.



-----Original Message-----

From: s.22

Sent: Sunday, June 07, 2015 9:24 PM

To: EnquiryBC@gov.bc.ca ; s.22

Subject: Questions about Government of B.C. programs and services

Thank you for your submission to our 'Contact us' page. We will be contacting you as soon as possible to address the question or comment you have raised. Below this message you will see a copy of the information submitted by you via our webpage.

It was submitted by s.22  
2015 at 21:24:11

on Sunday, June 7,

-----  
questionAbout: question

message: Hi,

I just moved back to Canada s.22

s.22

Just curious why s.22

are there asians

who don't speak a word of english everywhere buying all the properties across the city?

You can tax them all you want but money isn't an issue. You need to stop them from buying period and then maybe my generation might have a shot at actually owning a property for under 2 million dollars without living in the boonies.

WAKE UP LIBERALS! Our country is being taken over by people laundering their money, exploiting our schools, health care and resources while watching us pay for it all.

You might think that's racist or xenophobic etc. but it's the harsh reality and I have witnessed it first hand while working/traveling abroad.

If this is your plan to get the economy going it's not working.

cheers,

s.22

-----Original Message-----

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX

Sent: Tuesday, June 9, 2015 10:09 AM

To: s.22

Subject: FW: Questions about Government of B.C. programs and services

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22  
Sent: Monday, June 8, 2015 10:19 AM  
To: OfficeofthePremier, Office PREM:EX  
Cc: mayorandcouncil@vancouver.ca  
Subject: Fwd: No evidence of foreign buyers an issue?

Begin forwarded message:

From: s.22  
Date: June 8, 2015 10:04:58 AM PDT (CA)  
To: sunletters@vancouver.sun.com  
Subject: No evidence of foreign buyers an issue?

After reading Jeff Lee's story on our premier's letter to Van mayor Robertson saying there is "no evidence" that foreign buyers are influencing the Metro R.E market negatively.

I am wondering exactly what "data" she refers to? Premier Clark says the Min of Finance has data that proves this is not the case-okay, so show us this data Premier. Wasn't she going to have the "most transparent" gov't ever? Right.....

It seems ironic that in this era of "information overload" we have no elected officials that are able to gather the pertinent data about property buyers in our region-really? Where does all the info that banks, municipal gov'ts and real estate agents gather in every real estate transaction?

Also, are all these bodies doing due diligence in these matters? Do banks try to assure that the vast amounts of cash many foreign home buyers seem to have on hand is legitimate?

I have only bought one home in my life thus far but I remember large amounts of documents to sign and get notarized, my local city gov't knows who I am from my property tax files and deed to my property.

The fact that Cameron Muir (head of the B.C Real Estate Assoc), is quoted as a reputable expert on this issue is laughable, talk about letting the fox run the henhouse! The real estate industry is there to serve it's members, they are not concerned with affordable housing or healthy communities.

All most of us have to rely on is that we see housing prices rising into the stratosphere and hear how our families, friends and neighbours are being impacted, some positively, most negatively.

My friend lives in an s.22, she has seen 8 homes be razed, (most in fine condition- all that material goes to the landfill), new homes built and all sit empty today! Eight empty homes in one block! Yes, her property value has risen (on

paper) but she finds her community a less pleasant place to live, (empty homes do not make good neighbourhoods!). That is one example, this can not be a total anomaly.

The direction our metro region is heading does not create a healthy economy (buying property and holding it), it hurts communities when homes sit empty and property is treated as strictly a piggy bank. Shops, businesses, schools all suffer. People who move here, work here, live here. become part of the fabric of our city, and yes, learn the language and make an effort to become a valued citizen are what we need.

Empty homes are contributing to the overvaluation of sale price as it artificially restricts how many homes are available for sale and it impacts rentals in the same way by reducing the amount of properties for rent.

Ms.Clark's predictable answer is that "we just need to encourage densification" is the platitude we have been hearing from all levels of gov't (and Bob Rennie), for years-it clearly isn't working. Every time older homes/apts are torn down we lose moderately priced rentals and they are replaced by glitzy, expensive condos or high end homes. Not helpful.

At least people are talking about the issue now, the "race card" game Rennie tried to scare monger everyone into shutting up didn't work when residents of all ethnic backgrounds started complaining. Most of us are made up of all kinds of cultural backgrounds, my family includes people of Chinese heritage as well as many others. This is about our city (metro) being the healthy, livable place that ALL people should be able to live and work in.

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Tuesday, June 9, 2015 9:57 AM  
To: s.22  
Subject: FW: No evidence of foreign buyers an issue?

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22

Sent: Wednesday, June 10, 2015 6:18 AM

To: mayorandcouncil@vancouver.ca; OfficeofthePremier, Office PREM:EX

Subject: A Glimmer of Hope?

Is there a glimmer of hope here, might a glaring problem become obvious to the oblivious including Premier Clark?

I have been a vociferous critic of the transit tax because I believe it benefits only developers and the elite in the end, with densification in Vancouver resulting in more and tiny expensive apartments that are not only unsuitable for young families, but for most, and require taking on enormous debt to acquire. This model seemed destined for the surrounding areas also.

The closure of Point Grey Road for the self entitled, adding congestion to all other UBC routes and their side streets, indicated to me that Vision and Green councillors were co-opted by special interests groups, then wanted to impose yet another tax on us for a dysfunctional transit system for a congestion problem they had recently exacerbated.

I am cynical about a will to address the plight of young families in Vancouver, while on some city blocks more houses are little used or empty than lived in. My wife has an acquaintance who claims only two houses on her side of the street for one block are occupied.

My home in Vancouver is my residence, not an investment Premier Clark. s.22  
s.22 . If the price of our home has to drop somewhat to accommodate young people being able to live in the city they were born into, my wife and I can deal with it. Talking to single young folks coming here indicates a similar problem even if they have good incomes.

While the original occupants of this area are finally being recognized and their claims addressed, it appears that more recent natives of BC are being sold out in truth by our "representatives", and any push back is being labelled racist by the unscrupulous.

Hopefully there is a real interest in keeping quality of life in the city as a priority over the current model of densification to the benefit of whom?

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Wednesday, June 10, 2015 2:56 PM  
To: s.22  
Subject: FW: A Glimmer of Hope?

Thank you s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding densification and foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

-----Original Message-----

From: s.22

Sent: Tuesday, June 9, 2015 5:33 PM

To: OfficeofthePremier, Office PREM:EX

Subject: Re: Questions about Government of B.C. programs and services

Dear mystery writer,

How many weeks, months or years are you planning on thinking about this before actually doing something? Foreign investment is great as it creates jobs, increases funding etc but it's offensive as a Canadian born citizen for many like me (and maybe even you) who work and live here to get pushed out of the city. It's a joke how people who aren't even permanent residents can dictate a housing market as they only pay property taxes and whatever closing price. Consider and study all you want as I don't see anything happening besides waiting for another government party to come in and win the election based on actually making policies. **SO DO SOMETHING!!**

Here are some suggestions to bring up at your meetings:

1. If a foreigner buys a property as an investment they must have entered the country a minimum number of times over a span of x number of years. Each visit must have been a minimum duration of weeks.
2. They must have at least one family member live in the property during the first x number of years if it is an investment property.
3. They are taxed at least 50% the value of the home. More so depending on square footage up to a certain level.
4. Property taxes double.
5. No expenses claimable during tax time.

These ideas may seem a bit over the top but at least it is something.

Prove me and other Canadians wrong that it is possible to buy a home with four walls in a good area under 2 million.

s.22



From s.22

Sent: Wednesday, June 10, 2015 4:03 PM

To: Minister, MNGD MNGD:EX; OfficeofthePremier, Office PREM:EX

Cc: mayorandcouncil@vancouver.ca; gregor.robertson@vancouver.ca

Subject: Make Affordable Housing in Vancouver a Political Priority

Premier Clark, Minister Coleman,

I am writing today to voice my concern as a young British Columbian on the state of the housing market in the Lower Mainland. I was impressed by Mayor Gregor Robertson's open letter to you, Premier Clark, on June 3rd outlining strategies to improve affordability in Vancouver, and was quickly disappointed when you responded indicating that the province would not introduce new taxes in order to discourage foreign ownership or cool the housing market in BC.

On the one hand, you indicate that data shows that foreign ownership is not a problem in Vancouver, and on the other, you indicate that such proposed tax measures would wipe out peoples' existing equity in their homes, because of the effect it would have on investors in Vancouver's real estate market. So which is it?! You can't have it both ways!

As a young urban professional with no investment in real estate, I look to the decision-makers of the City of Vancouver and the Province of British Columbia to look out for my best interests. Mayor Robertson has done his part to make innovative suggestions on tackling this issue for young people in the city, yet It's clear that the Liberals do not think that housing affordability for working British Columbians is a real concern. Personally, I don't care if the equity of those lucky enough to have bought into the housing market 15 years ago goes down by 10%. It as already gone up more than 100% over the last decade!

The other key issue facing Vancouverites on the other end of the income scale is affordable rental housing. I am lucky enough to earn a good living where I don't need to rent in social housing, but many of the people who live and work in this city are not as fortunate. The municipal government can only do so much to add new supply, and they have been working hard to do so. The Province of British Columbia has tremendous power to implement changes to revenue structures in order to support additional development and maintenance of our social housing supply. This change is sorely missing from the current state of affairs.

Please let me know how the Province intends to lead on the issue of affordability in the Lower Mainland. I understand the Federal Government has a role to play in this as well, and as Mr. Robertson has said, the fall provides the electorate with the opportunity to vote for candidates that make real commitments to housing, infrastructure and livable cities.

Thank you for taking the time to read my letter, and for serving the people of British Columbia. I sincerely appreciate your service, even if I do not agree with all of the decisions that your government makes.

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Thursday, June 11, 2015 10:27 AM  
To: s.22  
Subject: FW: Make Affordable Housing in Vancouver a Political Priority

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22

Sent: Wednesday, June 10, 2015 10:20 AM

To: OfficeofthePremier, Office PREM:EX

Cc: Minister, FIN FIN:EX

Subject: RE: Foreign Money in Vancouver: don't stop it, tax & monetize it for BC residents' benefits !

Thank you.

Good insight on foreign ownership is here <http://www.bcrea.bc.ca/docs/economics-publications-archive/2015-06-foreign-buyers-research-report.pdf> but too coarse. Conveniently missing is the % of foreign ownership in single family houses in good locations, which is likely far far higher than 5%. If 5% is concentrated on 30% of the area in MetroVan and SF houses comprise 30% of that area then it implies that 50% of SF homes in desirable areas are foreign owned !

Also missing is the fact that a large % of transactions are not owned by foreigners, but influenced by them, or routed through Canadian corporations or trusts, or relatives living here (brother, sister, uncle, nephew, ..) i.e. while technically not foreign it is foreign money.

Thirdly missing is the taxation issue as much abuse is done here. Many a home is stated as "personal residence" but is actually not a residence and certainly not the only residence, and as such property taxes, land transfer taxes, and certainly income taxes on resale are far FAR too low. We need to link property ownership to the income tax filing system, as the capital gains exemption is widely abused in Canada.

When a house is classified as a "personal residence" then it would imply to me that the owner files his/her worldwide income here. Is this the case ? I'd argue "no" in many cases !

We have an affordability problem, a homeless problem, a teachers' and healthcare underfunding situation because properties are grossly undertaxed, especially those not used as primary residences but as investments by foreigners or affluent immigrants, often here merely to get a passport, while still using our services such as education/ESL, policing, parks, street cleaning, transit or healthcare for themselves, their elderly parents or kids.

Don't stop immigration or foreign money coming here, but MONETIZE IT FAR MORE for the benefit of BC residents that live here.

Yours kindly,  
s.22

From: s.22

Sent: Thursday, June 11, 2015 10:36 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Re: FW: Make Affordable Housing in Vancouver a Political Priority

Thank you for your response. I am not clear how it is possible to help first-time buyers enter the market while protecting the equity of existing homeowners. At this point, it is an either-or, not an 'and' proposition. It is my opinion that you are taking the side of existing home-owners over that of new entrants to the market. I look forward to seeing how the Provincial Government can take concrete steps to help first-time buyers. I firmly believe that the consequences of helping first time buyers will adversely effect those with existing equity in the market, and I welcome that change as a step to making sure that housing in BC is accessible to all, not just to maintain equity for existing homeowners.

Thank you

s.22

-----Original Message-----

From: s.22

Sent: Wednesday, June 10, 2015 5:22 PM

To: EnquiryBC@gov.bc.ca ; s.22

Subject: Questions about Government of B.C. programs and services

Thank you for your submission to our 'Contact us' page. We will be contacting you as soon as possible to address the question or comment you have raised. Below this message you will see a copy of the information submitted by you via our webpage.

It was submitted by s.22  
June 10, 2015 at 17:22:56

on Wednesday,

-----  
questionAbout: question

message: Dear Christy Clark

My name is s.22  
s.22

but it doesn't seem to  
be enough to afford a standalone house or even a 3 bedroom condo to raise a family in.

There is an affordability issue in Metro Vancouver in regards to housing prices. Friends of mine, talented, highly educated people, have moved away due to the cost of living here.

Why is the Liberal Government doing NOTHING about it?

There is a petition on Change.org right now that has 25 000 signatures and is gaining more signatures every day. Will the Liberals wait to see if it hits 200,000? 300,000? 1,000,000? How many Names/Voters will it take?

What's the use of having a house in a deserted city?

I love it here, I don't want to move but it's going to be pretty lonely when it's just a handful of millionaires and few temporary foreign workers serving them left living here.

The affordable housing campaign is joke. People want to own homes, houses, big enough spaces to raise families, like the one you raised.

This is going to be the ultimate embarrassment for the Liberals. The voters are already fed up with the Party, at least according to the polls leading up to the last election. They might have voted Liberal (like myself) but are ready to embrace a new government if that new party is ready to do something about the number one issue affecting the MAJORITY of people in the lower mainland. Just look at Alberta.

Please, Please, PLEASE Restrict Foreign Investment in OUR Local Real Estate.

Where will your grandchildren buy a home?

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Friday, June 12, 2015 9:11 AM  
To: s.22  
Subject: FW: Questions about Government of B.C. programs and services

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22  
Sent: Wednesday, June 17, 2015 12:06 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Re: Vancouver Property prices--Chinese Ownership

On Wed, Jun 17, 2015 at 11:55 AM, Richard Richard wrote:  
Hello Premier,

I, and very many like me, can not compete with the Mainland and other Chinese who want to purchase property in Vancouver. They do not pay the taxes that I must pay here which paid for all that they want to take here. They have never paid high taxes like that and can thus afford to pay higher prices for property here. You must understand that they will never pay our taxes as that would be abhorrent to them, but they have come here to take the benefit of our social services, so I and all the residents here will have to shoulder the costs of that.

Vancouver and Richmond are now Chinese cities, with Chinese being the majority group and they will seek to have more of their people come here. Why did you let this happen. Who asked Vancouver and B.C. people if they wanted to turn over our cities to these people and allow them to change our societies at our expense.

Chinese people will not vote for you as you are not Chinese and do not speak Mandarin. I will not vote for you either unless you tell me how you will protect me from the high real estate prices and non payment of taxes.



From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Thursday, June 18, 2015 12:18 PM  
To: s.22  
Subject: FW: Vancouver Property prices--Chinese Ownership

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22

Sent: Thursday, June 18, 2015 11:48 PM

To: s.22

Subject: Mr. Mayor Gregor Robertson Premier Christy Clark, Speculate Housings, properties, businesses, Avoid Taxes Capital Gains Taxes is real June 1, 2015

s.22 Dear Mr. Mayor Gregor Robertson & Premier Christy Clark, Please there's more than foreigners ownerships of housings you're blind to think it good economic development good for the economy are wrongful administration. The truth is refused to surface for public knowledge, as it's the foreigners it serves with/and uses others as the "fronts flipped" and 're-flipped' their speculate one after another of houses/properties/condos to their overseas buyers that has not set foot in Canada, and to other newly arrivals unknown of real prices happily pay overprice for the houses as to them is 'cheap and good to put their monies into the houses' or to others never intend to live in their brought house as 'look for a properties or business to park their illegal monies hidden into purchases and own the houses paid higher premium price' is fine in protect their corrupted/illegally avoided pay taxes made them "cash rich" Own the properties sits empty or 'claims lived-in' even brought a house, waited, demolished, built new house obtained move-in certificate but never lived in one day, sold hefty profits, the house/homeowner also avoided pay 'Capital Gains Taxes' and "Income Taxes" they're a special kind can get away with murder, But gains/took advantages of all of our Canadian social programs from kids to seniors & for their families at our taxpayers expenses, They never did and not intend to pay income tax, capital gain taxes etc, and amongst others' of their purchases of the homes/houses, properties, condos, commercial, businesses caused the ruins of many lives of Vancouverites and British Columbians helpless includes otherwise homeless. That it's long overdue as ignored by the City and Province without due care of the pioneers, seniors, families, young and old that has contributed and built our great wonderful cities in British Columbia, are now chaotic of living conditions unaffordable, denied due to the costs & expensive living accommodations...Forcing the seniors lived 30-40 years in their home crying of the "flipped speculated properties" in surrounding areas caused their taxes assessment & insurance escalated they 'skipped' food/medicine to save their living home, affect health & the needs of their continued lives in its surrounding for survival...When are you really getting the real facts why, what, who, collaborate with the foreigners ownerships doings are real in larger percentage that it's hidden from all the real facts! I hear loud and clear from the seniors, middle class families, young professionals and above all denied the families to have an affordable home to have children that it's the future taxpayers. Who will pay your taxes when the birth rate lower and lower because there's no home to have children to breed as the future taxpayers??!! Check Revenue Canada and Capital Gain Taxes??

The students bring in their/foreigners' funds, the students & the foreigners/investors are not voters too, as they're not Canadian citizens & are not interested to vote, just want our social services & programs benefits for their children & family paid by our taxpayers! Includes blocked up our health system & medical & hospital benefits enable their babies born here for Canadian certificates, immediately after birth has enjoyed our social services gone back to their countries, taxes evasions both countries. China presenting asks Canada, USA etc helps China hunt illegal tax evasions as corrupt!! Why can't Canada Revenue Agency hunt the real culprits whose took advantages & reaped in the benefits of our social services that we locals paid taxes, they no pay!

s.22

at Vancouver City Council of needs affordable homes, we then CANNOT afford \$1 million homes then was speculated & flipped by HongKongers et al! I told Mayor Campbell publicly to get the Unions and all Governments together contributions to build affordable homes. Instead Mayor Campbell took my advise he himself partner with Jack Poole et al of my as aforesaid built for profits!!

Hawaii & Australian et al has stopped speculations of properties with regulations must lives in the country for length of time enable own the properties. When are we 'wake up' to the wealthy homeowners declare as poverty residents don't have to pay Canada Revenue Taxes, includes in their own origins/homeland/countries they avoided pays income taxes as not necessary, declare no income is illegal, but its done at our mercy!! My Patriotically Canadian Calls to all Governments do for the ordinary hard working citizens able have homes reasonably to lives, we don't make billion dollars they do accumulated richly wealthy well to-do in countries not only China, Middle East, etc. etc

Speculate on properties & businesses is their business, their ways of life as since 1980 Hong Kong proven even speculate cameras, now its baby milk power etc too along with land, housings, buildings, businesses!! Soon foreigner's via whatever ways they'll find the loopholes takes over all of Canada be owned by foreigners as we're too poor cannot afford own anything as speculated or brought out with worldwide foreigner's huge billions of dollars inflows to keep their lives & their family's generations safely rich here, while locals struggles!!

s.22

Thanks zillions

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Friday, June 19, 2015 2:24 PM  
To: s.22  
Subject: FW: Mr. Mayor Gregor Robertson Premier Christy Clark, Speculate Housings, properties, businesses, Avoid Taxes Capital Gains Taxes is real June 1, 2015

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and foreign ownership of property. Please be assured we have noted your comments and your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

-----Original Message-----

From: s.22

Sent: Thursday, June 18, 2015 8:20 PM

To: OfficeofthePremier, Office PREM:EX

Subject: Housing Crisis in Vancouver

Dear Honourable Christie Clark,

I am writing to you in regards to the affordable housing crisis in Vancouver. I would like to know what your plans are for this crisis?

s.22

s.22 because of the astronomical cost of rent in Vancouver.

I am a third generation Canadian and have witnessed first hand what is happening to this province and country. My father predicted this crisis and everything he envisioned has happened. You are off promoting wealthy immigrants from China and allowing them to put constraints on our schools and healthcare. The teachers are expected to put all their energy into English as a second language while other children are deprived of learning. s.22

s.22

s.22 They even went so far to say this wasn't the experience they wanted children to have. They are overwhelmed!

It is fine for you to turn a blind eye, as your child is privileged and attends a private school!

s.22

s.22 None of them spoke English or paid taxes into this country.

Do you think if I went to China my children would be offered free Mandarin lessons in their public schools? These people know our system and have bags of money. Their husbands are in China working while there wives and children are given free services that my father fought for!

I will guarantee I won't be complacent and will make sure my voice is heard before your next election.

I'm sure your low profile in the media these days is because you're off selling LNG or selling out our province!

Sincerely,

s.22

From: Westcott, William PREM:EX On Behalf Of OfficeofthePremier, Office PREM:EX  
Sent: Friday, June 19, 2015 3:00 PM  
To: s.22  
Subject: FW: Housing Crisis in Vancouver

Thank you, s.22 for your email. We appreciate the time you have taken to write.

We want to take this opportunity to assure you that our government is committed to our efforts to grow and strengthen the economy, and we recognize keeping housing affordable for British Columbians is essential to these efforts. The rising cost of housing, especially in the Metro Vancouver area, is of deep concern and we want to work with the city to address this challenge.

It is important that any action taken to address this issue be considered carefully, as we want to avoid any unintended consequences in a complex market. It is critical that any potential action must be designed to help first-time buyers enter the market, while at the same time protecting the equity of existing homeowners.

We understand you have some specific concerns regarding foreign investment and we have noted your comments. Please be assured your input will be included in any related discussions.

Again, thank you for taking the time to write. We appreciate hearing from you.

From: s.22

Sent: Thursday, June 18, 2015 2:01 PM

To: OfficeofthePremier, Office PREM:EX

Subject: First Time Home buyers ---Very High Property Prices

Hello premier,

Any B. C. resident who has been out of the housing market for a few years should be considered a FIRST TIME HOME BUYER as prices have exploded with your allowing unlimited Chinese purchases in our market. Everybody who is here, paying our taxes and is being priced out of our market by people who do not pay any taxes, needs help to get back into the housing market, whether they have owned before or not. If you sold five years or more ago, you can not afford to get back in. First time home buyers (ie: very first time) already save the Property Purchase tax, about \$6,000 on a \$400,000 purchase, and they received a \$10,000 Federal Tax Credit until a couple of years ago. Every B.C. resident who is not now in the housing market NEEDS HELP to get in.

There are hundreds of millions of Chinese people with money who will buy here, as you allow it, and they will push us out of the lower Mainland. Vancouver is now a Chinese city and thy Chinese will want it to be more Chinese, especially if the rest of can be forced to pay their costs of social services.