

Page 01 to/à Page 04

Withheld pursuant to/removed as

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

From: s.22

Sent: Tuesday, February 20, 2018 6:24 PM

To: OfficeofthePremier, Office PREM:EX

Subject: Speculation tax

Hello,

Please confirm the speculation tax does not include vacation homes for B.C residents. I understand going after out of province interest driving up prices but we're BC tax paying residents. Tell me I voted for the right person? We're barely hanging on and lucky we got a place at the right time in the past. And we're not talking about a million dollar property. This would affect many BC residents trying to have family time. Not flipping property.

s.22

Sent from my iPad

From: s.22

Sent: Wednesday, February 21, 2018 8:36 AM

To: OfficeofthePremier, Office PREM:EX; Eby.MLA, David LASS:EX

Cc: Weaver.MLA, Andrew LASS:EX

Subject: 3120 votes! yes, 3120 votes!

Importance: High

Hello -

My wife and I have never been political, although this past year we rallied and assisted in getting the NDP 3120 votes (voted for/promoted David Eby in 2 previous elections)! For this boost, we did not expect 'access' as many do. We only expected 'change', primarily to the housing crisis. Given our expertise in the industry (we are developers), we provided very real, insider-insights and recommendations to your party. Sadly, this new budget did nothing but open champagne bottles throughout the development community all day and night. Why? Because you are continuing to allow the 'same old, same old'.

You do not understand the issue of 'speculation'. Your claim to now tax those resident and non-resident owners who do not pay income tax and/or who leave their suites vacant is a waste of time and resources. You missed the boat on this and developers are laughing at you! As said previously, WE are developers ourselves but have become disillusioned with watching the average Vancouver resident be priced out of our market. Developers will now (given your new budget) continue to allow local and offshore speculators to buy 5, 10 and 20 suites/homes at a time, then flip them for large profits upon completion. These speculators (known as 'whales' in pre-sale community) are one of the main reasons we have a housing crisis! Remove the speculators and the market will change overnight. You really ... really missed the boat on this, to the detriment of singles and families looking for a home; but to the terrific benefit of the development community.

You were elected to serve us, Vancouver and BC residents, the ones who live here and pay taxes, the ones who are teachers, doctors, baristas, emergency workers, etc. You were elected to ensure there is affordable housing for all those wishing to live in this city and in this province. You are responsible to ensure that our housing stock is not used as a speculative investment vehicle. You were not elected to provide 'investment real estate' for the global and local marketplace. But your policies continue to support this!

We assumed that the NDP and John Horgan would be bold, not buckle to developer-needs (as the Liberals did) and take a stand and do what needs to be done in order to change things overnight; implement very simple legislation:

- Any and all sales, including pre-sale AND re-sale condo's, townhomes and houses in the city of Vancouver (or province) can only be sold to Canadian resident owner-occupier'; must be occupied at time of Closing; a maximum of 1 suite/home can be purchased per family household in one calendar year. No question, this can be massaged a little but the bottom line being, no more investors/speculators buying 5, 10, 20 properties at a time.

- This policy can be in place until prices come down to reasonable levels again, until the market re-balances itself. Then, at some point, expand the policy to allow BC residents to purchase one secondary house or condo/townhouse as an investment. In the meantime, all those singles and families wishing to purchase a 'home' will be able to.

Developers and realtors will cry foul as they will go from stratospheric profits to extremely high profits.

By removing the global (and local) 'investor/speculator', you will be doing what you were elected to do - serve your tax-paying citizens who are looking to purchase 'homes'!

Thank you.

s.22

A concerned citizen (happy to meet and discuss further).

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

From: s.22

Sent: Wednesday, February 21, 2018 8:20 AM

To: OfficeofthePremier, Office PREM:EX; Eby.MLA, David LASS:EX; James.MLA, Carole A LASS:EX; Robinson.MLA, Selina LASS:EX

Cc: Wilkinson.MLA, Andrew LASS:EX

Subject: Budget: Housing Speculators

The measures taken/planned are a good start.

I suggest that anyone owning a home for less than two years, and not having occupied it as a primary residence, have to pay a speculation tax on the profit when sold.

And, that the profit be taxed as ordinary income, not as a capital gains, with no deductions for sale expenses such as real estate commission and transfer tax.

Real estate agents and lawyers would be required to withhold the tax and remit to the province.

BC is one of the world's primary dirty money havens, as evidenced by recent media reports. Time to clean it up.

From: s.22

Sent: Tuesday, February 20, 2018 6:22 PM

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

Subject: Re: Housing in the Lower Mainland

Dear Honourable Selina Robinson, Carole James, and John Horgan,

I have looked over the 2018 Budget that your government has put forward and see that there are efforts being made to deal with this housing crisis. The few points that stand out is the taxation of speculators, the action to end hidden ownership, and the foreign buyer tax. What is still unclear to me is how this helps anyone that is buying a home for the first time? As you may see from my previous emails I have talked with developers and they are not too interested in affordable housing. Their answer to affordable housing is to build smaller condos where the price per sq ft stays the same.

How does someone start a family in a 450 sq ft condo that is "affordable"? I understand that the previous government pretty much screwed anyone looking to buy in the lower mainland by neglecting this problem. I can barely scrape up a down payment and yet now it seems that the options for me are: 1) live in a condo the size of your bedroom for \$300,000+. or 2) move out of the city with little to no job prospects where incomes are no better suited to provide an affordable home.

With the current look of this budget, I see no outcome where any "affordable" homes will be making an appearance any time soon. The mortgage rule changes have relegated all potential buyers further down the supply chain. This has resulted in townhouse and condo prices to increase yet again due to restricted borrowing. It has caused an increase in demand for the same limited supply as before.

I hope to put into perspective the challenges that I feel I am facing when it comes to my future. The price of a home has outpaced the amount of money I can make working full time. Working hard isn't enough anymore to afford a decent place to live. The only short term solution that I could see in how the BC government could help me now is if you guys have some land to sell me so I may get a mortgage from a bank to build a house on it.

I hope my thoughts are well received as I constantly feel that help from the government is always lacking as I may be seen as doing "good enough". When I'm not working my 40 hour a week job, I'm in night classes or grinding away at homework from night classes with a hope I'll get a better paying job to afford to live here. If there is one thing that I can deal with, it's being the guy that will dig a hole with a shovel for a foundation, mix the concrete by hand, and pound the nails to frame a house for my fiancée and I to live in so that I don't end up with crippling debt for a 450 sq ft condo.

My intent was not for this to come across as a rant but to share a daily concern that I think about at least a few times a day. I could only wish that my major concerns were avoiding traffic jams on highways 1, 91, or 99.

I hope to hear back from you guys soon.

s.22

From: s.22  
Sent: Tuesday, February 20, 2018 5:21 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Fwd: Speculation Tax and Foreign Buyers Tax

Hi Premier,

Including West Kelowna, Kelowna, and Lake Country with the new Speculation Tax and expanded Foreign Buyers Tax is a great change. However, as a resident of Vernon, which also has absurdly priced real estate, I think you made a huge mistake not including Vernon. The Vernon area is already feeling the upward pressure from the Kelowna market overflowing into the area. It is basically part of the same "metropolitan area". Regardless of how much impact speculators and foreign buyers have on the Vernon area, your government just gave a group of people more incentive to look at Vernon when it's already hard for locals in Vernon to compete with the inflow of people cashing out on the coast, the overflow from the Kelowna market, and the influx of money from Alberta buying up property. I strongly suggest you include Vernon with these new tax measures now before there's any negative impact on the local Vernon market in regards to further escalating prices.

Can you please explain why the decision was made to not include Vernon?

Thanks,

s.22



From: s.22  
Sent: Wednesday, February 21, 2018 8:39 AM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Fwd: concerns about 2% speculation tax

Dear Premier,

Our family lived in BC for a long time before we recently moved to the US for employment opportunities (True we no longer pay income tax in BC or Canada after moving to US)

We still own our Vancouver home. We want to keep our Vancouver home as a vacation home so we can stay there when we visit family and friends in BC or when we have a ski trip to Cypress or Whistler.

Did we do anything wrong that warrants the punishment of the 2% speculation tax? There is nothing speculative about our ownership of the home. We worked hard, paid \$10,000s of tax, saved enough down payment and bought our first home. We never speculated in the housing market. So the only thing we did wrong was that we no longer pay BC income tax but still want to keep our first house as vacation home?

So for expat Canadians like us, the only option is to just sell the house and never come back for a visit? (The strata has by-law forbidding rental so even if we wanted to rent we cannot) Is this not against the Mobility Rights?

s.22

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

From: s.22

Sent: Wednesday, February 21, 2018 11:47 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Foreigner buyer tax

Dear premier,

I am a realtor living in your riding.

I agree that you want to cool the market down and prevent speculation. But for the buyers who did not sign up for the 20% new tax at the time, it is just flat WRONG!

The new tax is not fair to the foreigner buyer who have already bought a pre sale; and it does not complete until after May 18th.

I hope you and the government will reconsider. The buyers who have already signed the deals before Feb 21st should not be treated like criminals who end up paying heavy tax as penalty. Confirmed deal before Feb 21 should be exempted.

Moreover, the accountants could even find the details regarding the speculation tax. I am just wondering if there is a detail already.

s.22

From: s.22  
Sent: Wednesday, February 21, 2018 5:14 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Proposed Tax Measures

Dear Premier John Horgan,

I just read a globe and mail article that confirms that your government will introduce tax measures that might impose an additional tax (0.5% of assessed value in 2018 and 2% of assessed value in the following years) on "vacant" homes in certain cities owned by Canadians residents who live outside of BC.

<https://www.theglobeandmail.com/news/british-columbia/bc-budget-imposes-tax-on-foreign-domestic-housing-speculation/article38037330/>

My family currently lives in Edmonton, and my wife and I have owned a very modest home in West Kelowna s.22 . It is currently assessed at \$700,000 and the assessed value has gone up significantly in the last 2 years (I understand that this is due to the flood of foreign buyers buying properties in Kelowna and resident Canadians from the Vancouver area buying property in Kelowna after cashing out in Vancouver following the imposition of new rules in the Vancouver area).

All of my immediate family lives in the Okanagan (except for s.22 , B.C.) and we purchased the home in West Kelowna in an effort to give my kids some quality face-time with their grandparents and other relatives. Since we have owned our West Kelowna home, s.22 s.22 I fly back and forth on the balance of the weekends that my family is there. s.22 s.22

throughout the year to visit with family. I have taken various clients and friends to Kelowna to golf and 2 years ago, our entire firm went to Kelowna for a retreat (largely on the recommendation of the few people in my office (including me) that own vacation property in Kelowna).

We are Canadian citizens and did not purchase (and are not currently holding) our West Kelowna home to speculate on real estate. We purchased it to give our family a "home base" while we are in Kelowna. Our current plan is to retire in Kelowna in the next few years and our West Kelowna home would become our full time residence.

Since owning our home in Kelowna, we have paid more in property taxes each year than residents of West Kelowna who own homes with a similar assessed value (as they automatically get a discount). It is easy to argue that this is unfair or does not make sense (eg. our kids don't attend school in BC and our use of the various services that the taxes pay for is a small fraction of the use of typical residents), but I have paid and continue to pay more each year than residents without objection. We spend a significant amount of money in the Kelowna area each year (all of which goes to support Kelowna's economy which remains heavily reliant on tourist dollars).

I'm shocked and extremely disappointed to see your government is even considering imposing this new tax on fellow Canadians who own vacation properties that they reside in part time. What policy objective would this achieve? If your current tax proposal passes and applies to people like me (a Canadian citizen who owns a vacation property in West Kelowna), I will pay an \$3,500 extra in taxes this year (in addition to the property taxes I pay at a higher rate) and an additional \$14,000 in taxes (over and above the property taxes I pay at a higher rate) for each subsequent year. This year, my tax bill will double, and each of the next years, my taxes will go up by approximately 4 1/2 times.

All of this because our provincial and federal governments in Canada have failed to address (and have still not adequately addressed) the real and obvious cause of the housing crisis in cities like Vancouver and Toronto - foreign nationals and money launderers buying property in Canada. This has resulted in a ripple effect across Canada. See for example:

[http://www.huffingtonpost.ca/ike-awgu/canadian-real-estate-foreign-buyers\\_b\\_10329000.html](http://www.huffingtonpost.ca/ike-awgu/canadian-real-estate-foreign-buyers_b_10329000.html)  
<https://www.theglobeandmail.com/news/national/globe-investigation-into-money-laundering-in-bc-real-estate-will-lead-to-new-rules-ag-says/article38018921/>  
[http://www.huffingtonpost.ca/2017/03/31/money-laundering-real-estate-transparency-international\\_n\\_15725728.html](http://www.huffingtonpost.ca/2017/03/31/money-laundering-real-estate-transparency-international_n_15725728.html)

<https://www.cbabc.org/Sections-and-Community/Business-Law/Business-Law-Quarterly/Business-Law-Quarterly-Archives/Q2-Current-Issues-in-Anti-Corruption-and-Money-Lau/On-our-doorsteps-Money-laundering-in-Canadian-real>

Instead of addressing the real source of the problem in a targeted way, your government is proposing to impose rules that will have a very negative impact on legitimate property owners (fellow Canadians) who own property for completely legitimate purposes.

Why are Canadian governments allowing foreign nationals to buy up Canadian real estate? How are we, as Canadians, better off when foreign nationals purchase our real estate? Doesn't it make sense to limit the new rules to non-residents of Canada that own properties in BC to discourage them from buying for the sole purpose of speculating or, even worse, laundering money?

If your government adopts rules that impose this tax on your fellow Canadians, I predict that a large number of Canadians like me will sell their BC properties. I also predict that a large number of your fellow Canadians (like me) that feel they have no choice but to sell their property or pay an extremely unfair and arbitrary tax will choose to spend their precious vacation time (and, more importantly, their vacation dollars) somewhere other than BC. I predict this will have a significant impact on places like Kelowna and West Kelowna whose economies are heavily reliant on tourism.

Once these rules are applied to places like Kelowna and West Kelowna, I suspect that the foreign nationals and money launderers will move on to other cities like Vernon, Summerland, Penticton and Osoyoos causing prices in those markets to rise. Presumably, your government will expand your program to those towns and cities as well, and this ridiculous scenario will keep repeating

itself.

Thank you for taking the time to read this email.

Respectfully,

s.22

s.22

s.22

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

From: s.22

Sent: Thursday, February 22, 2018 8:05 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Vacation home in BigWhite ski resort- speculation tax

Dear Premier,

I read that you are introducing a speculation tax for non-residents that own vacant property.

I understand the intentions but I worry that families like ours will be unintentionally harmed by this.

We live in Toronto and stretched our family budget 11 years ago to purchase our dream vacation ski unit at BigWhite. s.22 we plan on spending the winters there when we retire. However , with a value of \$450,000 , we can not afford a 10,000 tax bill.

BigWhite basically shuts down in the non-ski season so we cannot rent it out other than Jan, feb and March . It is rented during those months to vacationers range from 3 day rentals to 1 month rentals.

Will we be subject to this tax? If so we will need to sell our favourite place on earth.

Thank you for your anticipated response.

s.22

Sent from my iPhone

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From: s.22  
Sent: Thursday, February 22, 2018 7:54 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Fwd: Protecting our farmland!!

Apologies for incorrect email address. I was so upset about the omission of farmland from foreign buyers tax, that i am sending my message in haste from my cell phone...

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

From: s.22  
Date: Feb 22, 2018 7:23 PM  
Subject: Protecting our farmland!!  
To:  
Cc: ,

Dear Premier Horgan and Minister James and MLA Popham,  
I have been a strong supporter for the NDP and had complete faith in you and the NDP party, that you would do the right thing to protect our endangered farmland. Why did the new budget not ensure that the foreign buyers tax would be applied to farmland? Was this an oversight? Have I misunderstood something?  
I live in Richmond and have been watching with horror as Richmond Mayor and Council have ignored the majority of Richmond citizens in favour of developers and corrupt realtors who have ruined our most precious resource. Our last hope was our NDP government. I am aware that Richmond Farmwatch was in discussions over the past few months regarding the need to stop speculation on farmland and protect it. With all due respect, you seemed to go out of your way exclude farmland.  
You increased the Foreign Buyer's Tax on residential properties which will incentivize farmland even more.

Why did you fail to act to protect farmland?  
I look forward to hearing from you in the coming days.  
Respectfully  
s.22  
Richmond BC

From: s.22  
Sent: Friday, February 23, 2018 8:31 AM  
To: OfficeofthePremier, Office PREM:EX  
Cc: Minister, FIN FIN:EX; Minister, TAC TAC:EX  
Subject: Speculation Tax

Dear Premier & Ministers,

This note is concerning the Speculation Tax you announced in your latest budget. I have serious concerns about how this will affect me and my family and would like to pass these on to you.

Our family has vacationed in BC every year for 25 years. 13 years ago we purchased a vacation home near Kelowna for \$850,000 and have been using and enjoying it regularly since. We pay all of the property taxes for the home, without claiming any of the deductions that BC residents enjoy, along with \$1,000 monthly condo fees to have a BC property manager take care of the development. These are serious outlays of money which we are willing to pay to enjoy the benefits of our vacation home in your province. I have not kept track, but it would be safe to say we spend another \$20,000 - \$30,000/year on other goods, services and entertainment in BC while we are there (roughly 10 weeks/year). If my math is correct, this tax would add another \$11,000/year to our cost of ownership. We do not have our home in a rental pool because we don't want to have strangers using our home and frankly there is not a year round market for it anyway.

I simply want to make it clear that if this new Speculation Tax affects us, we will be selling our home and spending our vacation money elsewhere. I imagine existing BC residents will be the only possible buyers in this circumstance, so I'm sure they will thank you for making their recreational properties so affordable going forward. For your information, our current assessed property value is already \$300,000 below what we paid for the property in 2005, and obviously that will be negatively affected even further by this new tax. I will have to apologize to my family for being such a poor speculator and losing half of our investment in a beautiful BC vacation property, but still being penalized by the BC government for "speculating". Please reconsider this new tax so it does not cause families like ours to stop enjoying a place we love.

Sincerely,

s.22

s.22





From: s.22

Sent: Friday, February 23, 2018 6:20 AM

To: OfficeofthePremier, Office PREM:EX

Cc: Horgan.MLA, John LASS:EX

Subject: Proposed Speculation Tax

23 February 2018

The Honourable John Horgan  
Premier of the Province of British Columbia  
Victoria, B.C.  
Canada

Dear Mr. Horgan:

I write you not as a constituent or a Canadian voter, but as a U.S. citizen and s.22 resident.  
My wife and I own a seasonal residence in s.22, B.C. s.22

s.22. By "seasonal residence", I mean a single family vacation house which is not rented out or leased to third parties, and which is occupied at various times of the year by my wife and me and/or members of our family. I purchased this property as vacant land s.22 and we built our house on the property s.22. While I do not pay income taxes in Canada, I do of course pay B.C. property and local taxes.

I have been reading in the press about the "Speculation Tax" mentioned in B.C. Budget 2018. I understand from the Budget that the purpose of this tax is to provide a means of dealing with the ongoing housing affordability crisis in B.C., and is meant (in the words of B.C. Finance Minister Carole James) to "penalize people who have been parking their money in our housing market simply to speculate, driving up prices and removing rental stock . . . This is a major important step to end speculation in our market." According to "Homes for B.C", the Speculation Tax will "target foreign and domestic speculators who own residential property in B.C., but do not pay taxes here, including those who leave their units sitting vacant".

I fully understand and respect the Government's policy underlying the Speculation Tax and the related measures described in the Budget. However, as the Speculation Tax is described in the Budget and by the Finance Minister, the circumstances of my ownership of a seasonal residence in s.22 do not seem to be the type of home or property ownership the Speculation Tax is designed to discourage or penalize:

1. My property is located s.22 which is primarily a recreational area, not an urban or developing area under pressure from residential development.
2. My house was built for the exclusive use of my family and me, including my children and my grandchildren. The house has never been rented out or used for any purpose other than as a private residence for my family, and we have no intention of changing this in the future. The house is not kept vacant; it is used regularly and exclusively by my family and me.
3. Given the s.22 time horizon of my ownership of this property, my motivation for buying it and building a house on it which is regularly used by us, I respectfully believe the ownership of my home in s.22 cannot in any way, shape or fashion be seen or considered as motivated by speculation or as an instrument for parking money simply for speculative purposes.

I note from the Budget that it is contemplated that there will be exemptions from the Speculation Tax. For the reasons noted above, I would respectfully propose to you that a homeowner

similarly situated to me ought to be subject to an exemption from the Speculation Tax, as the facts and circumstances of my ownership of my house and property in s.22 have no relevance to or connection with the conduct the Speculation Tax is meant to regulate.

I apologize for the length of this communication and appreciate the Government's consideration in this matter.

Thank you.

Very truly yours,

s.22

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Thank you.

=====

From:s.22

Sent: Thursday, February 22, 2018 4:36 PM

To: OfficeofthePremier, Office PREM:EX

Cc: Popham.MLA, Lana LASS:EX; Eby.MLA, David LASS:EX

Subject: foreign speculation tax

Dear Mr. Horgan

I was hugely disappointed that your tax on foreign speculation on real estate did not extend to farmland. We are losing invaluable and irreplaceable farmland at an alarming rate,. And prices are soaring due, in part, to speculation and unconscionable building of huge houses on ALR lands. Young farmers are priced out of the market. And despite regulations, owners are not fully farming their properties. I urge you to remedy these problems.

Best regards,

s.22

From: s.22

Sent: Thursday, February 22, 2018 2:21 PM

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

Subject: Fwd: Proposed non-resident tax on unoccupied homes

To the Honorable John Horgan, and the Honorable Carole James,  
Dear Sir and Madam,

I saw today news of your proposed tax on vacant homes owned by non-BC residents. Until last year, I was a BC resident, but now reside in Ontario due to my work circumstances, though I hope to return to BC permanently within three years.

I have two recreational properties - one with a built cabin that I return to regularly, and one bare land lot that I've been trying to sell for some years. Both are on <sup>s.22</sup> , in the southern gulf islands. It's a boat-access only island with no services. It would be devastating to have a 2% annual levy against the (relatively modest) assessed value of these properties! This would effectively force me to sell these properties at a loss - (construction costs much more on a boat-access property than market value can recover), and lose my toehold to BC.

I encourage you clarify quickly that you don't intend to destroy the recreational property market in BC - already the uncertainty has led to a colleague asking if my vacant lot has suddenly become "toxic".

I'd be happy to consult with you or your staff on proposed solutions that achieve your goals of higher housing availability, while respecting the investments made by Canadian citizens and residents into BC's economy.

Yours truly,

s.22

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

From: s.22

Sent: Thursday, February 22, 2018 1:50 PM

To: OfficeofthePremier, Office PREM:EX

Subject: Tax on Recreational Properties

Dear Premier Horgan:

We can appreciate your need to act to control property prices in the Lower Mainland as we do have a son in Vancouver unable to afford a home. We do however seriously question why your government has chosen to financially decimate out of province recreational property owners. We purchased a recreational property in West Kelowna<sup>s.22</sup> for \$570k to be used by ourselves, son in Vancouver and son and family in Calgary. We did not purchase for speculation. We purchased for family enjoyment and had hoped to retain it for decades to come as a place for our families.

The property has unfortunately appreciated significantly with real estate inflation. To be frank, we are now retired and are struggling with even affording the annual \$12k in property taxes, so our sons are trying to help, but do have families to also support.

Your new tax will shatter our dream and our retirement. We would in 2019 be paying over \$40,000.00 in new taxes which will amount to over 50% of our after tax retirement income. Is your intent to drive people away from your province? Is this an all out old style class warfare assault?

We believe you will most certainly destroy the economies of Kelowna and Penticton for years into the future. We are just one family amongst many whom you have chosen to do harm. Please reconsider what you are doing to families if you care.

s.22

Sent from my iPhone

From: s.22

Sent: Thursday, February 22, 2018 12:50 PM

To: OfficeofthePremier, Office PREM:EX

Subject: New Non Resident Taxes

Dear Sir,

I was born in Victoria, am 70 years of age, now live in Vancouver for most of the year but also own a home in Victoria s.22 where we spend, in aggregate, several months a year. I have long been sympathetic to both NDP and Green Party social and environmental objectives.

While I have not yet studied the details of the newly proposed new non-resident property taxes, and won't be able to do so until draft legislation is made public, I support the general objectives of the initiative.

However, and although I understand it will not affect me personally, I don't think it fair that Canadian citizens who pay taxes in Canada but are residents of a Province other than BC, be made subject to the proposed new taxes on vacation or similar properties they own in British Columbia.

This seems to me to be inconsistent with some of the basic ideas underlying Confederation and possibly to also be a ratcheting up of your governments disputes with Alberta, and I ask that this step not be taken and hope my request is reflected in your final Bill on these matters.

I would appreciate this note being shared with your Minister of Finance and Mr. Weaver.

Yours Truly,

s.22

From: s.22  
Sent: Friday, February 23, 2018 9:22 AM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Fwd: New Speculation Tax collateral damage concern

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

From: s.22  
Date: Fri, Feb 23, 2018 at 9:19 AM  
Subject: Fwd: New Speculation Tax collateral damage concern  
To: john.horgan.mla@leg.bc.ca

Dear Premier Horgan:

My wife and I are both retired and have owned a second home (a modest 1 bedroom condo in West Vancouver) for 20 years. While I was working we used the condo frequently as I had work commitments in Vancouver. Now that I retired (age early 70's) we are spending about 120 days per year in our West Van condo as we have family in Vancouver and we do some baby sitting of our grandchildren. Our primary residence is a town house in Kelowna.

It appears that our condo will become subject to the new "Speculation Tax". We are highly stressed by this possibility as we cannot possibly afford to pay the massive annual tax that would be assessed to us. It would force us to have to sell. We do not feel that is fair. In the long term we plan to move full time to our West Van. condo when we get too old to drive in Kelowna. We have done a massive renovation of the condo in preparation for our future years in it. We do NOT want to rent it because: a) we use it 120 days per year, and b) we do not want any renters to deface our personal home, and c) we have no intention of ever becoming land lords.

We feel we have been caught up in this move to solve the housing crisis. In no way is our condo an investment property....it was never meant to be, and we never plan to sell it. If the government needs more funds to assist with the housing crisis, and I agree that something should be done, then I feel that the burden of increased taxes on BC tax-paying citizens (we have been BC residents, Canadian citizens, and BC tax payers our ENTIRE WORKING LIVES) should be shared by all tax payers, not the few like us who have been caught up in this tax increase and are being asked to pay DEARLY through this massive tax.



We implore you to re-assess how the tax will be administered and show us some mercy. We have always paid our fair share, but this additional \$12,000 or more annual tax is not acceptable to us. We are retired, in our 70's, and as we were always independanntly employed, have no pension. If our real estate has appreciated recently, that has been encouraging, but remember that we have owned this residence ofr 20 years and most of that time its value increased very slowly, barely at the pace of inflation, and we have always paid full property taxes, mortgage fees, upkeep, etc. It cannot be considered a speculation property.

Thank you for considering our situation.

Yours truly, s.22

From: Horgan.MLA, John [mailto:John.Horgan.MLA@leg.bc.ca]  
Sent: Wednesday, February 21, 2018 3:37 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: FW: YES! finally some tax fairness re 2% speculator tax

From: s.22  
Sent: Wednesday, February 21, 2018 9:22 AM  
To: Horgan.MLA, John  
Subject: YES! finally some tax fairness re 2% speculator tax

Now - bring on more tax fairness for our local small business too.

And more balanced taxation on employment income and dividends - Somebody earning \$75k employment pays 28%, while same \$75k in dividends 19%.

And "licensed monopoly for profit" ie doctors/dentists/etc, are not small business - this is net employment income should be taxed at the same rate as employment

#### A 2% ANNUAL Speculator Tax

The new annual speculator tax targets both foreign and domestic homeowners that don't pay income taxes in BC. The tax begins at 0.5% of the assessed value of the home, beginning this fall. It will gradually increase to 2% by 2019.

From: s.22

Sent: Friday, February 23, 2018 3:09 PM

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

Subject: Speculation Tax collateral damage

Premier John Horgan

Minster Carole James

I am only one of many Canadian Citizens who own a vacation/secondary residence in BC, in my case Victoria. My connection with Victoria dates back to visiting my grandparents in Victoria as a 6 year old and now that I have retired my wife and I decided over 3 years ago to purchase a Condominium in Victoria and over the past 3 years have come out to stay at our place to test the waters, to see if Victoria is the right choice for our retirement. The BC governments latest attack of non-residents (non-voting) who already pay 30% more property tax then BC residents and use less services have been included in your governments efforts to control an out of control housing market in Vancouver fueled by what now the BC government admit is money coming from foreign buyers with no traceable source. The collateral damage to the governments misguided policy is us. I would suggest that the majority of the non-residents in Victoria are not any more a property speculator than any other Canadian as they invest in either a principle resident, family cottage, housing for a child in university or just getting into the market before making a life changing commitment to moving to a new location.

If the BC government actually spoke with the knowledgeable they would find out that Victoria's latest increase in home values is a direct result of Vancouverites/lower mainland taking advantage of the obscene increase housing prices in Vancouver selling and buying up all the available housing stock in Victoria and Vancouver Island creating an imbalance in the supply and demand, which the industry cannot replace fast enough. Thus the increase in residential housing. This is not caused by the existing non-residential owners or for that matter future Canadian non-resident owners. It looks like to me your government is prepared to sacrifice an existing long term market while not dealing with the root cause of the high cost of housing.

You will achieve at supressing the housing market but forcing us to sell my property will not achieve your goals..

Collateral Damage

Non- Resident Canadian Citizen

s.22

From: s.22  
Sent: Friday, February 23, 2018 3:08 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Fwd: 2018 Budget Speech

Sent from my iPhone

Begin forwarded message:  
From: s.22  
Date: February 23, 2018 at 2:59:12 PM PST  
To: john.horgan.MLA@leg.bc.ca  
Subject: 2018 Budget Speech  
Hi,

30 - Real Estate Points

Just wondering why the NDP government is not implementing province wide real estate rules - why not include Penticton, Peachland, Summerland etc. etc.

Speculators, flippers, drug money etc etc - use the whole province as a PIGGY BANK - why not impose these real estate rules province wide?

Why the discrimination?

Our children - grandchildren will never be able to purchase a house - destined to live as renters - deal with landlords - so sad!!!

My neighbours and friends don't understand why these 30 points and this government are not rolling them out in an equitable manner!

thanks,

s.22

Sent from my iPhone

From: s.22  
Sent: Friday, February 23, 2018 12:57 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Fwd: Speculation Tax

Hi John,

I am extremely concerned with the current speculation tax that your government plans on rolling out. I live in the Okanagan and our local economy is largely dependent on Albertan tourism dollars. After your roll out of the current budget and the announcement of the speculation tax my phone has been ringing off the hook with potential customers from alberta voicing their concerns. Many of them have said they will be selling their properties and buying down in Montana and Idaho to avoid this tax. I understand that you have a mandate to make housing more affordable but taxing the people that put so much into our economy is the wrong approach. 40% of my business comes from Alberta so this new policy will be devastating to my business and many others in our local community, I urge you to please reconsider.

Thanks for your time in reading and considering my email.

Best Regards,  
s.22

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

From: s.22

Sent: Tuesday, February 20, 2018 10:49 PM

To: Minister, FIN FIN:EX

Cc: OfficeofthePremier, Office PREM:EX

Subject: Did I miss something in the budget?

I would like to know if the FBT included all of Richmond, which extends to the ALR as well. I realize the ALR issue is being studied, but time is running out for saving valuable land around the lower mainland, as well as elsewhere in the province. The ALR being used to build monster homes has to be stopped and for those that have already built, then they have to be taxed appropriately, and not be allowed to take advantage of tax loopholes, claim the farming tax, but produce next to nothing. You are missing out on a lot of property tax, when there are 20,000 sf mansions getting those benefits, and laughing at government for being stupid enough to give them a free pass. Please, please, fix this now. Our ALR land is a precious resource and not to be shoved to one side until yet another study happens.

Thank you for taking the time to read this. I was impressed with your budget but please fix this one missed important point.

Sincerely,

s.22

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

From: s.22

Sent: Wednesday, February 21, 2018 1:50 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Foreign Buyer's Tax on Farmland

Dear John Horgan,

I cannot express how truly disappointed I am today to hear that you have not implemented and applied the Foreign Buyer's Tax to farmland. This is an absolute fail. Have any of you seen the desecration of the farmland in Richmond, due almost entirely to foreigner's buying up the farmland in order to build mega mansions on it and then flip it? It is a land speculator's dream and every other BC citizen's worst nightmare. This new trend is driving the prices of farmland completely out of reach for my generation and certainly my son's. I voted NDP because I thought you cared about our farmland and the affordability of all types of residences and properties in BC. Please reconsider this decision and make the Foreign Buyer's Tax apply to all farmland immediately!

Sincerely,

s.22

Sent from my iPhone

From: s.22  
Sent: Monday, February 19, 2018 9:44 PM  
To: OfficeofthePremier, Office PREM:EX  
Subject: Help with Housing

Dear Premier Horgan,  
We supported you. We are glad we did.  
Please read the following article and help us all to buy homes in our own province.  
Thanks. s.22 family and friends

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Page 36

Withheld pursuant to/removed as

Copyright

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

From: s.22

Sent: Wednesday, February 21, 2018 10:52 AM

To: OfficeofthePremier, Office PREM:EX

Subject: 20% foreign buyers tax

Dear Mr. Horgan

I am sure you are very busy answering questions of the new NDP budget announced yesterday. I am hoping you might be able to answer my question.

I moved to Chilliwack in Nov. of last year. My home in s.22 has been on the market since and on Feb. 15 I received an offer to purchase subject to financing and home inspection. These subjects are to be removed this Friday. The Chinese family of 5 are not citizens yet and are recently "just off the boat" so to speak. They are renting in s.22 and have 2 of their children enrolled in s.22 schools. They have applied for citizenship. They knew full well the fees and taxes they would be liable for, including the 15% foreign buyers tax and based their offer knowing the full costs. Now they are faced with an additional 5% buyers tax, \$56,000.00. They told my agent today that they will now most likely not qualify for financing because of the huge additional cost.

I was absolutely appalled that the tax was to be imposed immediately without any apparent consideration for people like me nor for buyers who have signed contracts to sell and buy with completion dates very soon after the budget announcement.

Do you know if there is any consideration for signed contracts that were based at the time of the 15% buyers tax?

Sincerely yours,

s.22

Sent from my iPad

Sent from my iPad

From: s.22

Sent: Wednesday, February 21, 2018 10:46 AM

To: Minister, FIN FIN:EX; Popham.MLA, Lana LASS:EX; OfficeofthePremier, Office  
PREM:EX

Subject: Farmland?

Awesome budget! However, why did did you fail to act to protect farmland? Increasing the  
Foreign Buyer's Tax on residential properties is good but will incentivize farmland even more!

Thank you, s.22

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

From: s.22

Sent: Wednesday, February 21, 2018 4:29 PM

To: OfficeofthePremier, Office PREM:EX; Minister, FIN FIN:EX; Minister, AG AG:EX; Minister, MAH MAH:EX

Cc: s.22

Subject: 30 Point Plan for Housing

Dear Premier Horgan and Ministers James, Robinson and Eby

I have taken a cursory look at your 30 point plan and while it seems like a good start I would like to know why the foreign buyers tax was not a blanket tax across the province. In particular it appears that the Sea to Sky area was excluded. Can you please clarify this and if true please explain the rationale?

I also want to tell you about my family for some perspective on the state of housing in BC. Briefly, we moved here from Ontario in 2015. My wife works for a law firm and I am a pilot and work for s.22 . By Vancouver standards our family income is very good. We also have a substantial down payment currently invested. Our kids, 11 and 14 are happy. Its all good except for housing which we have studied closely for about four years and have determined that buying in Vancouver at this time would be akin to committing financial hari kari . Houses that we thought were overpriced in 2015 are now at least one million dollars more. Lots in Squamish have doubled since 2016. The exorbitant cost of shelter has in many ways tainted our experience here. For this reason we are on the verge of leaving the province and taking our substantial tax dollars with us. I know your government didn't create this situation but I suggest you may have to take further bold action to fix it. Hopefully this plan is a start but other issues need to be addressed, namely the QIIP (federal I know) should be abolished, immigration fraud, tax evasion and money laundering needs to stop, immediately. (A friend and former banker says that Vancouver is the money laundering capital of the world). I also think there should be a full scale investigation into the previous governments shenanigans. I look forward to your next move and will be following events closely as they unfold.

Yours Sincerely

s.22

From: s.22

Sent: Friday, February 23, 2018 8:16 AM

To: OfficeofthePremier, Office PREM:EX; Horgan.MLA, John LASS:EX; Weaver.MLA, Andrew LASS:EX; James.MLA, Carole A LASS:EX

Subject: Thank you for budget!

John, Andrew & Carole,

I just wanted to extend a thank you for the measures in the 2018 BC budget to address housing affordability. I wish you had banned it, but am very happy with the expansion of the tax to secondary markets. I hope you will continue the momentum, and close loopholes such as bare trust which allow foreign buyers to avoid disclosing their nationality, and other money laundering in our markets. Drain the swamp!

Thank you for listening to the people, and taking action. I am extremely proud of this government at the moment, and hoping for the best.

Kind regards,

s.22

Victoria, BC

On Tue, Nov 7, 2017 at 9:24 AM, s.22 wrote:

Hi John & Andrew,

I am disappointed to see there has been no action taken on housing, including expansion of the foreign buyer tax OR banning foreign investment altogether. Building a few social housing units for homeless is not fixing the problem.

I put this poll question into a Facebook group in s.22 BC, and look at the results. Approximately 90% of voters said we should outright ban it. Obviously a very small sample size, but I would suggest conducting your own research along those lines.

Thank you, and best regards,

s.22

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s.22

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

From: 's.22

Sent: Thursday, February 22, 2018 5:48 PM

To: OfficeofthePremier, Office PREM:EX

Cc: Simons.MLA, Nicholas LASS:EX

Subject: Foreign Buyers Tax

Hello:

Why the heck is the Sunshine Coast NOT on the list of Specified BC Areas?! The Central Okanagan had barely any foreign purchasing activity in 2017.

The Coast is the LAST bastion of affordable housing close to the lower mainland. Housing prices are crazy here and getting higher every month.

WILL the government move to change their error and add the Sunshine Coast to the Specified BC Areas that are subject to additional property transfer tax for foreign entities and taxable trustees!?

Regards

s.22

From: s.22

Sent: Thursday, February 22, 2018 12:15 PM

To: OfficeofthePremier, Office PREM:EX

Subject: housing solution

Listening to recent articles on foreign buyers of Vancouver & Toronto housing boosting prices I have an idea that can solve multiple problems at the same time'

Problems: Foreign buyers increasing house price  
The lack of affordable low cost housing

My solution would be to channel foreign capital into low cost housing. In this case a foreigner wanting to invest in canadian real estate would be offered condo units in a low cost condo complex. The government would guarantee the principal and the low cost rent would be used to cover operating costs and the balance would be paid to the investor as a tax free dividend. The municipality would wave property taxes as its share of the project & improve the return to the investors.

Results: More affordable low cost housing available  
Governments would not have to use scarce capital to invest in new units  
Removal of foreign buyer pressure on real estate market  
Foreign buyers would have secure investments and tax free returns on investments

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

From: s.22

Sent: Friday, February 23, 2018 11:32 AM

To: OfficeofthePremier, Office PREM:EX

Subject: Property tax increase

Dear Mr Horgan,

I voted NDP in the last election, but I do not support the increase in property tax on foreign buyers. I feel that the government should not be messing with the market. Many people, regular Canadians, have taken out mortgages and if you create a hostile market for home buyers which results in a loss in home value we will not be happy.

I feel that it is racist to single out people from other countries and punish them with the foreign tax rate. You do not know the financial situation of these people whether they have been saving for years to make a better life for their children.

Not everyone from another country is laundering money here, many are honest.

I purchased a home to rent to my son and students at UVIC in Victoria. I keep the rates affordable for students while still covering my mortgage. I do not want to see a lowering of house values and a loss to my investment.

If you want to create affordable housing then build more apartment building and rent controlled condos. Someone on \$20 an hour wage cannot afford even a \$400,000 mortgage.

Please stay out of the housing market, lower or get rid of the foreign buyers tax, and look to building affordable housing for those on lower incomes.

If you continue to make changes to the housing market I will be voting Liberal in the next election.

thank you for your time

s.22

Kamloops, BC