

Property transfers and tax residency

1 October 2016 – 31 December 2016



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Understanding these statistics

As a result of the Land Transfer Amendment Act, we collect tax-related data when people buy, sell or transfer property. In addition the legislation requires us to ask questions that help inform housing policy. This information is collected through a tax statement.

The information provided on each tax statement is confidential to the buyers and sellers, and to Inland Revenue, so may only be released by us in a summarised form.

This document presents a summary of the information provided on these tax statements. Information on the size or value of the property being transferred is not included in this report as this is not collected in the tax statements.

While the data contains tax residence information, this is not the same as nationality and this is not a register of foreign ownership of residential or other property. An overseas tax resident may be a New Zealand citizen (such as someone working or travelling overseas). Or they may be an overseas citizen who lives and works in New Zealand, but is counted as overseas for tax purposes.

These numbers will be produced quarterly

To ensure we protect people's privacy, detailed statistics in this report are presented by quarter. The report also includes supplementary information, which gives a breakdown of transfers by Territorial Authority, by Local Board area for Auckland, and also provides a full list of countries where tax residency was claimed.

To preserve buyers' privacy the supplementary information covers a six month period, and we do not show information if there are fewer than nine transfers in a Territorial Authority. If we provided the breakdown of transfers by quarter, a significant number of the transfers would not be shown, so the six-month data is more informative.

Not just selling and buying property

These statistics show property transfers. Transfers include buying and selling property, but also property that is transferred without a sale, for example, changes of trustee.

The way these statistics are collected means we can't distinguish between sales and transfers, or between individuals and trusts.

One property doesn't always mean one buyer or seller

A property transfer isn't always between one person and another. It could involve:

- multiple buyers and/or sellers
- a trustee changing
- a company buying, selling or transferring property.

Organisations such as CoreLogic and the Real Estate Institute record sales figures rather than transfers, and use different dates for recording when these occur. Our figures are based on the date that registration of the property was completed, while CoreLogic uses the date of the original sale and purchase agreement. We estimate that approximately half of transfers involve a residential sale.

Tax residency, residency and nationality aren't a neat fit. Here are some examples...

John and Emma are New Zealanders who have moved to Australia, but are in the process of buying an investment property in Wanaka. They are required to declare their Australian tax residency.

Mark, a New Zealander and Steve, a US citizen who may or may not be a New Zealand tax resident, purchase a house in Miramar together. Steve is required to declare his US tax residency.

The Changs live in Shanghai but have children attending Victoria University in Wellington. They purchase a house in Wellington so that they have a base in New Zealand, and accommodation for their children. They will be required to declare their Chinese tax residency.

Tax residency is not the same as residency or nationality

Some statistics refer to tax residency. This is not the same as nationality.

You can live in New Zealand and have tax residency in another country. Alternatively, you could be an overseas citizen and have only New Zealand tax residency.

An individual is considered a New Zealand tax resident if they:

- are in New Zealand for more than 183 days in any 12-month period, or
- have a 'permanent place of abode' in New Zealand, no matter how long they may have been out of the country.

The tax statement requires a New Zealand IRD number, and if the person is tax resident in another country they must identify that country and give their tax number for that country. For this report, we've assumed that where a party hasn't claimed overseas tax residency they are a New Zealand tax resident.

Transfers can also involve combinations of New Zealand and overseas tax residents. If any single party to a transaction stated overseas tax residency, that transfer was counted as having overseas tax residency.

Affiliation, home ownership, and intention to occupy

We have also asked questions about buyers and sellers citizenship, residency and intention to occupy a property. These are to gather information to inform housing policy.

These questions are aimed at individuals and an option is available to identify as a corporate.

Overseas Investment Office consent is needed for some sales

If overseas residents want to buy 'sensitive' land, land of a certain value, location, or size, they need consent from the Overseas Investment Office first. If they get this consent and are successful in purchasing 'sensitive' New Zealand land, they would then need to go through the transfer process. This means that their transfer will be included but not readily identifiable in these statistics.

Not all property transfers require the supply of tax information

In some circumstances the buyer or seller didn't need to provide their IRD number or tax residency. Some examples are:

- People buying and selling their own home don't need to provide information if they're a New Zealand citizen or resident and have been in the country recently (once in the past three years for NZ passport holders and once in the past year for resident visa holders). More detail on this can be found on the back of the tax statement.
- If the property involved is Māori land, or land transferred as part of a Treaty of Waitangi Settlement, no tax statement is required.
- When the property involved is Crown or Local Government land, a tax statement is required, but not an IRD number.
- When the land is part of a deceased estate a tax statement is required but no IRD number.
- If the sale of land is compulsory, such as mortgagee and court ordered sales, a tax statement is required but no IRD number.

Statistics quoted in this document

All statistics quoted in this document have been randomly rounded with a method used by Statistics New Zealand to protect privacy. Individual figures may not add up to totals, and values for the same data may vary in different text, tables, and graphs.

All statistics are from [land transfer](#) and [tax statement](#) records collected by Land Information New Zealand under the [Land Transfer Act 1952](#), and the [Land Transfer \(Land Information and Offshore Persons Information\) Exemption Regulations 2015](#).

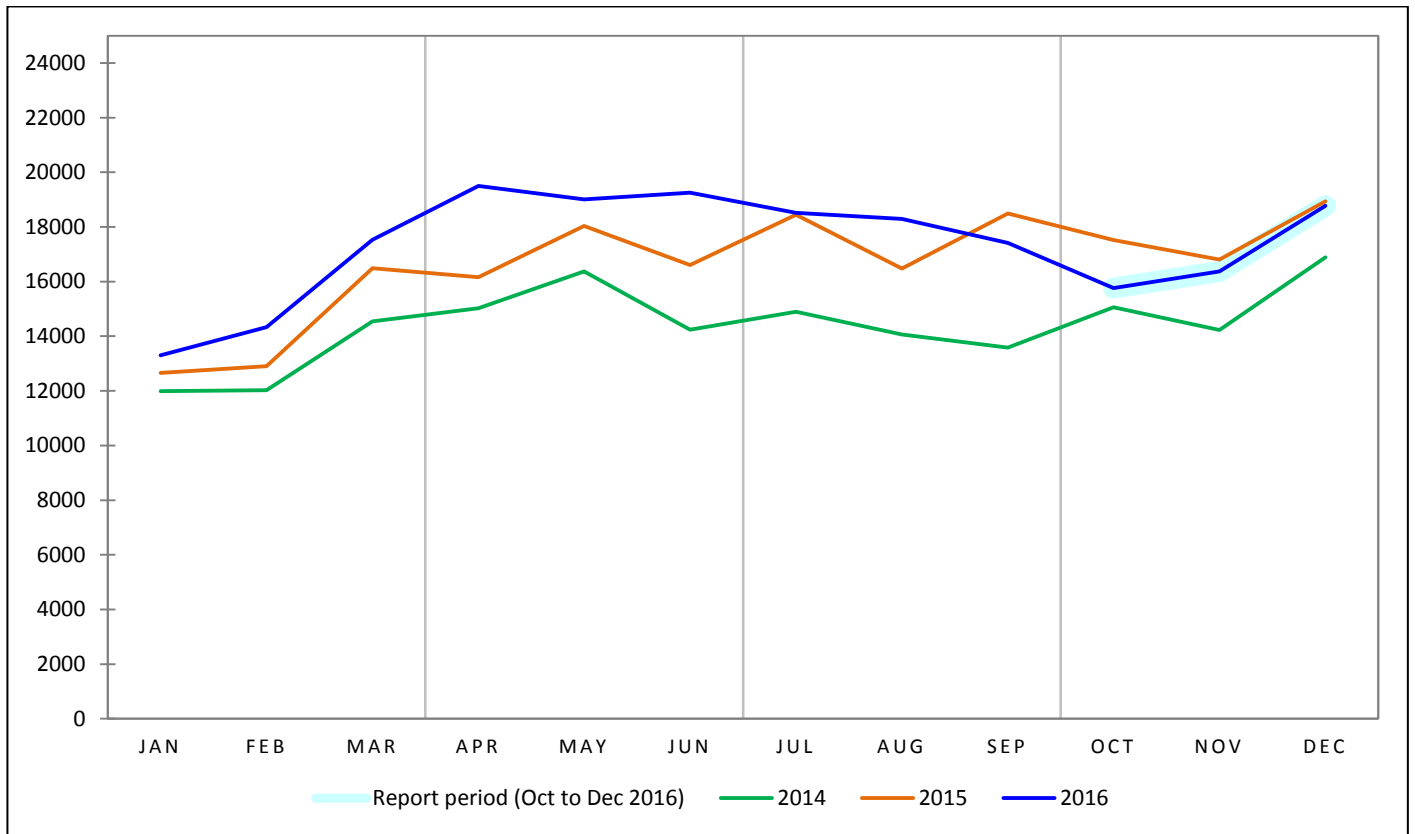
Property Transfers subject to the Land Transfer Amendment Act

These statistics show property transfers. Transfers include buying and selling property, as well as property that is transferred without a sale, for example changes of trustee.

There were 50,814 property transfers registered with Land Information New Zealand from October to December 2016.

Figure 1 compares transfers by month, and highlights the time period covered by this report.

Figure 1: Registration of transfers 2013-2016



Reading the tax residency pie charts

The pie charts on the following pages (Figures 2, 3, 4 and 5) show the number of property transfers that were registered with Land Information New Zealand.

For many transfers, the buyers and sellers didn't need to provide their tax residency. The pink segment of each pie chart is people who didn't need to provide information, mostly because the transfer involved their main home. To claim this you need to live at the property and you can't be an "offshore person", so you have a clear connection to New Zealand. The remainder of the pink segment are people who claimed other exemptions.

Where tax residency was provided, the majority of transfers only stated New Zealand tax residency. The green segment of each pie chart shows when only New Zealand tax residency was stated.

Tax Residency – Buyers

There were 1128 transfers where at least one of the property buyers provided an overseas tax residency (2%). Of those:

- 363 were tax residents of China
- 267 were tax residents of Australia
- 150 were of mixed tax residency, including NZ (at least one of the buyers has NZ tax residency)
- 60 were tax residents of United Kingdom
- 51 were tax residents of USA
- 42 were tax residents of Hong Kong
- 195 were tax residents of 46 other countries (each with fewer than 40).

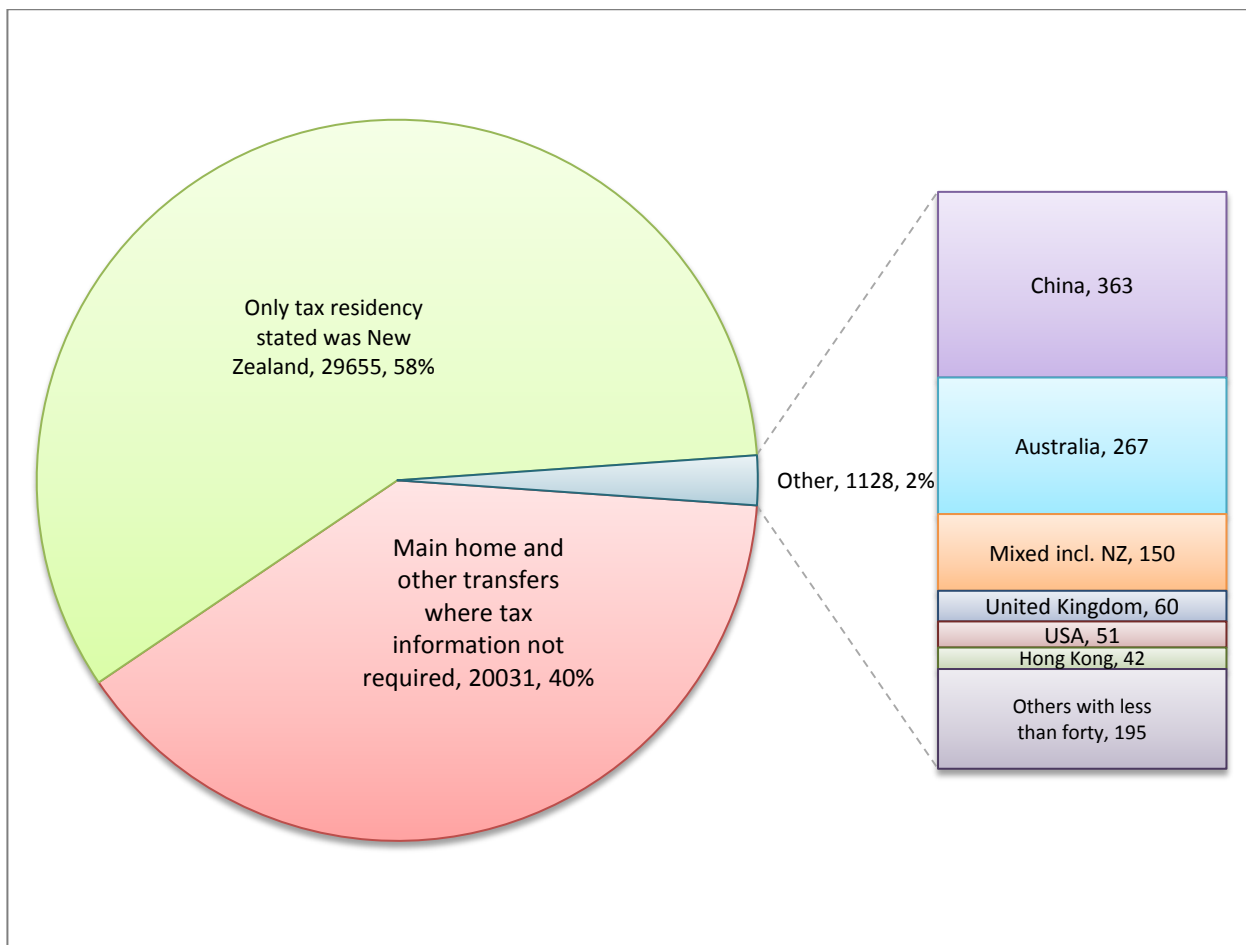
Of the 50,814 property transfers registered with Land Information New Zealand from October to December 2016, there were 29,655 transfers where the property buyers provided only a New Zealand tax residency (58%).

Of the remaining transfers, 40% did not need to provide tax information because it involved the main home or for other reasons.

Tax residency is not the same as nationality. You can live in New Zealand and also have tax residency in another country. Alternatively, you could be an overseas citizen and have only New Zealand tax residency.

Figure 2: Transfers where buyers stated an overseas tax residency (Oct – Dec 2016)

This includes trusts, businesses and companies.



Tax Residency - Sellers

There were 1371 transfers where at least one of the property sellers provided an overseas tax residency (3%). Of those:

- 549 were tax residents of Australia
- 237 were of mixed tax residency, including NZ (at least one of the sellers has NZ tax residency)
- 135 were tax residents of China
- 120 were tax residents of the United Kingdom
- 93 were tax residents of USA
- 42 were tax residents of Singapore
- 195 were tax residents of 44 other countries (each with fewer than 40).

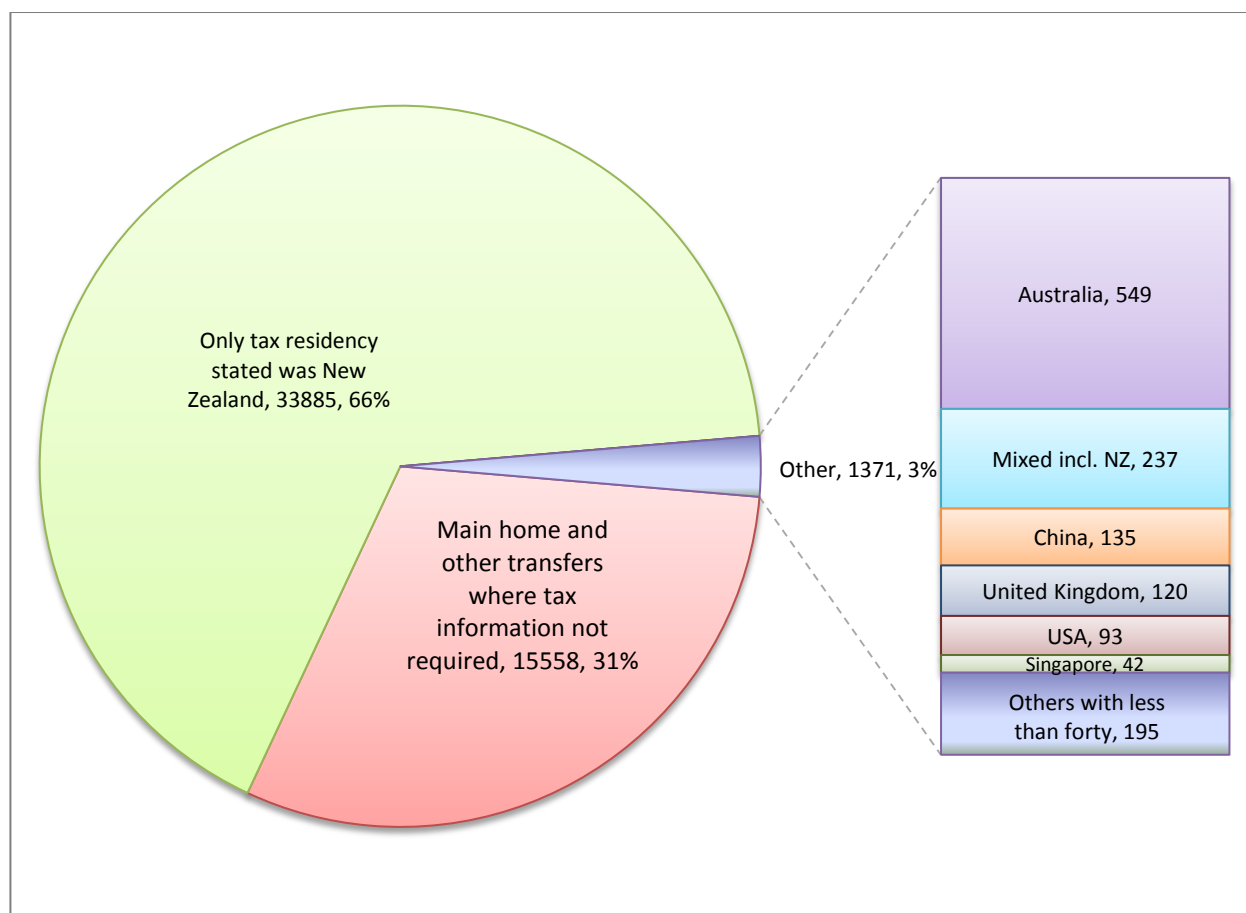
Of the 50,814 property transfers registered with Land Information New Zealand from October to December 2016, there were 33,885 transfers where the property sellers provided only a New Zealand tax residency (66%).

Of the remaining transfers, 31% did not need to provide tax information because it involved the main home or for other reasons.

Tax residency is not the same as nationality. You can live in New Zealand and also have tax residency in another country. Alternatively, you could be an overseas citizen and have only New Zealand tax residency.

Figure 3: Transfers where sellers stated an overseas tax residency (Oct – Dec 2016)

This includes trusts, businesses and companies.



Tax Residency – Auckland Buyers

There were 519 transfers where at least one of the property buyers provided an overseas tax residency (4%). Of those:

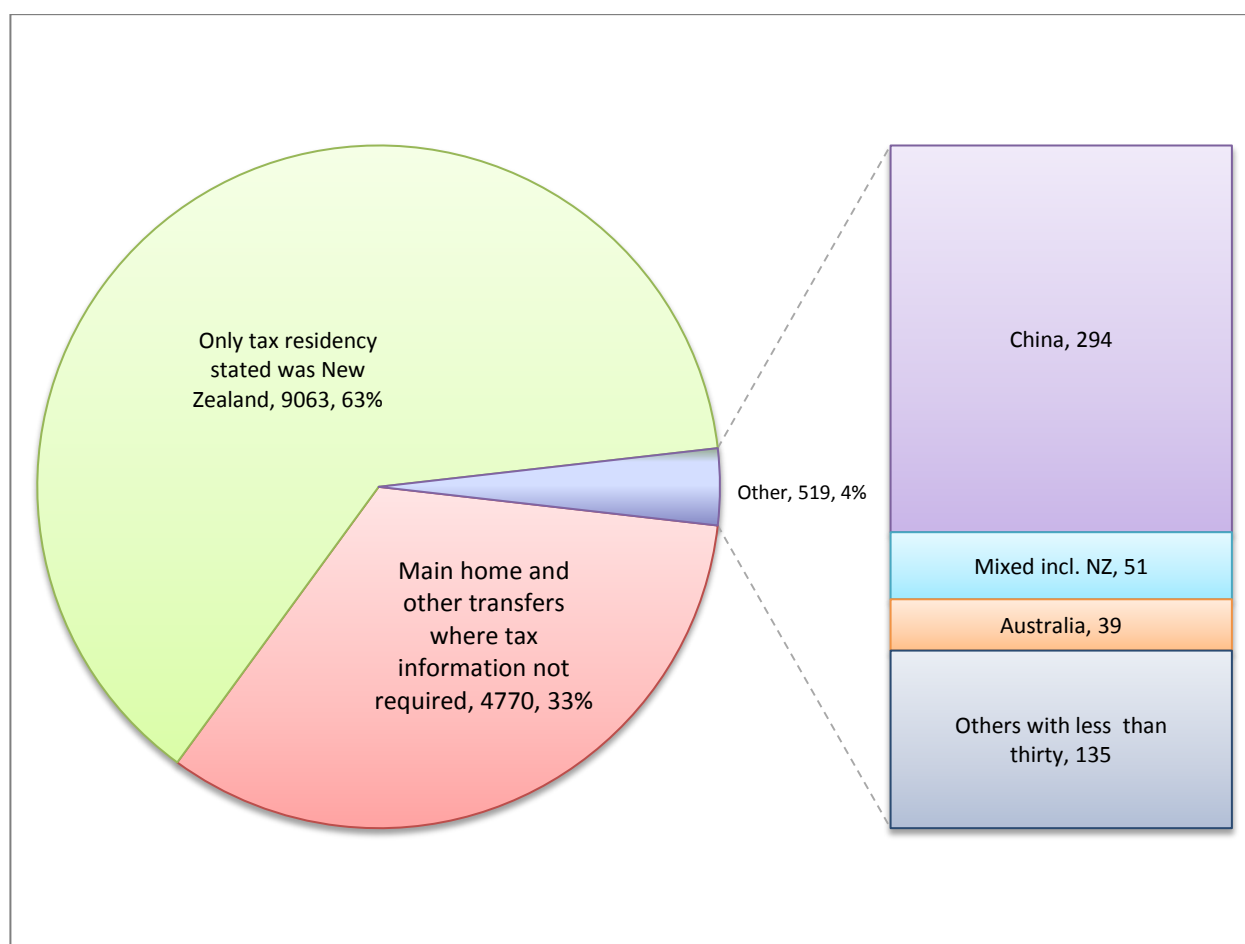
- 294 were tax residents of China
- 51 were of mixed tax residency, including NZ (at least one of the buyers has NZ tax residency)
- 39 were tax residents of Australia
- 135 were tax residents of 25 other countries (each with fewer than 30).

Of approximately 14,352 property transfers registered with Land Information New Zealand from October to December 2016 for Auckland, there were 9063 transfers where the property buyers provided only a New Zealand tax residence (63%).

Tax residency is not the same as nationality. You can live in New Zealand and also have tax residency in another country. Alternatively, you could be an overseas citizen and have only New Zealand tax residency.

Figure 4: Transfers where Auckland buyers stated an overseas tax residency (Oct – Dec 2016)

This includes trusts, businesses and companies.



Tax Residency – Auckland Sellers

There were 453 transfers where at least one of the property sellers provided an overseas tax residency (3%). Of those:

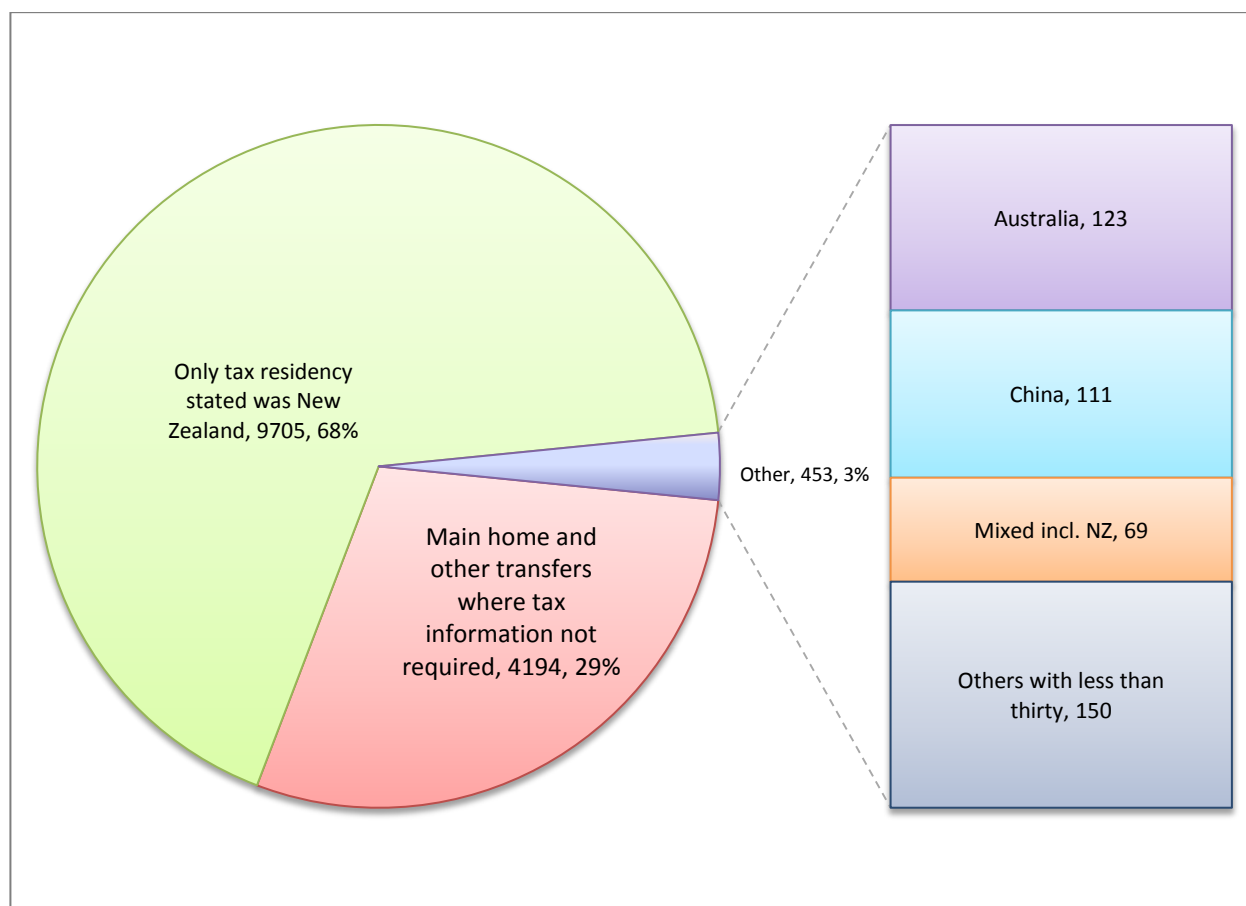
- 123 were tax residents of Australia
- 111 were tax residents of China
- 69 were of mixed tax residency, including NZ (at least one of the sellers has NZ tax residency)
- 150 were tax residents of 29 other countries (each with fewer than 30).

Of approximately 14,352 property transfers registered with Land Information New Zealand from October to December 2016 for Auckland, there were 9705 transfers where the property sellers provided only a New Zealand tax residence (68%).

Tax residency is not the same as nationality. You can live in New Zealand and also have tax residency in another country. Alternatively, you could be an overseas citizen and have only New Zealand tax residency.

Figure 5: Transfers where Auckland sellers stated an overseas tax residency (Oct – Dec 2016)

This includes trusts, businesses and companies.



Tax Residency – by location

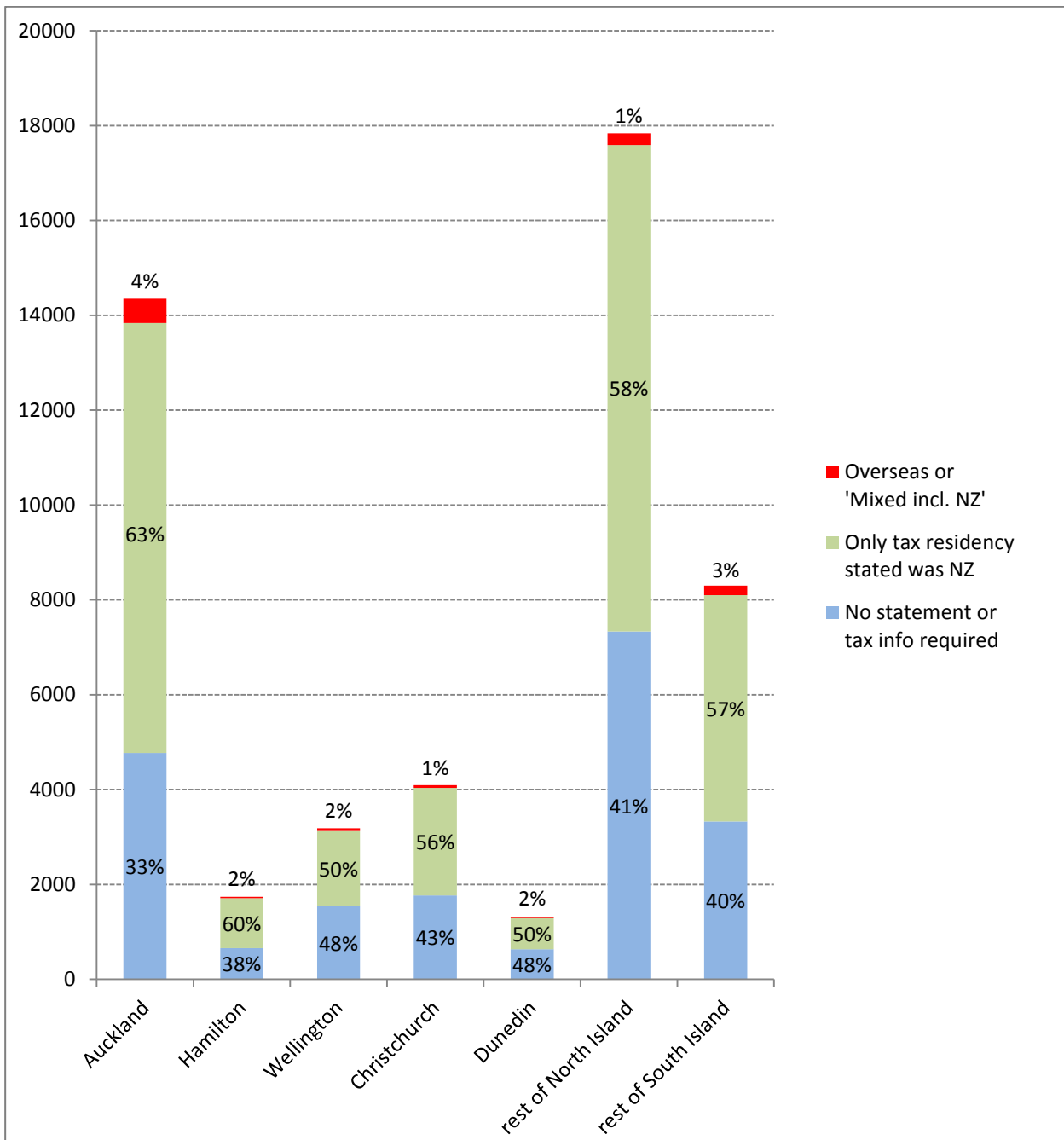
Property transfers and tax residency
1 October 2016 – 31 December 2016

Figure 6 shows buyers tax residency for five cities as well as the rest of New Zealand.

Wellington includes the Hutt, Upper Hutt, Wellington and Porirua City Council areas. Refer to the Supplementary Information for a full breakdown of transfers by all Territorial Authorities, and by Local Boards in Auckland.

Figure 6: Buyers' tax residency, by location (October – December 2016)

This includes trusts, businesses and companies.



Affiliation, home ownership, and intention to occupy

The completed tax statement also asks several questions that were added to inform housing policy.

While we have also asked buyers with work or student visas whether they intend to live on the land they have purchased, analysis has shown that the results for this question are not accurate. We have improved this question – more information about this is available in Appendix A.

The total number of transfers under **Affiliation, home ownership and intention to occupy** will be higher than the total number of transfers in the tax residency pie charts. This is because in some situations with more than one buyer, at least one buyer has answered the questions differently. This results in a transfer being counted in more than one category.

The difference in total counts was six percent for buyers and six per cent for sellers. This suggests that for most transfers involving more than one buyer, the participants answered the ‘affiliation, home ownership and intention to occupy’ questions the same way.

Buyer responses

The flow chart in Figure 7 below shows the way people responded to the tax statement questions. The responses for transfers are shown as a number and percentage. Of the people who answered that there was a home on the land, 79% stated they were New Zealand citizens or held a work, student or resident visa.

Figure 7: Flow chart of responses to tax statement questions – buyer (Oct – Dec 2016)

Q1.1 Home on Land	Q2.1 NZ or visa (resident, work or student)
Yes 43698 (81%)	Yes 34446 (79%)
	No 693 (2%)
	Corporate - Not an individual 8559 (20%)
No 10377 (19%)	Yes 5718 (55%)
	No 168 (2%)
	Corporate - Not an individual 4491 (43%)

There were approximately 43,698 transfers where the buyers indicated that the land had a home on it (81%).

- For 34,446 of these transfers, the buyers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (79%)
- For 693 of these transfers, the buyers stated that they or their families were not New Zealand citizens and did not hold a visa allowing them to live here (2%).
- For 10,377 of these transfers, the buyers stated that they are a corporate (19%).

There were approximately 10,377 transfers where the buyers indicated that the land did not have a home on it (19%).

- For 5718 of these transfers, the buyers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (55%)
- For 168 of these transfers, the buyers stated that they or their families were not New Zealand citizens and did not hold a visa allowing them to live here (2%).
- For 4491 of these transfers, the buyers stated that they are a corporate (43%).

Seller responses

The flow chart in Figure 8 below shows the way people responded to the tax statement questions. The responses for transfers are shown as a number and percentage. Of the people who answered that there was a home on the land, 75% stated they were New Zealand citizens or held a work, student or resident visa.

Figure 8: Flow chart of responses to tax statement questions – seller (Oct – Dec 2016)

Q1.1 Home on Land	Q2.1 NZ or visa (resident, work or student)
Yes 43269 (81%)	Yes 32238 (75%)
	No 819 (2%)
	Corporate - Not an individual 10212 (24%)
No 10389 (19%)	Yes 3819 (37%)
	No 252 (2%)
	Corporate - Not an individual 6318 (61%)

There were approximately 43,269 transfers where the sellers indicated that the land had a home on it (81%).

- For 32,238 of these transfers, the sellers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (75%)
- For 819 of these transfers, the sellers stated that they or their families were not New Zealand citizens and did not hold a visa allowing them to live here (2%).
- For 10,212 of these transfers, the buyers stated that they are a corporate (24%).

There were approximately 10,389 transfers where the sellers indicated that the land did not have a home on it (19%).

- For 3819 of these transfers, the sellers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (37%)
- For 252 of these transfers, the sellers stated that they or their families were not New Zealand citizens and did not hold a visa allowing them to live here (2%).
- For 6318 of these transfers, the buyers stated that they are a corporate (61%).

Supplementary Information

The following tables cover the six month period from 1 July 2016 to 31 December 2016. To preserve buyers' privacy, we do not show information if there are fewer than nine transfers in a Territorial Authority. If we provided the breakdown of transfers by quarter, a significant number of the transfers would not be shown, so the six month data is more informative.

Anonymisation process used in this document:

All numbers quoted in this document have been random rounded to base 3. Counts less than 6 have not been shown (as per guidelines provided by Statistics New Zealand).

In this section of the document:

- Rows in the local government area tables are not shown if the count in the 'Overseas or Mixed incl. New Zealand tax residency' column is less than 9.
- Cells in the tax residency country tables are not shown if the count is less than 6.

Counts of transfers where a tax residency has been stated

Local Government areas

Figures 9 and 10 show the number of transfers in local government areas where a tax residency has been stated by a buyer. Figure 9 provides a list by Territorial Authority District, and Figure 10 provides an additional breakdown by Local Board area for Auckland. These tables show whether tax data was required, and if so whether tax residency was stated as overseas or as New Zealand only.

The 'Overseas or Mixed incl. New Zealand tax residency' column

This is the count of transfers where at least one buyer stated an overseas tax residency.

The 'Only tax residency stated was New Zealand' column

This column shows transfers where all buyers stated only a New Zealand tax residency.

The 'No statement or tax info required' column

This column is the number of transfers where tax information was not required (main home etc).

To preserve privacy, information is not shown if the count in the 'Overseas' column is less than 9.

Figure 9: Territorial Authority areas

Territorial Authority - Buyers 1 July 2016 - 31 December 2016	Overseas or 'Mixed incl. NZ'	Only tax residency stated was NZ	No statement or tax info required
Ashburton District	12	333	297
Auckland (see separate table)	1167	18594	9579
Buller District	---	138	90
Carterton District	---	144	123
Central Hawke's Bay District	---	225	141
Central Otago District	21	693	216
Chatham Islands Territory	---	18	---
Christchurch City	135	4578	3552
Clutha District	---	267	177
Dunedin City	75	1284	1167
Far North District	45	1173	609
Gisborne District	---	369	387
Gore District	---	159	99
Grey District	---	189	87
Hamilton City	78	2376	1269
Hastings District	24	882	570
Hauraki District	---	363	216
Horowhenua District	15	561	486
Hurunui District	---	246	123
Invercargill City	21	615	627
Kaikoura District	---	99	33
Kaipara District	---	603	300
Kapiti Coast District	24	672	576
Kawerau District	---	99	93
Lower Hutt City	27	780	891
Mackenzie District	---	252	45
Manawatu District	---	366	357
Marlborough District	18	807	582
Masterton District	---	330	309
Matamata-Piako District	---	444	363
Napier City	18	693	657
Nelson City	33	582	516
New Plymouth District	24	894	843
Opotiki District	---	117	69
Otorohanga District	---	147	78
Palmerston North City	18	870	828
Porirua City	9	450	447
Queenstown-Lakes District	174	1407	288
Rangitikei District	---	165	168
Rotorua District	33	906	612
Ruapehu District	---	276	105
Selwyn District	9	1059	903
South Taranaki District	12	291	240
South Waikato District	---	306	234
South Wairarapa District	---	261	138
Southland District	15	579	258
Stratford District	---	99	99
Tararua District	---	246	243
Tasman District	30	753	585
Taupo District	39	1014	435
Tauranga City	63	2721	1320
Thames-Coromandel District	24	1146	399
Timaru District	12	474	468

Upper Hutt City	9	408	477
Waikato District	21	1230	789
Waimakariri District	12	624	789
Waimate District	---	72	78
Waipa District	9	750	555
Wairoa District	---	102	63
Waitaki District	18	366	273
Waitomo District	---	147	72
Wellington City	96	1854	1251
Western Bay of Plenty District	18	942	495
Westland District	---	165	63
Whakatane District	9	441	345
Whanganui District	15	504	573
Whangarei District	39	1512	900
	2559	62232	40008

*Note: Counts have been hidden where less than 9 and the remainder have been randomly rounded up or down to nearest multiple of 3. Totals are the totals prior to this process being applied, but are also randomly rounded.

Figure 10: Auckland Local Board areas

Auckland Local Board - Buyers	Overseas or 'Mixed incl. NZ'	Only tax residency stated was NZ	No statement or tax info required
1 July 2016 - 31 December 2016			
Rodney Local Board Area	42	1242	615
Hibiscus and Bays Local Board Area	132	1740	1038
Upper Harbour Local Board Area	114	1266	516
Kaipatiki Local Board Area	63	771	549
Devonport-Takapuna Local Board Area	60	681	252
Henderson-Massey Local Board Area	78	1059	792
Waitakere Ranges Local Board Area	15	450	399
Great Barrier Local Board Area	---	36	---
Waiheke Local Board Area	15	249	78
Waitemata Local Board Area	210	1983	447
Whau Local Board Area	36	630	435
Albert-Eden Local Board Area	63	906	351
Puketapapa Local Board Area	21	384	186
Orakei Local Board Area	78	987	396
Maungakiekie-Tamaki Local Board Area	27	699	336
Howick Local Board Area	111	1362	765
Mangere-Otahuhu Local Board Area	12	471	273
Otara-Papatoetoe Local Board Area	12	639	333
Manurewa Local Board Area	18	834	549
Papakura Local Board Area	15	924	540
Franklin Local Board Area	33	1284	723
	1167	18594	9582

*Note: Counts have been hidden where less than 9 and the remainder have been randomly rounded up or down to nearest multiple of 3. Totals are the totals prior to this process being applied, but are also randomly rounded.

Complete list of countries where tax residency was stated

The total number of transfers will be higher than the total number of transfers in the tax residency pie charts. This is because the approach used for the **affiliation, home ownership and intention to occupy** questions has also been used in Figures 11 and 12 where multiple buyers (or sellers) have different tax residencies. These have been counted separately.

Figure 11 shows transfers in which tax residency has been stated by a buyer, by country. These numbers will differ from the tax residency pie charts (Figures 2, 3, 4 and 5) because they cover the six month period from July 2016 to December 2016, not October to December 2016.

The 'Only overseas tax residency stated was this country' column

This is the number of transfers where **all** buyers stated the stated country as their tax residency. The country name will appear in the tax residency pie charts (Figures 2, 3, 4 and 5) if the count is high enough.

The 'Mixed tax residency incl. New Zealand' column

This column shows transfers where a buyer stated an overseas country as their tax residency, and another buyer stated only a New Zealand tax residency. Other overseas tax residencies may also have been stated for the transfer. In the pie charts (Figures 2, 3, 4 and 5) these are counted as "Mixed incl. NZ".

The 'Mixed overseas tax residency' column

This is the number of transfers where a buyer stated an overseas country as their tax residency, and another buyer stated a different overseas tax residency. This excludes transfers where one of the buyers stated only a New Zealand tax residency. This category does not appear in the pie charts because there were too few of them.

Information is not shown if a count is less than 6.

If a country is not on the list, it did not appear in the data collected.

Figure 11: Tax Residency countries - Buyers

Tax Residency - Buyers	Only overseas tax residency stated was this country	Mixed incl. NZ	Mixed overseas
1 July 2016 - 31 December 2016			
American Samoa [AS]	---	---	---
Andorra [AD]	---	---	---
Argentina [AR]	---	---	---
Australia [AU]	603	147	---
Austria [AT]	---	---	---
Bahrain [BH]	---	---	---
Belgium [BE]	---	---	---
Brazil [BR]	---	---	---
British Virgin Islands [VG]	---	---	---
Canada [CA]	24	15	---
Cayman Islands [KY]	---	---	---
Chile [CL]	---	---	---
China [CN]	834	63	---
Cook Islands [CK]	---	---	---
Cyprus [CY]	---	---	---
Denmark [DK]	---	---	---
Fiji [FJ]	---	---	---
Finland [FI]	---	---	---

France [FR]	6	---	---
French Polynesia [PF]	21	---	---
Germany [DE]	12	---	---
Greece [GR]	---	---	---
Hong Kong [HK]	84	12	---
Hungary [HU]	---	---	---
India [IN]	9	---	---
Indonesia [ID]	6	---	---
Iraq [IQ]	---	---	---
Ireland [IE]	---	---	---
Israel [IL]	---	---	---
Italy [IT]	---	---	---
Japan [JP]	18	---	---
Korea, Republic of (South Korea) [KR]	24	6	---
Laos [LA]	---	---	---
Luxembourg [LU]	---	---	---
Macao [MO]	---	---	---
Macedonia, The Former Yugoslav Republic of [MK]	---	---	---
Malaysia [MY]	24	---	---
Maldives [MV]	---	---	---
Mauritius [MU]	---	---	---
Nauru [NR]	---	---	---
Netherlands [NL]	---	---	---
New Caledonia [NC]	39	---	---
New Zealand [NZ]	62241	369	---
Norway [NO]	---	---	---
Oman [OM]	---	---	---
Pakistan [PK]	---	---	---
Panama [PA]	---	---	---
Papua New Guinea [PG]	---	---	---
Peru [PE]	---	---	---
Philippines [PH]	---	---	---
Poland [PL]	---	---	---
Portugal [PT]	---	---	---
Qatar [QA]	---	---	---
Russian Federation [RU]	---	---	---
Samoa [WS]	---	---	---
Saudi Arabia [SA]	---	---	---
Singapore [SG]	84	12	---
South Africa [ZA]	12	---	---
Sri Lanka [LK]	---	---	---
Sweden [SE]	---	---	---
Switzerland [CH]	18	---	---
Taiwan [TW]	42	6	---
Tanzania [TZ]	---	---	---
Thailand [TH]	9	---	---
Turkey [TR]	---	---	---
Ukraine [UA]	---	---	---
United Arab Emirates [AE]	9	---	---
United Kingdom [GB]	129	39	---
United States Minor Outlying Islands [UM]	---	---	---
United States of America [US]	96	27	---
Vanuatu [VU]	---	---	---
Vietnam [VN]	---	---	---
Yemen [YE]	---	---	---

Note: Counts have been hidden where less than 6 and the remainder have been randomly rounded up or down to nearest multiple of 3.

Figure 12 shows transfers in which tax residency has been stated by a seller, by country. These numbers will differ from the tax residency pie charts (Figures 2, 3, 4 and 5) because they cover the six month period from July 2016 to December 2016, not October to December 2016.

The ‘Only overseas tax residency stated was this country’ column

This is the number of transfers where **all** sellers stated the stated country as their tax residency. The country name will appear in the tax residency pie charts (Figures 2, 3, 4 and 5) if the number is high enough.

The ‘Mixed tax residency incl. New Zealand’ column

This column shows transfers where a seller stated an overseas country as their tax residency, and another seller stated only a New Zealand tax residency. Other overseas tax residencies may also have been stated for the transfer. In the pie charts (Figures 2, 3, 4 and 5) these are counted as “Mixed incl. NZ”.

The ‘Mixed overseas tax residency’ column

This is the number of transfers where a buyer stated an overseas country as their tax residency, and another buyer stated a different overseas tax residency. This count transfers where one of the buyers stated only a New Zealand tax residency. This category does not appear in the pie charts because there were too few of them.

Information is not shown where a count is less than 6.

If a country is not on the list, it didn’t appear in the data collected.

Figure 12: Tax Residency countries - Sellers

Tax Residency - Sellers	Only overseas tax residency stated was this country	Mixed incl. NZ	Mixed overseas
1 July 2016 - 31 December 2016			
American Samoa [AS]	---	---	---
Argentina [AR]	---	---	---
Australia [AU]	1167	276	15
Austria [AT]	---	---	---
Bahamas [BS]	---	---	---
Bangladesh [BD]	---	---	---
Belgium [BE]	---	---	---
British Virgin Islands [VG]	---	---	---
Brunei Darussalam [BN]	---	---	---
Cambodia [KH]	---	---	---
Canada [CA]	33	6	---
Chile [CL]	---	---	---
China [CN]	306	33	---
Cook Islands [CK]	9	---	---
Cyprus [CY]	---	---	---
Czech Republic [CZ]	---	---	---
Fiji [FJ]	---	---	---
Finland [FI]	---	---	---
France [FR]	6	---	---
French Polynesia [PF]	12	---	---
Germany [DE]	12	---	---
Greece [GR]	---	---	---
Guernsey [GG]	---	---	---

Hong Kong [HK]	54	12	---
Hungary [HU]	---	---	---
India [IN]	9	---	---
Indonesia [ID]	6	---	---
Iraq [IQ]	---	---	---
Ireland [IE]	---	---	---
Isle of Man [IM]	---	---	---
Italy [IT]	---	---	---
Japan [JP]	21	---	---
Jersey [JE]	---	---	---
Kazakhstan [KZ]	---	---	---
Kenya [KE]	---	---	---
Korea, Republic of (South Korea) [KR]	21	---	---
Kuwait [KW]	---	---	---
Luxembourg [LU]	---	---	---
Macao [MO]	---	---	---
Malaysia [MY]	36	9	---
Namibia [NA]	---	---	---
Netherlands [NL]	12	---	---
New Caledonia [NC]	21	---	---
New Zealand [NZ]	69819	492	---
Norway [NO]	---	---	---
Pakistan [PK]	---	---	---
Papua New Guinea [PG]	---	---	---
Peru [PE]	---	---	---
Philippines [PH]	---	---	---
Portugal [PT]	---	---	---
Russian Federation [RU]	---	---	---
Rwanda [RW]	---	---	---
Saint Kitts and Nevis [KN]	---	---	---
Saudi Arabia [SA]	---	---	---
Singapore [SG]	99	18	---
Slovakia [SK]	---	---	---
South Africa [ZA]	---	---	---
Spain [ES]	---	---	---
Sweden [SE]	---	---	---
Switzerland [CH]	12	9	---
Taiwan [TW]	21	9	---
Tanzania [TZ]	---	---	---
Thailand [TH]	12	---	---
Tonga [TO]	---	---	---
United Arab Emirates [AE]	9	---	---
United Kingdom [GB]	240	60	---
United States of America [US]	174	30	---
Vietnam [VN]	---	---	---
Zambia [ZM]	---	---	---
Zimbabwe [ZS]	---	---	---

Data interpretations used in ‘Property transfers and tax residency’:

- The official date of registration of a completed dealing is considered to be the date of lodgement with LINZ, not the date of completion (when the registration is approved). The statistics in this document are based on month of completion, not month of registration. This allows us to produce consistent statistics from quarter to quarter.
- We have assumed that where a party hasn’t claimed overseas tax residency they are a New Zealand tax resident. However it is possible to not be a tax resident of any jurisdiction, for example if you are a seafarer, or a person who travels between tax jurisdictions but doesn’t remain long enough in any one to become a tax resident. Other examples are non-working partners, dependent children, and students who are not New Zealand citizens, but who may have part time employment in New Zealand.
- **‘Figure 1: Registration of transfers’** potentially includes transfers of specified estates in land (as defined by the Land Transfer Amend Act 2015). This gives counts that are slightly higher than the counts of transfers of specified estates, however the difference is not statistically significant.
- Sometimes one of a group of individuals provided tax details for a transfer, and the other people indicated that they were not required to do so (for example because they intend it to be their main home). In these cases the tax residency numbers only show the individual(s) who did (and were required to) provide tax residency details.
- A similar principle was applied to the **affiliation, home ownership and intention to occupy** questions. We counted answers only if the information provided was complete and was required.

Appendix A

Question about work or student visa holders

Note: the figures on this page are inaccurate and should not be used. They are provided here for transparency.

In addition to the information gathered in the body of this report, we also asked home buyers whether they or their immediate families were work or student visa holders and, if so, if they intended to live on their land.

The key reason these figures are inaccurate is because 48% of those who answered as if they held a work or student visa, also claimed the main home exemption (that is only available to New Zealand citizens and residents).

We have redesigned the tax statement so that it will collect more reliable data. These changes were made in December 2016. We expect to see more representative data in the January to March 2017 quarterly report, which will be released in May 2017.

Until then, the data on work or student visa holders should not be used, and we present it here for transparency only.

Responses to Question 2.2 from October to December 2016:

Q2.2: If you are a buyer and you, or a member of your immediate family, hold a work or student visa, do you or a member of your immediate family intend living on the land?

Yes – 6207 transfers occurred where all buyers responded 'yes'

No – 3783 transfers occurred where all buyers responded 'no'

n/a – 39,762 transfers occurred where all buyers responded 'not applicable'

Mixed, including 'Yes' – 816 transfers occurred where the buyers responded differently, but at least one buyer selected 'yes'

Mixed, not including 'Yes' – 237 transfers occurred where the buyers responded differently, with one or more selecting 'No' and one or more selecting 'n/a'

Response not required - 9 transfers occurred where buyers claimed a Maori Land or Treaty settlement exemption, so were not required to complete either form.