

Property transfers and tax residency

1 April 2016 – 30 June 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 residency 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 payer 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 NZ 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 foreign 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. In previous quarters, the results have been skewed by the responses of trust companies and businesses. A option is now available to identify as a corporate, so that the results for this question are more useful.

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:

- When the contract was entered into before 1 October 2015 (when the legislation came into effect), and registered on or before 1 April 2016, no tax statement is required. A small number of these will appear after 1 April 2016 because the date of registration is considered the date of lodgement, however actual completion of the registration process may occur at a later date.
- 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](#).

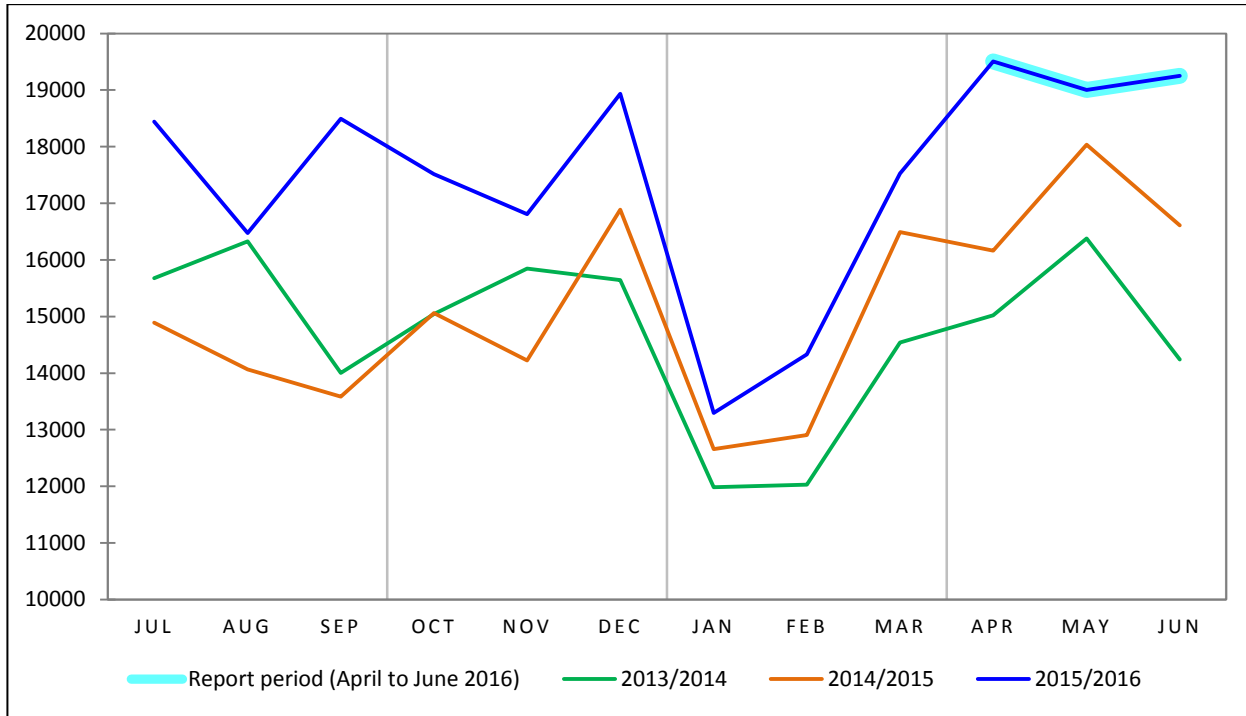
Property Transfers subject to the Land Transfer Amendment Act

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 57,678 property transfers registered with Land Information New Zealand from April to June 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 and 4) 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. Transfers in the yellow segment of each pie chart didn't need to provide a tax statement because their contract was signed before the legislation came into effect.

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 1749 transfers where at least one of the property buyers provided an overseas tax residency (3%). Of those:

- 555 were tax residents of China
- 393 were tax residents of Australia
- 207 were of mixed tax residency, including NZ (at least one of the buyers has NZ tax residency)
- 138 were tax residents of United Kingdom
- 75 were tax residents of USA
- 63 were tax residents of Singapore
- 54 were tax residents of Hong Kong
- 264 were tax residents of 53 other countries (each with fewer than 35).

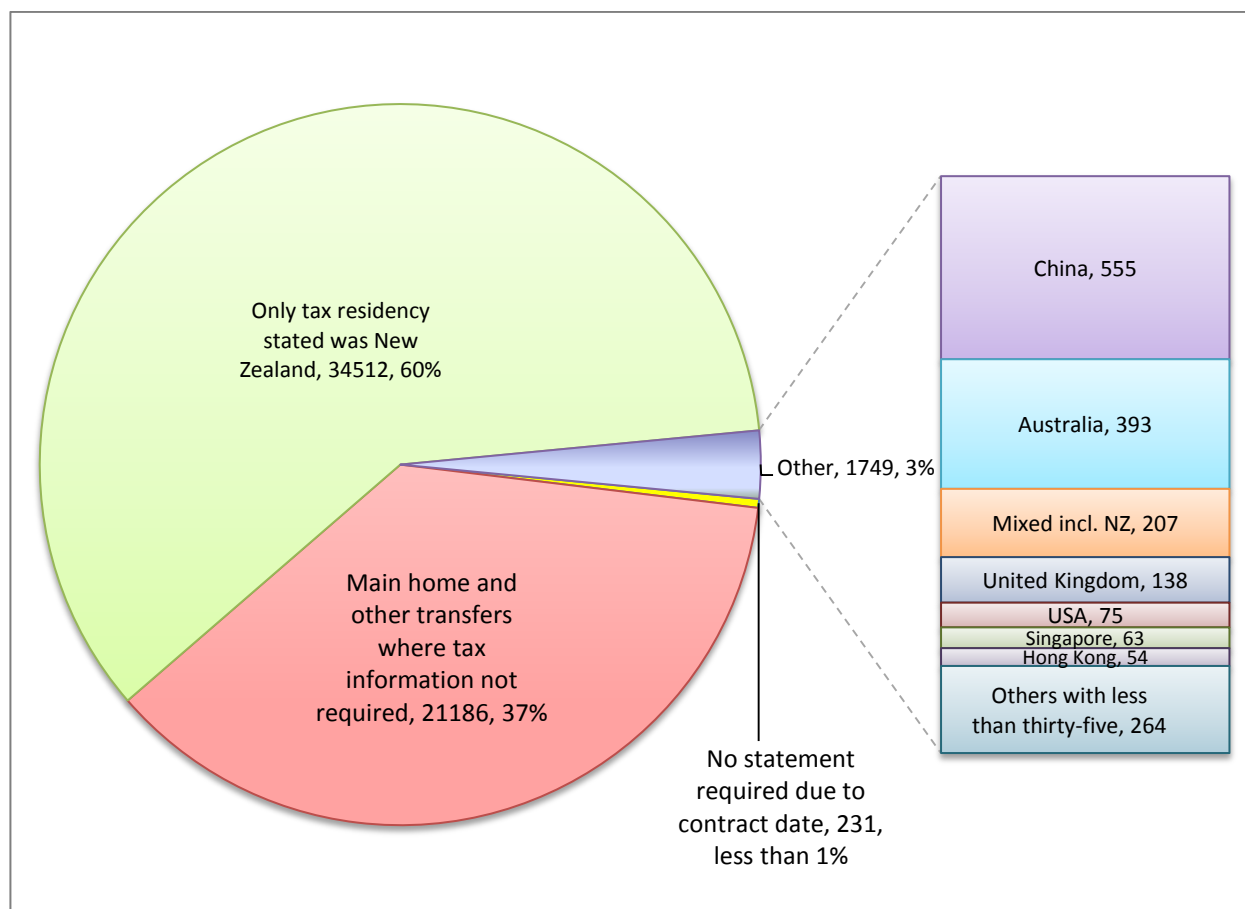
Of the 57,678 property transfers registered with Land Information New Zealand from April to June 2016, there were 34,512 transfers where the property buyers provided only a New Zealand tax residency (60%).

Of the remaining transfers, 37% did not need to provide tax information because it involved the main home or for other reasons, and less than 1% did not need to provide tax information because of the contract date exemption.

Tax residency is not the same as nationality. You can live in New Zealand and still 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 (Apr – Jun 2016)

This includes trusts, businesses and companies.



Tax Residency - Sellers

There were 1560 transfers where at least one of the property sellers provided an overseas tax residency (3%). Of those:

- 675 were tax residents of Australia
- 234 were of mixed tax residency, including NZ (at least one of the sellers has NZ tax residency)
- 162 were tax residents of China
- 126 were tax residents of the United Kingdom
- 78 were tax residents of USA
- 57 were tax residents of Singapore
- 228 were tax residents of 47 other countries (each with fewer than 30).

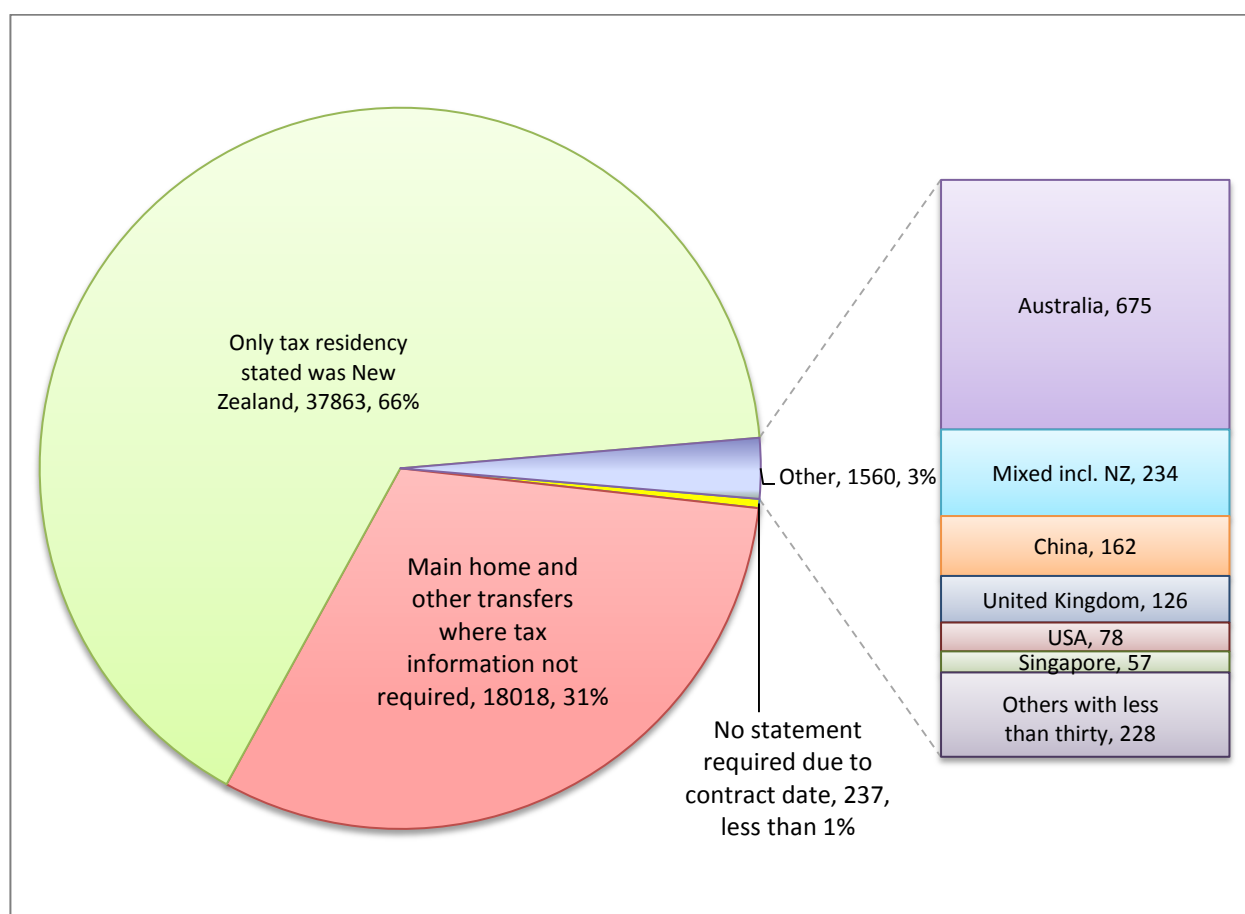
Of the 57,678 property transfers registered with Land Information New Zealand from April to June 2016, there were 37,863 transfers where the property sellers provided only a New Zealand tax residency (66%).

Of the remaining transfers, 31% did not need to provide tax information because it involved the main home or for other reasons, and less than 1% did not need to provide tax information because of the contract date.

Tax residency is not the same as nationality. You can live in New Zealand and still 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 (Apr – Jun 2016)

This includes trusts, businesses and companies.



Tax Residency – Auckland Buyers

There were 900 transfers where at least one of the property buyers provided an overseas tax residency (5%). Of those:

- 495 were tax residents of China
- 93 were of mixed tax residency, including NZ (at least one of the buyers has NZ tax residency)
- 69 were tax residents of Australia
- 33 were tax residents of Singapore
- 30 were tax residents of Hong Kong
- 180 were tax residents of 35 other countries (each with fewer than 30).

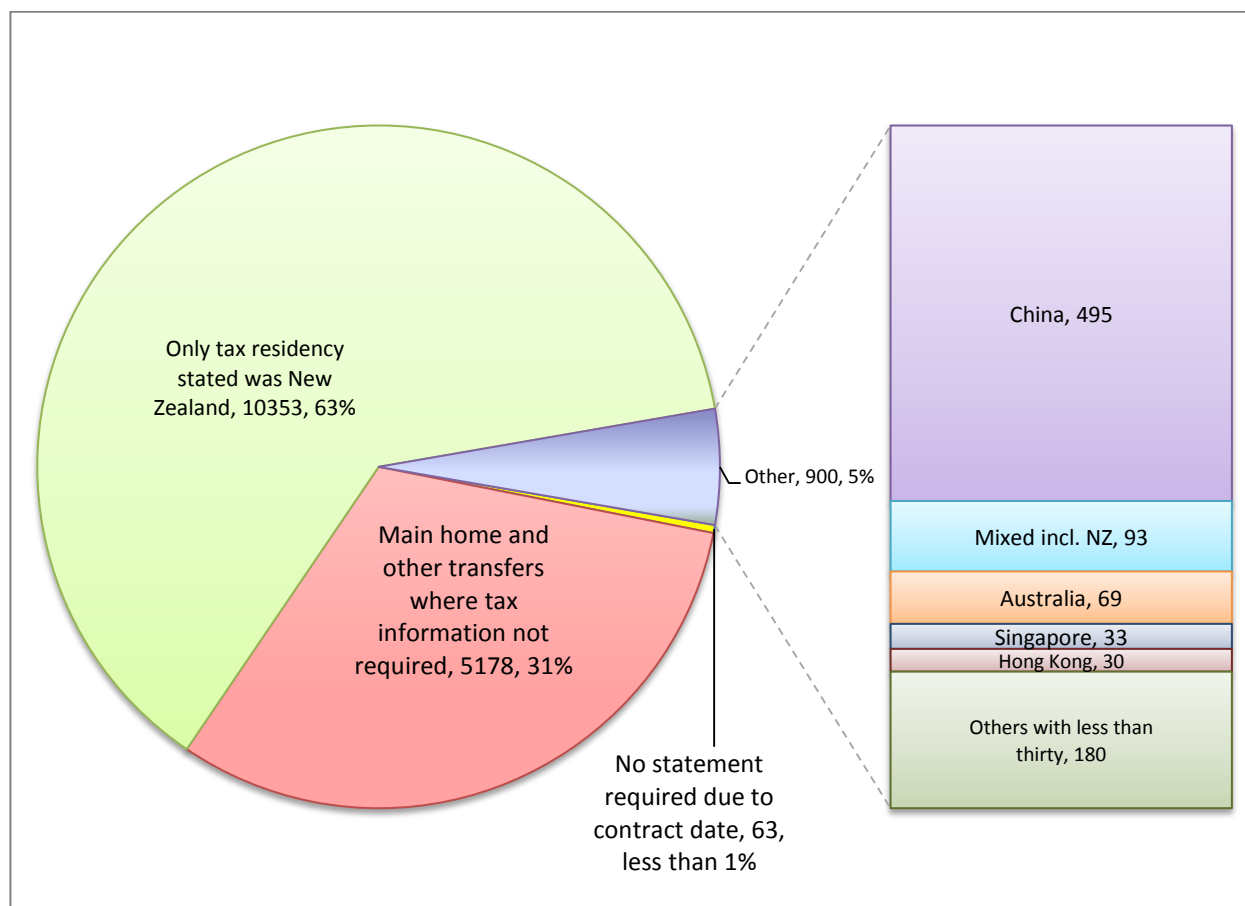
Of approximately 16,494* property transfers registered with Land Information New Zealand from April to June 2016 for Auckland City, there were 10,353 transfers where the property buyers provided only a New Zealand tax residency (63%).

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

*Due to transitional arrangements around the contract date exemption, not all transfers could be linked to a specific Territorial Authority. So the total transfers will be slightly less than the true number.

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

This includes trusts, businesses and companies.



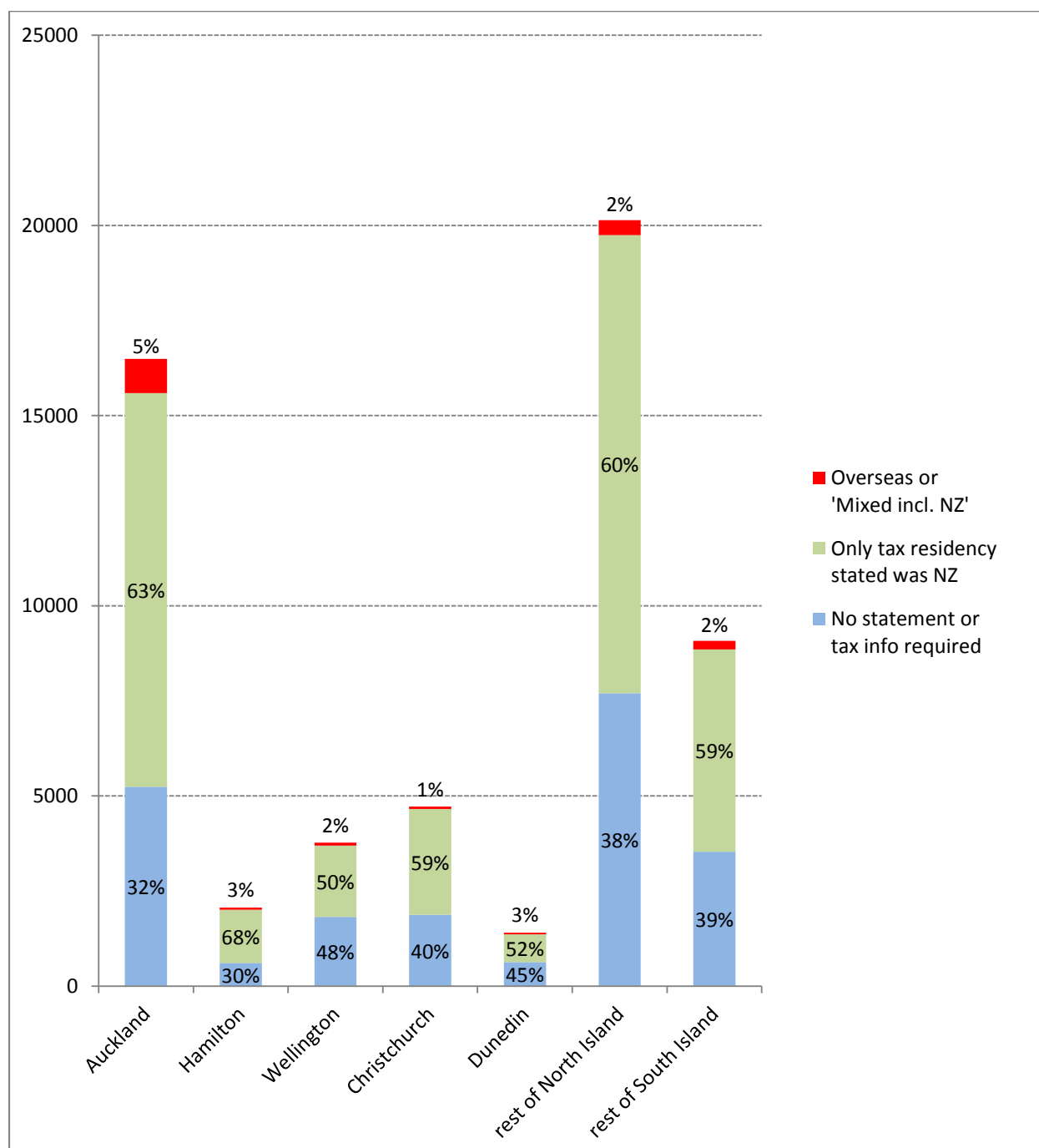
Tax Residency – by location

Figure 5 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 5: Buyers' tax residency, by location (Apr – Jun 2016)

This includes trusts, businesses and companies.



Affiliation, home ownership, and intention to occupy

The completed tax statement asks three questions that are not related to tax. These were added to inform housing policy:

- Q1.1 “Does the transfer involve land that has a home on it?” Yes/No
- Q2.1 “Are you or a member of your immediate family a New Zealand citizen or a holder of either a resident, work or student visa?” Yes/No
- 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/No/Not Applicable

The questions on the tax statement were designed for individuals. However a large proportion of transfers are on behalf of trusts, companies and other organisations. In previous quarters we found that the way they have answered has made these results difficult to interpret. For this quarter, an option is now available to identify as a corporate, so that the results for these questions are more useful.

Improvement is still needed to the guidance we provide for question 2.2. This asks whether those on a work or student visa intend to occupy a property. However, analysis has shown that New Zealand residents have responded with ‘yes’ or ‘no’. We will improve the guidance to make it clearer that New Zealand residents should respond with ‘not applicable’ to this question.

Buyer responses

The flow chart in Figure 6 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, 82% stated they were New Zealand citizens or held a work, student or resident visa.

Figure 6: Flow chart of responses to tax statement questions – buyer. (Apr - Jun 2016)

Q1.1 Home on Land	Q2.1 NZ or visa (resident, work or student)	Q2.2* Work or student visa and intend to occupy
Yes 50910 (83%)	Yes 41694 (82%)	8751 (21%) Yes 28236 (68%) n/a 4707 (11%) No
	No 1695 (3%)	
	Corporate - Not an individual 7521 (15%)	
No 10347 (17%)	Yes 6474 (63%)	768 (12%) Yes 4701 (73%) n/a 1005 (16%) No
	No 594 (6%)	
	Corporate - Not an individual 3279 (32%)	

Improvement is still needed to the guidance we provide for question 2.2. Analysis has shown that some buyers claiming the main home exemption, which is only available to New Zealand citizens and residents, have also responded with 'yes' or 'no' to this question, and so these results are not clear. We will improve the guidance to make it clearer that New Zealand residents should respond with 'not applicable' to this question.

There were approximately 50,910 transfers where the buyers indicated that the land had a home on it (83%).

- For 41,694 of these transfers, the buyers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (82%)
- For 1695 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 (3%).
- For 7521 of these transfers, the buyers stated that they are a corporate (15%).

There were approximately 10,347 transfers where the buyers indicated that the land did not have a home on it (17%).

- For 6474 of these transfers, the buyers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (63%)
- For 594 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 (6%).
- For 3279 of these transfers, the buyers stated that they are a corporate (32%).

Seller 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, 78% stated they were New Zealand citizens or held a work, student or resident visa.

Figure 7: Flow chart of responses to tax statement questions – seller. (Apr - Jun 2016)

Q1.1 Home on Land	Q2.1 NZ or visa (resident, work or student)
Yes 49764 (83%)	Yes 39054 (78%)
	No 1755 (4%)
	Corporate - Not an individual 8955 (18%)
No 10461 (17%)	Yes 4812 (46%)
	No 867 (8%)
	Corporate - Not an individual 4782 (46%)

There were approximately 49,764 transfers where the sellers indicated that the land had a home on it (83%).

- For 39,054 of these transfers, the sellers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (78%)
- For 1755 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 (4%).
- For 8955 of these transfers, the buyers stated that they are a corporate (18%).

There were approximately 10,461 transfers where the sellers indicated that the land did not have a home on it (17%).

- For 4812 of these transfers, the sellers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (46%)
- For 867 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 (8%).
- For 4782 of these transfers, the buyers stated that they are a corporate (46%).

Supplementary Information

The following tables cover the full six month period from 1 January 2016 to 30 June 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. NZ' 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 8 and 9 show the number of transfers in local government areas where a tax residency has been stated by a buyer. Figure 8 provides a list by Territorial Authority District, and Figure 9 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. NZ' column

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

The 'Only tax residency stated was NZ' 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). Due to transitional arrangements around the contract date exemption, not all transfers could be linked to a specific Territorial Authority. Most of these were in January to March. This means the number in this column will be less than the true number.

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

Figure 8: Territorial Authority areas

Territorial Authority - Buyers 1 January 2016 - 30 June 2016	Overseas or 'Mixed incl. NZ'	Only tax residency stated was NZ	No statement or tax info required
Ashburton District	---	345	297
Auckland (see separate table)	1377	16464	10608
Buller District	---	102	69
Carterton District	---	123	129
Central Hawke's Bay District	---	192	156
Central Otago District	33	654	225
Chatham Islands Territory	---	9	---
Christchurch City	135	4560	3975
Clutha District	12	234	153
Dunedin City	81	1278	1212
Far North District	75	1029	531
Gisborne District	15	375	357
Gore District	---	159	126
Grey District	---	144	99
Hamilton City	99	2319	1281
Hastings District	27	819	672
Hauraki District	9	402	210
Horowhenua District	15	495	444
Hurunui District	---	231	129
Invercargill City	24	579	648
Kaikoura District	---	63	36
Kaipara District	18	558	306
Kapiti Coast District	24	663	624
Kawerau District	---	87	93
Lower Hutt City	27	750	990
Mackenzie District	---	270	51
Manawatu District	---	288	303
Marlborough District	27	708	621
Masterton District	---	324	288
Matamata-Piako District	9	495	393
Napier City	30	675	666
Nelson City	45	552	576
New Plymouth District	15	816	807
Opotiki District	---	111	63
Otorohanga District	---	135	81

Palmerston North City	24	708	759
Porirua City	9	342	453
Queenstown-Lakes District	138	1266	471
Rangitikei District	---	138	159
Rotorua District	30	930	654
Ruapehu District	---	213	117
Selwyn District	---	741	972
South Taranaki District	15	297	240
South Waikato District	12	291	240
South Wairarapa District	---	246	144
Southland District	12	450	213
Stratford District	---	93	99
Tararua District	---	177	207
Tasman District	33	702	621
Taupo District	39	972	444
Tauranga City	96	2538	1587
Thames-Coromandel District	27	1119	372
Timaru District	12	465	498
Upper Hutt City	---	333	495
Waikato District	27	1125	942
Waimakariri District	12	624	822
Waimate District	---	78	69
Waipa District	12	744	615
Wairoa District	9	93	45
Waitaki District	12	336	249
Waitomo District	---	90	75
Wanganui District	27	354	489
Wellington City	78	1752	1653
Western Bay of Plenty District	18	963	579
Westland District	---	111	69
Whakatane District	18	417	306
Whangarei District	51	1353	894
	2910	57063	42780*

*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 9: Auckland Local Board areas

Auckland Local Board - Buyers 1 January 2016 - 30 June 2016	Overseas or 'Mixed incl. NZ'	Only tax residency stated was NZ	No statement or tax info required
Rodney Local Board Area	39	1128	792
Hibiscus and Bays Local Board Area	129	1332	1116
Upper Harbour Local Board Area	99	747	666
Kaipatiki Local Board Area	99	771	636
Devonport-Takapuna Local Board Area	78	612	366
Henderson-Massey Local Board Area	96	981	813
Waitakere Ranges Local Board Area	18	399	414
Great Barrier Local Board Area	---	36	12
Waiheke Local Board Area	24	279	81
Waitemata Local Board Area	303	1992	549
Whau Local Board Area	51	555	402
Albert-Eden Local Board Area	60	777	357
Puketapapa Local Board Area	30	393	216
Orakei Local Board Area	69	951	510
Maungakiekie-Tamaki Local Board Area	42	681	426
Howick Local Board Area	150	1230	849
Mangere-Otahuhu Local Board Area	9	417	255
Otara-Papatoetoe Local Board Area	12	597	303
Manurewa Local Board Area	21	885	513
Papakura Local Board Area	21	729	579
Franklin Local Board Area	27	975	759
	1377	16464	10609*

*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

Figure 10 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 and 4) because they cover the six month period from January 2016 to June 2016, not April to June 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 and 4) if the count is high enough.

The 'Mixed incl. NZ' 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 and 4) these are counted as "Mixed incl. NZ".

The 'Mixed overseas' 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 10: Tax Residency countries - Buyers

Tax Residency - Buyers 1 January 2016 - 30 June 2016	Only overseas tax residency stated was this country	Mixed incl. NZ	Mixed overseas
Ascension Island [SH]	---	---	---
Australia [AU]	705	144	6
Austria [AT]	---	---	---
Azerbaijan [AZ]	---	---	---
Bahrain [BH]	---	---	---
Belgium [BE]	---	---	---
Bermuda [BM]	---	---	---
Botswana [BW]	---	---	---
Brazil [BR]	---	---	---
Brunei Darussalam [BN]	---	---	---
Cambodia [KH]	---	---	---
Canada [CA]	15	6	---
Chile [CL]	---	---	---
China [CN]	873	81	---
Congo, Republic of the [CG]	---	---	---
Cook Islands [CK]	---	---	---
Costa Rica [CR]	---	---	---

Denmark [DK]	---	---	---
Estonia [EE]	---	---	---
Fiji [FJ]	---	6	---
Finland [FI]	---	---	---
France [FR]	6	---	---
French Polynesia [PF]	18	---	---
Germany [DE]	15	---	---
Greece [GR]	---	---	---
Guernsey [GG]	---	---	---
Guinea [GN]	---	---	---
Hong Kong [HK]	90	---	---
India [IN]	---	---	---
Indonesia [ID]	---	---	---
Ireland [IE]	9	---	---
Isle of Man [IM]	---	---	---
Israel [IL]	---	---	---
Italy [IT]	---	---	---
Jamaica [JM]	---	---	---
Japan [JP]	18	---	---
Kazakhstan [KZ]	---	---	---
Kenya [KE]	---	---	---
Kiribati [KI]	---	---	---
Korea, Republic of (South Korea) [KR]	21	---	---
Kuwait [KW]	---	---	---
Luxembourg [LU]	---	---	---
Macao [MO]	---	---	---
Malawi [MW]	---	---	---
Malaysia [MY]	42	---	---
Marshall Islands [MH]	---	---	---
Mauritius [MU]	---	---	---
Mexico [MX]	---	---	---
Nauru [NR]	---	---	---
Netherlands [NL]	6	---	---
New Caledonia [NC]	39	---	---
New Zealand [NZ]	57066	369	---
Norfolk Island [NF]	---	---	---
Norway [NO]	6	---	---
Oman [OM]	---	---	---
Papua New Guinea [PG]	---	---	---
Peru [PE]	---	---	---
Philippines [PH]	---	---	---
Portugal [PT]	---	---	---
Qatar [QA]	6	---	---

Russian Federation [RU]	6	---	---
Samoa [WS]	---	---	---
Saudi Arabia [SA]	---	---	---
Singapore [SG]	99	12	---
Slovakia [SK]	---	---	---
South Africa [ZA]	15	6	---
Spain [ES]	---	---	---
Sweden [SE]	---	---	---
Switzerland [CH]	12	---	---
Taiwan [TW]	42	---	---
Thailand [TH]	12	---	---
Tonga [TO]	---	---	---
Turkey [TR]	---	---	---
Ukraine [UA]	---	---	---
United Arab Emirates [AE]	9	---	---
United Kingdom [GB]	237	36	---
United States of America [US]	126	30	---
Vanuatu [VU]	---	---	---
Venezuela [VE]	---	---	---
Vietnam [VN]	---	---	---

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 11 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 and 4) because they cover the six month period from January 2016 to June 2016, not April to June 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 and 4) if the number is high enough.

The ‘Mixed incl. NZ’ 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 and 4) these are counted as “Mixed incl. NZ”.

The ‘Mixed overseas’ 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 11: Tax Residency countries - Sellers

Tax Residency - Sellers	Only overseas tax residency stated was this country	Mixed incl. NZ	Mixed overseas
1 January 2016 - 30 June 2016			
Argentina [AR]	---	---	---
Australia [AU]	1113	213	18
Austria [AT]	---	---	---
Brazil [BR]	---	---	---
Bulgaria [BG]	---	---	---
Canada [CA]	30	9	---
Cayman Islands [KY]	---	---	---
Chile [CL]	---	---	---
China [CN]	240	21	---
Colombia [CO]	---	---	---
Cook Islands [CK]	---	---	---
Czech Republic [CZ]	---	---	---
Denmark [DK]	---	---	---
Fiji [FJ]	---	6	---
Finland [FI]	---	---	---
France [FR]	---	---	---
French Polynesia [PF]	12	---	---
Germany [DE]	15	---	---
Guam [GU]	---	---	---
Guernsey [GG]	---	---	---
Guinea [GN]	---	---	---

Hong Kong [HK]	36	12	---
Hungary [HU]	---	---	---
India [IN]	6	---	---
Indonesia [ID]	12	---	---
Ireland [IE]	6	---	---
Isle of Man [IM]	---	---	---
Italy [IT]	---	---	---
Jamaica [JM]	---	---	---
Japan [JP]	27	---	---
Jersey [JE]	---	---	---
Jordan [JO]	---	---	---
Kazakhstan [KZ]	---	---	---
Korea, Republic of (South Korea) [KR]	12	---	---
Lebanon [LB]	---	---	---
Macao [MO]	---	---	---
Macedonia, The Former Yugoslav Republic of [MK]	---	---	---
Malaysia [MY]	39	---	---
Mauritius [MU]	---	---	---
Mexico [MX]	---	---	---
Namibia [NA]	---	---	---
Netherlands [NL]	9	---	---
New Caledonia [NC]	15	---	---
New Zealand [NZ]	62745	426	---
Norfolk Island [NF]	---	---	---
Norway [NO]	9	---	---
Panama [PA]	---	---	---
Papua New Guinea [PG]	---	---	---
Philippines [PH]	---	---	---
Poland [PL]	---	---	---
Portugal [PT]	---	---	---
Qatar [QA]	---	---	---
Russian Federation [RU]	---	---	---
Samoa [WS]	---	---	---
Saudi Arabia [SA]	---	---	---
Singapore [SG]	99	9	---
South Africa [ZA]	6	---	---
Spain [ES]	---	---	---
Sweden [SE]	---	---	---
Switzerland [CH]	15	---	---
Taiwan [TW]	21	6	---
Thailand [TH]	9	---	---
Tonga [TO]	---	---	---
Turkey [TR]	---	---	---

Ukraine [UA]	---	---	---
United Arab Emirates [AE]	6	---	---
United Kingdom [GB]	216	57	9
United States of America [US]	159	42	---
United States Virgin Islands [VI]	---	---	---
Vanuatu [VU]	---	---	---
Vietnam [VN]	---	---	---
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 NZ citizens, but who may have part time employment in NZ.
- **‘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.
- The sum of transfers under **Affiliation, home ownership and intention to occupy** will be higher than the sum of transfers in the tax residency pie charts. This is because in some situations with more than one buyer, they have answered the questions differently. This results in a transfer being counted in more than one category.

The differences between the totals are not significant. In Apr-Jun 2016, the difference was six percent for buyers and four 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.

This approach has also been used in Figures 10 and 11 where multiple buyers (or sellers) have different tax residencies. These have been counted separately.