

# Property transfers and tax residency

1 January 2016 – 31 March 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. For the first quarter, October to December 2015, there were around 50 percent of transfers where buyers and sellers were not required to provide tax information because their contract for sale and purchase was entered into before 1 October 2015 (when the law came into effect). Only around 10% of transfers in the second quarter involved buyers and sellers who did not need to provide tax information and so that quarter shows a more complete picture of who is buying and selling property.

[New Zealand Government](#)

The report for the second quarter also includes supplementary information for the full six-month period, 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.

The six-month period is used to preserve buyers' privacy 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.

#### 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 may be considered a NZ tax resident if they:

- are in New Zealand for more than 183 days in any 12-month period and haven't become a non-resident, or
- have a 'permanent place of abode' in New Zealand, no matter how long they may have been out of the country.

IR also uses other tests to determine if a person is treated as a New Zealand tax resident. 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.

A number of respondents stated that they are not residents, don't hold a student or work visa and don't intend to live at the property. This figure is inflated because many of these answers are from trust companies and organisations. We have provided the data having removed the transfers that relate to trust companies and organisations. For completeness, we have also provided the unfiltered data. We will be refining the guidance we offer on responding to these questions.

## **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.
- 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](#), the [Land Transfer Amendment Act 2015](#), and the [Land Transfer \(Land Information and Offshore Persons Information\) Exemption Regulations 2015](#).

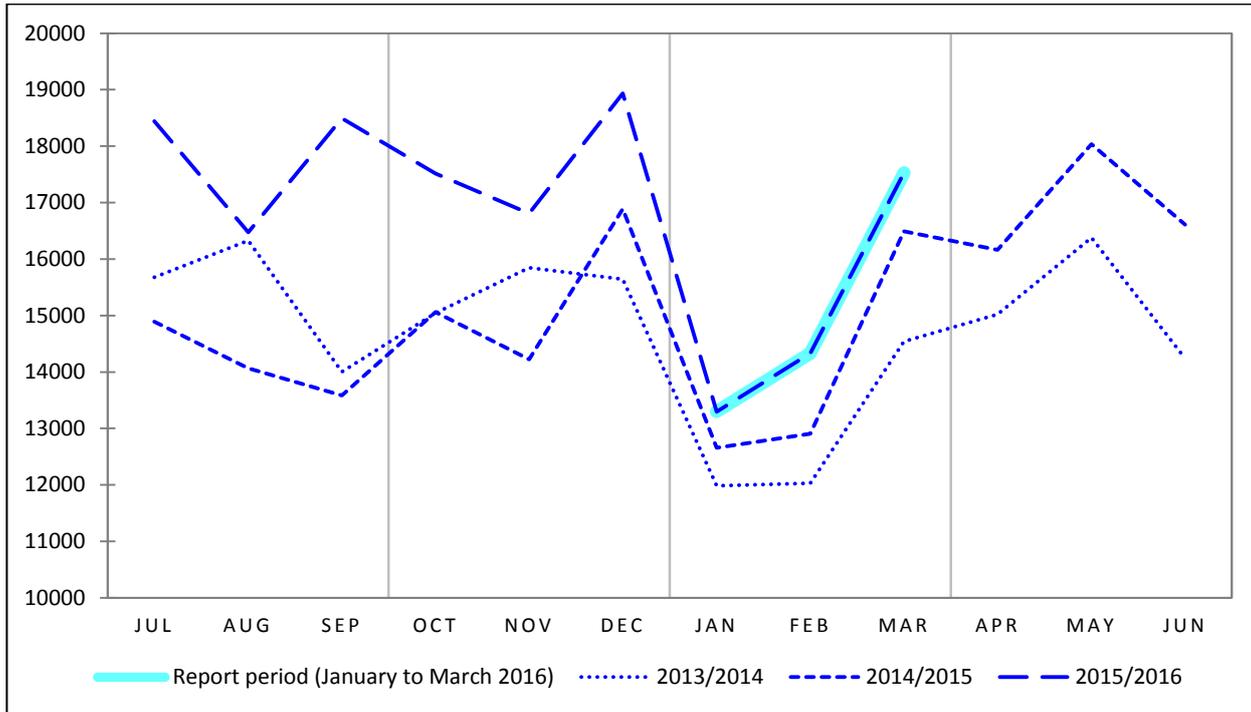
## Property Transfers subject to the Land Transfer Amendment Act

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 45,114 property transfers registered with Land Information New Zealand from January to March 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.** Transfers in the blue segment of each pie chart didn't need to provide a tax statement because their contract was signed before the legislation came into effect. 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. Of these, we estimate that approximately one-third involve businesses, institutions, trust companies, and other organisations (based on whether their details have been entered as 'corporate' or 'person' in Landonline).

## Tax Residency – Buyers

There were 1158 transfers where at least one of the property buyers provided an overseas tax residency (3%). Of those:

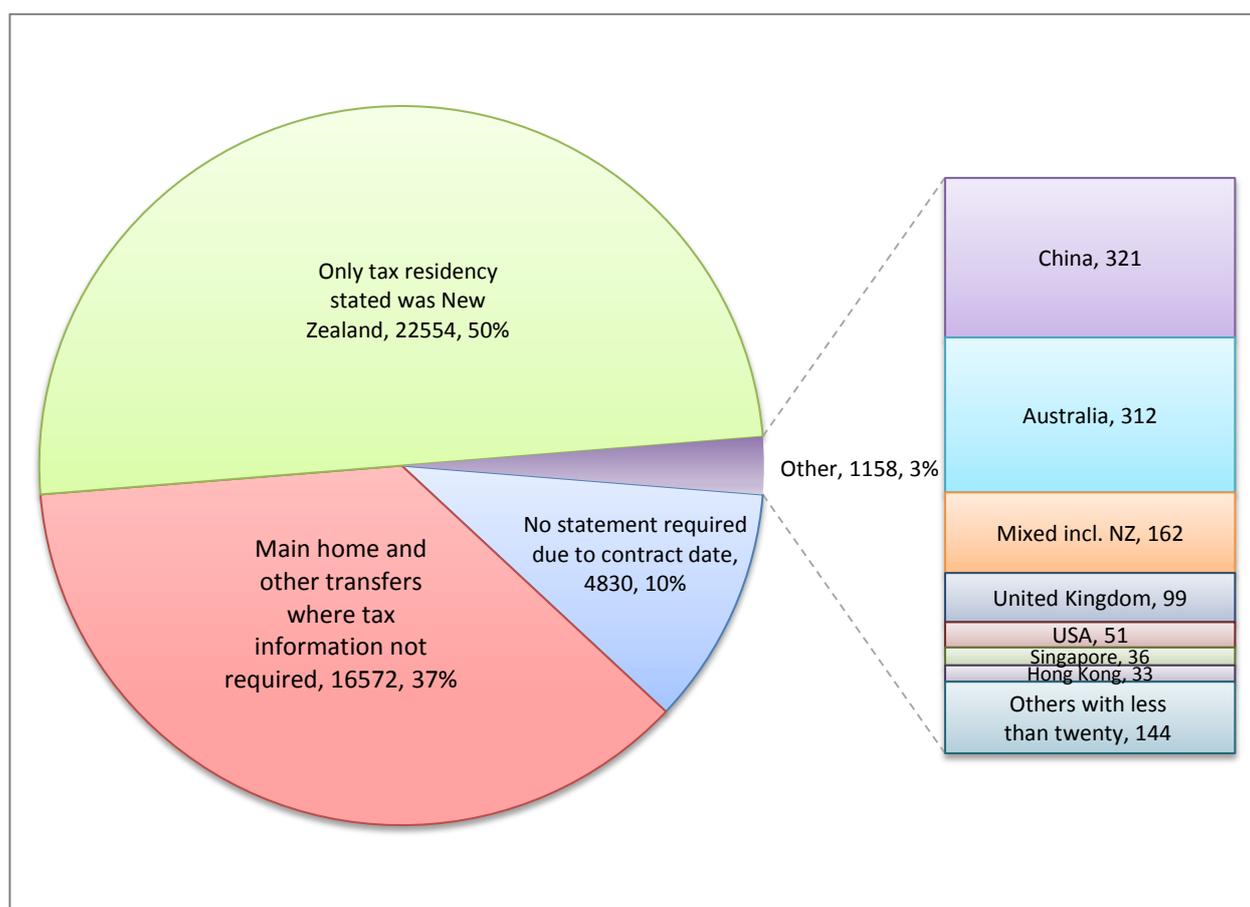
- 321 were tax residents of China
- 312 were tax residents of Australia
- 162 were of mixed tax residency, including NZ (at least one of the buyers has NZ tax residency)
- 99 were tax residents of United Kingdom
- 51 were tax residents of USA
- 36 were tax residents of Singapore
- 33 were tax residents of Hong Kong
- 144 were tax residents of 41 other countries (each with fewer than 20).

Of the 45,114 property transfers registered with Land Information New Zealand from January to March 2016, there were 22,554 transfers where the property buyers provided only a New Zealand tax residency (50%).

Of the remaining transfers, 37% did not need to provide tax information because it involved the main home or for other reasons, and 10% 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 (Jan – Mar 2016)**



## Tax Residency - Sellers

There were 1062 transfers where at least one of the property sellers provided an overseas tax residency (2%). Of those:

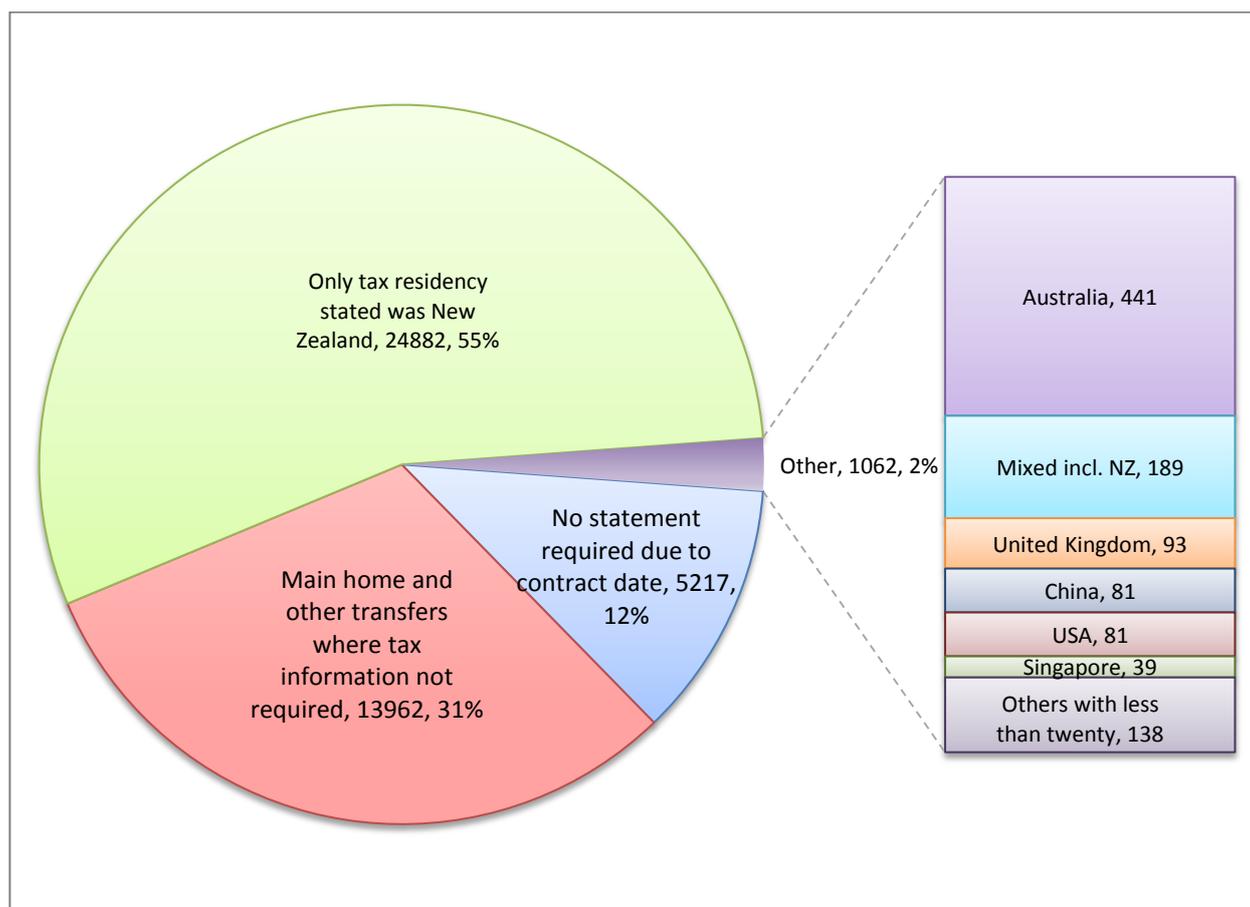
- 441 were tax residents of Australia
- 189 were of mixed tax residency, including NZ (at least one of the sellers has NZ tax residency)
- 93 were tax residents of the United Kingdom
- 81 were tax residents of China
- 81 were tax residents of USA
- 39 were tax residents of Singapore
- 138 were tax residents of 39 other countries (each with fewer than 20).

Of the 45,114 property transfers registered with Land Information New Zealand from January to March 2016, there were 24,882 transfers where the property sellers provided only a New Zealand tax residency (55%).

Of the remaining transfers, 31% did not need to provide tax information because it involved the main home or for other reasons, and 12% 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 (Jan – Mar 2016)**



## Tax Residency – Auckland Buyers

There were 474 transfers where at least one of the property buyers provided an overseas tax residency (4%). Of those:

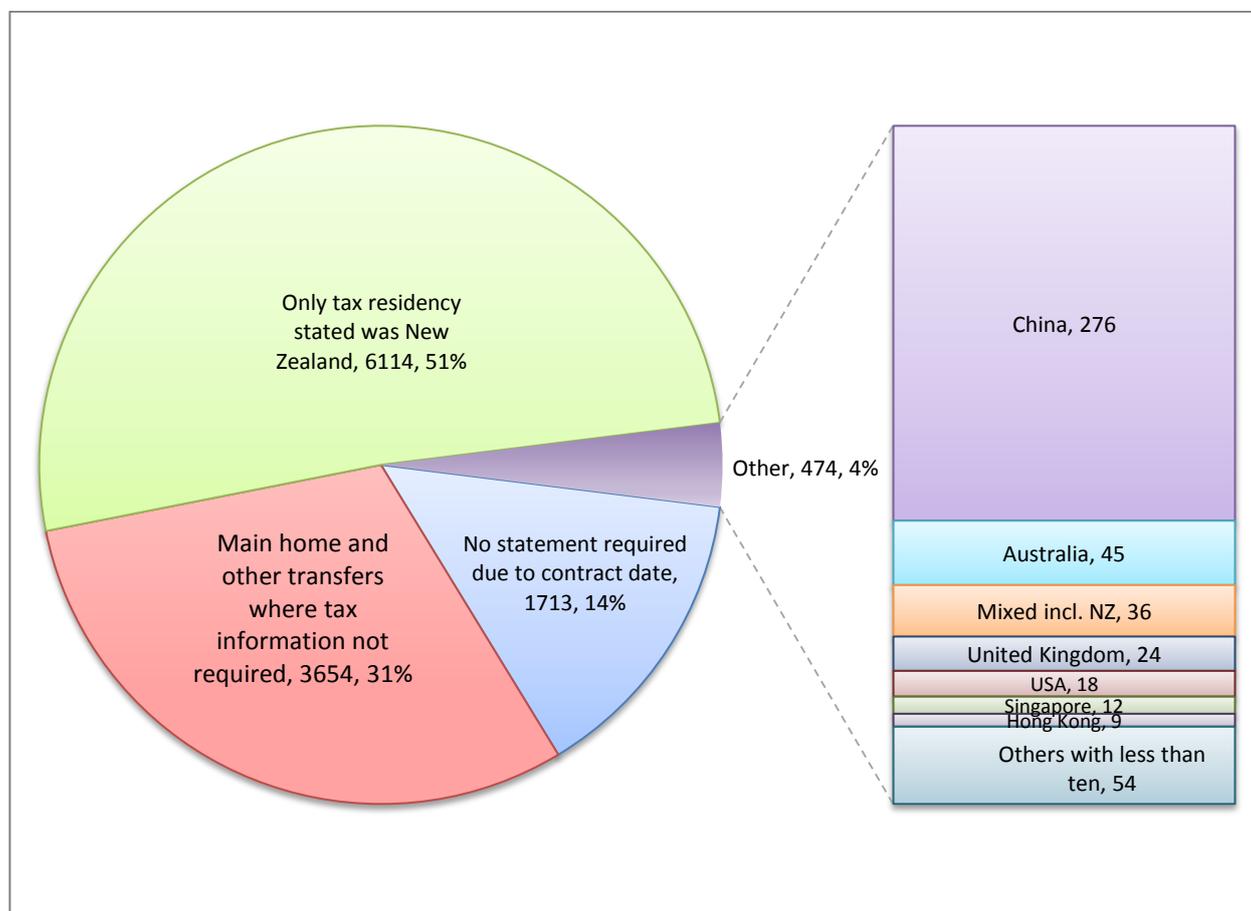
- 276 were tax residents of China
- 45 were tax residents of Australia
- 36 were of mixed tax residency, including NZ (at least one of the buyers has NZ tax residency)
- 24 were tax residents of UK
- 18 were tax residents of USA
- 12 were tax residents of Singapore
- 9 were tax residents of Hong Kong
- 54 were tax residents of 11 other countries (each with fewer than 10).

Of approximately 11,955\* property transfers registered with Land Information New Zealand from January to March 2016 for Auckland City, there were 6114 transfers where the property buyers provided only a New Zealand tax residency (51%).

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, and the area in blue, will be less than the true number.

**Figure 4: Transfers where Auckland buyers stated an overseas tax residency (Jan – Mar 2016)**

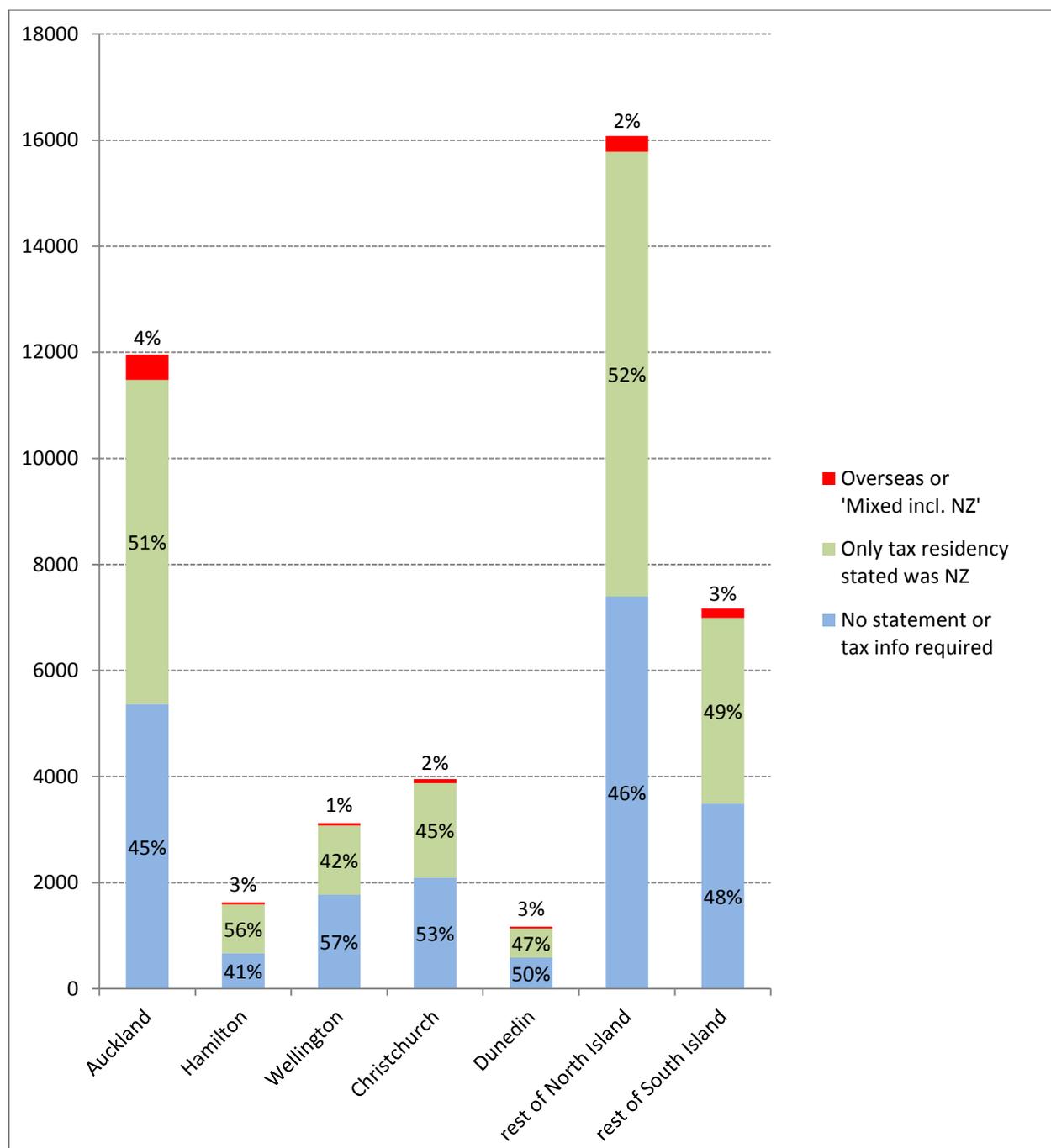


## Tax Residency – by location

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 (Jan – Mar 2016)**



## 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

Originally, trusts and businesses had been advised to answer ‘no’ to Q 2.1 and ‘not applicable’ to Q 2.2. As a result, in this quarter we saw a larger number of ‘no’ answers than would be expected. The bulk of these answers appear to be from trusts and businesses. From 4 April 2016 we introduced a ‘not applicable’ option for Q 2.1.

We are refining the guidance we offer on responding to these questions so we can improve this data in the future.

**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 many cases multiple trustees associated with a single transfer have answered differently. For example:

- **Maria, a New Zealand citizen, fills out the tax statement.** She answers ‘no’ to the question about whether she is a citizen, or holds a student or work visa, because she is answering on behalf of her business.
- **Jason is another New Zealand citizen.** He is in business with Maria and also fills out the tax statement. He answers ‘yes’ to the question about whether he is a citizen or holds a resident, work or student visa, because he interprets the question as being about himself.

## Buyer responses

The flow chart in Figure 6 below shows the way people responded to the tax statement questions. The questions were designed with individuals in mind, so trust companies, businesses and organisations did not have an easy way to answer. As a result, in this quarter we saw a larger number of ‘no’ answers than would be expected.

The intention behind the questions was to identify an individual purchaser’s connection to New Zealand, so we excluded responses from trust companies, businesses and organisations. While those entities also purchase property, they don’t have student visas or other affiliation to New Zealand.

Figure 6 shows the results for individuals, once we have removed the respondents that we identified as trust companies, businesses and organisations. The responses for transfers are shown as a number and percentage. Of the people who answered that there was a home on the land, 97% 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. Individuals only (estimated)\* Jan - Mar 2016**

Q1.1 Home on Land	Q2.1 NZ, or work or student visa	Q2.2 Work or student visa and intend to occupy
Yes 31869 (90%)	Yes 30780 (97%)	7308 (24%) Yes** 20100 (65%) n/a 3372 (11%) No
	No 1089 (3%)	
No 3675 (10%)	Yes 3510 (96%)	486 (14%) Yes 2475 (71%) n/a 549 (16%) No
	No 165 (4%)	

\* This table excludes buyers identified as a ‘corporate’ e.g. businesses, institutions, trust companies, and other organisations, and also persons acting as an executor or administrator. Counts include all other buyers identified as a ‘person’, including trustees.

\*\* If you add the ‘yes’ and ‘no’ responses to Q2.2, you will get a total of 35 percent of respondents who were not classifying themselves as NZ residents. It appears this category was inflated by NZ residents who didn’t realise the question does not apply to them.

There were approximately 31,869 transfers where the buyers indicated that the land had a home on it (90%).

- For 30,780 of these transfers, the buyers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (97%)
- For 1089 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%).

There were approximately 3675 transfers where the buyers indicated that the land did not have a home on it (10%).

- For 3510 of these transfers, the buyers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (96%)
- For 165 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 (4%).

In the interests of transparency, Figure 7 below shows the full set of responses (before we removed trust companies, businesses and organisations).

**Figure 7: Flow chart of responses to tax statement questions – buyer. All responses Jan - Mar 2016**

Q1.1 Home on Land	Q2.1 NZ, or work or student visa	Q2.2 Work or student visa and intend to occupy
Yes 36222 (87%)	Yes 33552 (93%)	7437 (22%) Yes*
		21966 (65%) n/a
	No 2670 (7%)	4149 (12%) No
No 5541 (13%)	Yes 4530 (82%)	504 (11%) Yes
		3183 (70%) n/a
	No 1011 (18%)	843 (19%) No

\* If you add the 'yes' and 'no' responses to Q2.2, you will get a total of 34 percent of respondents who were not classifying themselves as NZ residents. It appears this category was inflated by NZ residents who didn't realise the question did not apply to them.

## Seller responses

The flow chart in Figure 8 below shows the way people responded to the tax statement questions. The questions were designed with individuals in mind, so trust companies, businesses and organisations did not have an easy way to answer. As a result, in this quarter we saw a larger number of ‘no’ answers than would be expected.

The intention behind the questions was to identify an individual purchaser’s connection to New Zealand, so we excluded responses from trust companies, businesses and organisations. While those entities also purchase property, they don’t have student visas or other affiliation to New Zealand.

Figure 8 shows the results for individuals, once we have removed the respondents that we identified as trust companies, businesses and organisations. The responses for transfers are shown as a number and percentage. Of the people who answered that there was a home on the land, 96% 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. Individuals only (estimated)\* Jan - Mar 2016**

Q1.1 Home on Land	Q2.1 NZ, or work or student visa
Yes 28920 (91%)	Yes 27879 (96%)
	No 1041 (4%)
No 2769 (9%)	Yes 2586 (93%)
	No 183 (7%)

*\* This table excludes sellers identified as a ‘corporate’ e.g. businesses, institutions, trust companies, and other organisations, and also persons acting as an executor or administrator. Counts include all other sellers identified as a ‘person’, including trustees.*

There were approximately 28,920 transfers where the sellers indicated that the land had a home on it (91%).

- For 27,879 of these transfers, the sellers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (96%)
- For 1041 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%).

There were approximately 2769 transfers where the sellers indicated that the land did not have a home on it (9%).

- For 2586 of these transfers, the sellers stated that they or their families were New Zealand citizens or held a visa allowing them to live here (93%)
- For 183 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 (7%).

In the interests of transparency, Figure 9 below shows the full set of responses (before we removed trust companies, businesses and organisations).

**Figure 9: Flow chart of responses to tax statement questions – seller. All responses Jan - Mar 2016**

<b>Q1.1</b> Home on Land	<b>Q2.1</b> NZ, or work or student visa
Yes 35250 (87%)	Yes 32292 (92%)
	No 2958 (8%)
No 5358 (13%)	Yes 4140 (77%)
	No 1218 (23%)

## Supplementary Information

The following tables cover the full six month period from 1 October 2015 to 31 March 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 10 and 11 show the number of transfers in local government areas where a tax residency has been stated by a buyer. Figure 10 provides a list by Territorial Authority District, and Figure 11 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 October to December. 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 10: Territorial Authority areas**

<b>Territorial Authority - Buyers</b> 1 October 2015 - 31 March 2016	Overseas or 'Mixed incl. NZ'	Only tax residency stated was NZ	No statement or tax info required
Ashburton District	---	---	---
Auckland (see separate table)	684	10227	15654
Buller District	---	---	---
Carterton District	---	---	---
Central Hawke's Bay District	---	---	---
Central Otago District	24	396	399
Chatham Islands Territory	---	---	---
Christchurch City	114	3063	5037
Clutha District	---	---	---
Dunedin City	57	942	1455
Far North District	42	720	804
Gisborne District	15	231	414
Gore District	---	---	---
Grey District	---	---	---
Hamilton City	69	1644	2106
Hastings District	15	585	870
Hauraki District	---	---	---
Horowhenua District	---	---	---
Hurunui District	---	---	---
Invercargill City	12	402	708
Kaikoura District	---	---	---
Kaipara District	---	---	---
Kapiti Coast District	15	489	726
Kawerau District	---	---	---
Lower Hutt City	12	528	1089
Mackenzie District	---	---	---
Manawatu District	---	---	---
Marlborough District	21	504	741
Masterton District	---	---	---
Matamata-Piako District	---	---	---
Napier City	21	477	888
Nelson City	24	384	720
New Plymouth District	15	573	918
Opotiki District	---	---	---
Otorohanga District	---	---	---
Palmerston North City	9	510	912
Porirua City	---	---	---
Queenstown-Lakes District	90	726	906
Rangitikei District	---	---	---
Rotorua District	15	657	828
Ruapehu District	---	---	---
Selwyn District	---	---	---
South Taranaki District	---	---	---
South Waikato District	12	213	261
South Wairarapa District	---	---	---
Southland District	---	---	---
Stratford District	---	---	---
Tararua District	---	---	---
Tasman District	21	486	783
Taupo District	27	696	666

Tauranga City	54	1794	2466
Thames-Coromandel District	18	831	672
Timaru District	---	---	---
Upper Hutt City	---	---	---
Waikato District	18	651	1422
Waimakariri District	---	---	---
Waimate District	---	---	---
Waipa District	12	492	831
Wairoa District	---	---	---
Waitaki District	9	204	306
Waitomo District	---	---	---
Wanganui District	21	282	534
Wellington City	45	1218	1887
Western Bay of Plenty District	9	660	951
Westland District	---	---	---
Whakatane District	12	321	372
Whangarei District	36	969	1272
	1695	38061	57378

**Figure 11: Auckland Local Board areas**

<b>Auckland Local Board - Buyers</b> 1 October 2015 - 31 March 2016	Overseas or 'Mixed incl. NZ'	Only tax residency stated was NZ	No statement or tax info required
Rodney Local Board Area	27	669	1365
Hibiscus and Bays Local Board Area	63	777	1707
Upper Harbour Local Board Area	57	459	1065
Kaipatiki Local Board Area	51	552	777
Devonport-Takapuna Local Board Area	45	408	501
Henderson-Massey Local Board Area	51	612	1038
Waitakere Ranges Local Board Area	9	240	531
Great Barrier Local Board Area	---	---	---
Waiheke Local Board Area	18	195	153
Waitemata Local Board Area	105	1137	1074
Whau Local Board Area	30	402	561
Albert-Eden Local Board Area	36	531	591
Puketapapa Local Board Area	15	246	300
Orakei Local Board Area	24	594	699
Maungakiekie-Tamaki Local Board Area	21	447	552
Howick Local Board Area	84	705	1212
Mangere-Otahuhu Local Board Area	---	---	---
Otara-Papatoetoe Local Board Area	---	---	---
Manurewa Local Board Area	9	576	762
Papakura Local Board Area	15	444	774
Franklin Local Board Area	12	516	1053
	684	10227	15654

## Complete list of countries where tax residency was stated

Figure 12 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 October 2015 to March 2016, not January to March 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 12: Tax Residency countries - Buyers**

Tax Residency - Buyers 1 October 2015 - 31 March 2016	Only overseas tax residency stated was this country	Mixed incl. NZ	Mixed overseas
Australia [AU]	471	108	---
Austria [AT]	---	---	---
Azerbaijan [AZ]	---	---	---
Belgium [BE]	---	---	---
Bermuda [BM]	---	---	---
Botswana [BW]	---	---	---
British Virgin Islands [VG]	---	---	---
Brunei Darussalam [BN]	---	---	---
Cambodia [KH]	---	---	---
Canada [CA]	9	9	---
China [CN]	441	39	---
Denmark [DK]	---	---	---
Ecuador [EC]	---	---	---
Equatorial Guinea [GQ]	---	---	---
Estonia [EE]	---	---	---
Fiji [FJ]	---	---	---
Finland [FI]	---	---	---
France [FR]	---	---	---
French Polynesia [PF]	9	---	---
Germany [DE]	15	---	---
Guernsey [GG]	---	---	---
Hong Kong [HK]	57	6	---
India [IN]	---	---	---
Indonesia [ID]	---	---	---
Ireland [IE]	---	---	---

Isle of Man [IM]	---	---	---
Israel [IL]	---	---	---
Italy [IT]	---	---	---
Japan [JP]	9	---	---
Kenya [KE]	---	---	---
Korea, Republic of (South Korea) [KR]	9	---	---
Luxembourg [LU]	---	---	---
Macao [MO]	---	---	---
Madagascar [MG]	---	---	---
Malawi [MW]	---	---	---
Malaysia [MY]	15	---	---
Netherlands [NL]	---	---	---
New Caledonia [NC]	21	---	---
New Zealand [NZ]	38061	255	---
Norway [NO]	---	---	---
Oman [OM]	---	---	---
Papua New Guinea [PG]	---	---	---
Philippines [PH]	---	---	---
Poland [PL]	---	---	---
Portugal [PT]	---	---	---
Qatar [QA]	---	---	---
Russian Federation [RU]	---	---	---
Samoa [WS]	---	---	---
Saudi Arabia [SA]	---	---	---
Singapore [SG]	54	6	---
Slovakia [SK]	---	---	---
South Africa [ZA]	6	---	---
Spain [ES]	---	---	---
Switzerland [CH]	---	---	---
Taiwan [TW]	21	---	---
Thailand [TH]	9	---	---
United Arab Emirates [AE]	6	---	---
United Kingdom [GB]	138	24	---
United States of America [US]	75	24	---
Uruguay [UY]	---	---	---
Vietnam [VN]	---	---	---
Zimbabwe [ZS]	---	---	---

Figure 13 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 October 2015 to March 2016, not January to March 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 13: Tax Residency countries - Sellers**

<b>Tax Residency - Sellers</b> 1 October 2015 - 31 March 2016	Only overseas tax residency stated was this country	Mixed incl. NZ	Mixed overseas
Argentina [AR]	---	---	---
Australia [AU]	723	162	---
Austria [AT]	---	---	---
Brazil [BR]	---	---	---
British Virgin Islands [VG]	---	---	---
Bulgaria [BG]	---	---	---
Canada [CA]	21	15	---
Chile [CL]	---	---	---
China [CN]	117	12	---
Colombia [CO]	---	---	---
Cook Islands [CK]	---	---	---
Czech Republic [CZ]	---	---	---
Denmark [DK]	---	---	---
Fiji [FJ]	---	---	---
France [FR]	---	---	---
French Polynesia [PF]	6	---	---
Germany [DE]	9	---	---
Guernsey [GG]	---	---	---
Hong Kong [HK]	24	6	---
Hungary [HU]	---	---	---
India [IN]	---	---	---
Indonesia [ID]	---	---	---
Ireland [IE]	---	---	---
Isle of Man [IM]	---	---	---
Italy [IT]	---	---	---
Jamaica [JM]	---	---	---
Japan [JP]	21	---	---
Jersey [JE]	---	---	---

Korea, Republic of (South Korea) [KR]	---	---	---
Lebanon [LB]	---	---	---
Malaysia [MY]	24	---	---
Mauritius [MU]	---	---	---
Mexico [MX]	---	---	---
Namibia [NA]	---	---	---
Netherlands [NL]	6	---	---
New Caledonia [NC]	9	---	---
New Zealand [NZ]	41316	309	---
Norway [NO]	---	---	---
Papua New Guinea [PG]	---	---	---
Philippines [PH]	---	---	---
Poland [PL]	---	---	---
Portugal [PT]	---	---	---
Qatar [QA]	---	---	---
Russian Federation [RU]	---	---	---
Singapore [SG]	63	---	---
South Africa [ZA]	---	---	---
Spain [ES]	---	---	---
Sweden [SE]	---	---	---
Switzerland [CH]	9	---	---
Taiwan [TW]	12	---	---
Thailand [TH]	---	---	---
Tonga [TO]	---	---	---
United Arab Emirates [AE]	---	---	---
United Kingdom [GB]	138	42	6
United States of America [US]	117	27	---
United States Virgin Islands [VI]	---	---	---
Vanuatu [VU]	---	---	---
Vietnam [VN]	---	---	---

## 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 Jan-Mar 2016, the difference was four percent for buyers and two 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 12 and 13 where multiple buyers (or sellers) have different tax residencies. These have been counted separately.