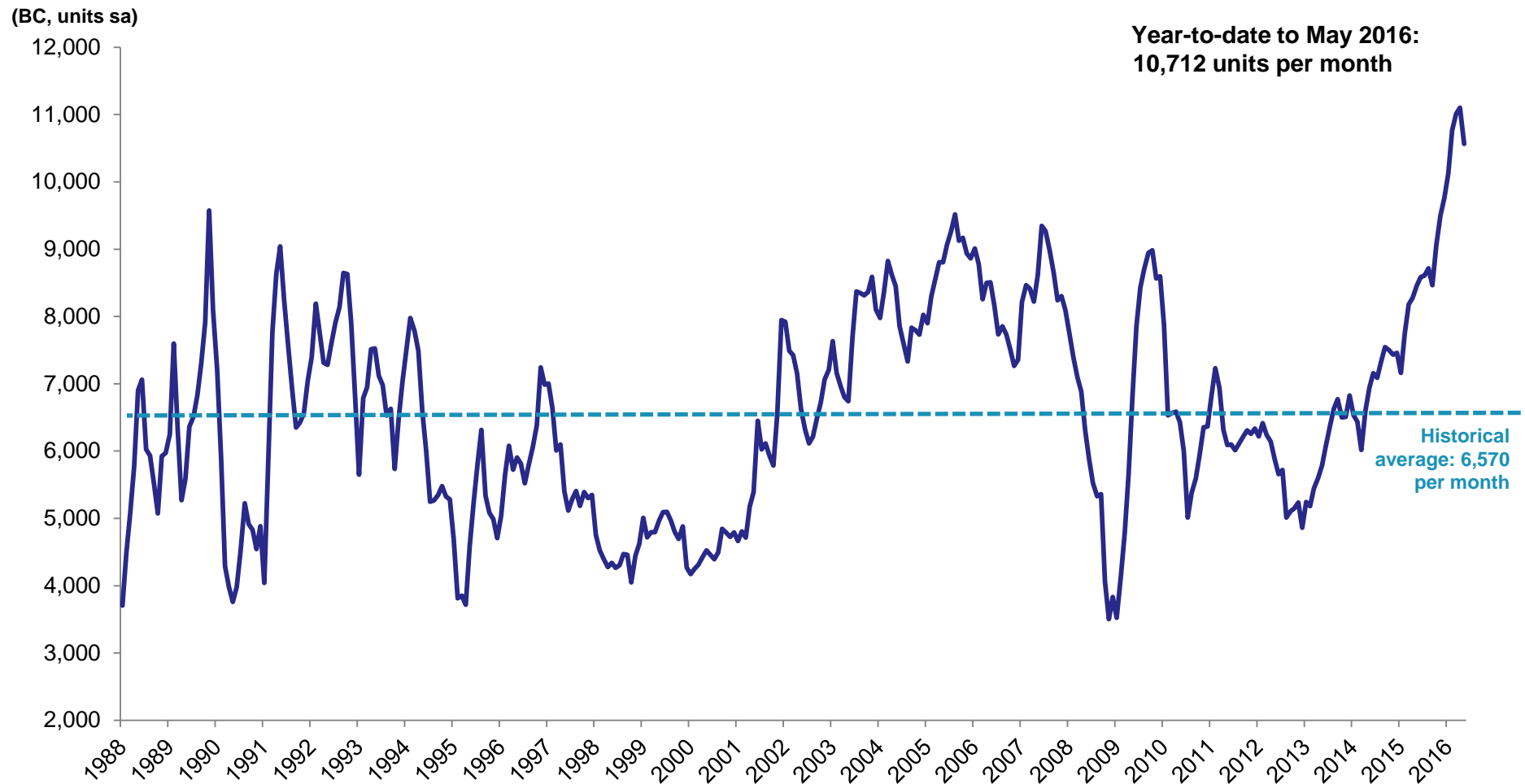


Housing Market Information

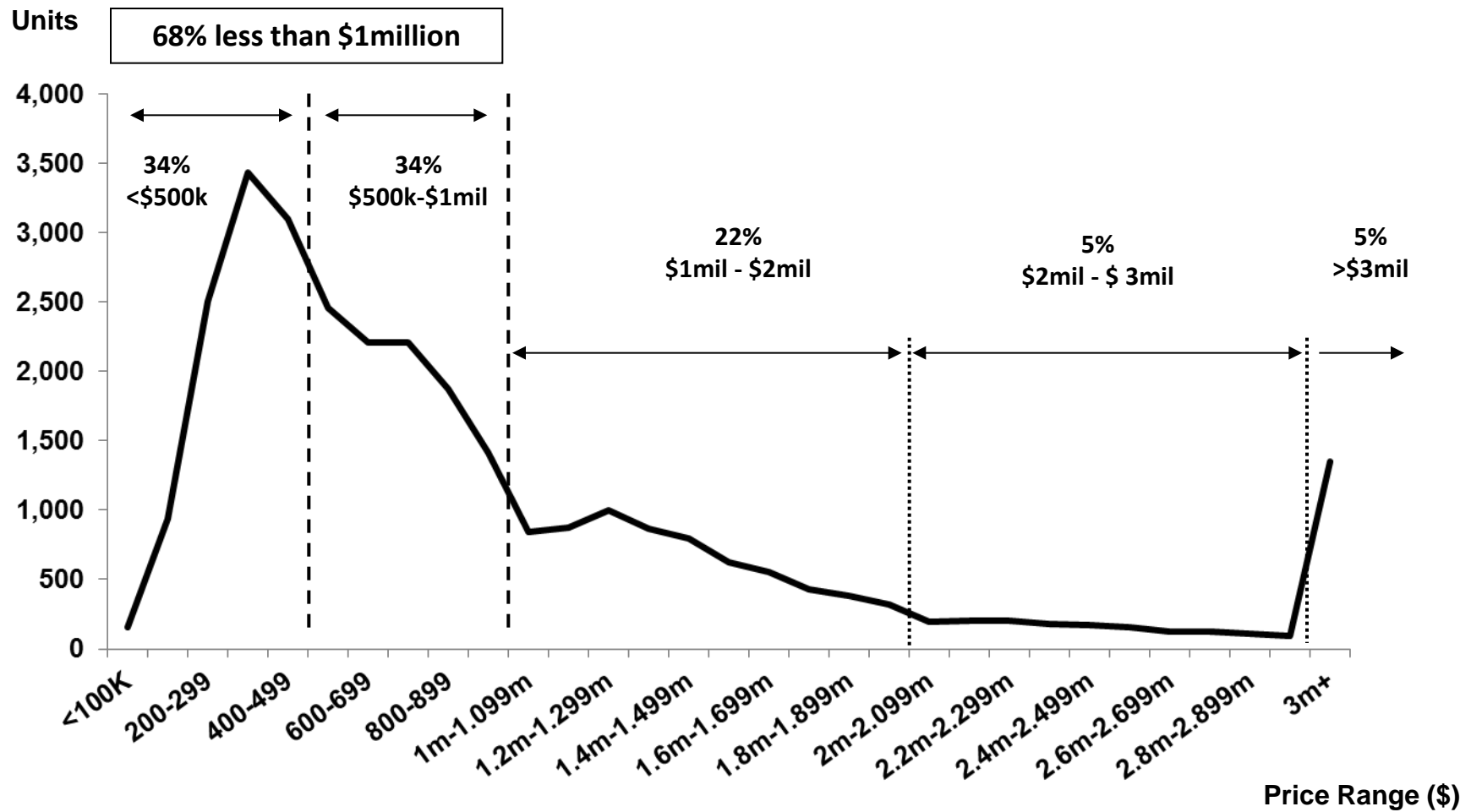


BC MLS Home Sales Activity



Year-to-date to May 2016

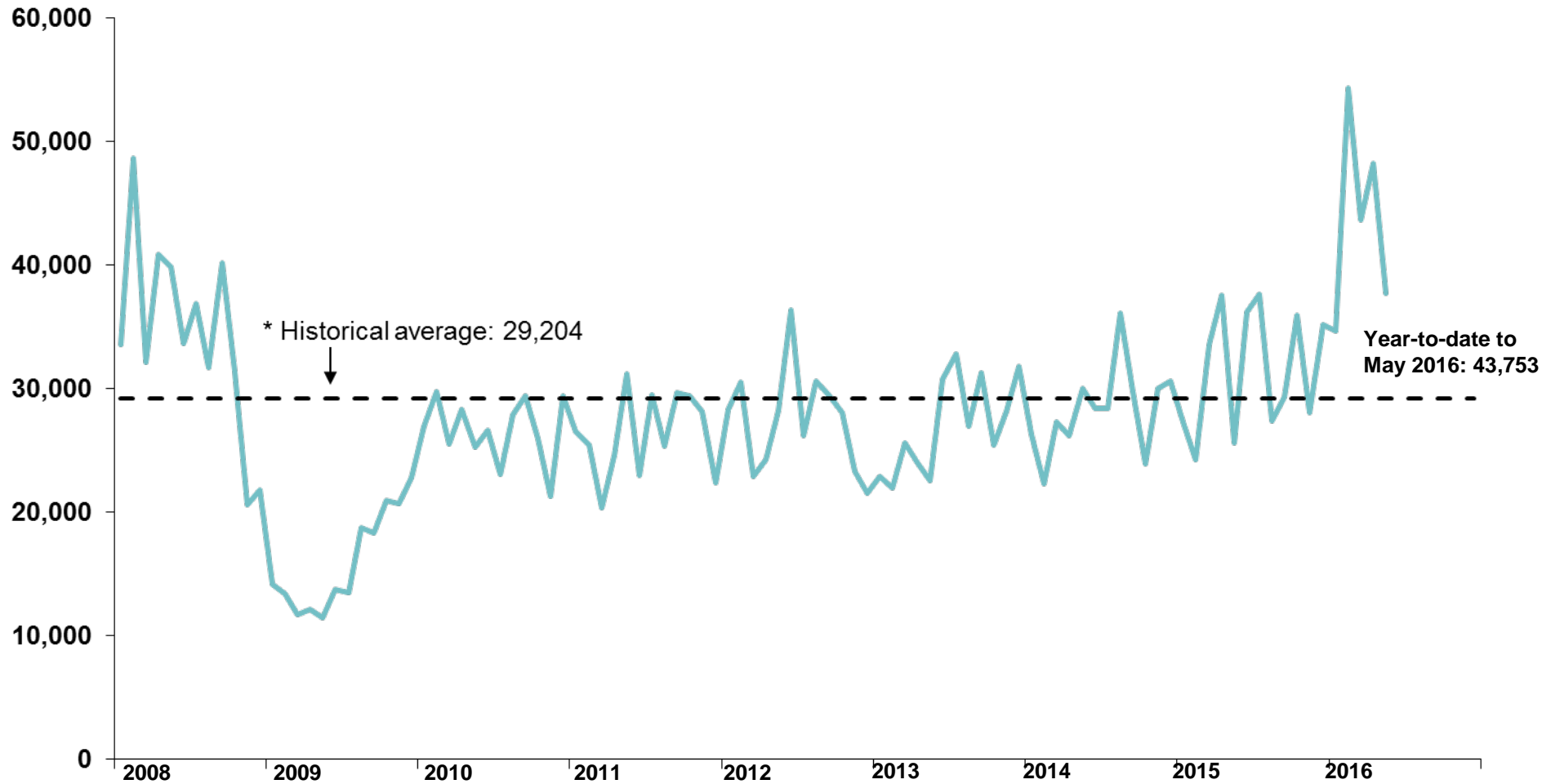
Metro Vancouver housing sales



Sources: Real Estate Board of Greater Vancouver; Fraser Valley Real Estate Board; BC Real Estate Association Economics

B.C. housing starts

(annualized units, sa)



Source: Canada Mortgage and Housing Corporation.

* Historical average (January 1990 to May 2016)

Data on home-buyers



BRITISH
COLUMBIA

Ministry of
Finance

Property Transfer Tax Inquiries
Victoria: 250 387-0604
Vancouver: 604 660-2421
Toll-free: 1 888 355-2700
gov.bc.ca/propertytransfertax

PROPERTY TRANSFER TAX RETURN

Freedom of Information and Protection of Privacy Act (FOIPPA) - The personal information on this form is collected for the purpose of administering the *Property Transfer Tax Act* under the authority of section 26(a) of the FOIPPA. Questions about the collection or use of this information can be directed to the Director, Property Transfer Tax, PO Box 9427 Stn Prov Govt, Victoria, BC V8W 9V1 (telephone: Victoria at 250 387-0604 or toll-free at 1 888 355-2700).

Is this a transfer of a bare trust? YES ☐ NO ☐

Are you claiming an exemption:

A. PURCHASER / TRANSFEREE – List all purchasers acquiring an interest in the property with this transaction
If you are an individual please complete with your principal residence address.

Purchaser 1 Individual ☐ Corporation ☐ Other ☐

Last name / Corporation name

Address (Apt. No., Street No./Name, PO Box, RR)

First name

Initial

City

Province/Territory/State

Birth date YYYY / MM / DD

Social Insurance Number

Postal/Zip code

Country

Are you applying for the first time home buyers' or newly built home exemption? YES ☐ NO ☐

Previous address for the last two years (Apt. No., Street No./Name, PO Box, RR)

Percentage interest acquired %

City

Province/Territory/State

On the date of registration, are you a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act* (Canada)? YES ☐ NO ☐

Postal/Zip code

Country

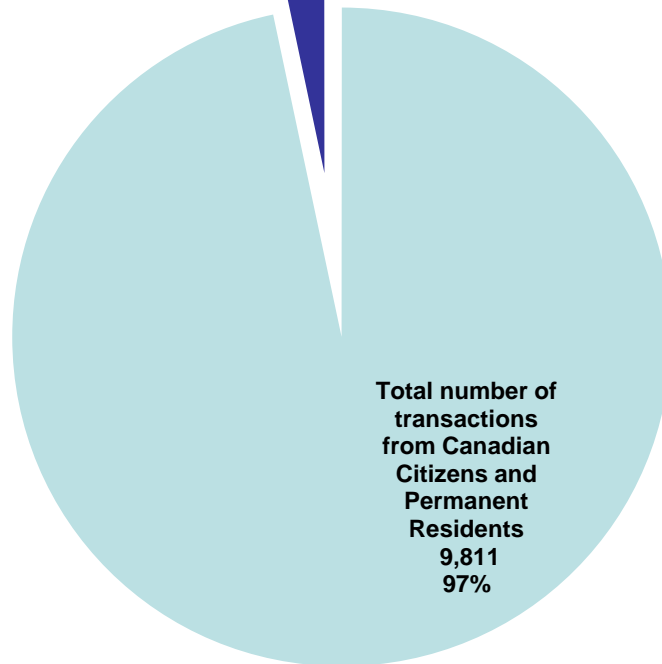
Country of citizenship

If you have not continuously resided in BC for at least one year prior to the registration date, list any two years that you filed income tax returns as a BC resident during the six years before the date of registration.

Citizenships of all Property Transfer Transactions – Province-wide

Total transactions: 10,148

**Total Number of
Property
Transfers that
Involved foreign
nationals
337
3%**

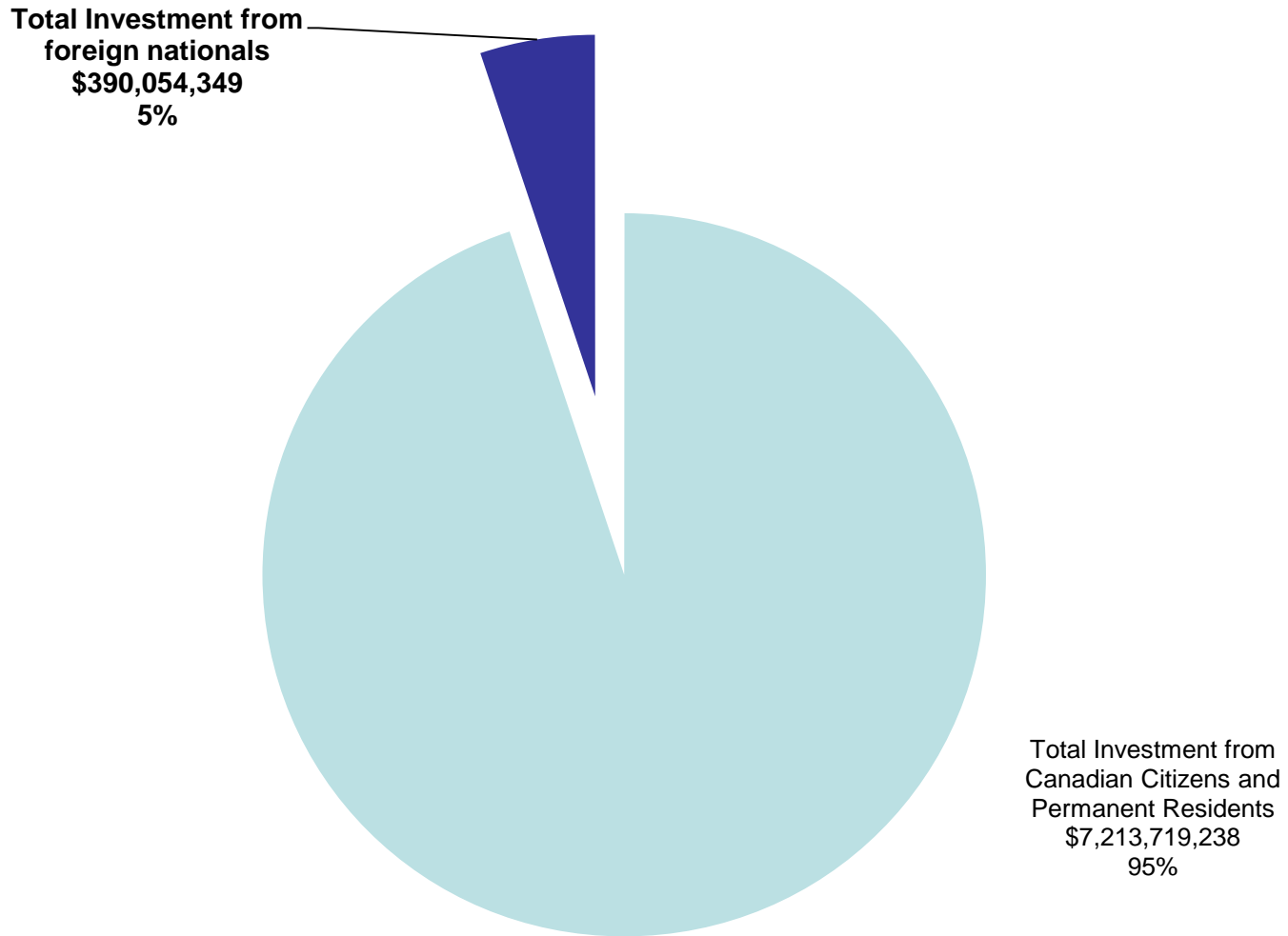


Time period: June 10-29, 2016

Declared Citizenships of All Property Transfer Transactions in BC

Citizenship	Total	% of Total	% of Total Foreign Citizenship
Canada/Perm Residents	9,811	96.68%	N/A
China	258	2.54%	76.6%
United States	23	0.23%	6.8%
United Kingdom	10	0.10%	3.0%
Australia	9	0.09%	2.7%
Korea	5	0.05%	1.5%
Taiwan	5	0.05%	1.5%
India	4	0.04%	1.2%
Switzerland	4	0.04%	1.2%
Germany	3	0.03%	0.9%
Romania	2	0.02%	0.6%
Austria	1	0.01%	0.3%
Brazil	1	0.01%	0.3%
Chad	1	0.01%	0.3%
El Salvador	1	0.01%	0.3%
Indonesia	1	0.01%	0.3%
Ireland	1	0.01%	0.3%
Italy	1	0.01%	0.3%
Japan	1	0.01%	0.3%
Malaysia	1	0.01%	0.3%
Mexico	1	0.01%	0.3%
New Zealand	1	0.01%	0.3%
Nigeria	1	0.01%	0.3%
Tanzania	1	0.01%	0.3%
UAE	1	0.01%	0.3%

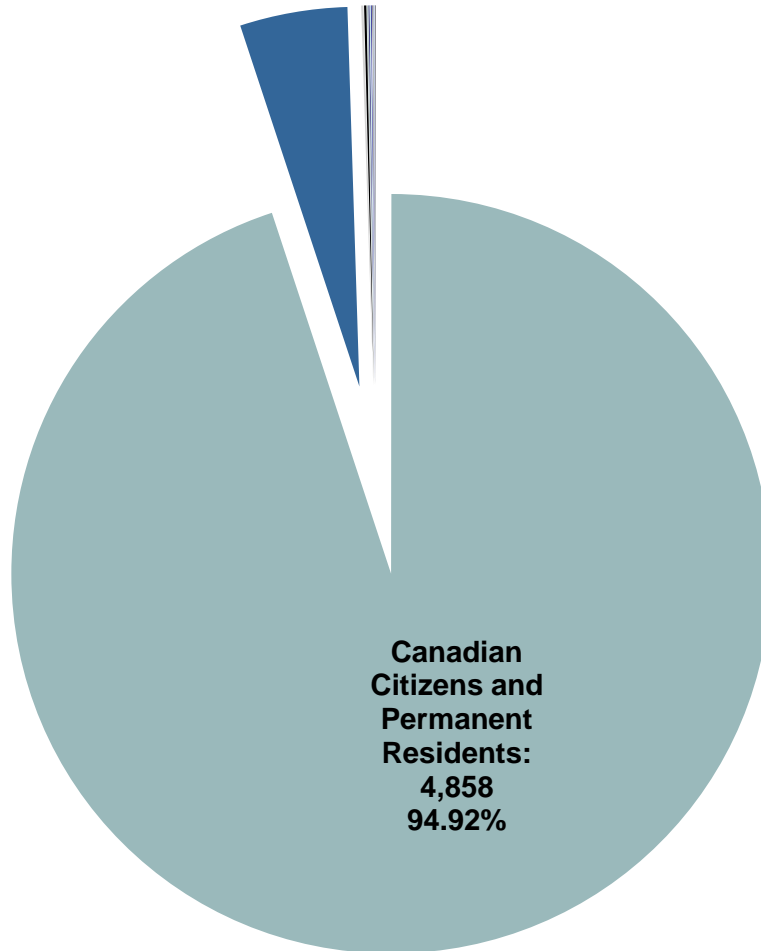
Total Value of all Property Transfers – Province-wide



Time period: June 10-29, 2016

Citizenships of all Property Transfer Transactions – Metro Vancouver

Total transactions: 5,118



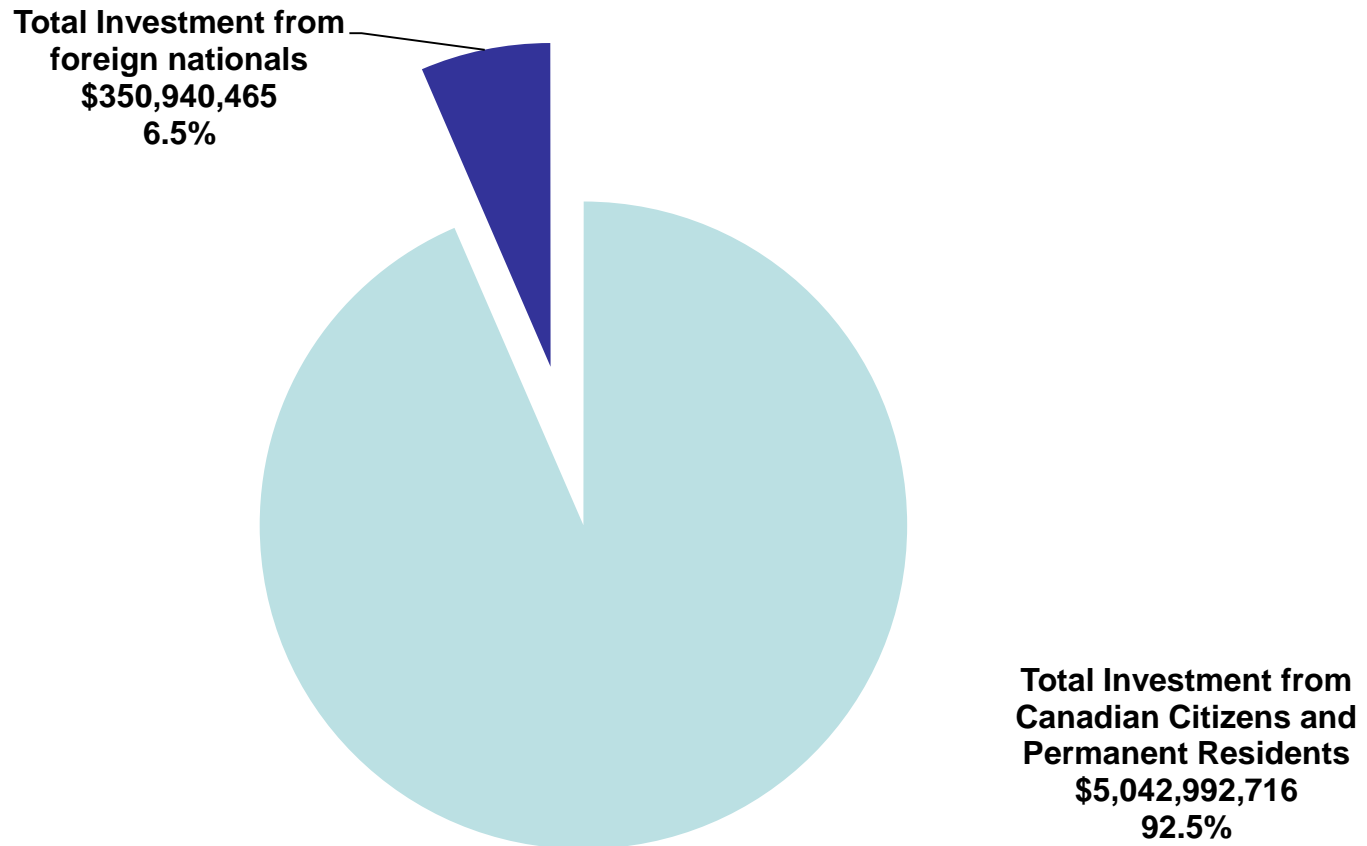
Declared Citizenships of All Property Transfer Transactions

Citizenship	Total	% of Total
Canada/Perm Residents	4858	94.92%
China	234	4.57%
Korea	5	0.10%
Taiwan	5	0.10%
India	3	0.06%
Romania	2	0.04%
Japan	2	0.04%
United Kingdom	2	0.04%
Australia	1	0.02%
Chad	1	0.02%
El Salvador	1	0.02%
Indonesia	1	0.02%
Malaysia	1	0.02%
Nigeria	1	0.02%

Time period: June 10-29, 2016

Total Value of all Property Transfers – Metro Vancouver

Total transactions: 5,118

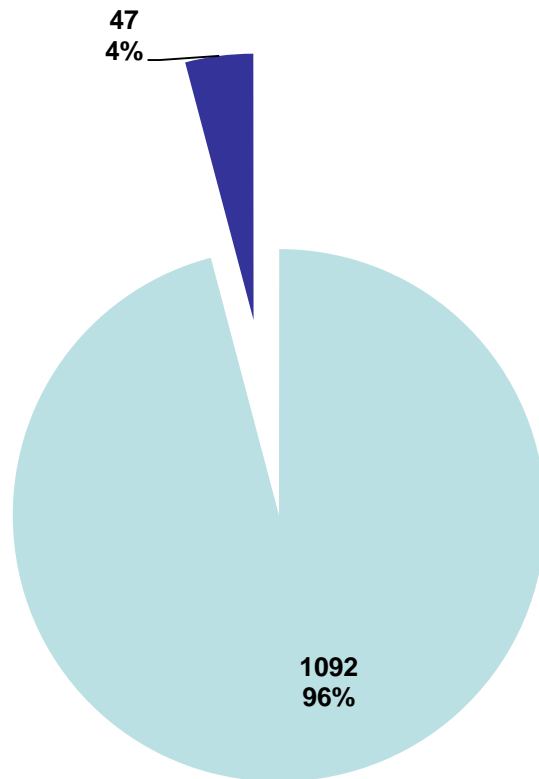


Time period: June 10-29, 2016

Vancouver

Time period: June 10-29, 2016

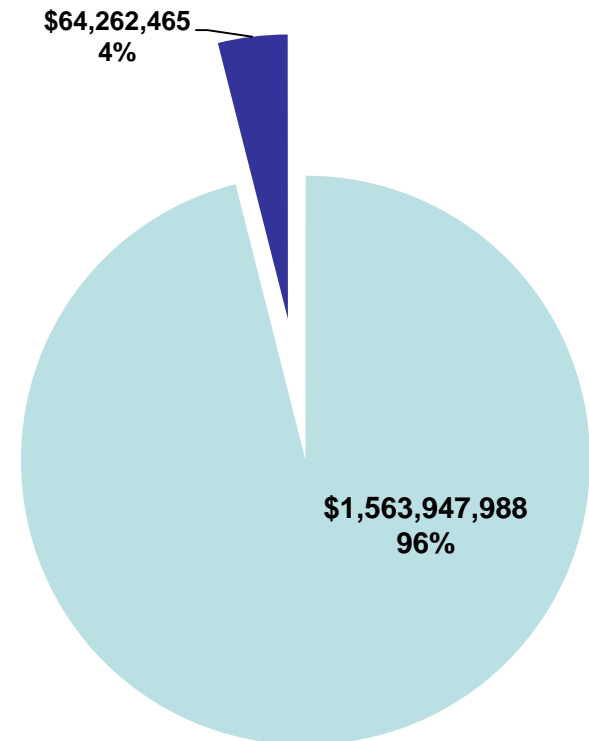
Total Number of Transactions



■ Total Number of Property Transfers by Canadians/permanent residents

■ Total Number of Property Transfers that Involved foreign nationals

Total Investment



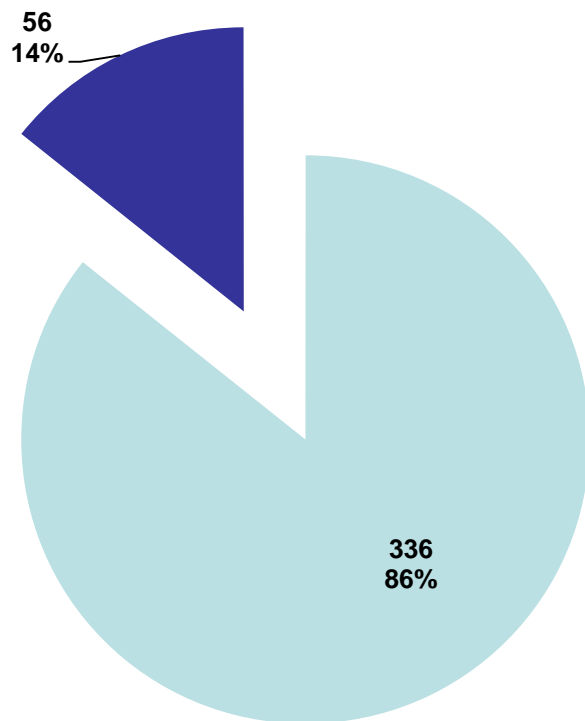
■ Total Investment from Canadian Citizens and Permanent Residents

■ Total Investment from foreign nationals

Richmond

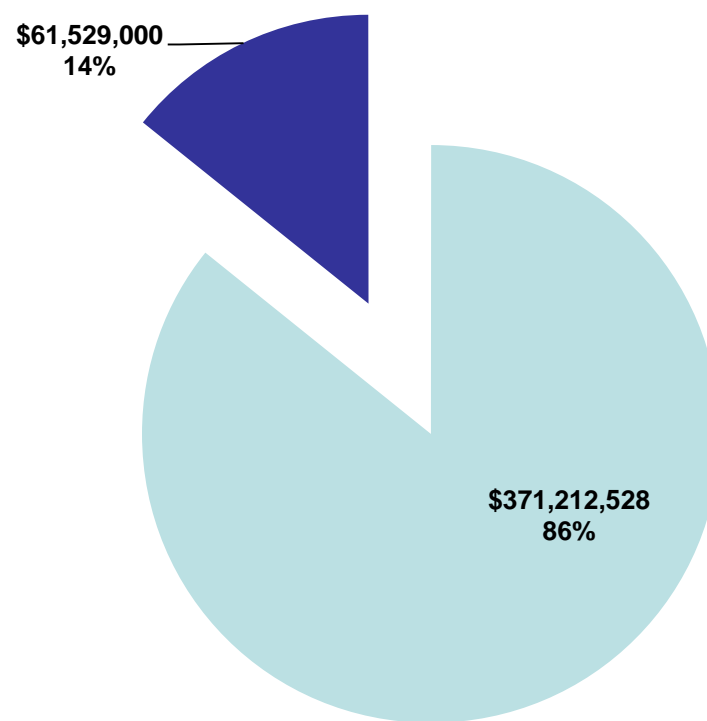
Time period: June 10-29, 2016

Total Number of Transactions



- Total Number of Property Transfers by Canadians/permanent residents
- Total Number of Property Transfers that Involved foreign nationals

Total Investment

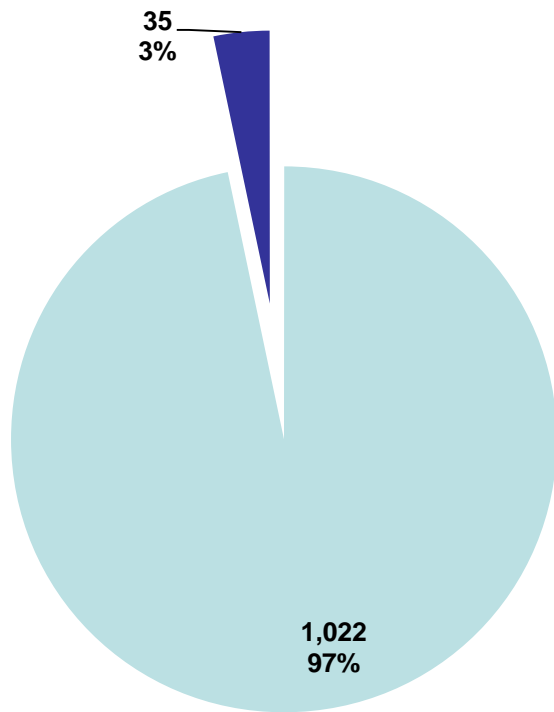


- Total Investment from Canadian Citizens and Permanent Residents
- Total Investment from foreign nationals

Surrey

Time period: June 10-29, 2016

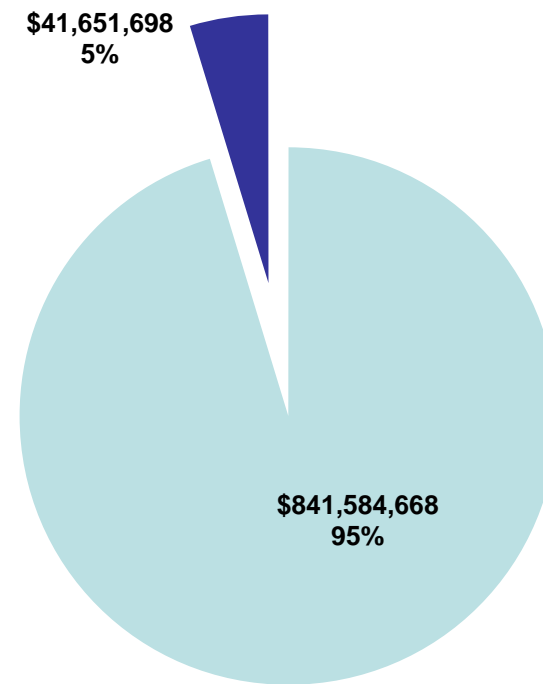
Total Transactions



■ Total Number of Property Transfers by Canadians/permanent residents

■ Total Number of Property Transfers that Involved foreign nationals

Total Investment



■ Total Investment from Canadian Citizens and Permanent Residents

■ Total Investment from foreign nationals

Burnaby

Time period: June 10-29, 2016

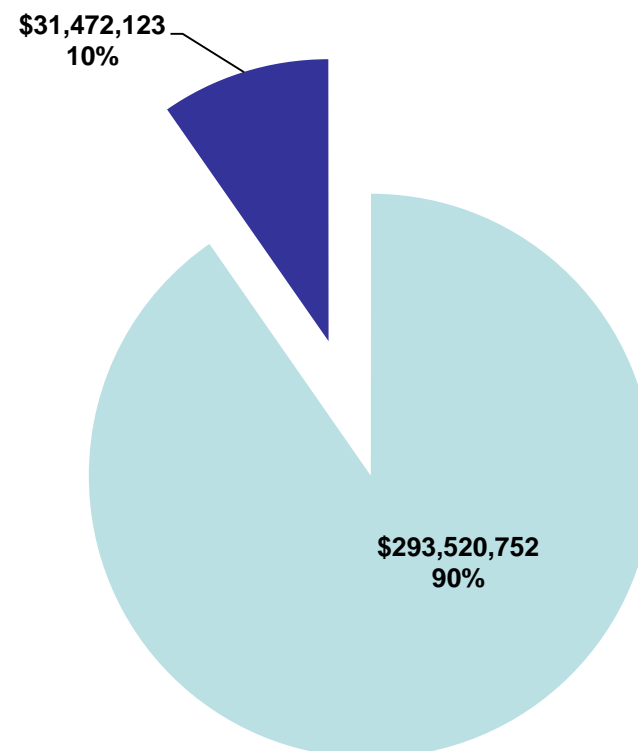
Total Transactions



■ Total Number of Property Transfers by Canadians/permanent residents

■ Total Number of Property Transfers that Involved foreign nationals

Total Investment

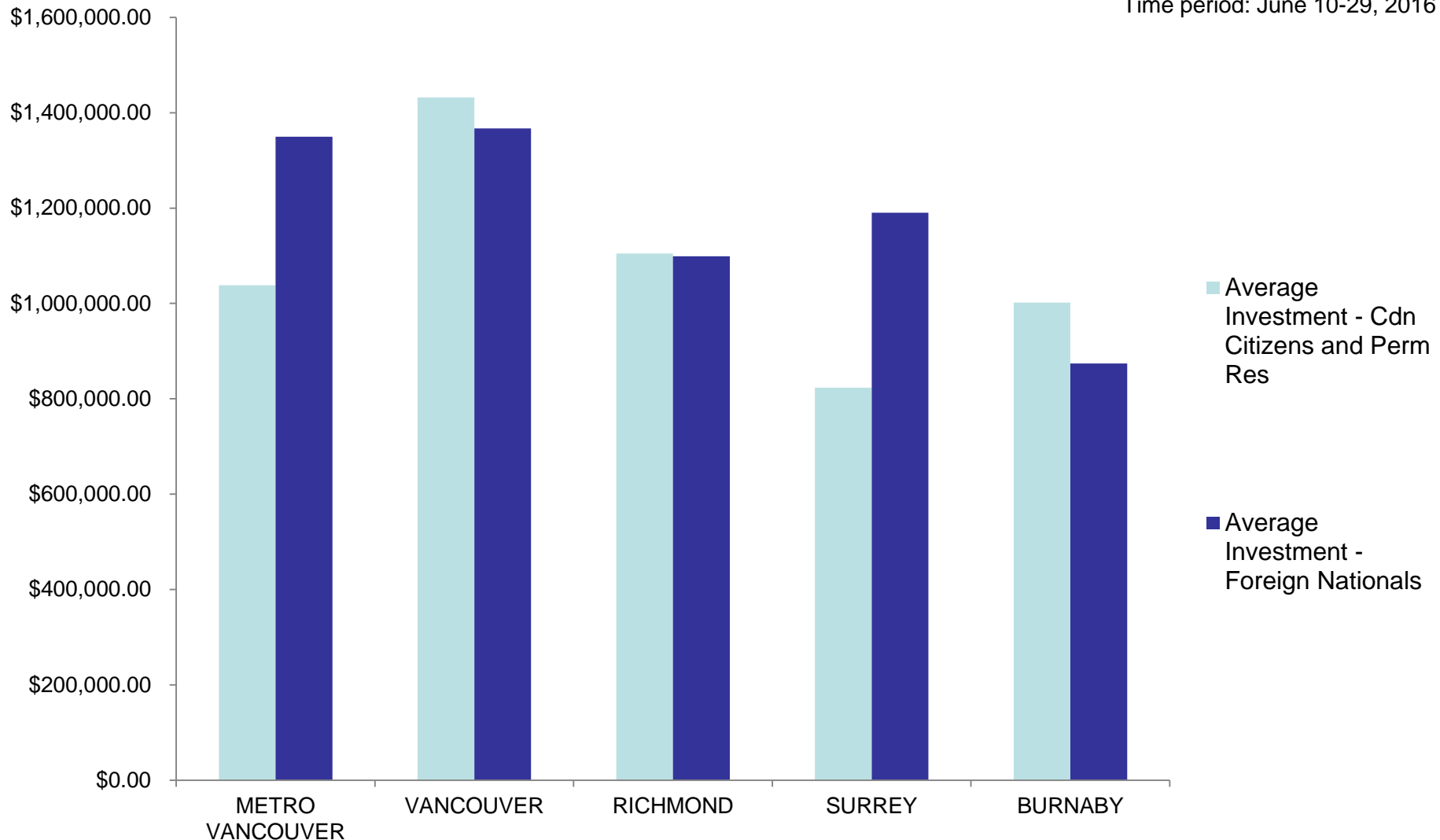


■ Total Investment from Canadian Citizens and Permanent Residents

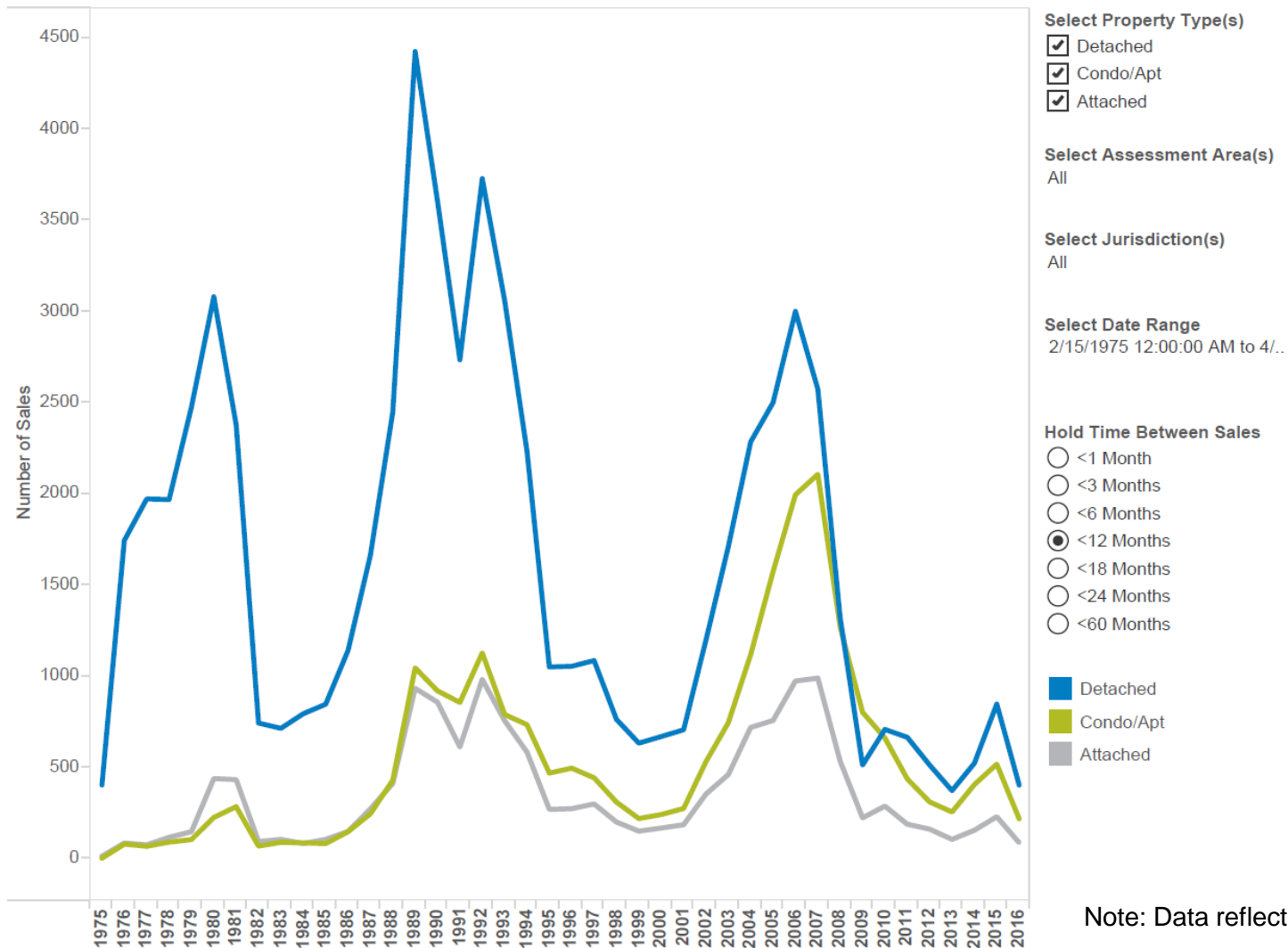
■ Total Investment from foreign nationals

Average investment: Citizens and permanent residents / foreign nationals

Time period: June 10-29, 2016

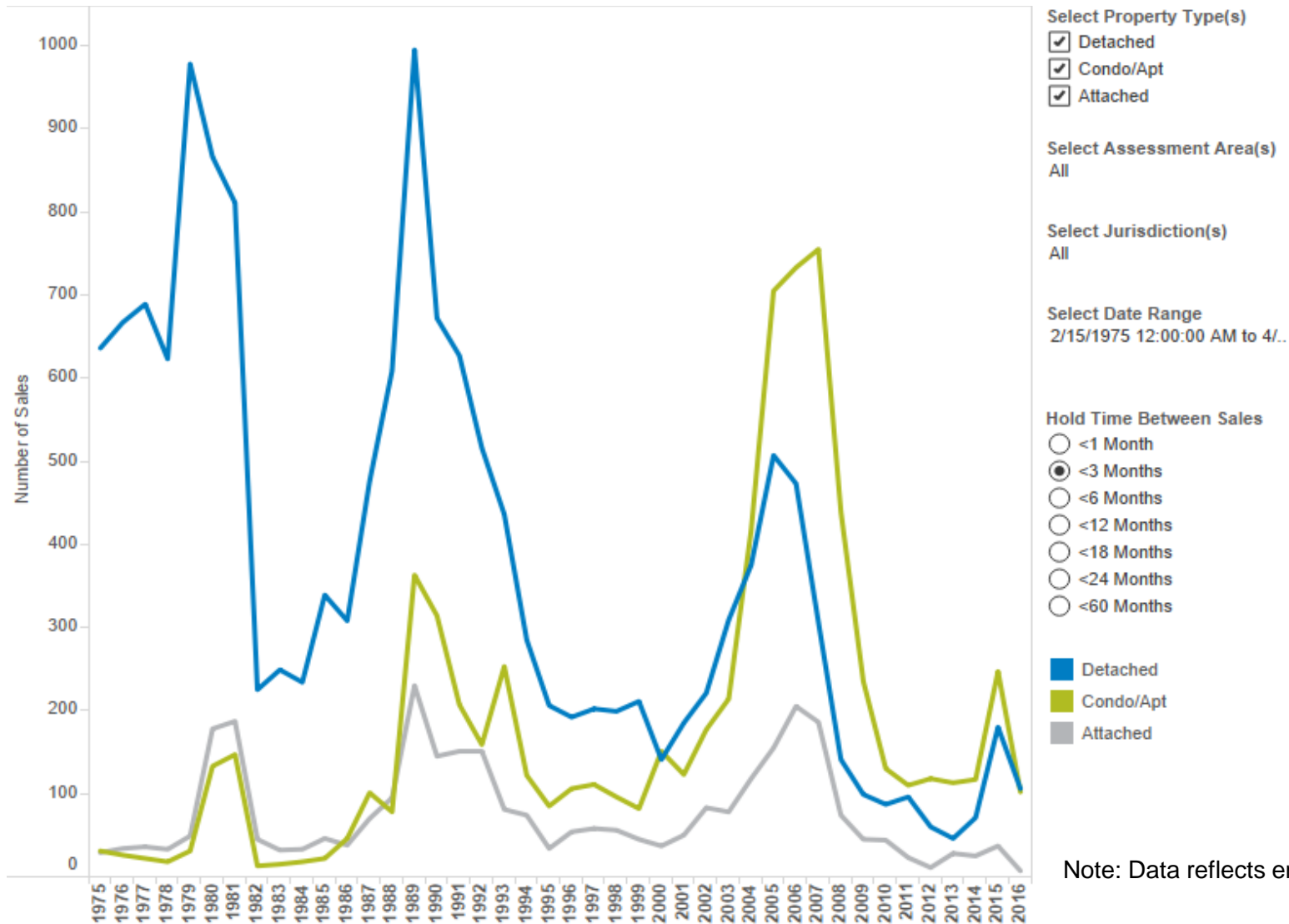


Re-selling activity – less than 12 months Since 1976



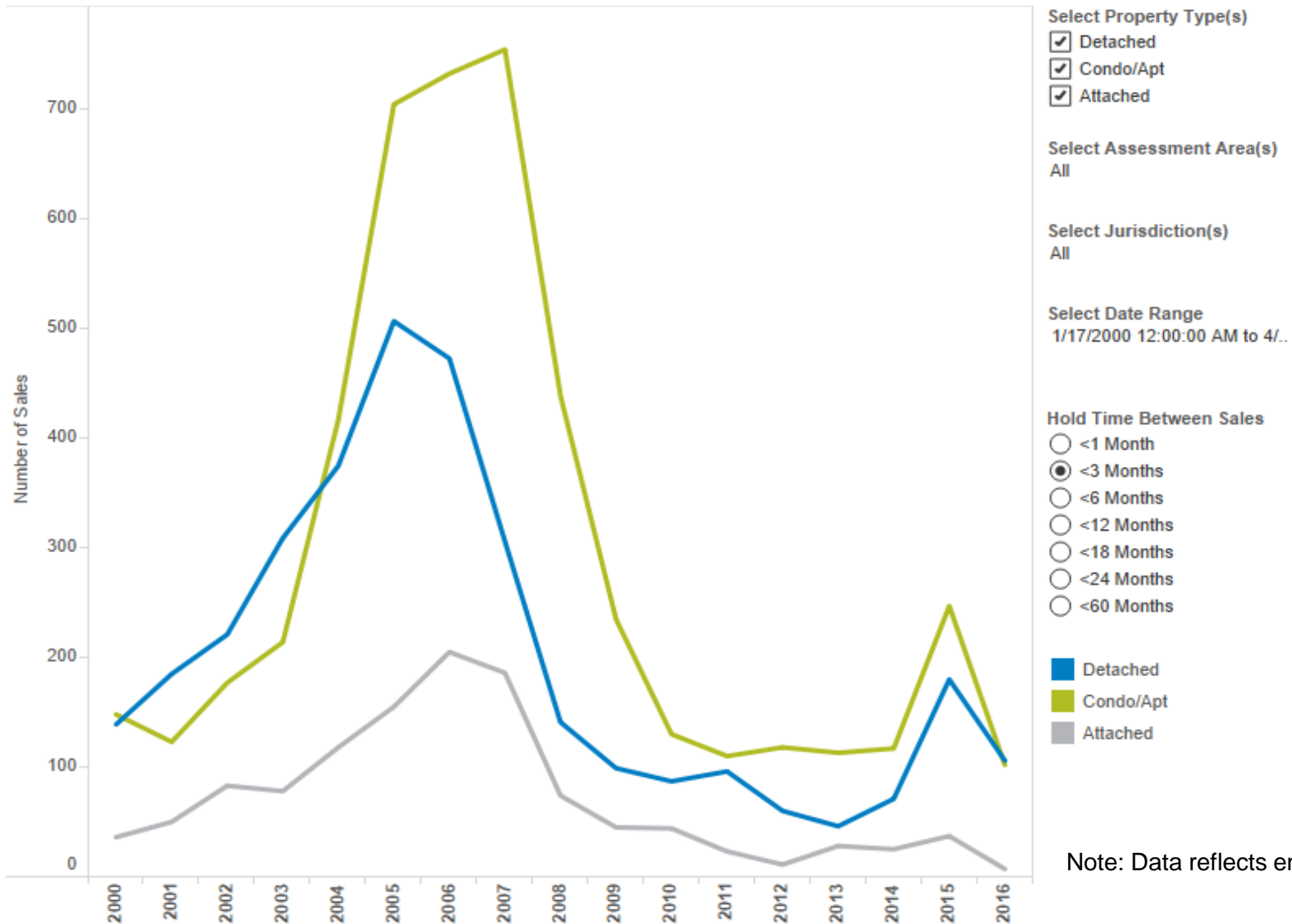
Note: Data reflects entire province

Re-selling activity – less than 3 months Since 1976



Note: Data reflects entire province

Re-selling activity– less than 3 months Since 2000



More than 14,000 families have saved money on their new homes this year

- **Between Feb. 17 and June 29, because of the newly built home exemption:**
 - **3,603** families have saved an average of **\$7,060** on their newly built homes.
 - Total savings to families: **\$25,436,366**
 - **189 per week** on average (19 weeks)
 - **27 per day** on average.
- The existing First Time Buyers Program has helped more than **10,470** families buy their first home this year.

Total estimated future supply: 108,000 homes in six communities

	Concept planning or policy stage	Zoning, re-zoning and development applications	Building permits/Pending construction start	Total estimated future supply
City of Richmond (consulted and pending confirmation)	1,000	15,500	Data not publicly available	16,500
City of Surrey (consulted and pending confirmation)	4,500	15,500	Data not publicly available	20,000
City of Burnaby (confirmation requested and unconfirmed)	4,000	21,500	4,500	30,000
City of Coquitlam (consulted and confirmed)	2,000	2,000	1,500	5,500
City of New Westminster (consulted and confirmed)	4,500	4,000	2,000	10,500
City of Vancouver (consulted and pending confirmation)	14,500	11,000	Data not publicly available	25,500
Six Total Municipalities	30,500	69,500	8,000	108,000

* All figures based on publically available data, with the assistance of the BC Government efforts have been made to confirm inventory with the surveyed municipalities

** The City of Surrey advised of a further 50,000 units of potential future supply within approved area community plans currently not reflected within this review

Notes on Housing supply inventory

Assumptions and restrictions

It is important to note that this data and its analysis must be considered within the context of some assumptions and restrictions:

1. The accuracy of the applications as stated by the various municipalities was deemed to be correct, no additional review to confirm unit counts, address, and application status was conducted.
2. Information related to application inventory was sourced from municipal reporting available online and as necessary additional information was gathered from specific planning applications. Information was gathered in June of 2016. Sources are provided below:
 - City of Vancouver: <http://development.vancouver.ca/>
 - City of Richmond: <http://www.richmond.ca/plandev/devzoning/currentdevapps.htm>
 - City of Surrey: <http://www.surrey.ca/city-services/1414.aspx>
 - City of Burnaby: <https://www.burnaby.ca/Assets/city+services/policies+projects+and+initiatives/community+development/Major+Development+Projects/01+-+May+2016.pdf>
 - City of Coquitlam: <http://www.coquitlam.ca/planning-and-development/resources/current-applications.aspx>
 - City of New Westminster: http://www.newwestcity.ca/business/planning_development/projects_on_the_go.php
3. The Province of British Columbia requested each municipality surveyed to confirm the information. At the time of printing, some municipalities were still in the process of confirming the information. We anticipate ongoing consultations and as information from the individual municipalities is confirmed the total housing supply information may evolve.
4. Due to differences in reporting and application status descriptions between the various municipalities' unit counts have been sorted into three key stages in an effort to align findings across all six markets.
 - Concept planning or policy stage
 - Rezoning, development or combined applications
 - Building permits/pending construction start