



Australian Government
Australian Taxation Office

Register of foreign ownership of residential land

Insights into foreign purchases and sales of residential real estate
for the period 1 July 2019 to 30 June 2020

The **Register of foreign ownership of residential land** has been established as part of the Australian Government's commitment to increase transparency around foreign investment in Australia.

Information has been extracted from the Register to provide insights into foreign purchases and sales of residential real estate over three reporting periods. The information relates to residential real estate transactions (purchases or sales) by foreign persons over the periods 1 July 2019 to 30 June 2020 (2019–20), 1 July 2018 to 30 June 2019 (2018–19), and 1 July 2017 to 30 June 2018 (2017–18).

Consistent with Australia's broader foreign investment review framework, the details of foreign persons are not made available publicly. Taxation law also restricts the release of information which could identify, or be used to identify, an individual or entity. For these reasons, this information is presented in an aggregated format only.

Care should be taken in comparing the Insights data with the Foreign Investment Review Board (FIRB) Annual Reports. The FIRB Annual Reports contain proposed investment information. The Insights data reflects confirmed real estate transactions and is not a full stocktake of foreign ownership in residential land.

Methodology

The Register holds information about purchase or sale transactions by foreign persons who obtained foreign investment approval.

Purchase transactions are where:

- a foreign person through self-registration has indicated that they have settled on a residential property for which they had gained prior foreign investment approval, and a foreign person identified during compliance activity that has settled property and failed to apply for foreign investment approval, or
- through the collection of land titles data from participating states and territories, the ATO has matched a residential real estate transfer (purchase) and purchaser to a corresponding property and foreign person that was previously issued foreign investment approval.

Similarly, sale transactions are where:

- a foreign person through self-registration has indicated that they are no longer a foreign person, have sold (and settlement has occurred on) a residential property for which they had gained prior foreign investment approval, or
- through the collection of land titles data from participating states and territories, the ATO has matched a residential real estate transfer (sale) and vendor to a corresponding property and foreign person that was previously issued foreign investment approval.

For a purchase or sale transaction to be included in the Insights, the settlement date for the transaction needs to have occurred within the relevant reporting period.

For purchase transactions, if a property was purchased and then sold during the report period, the purchase is included in these figures.

The value is derived from the contract sale price and represents the transaction value at that time, not current market value.

The dwelling type – vacant land, new dwelling or established dwelling – reflects the type of dwelling at the time of purchase.

Understanding the reporting period Transactions

Included/Not included

Transaction starts before but settles within the reporting period Included

Transaction starts within the reporting period but settles after Not included

Foreign person becomes a permanent resident before reporting period Not included

Foreign person becomes a permanent resident within the reporting period Included

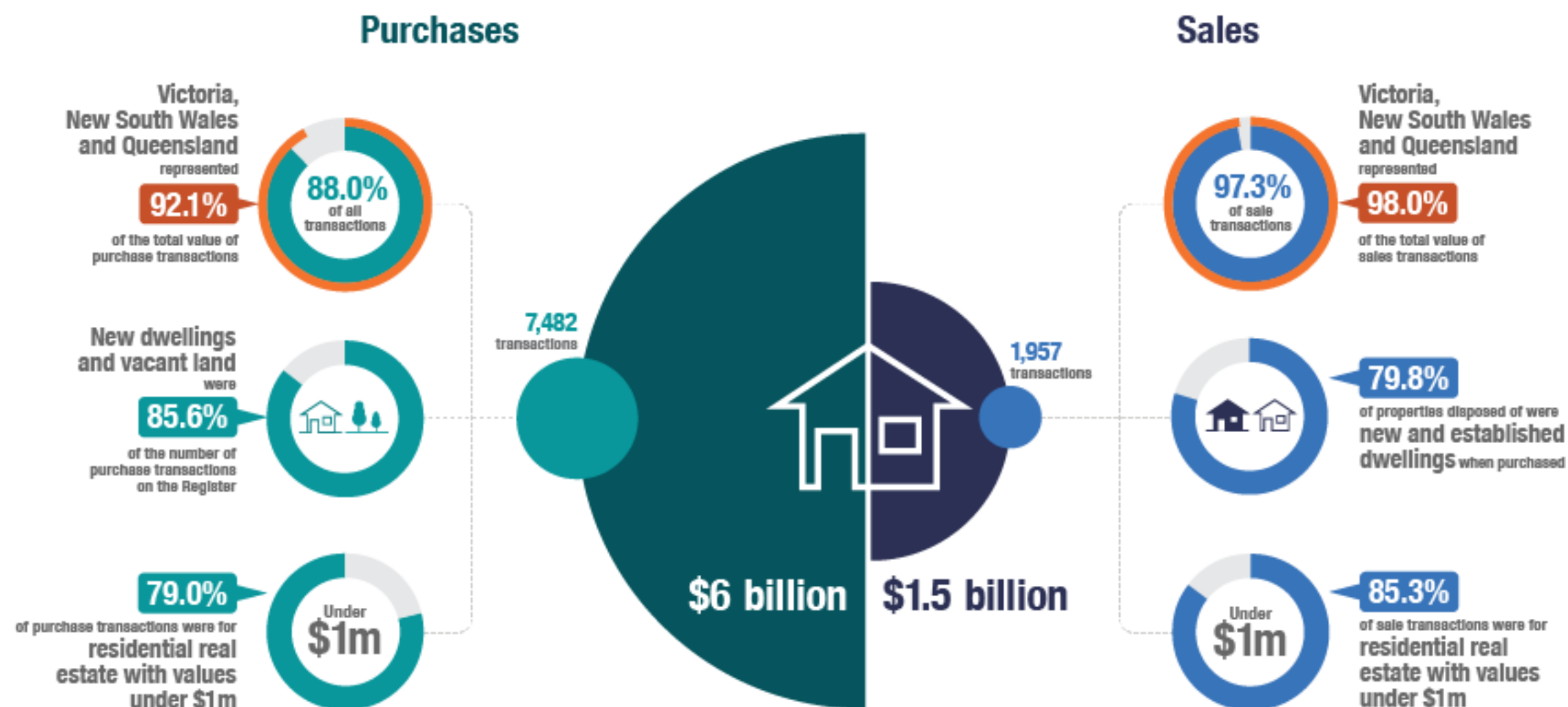
2019–20 Insights

Purchases

In 2019–20, the total number of residential real estate purchase transactions with a level of foreign ownership was 7,482 with a value of 6.0 billion dollars.

Sales

The total number of residential real estate sale transactions by foreign persons during the 2019–20 period was 1,957 with a value of 1.5 billion dollars.

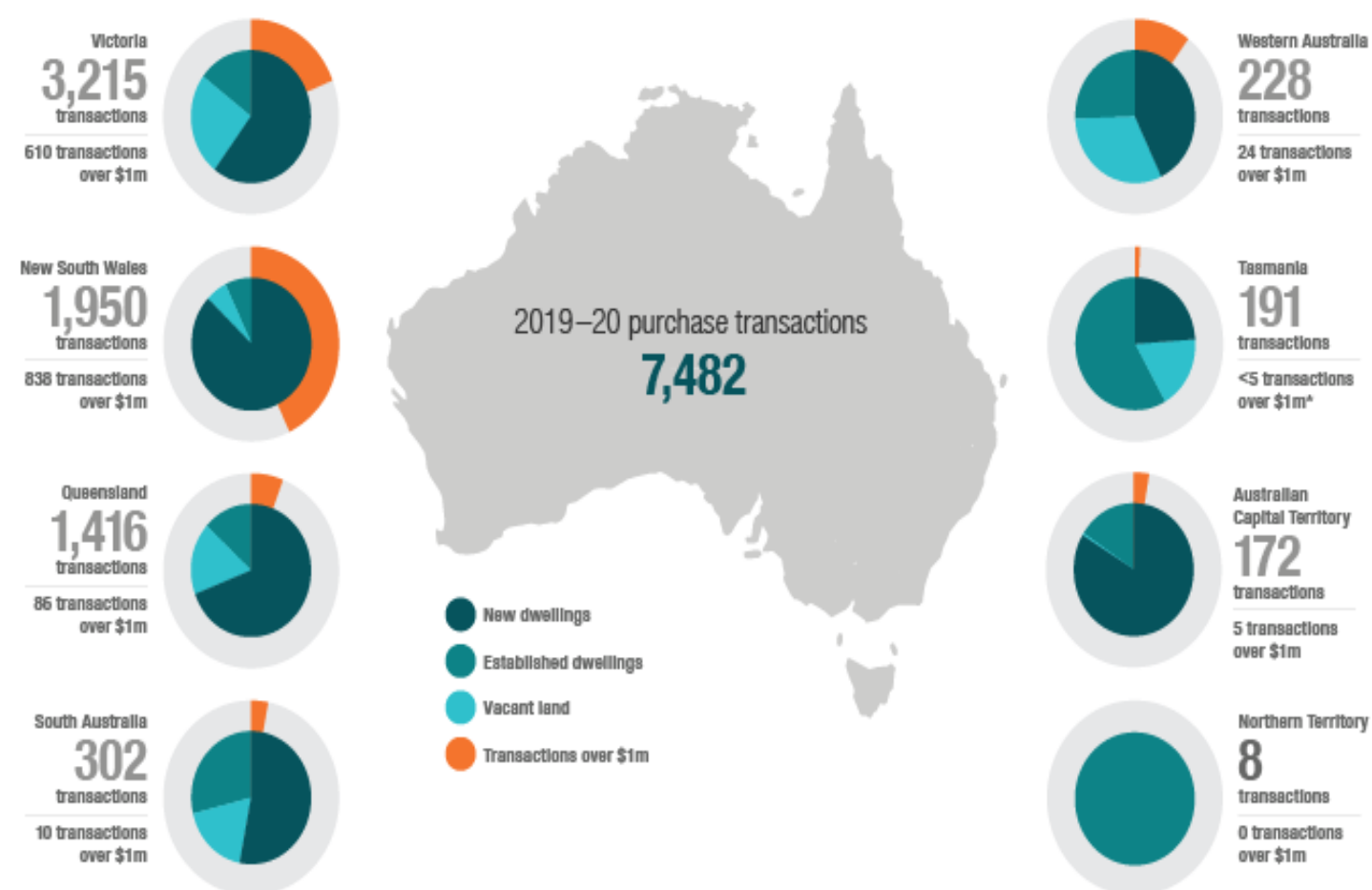


Purchase transactions in 2019–20

Victoria, New South Wales and Queensland represented **88.0 per cent** of all purchase transactions and make up **92.1 per cent** of the total value of purchase transactions recorded on the Register for the 2019–20 period.

- The concentration of transactions in Victoria, New South Wales and Queensland fell slightly in 2019–20 from 92.2% of all purchase transactions, making up 94.6% of the total value.
- New dwellings represented 67.8 per cent of purchase transactions, followed by 17.8 per cent for vacant land and 14.4 per cent for established dwellings in 2019–20. In comparison, in 2018–19, new dwellings represented 68.9 per cent of purchase transactions, followed by 17.4 per cent for vacant land and 13.7 per cent for established dwellings.
- The state with the greatest number of purchase transactions for all property types in 2019–20 was Victoria. In 2018–19 NSW had the greatest purchase transactions for new dwellings and Victoria had the greatest purchase transactions for vacant land and established dwellings.
- Residential properties with values under 1 million dollars formed the majority of residential property purchase transactions, accounting for 79.0 per cent of property transactions in 2019–20. This compares to 79.8 per cent in 2018–19.
- Of the 7,482 purchase transactions in 2019–20, 115 registrants became a permanent resident or gained Australian citizenship during the year and are included in these statistics.

Breakdown of purchase transactions By state or territory



* Due to the limited number of transactions, some details have been withheld to maintain investor privacy.

Breakdown of 2019–20 purchase transactions by property type

New dwellings



Victoria	1,943	Transactions valued at: \$1.43b	Australian Capital Territory	144	Transactions valued at: \$78.8m
New South Wales	1,700	Transactions valued at: \$1.81b	Western Australia	98	Transactions valued at: \$72.5m
Queensland	980	Transactions valued at: \$612.1m	Tasmania	46	Transactions valued at: \$24.4m
South Australia	161	Transactions valued at: \$83.6m	Northern Territory	0	Transactions valued at: \$0

Established dwellings



Victoria	466	Transactions valued at: \$763.6m	South Australia	87	Transactions valued at: \$49.9m
Queensland	185	Transactions valued at: \$189.2m	Western Australia	58	Transactions valued at: \$40.5m
New South Wales	138	Transactions valued at: \$302.9m	Australian Capital Territory	27	Transactions valued at: \$17.2m
Tasmania	111	Transactions valued at: \$53.4m	Northern Territory	8	Transactions valued at: \$3.9m

Vacant land



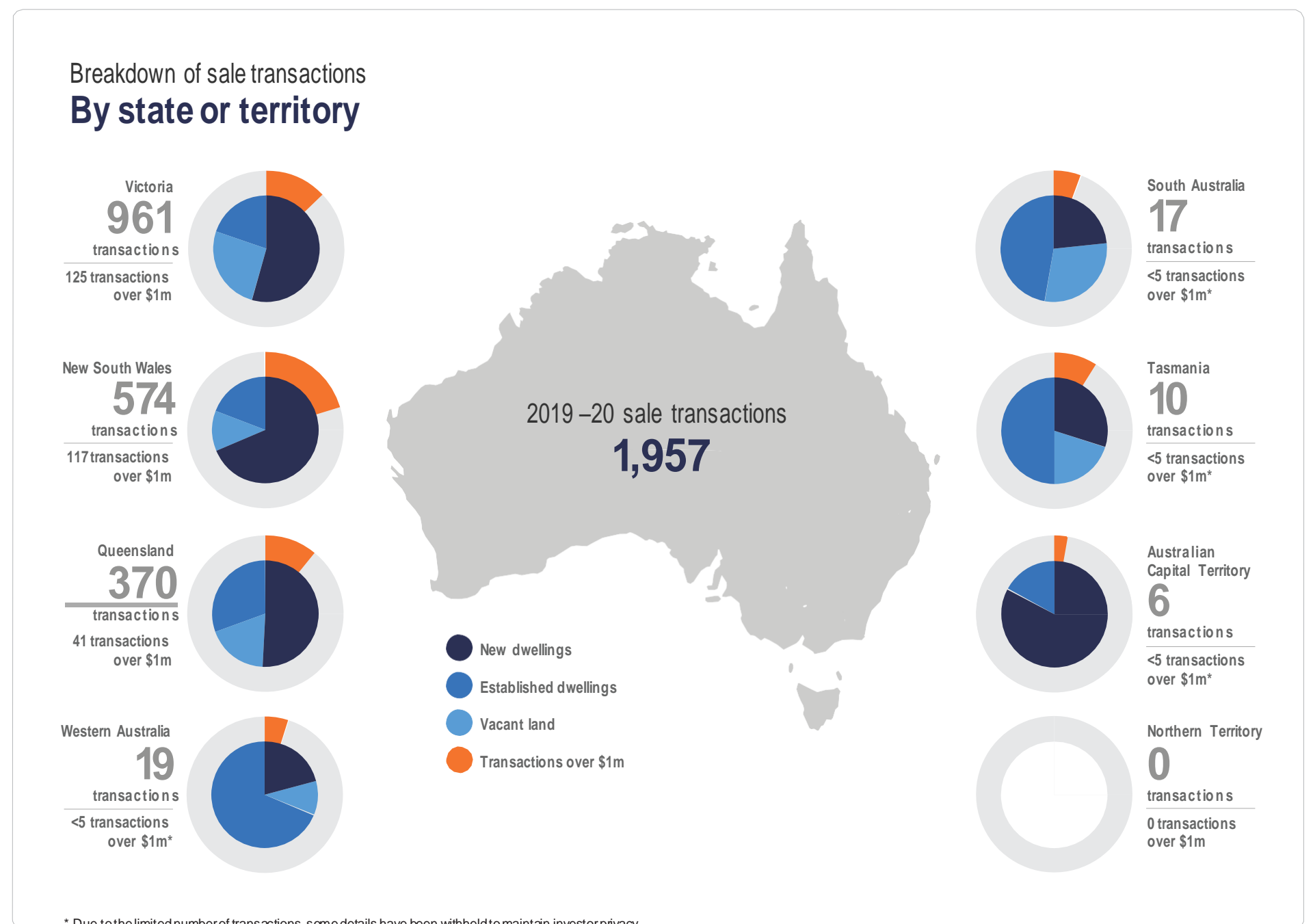
Victoria	806	Transactions valued at: \$280.6m	South Australia	54	Transactions valued at: \$16.9m
Queensland	251	Transactions valued at: \$96.2m	Tasmania	34	Transactions valued at: \$8.2m
New South Wales	112	Transactions valued at: \$80.2m	Australian Capital Territory	<5*	Transactions valued at: \$*
Western Australia	72	Transactions valued at: \$27.9m	Northern Territory	0	Transactions valued at: \$0

* Due to the limited number of transactions, some details have been withheld to maintain investor privacy.

Sale transactions in 2019–20

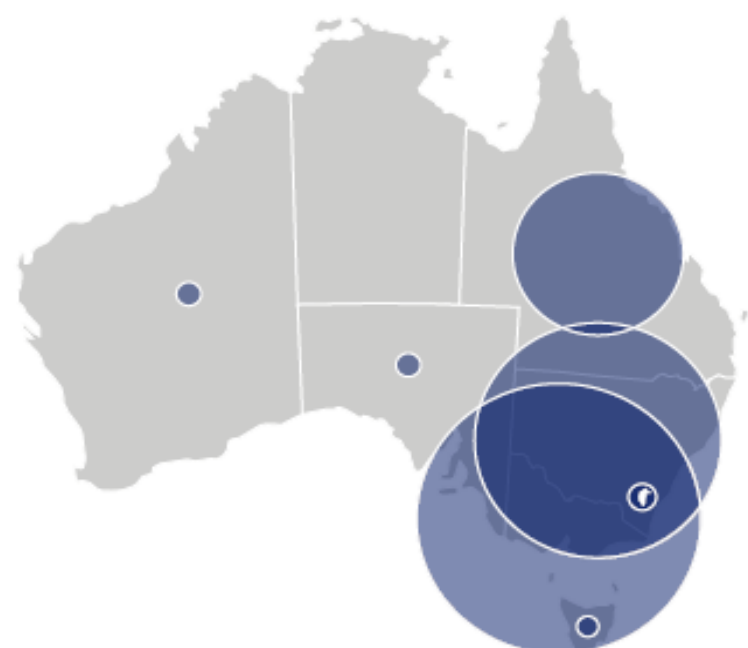
Victoria, New South Wales and Queensland represent **97.3 per cent** of all sale transactions, making up **98.0 per cent** of the value of sale transactions for the reporting period.

- In comparison, in 2018–19 Victoria, New South Wales and Queensland represented 99.0 per cent of all sale transactions and 99.1 per cent of the value.
- In 2019–20, new dwellings represented 57.4 per cent of sale transactions, followed by 22.3 per cent for established dwellings and 20.2 per cent for vacant land. The property type reflects the type of property at time of purchase, e.g. new dwellings were new at the time of purchase.
- Victoria had the greatest number of sale transactions across all property types in both 2019–20 and 2018–19.
- Properties with values under 1 million dollars represented 85.3 per cent of sale transactions. This is a slight increase when compared to the proportion of sale transactions in 2018–19 of 82.8 per cent.
- There are 44 sale transactions reflecting registrants who became permanent residents or gained Australian citizenship during the 2019–20 report period which have been included in these figures.
- Sale transactions numbers reflect any sale transactions settled by foreign persons within the reporting period, regardless of when the initial purchase was contracted.



Breakdown of 2019–20 sale transactions by property type

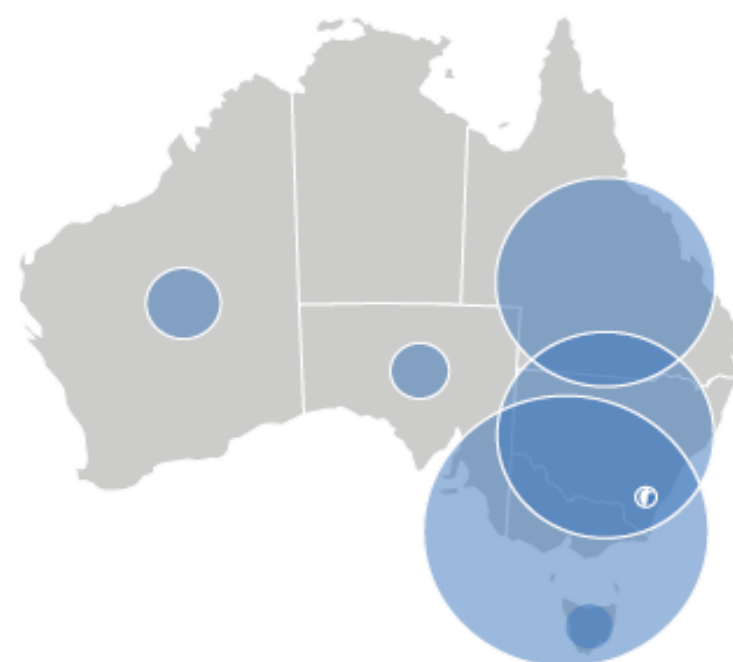
New dwellings



Victoria 524 Transactions valued at: \$325.2m	South Australia <5* Transactions valued at: \$2m
New South Wales 395 Transactions valued at: \$321.9m	Tasmania <5* Transactions valued at: \$1.89m
Queensland 189 Transactions valued at: \$98.1m	Western Australia <5* Transactions valued at: \$1.2m
Australian Capital Territory 5 Transactions valued at: \$2.5m	Northern Territory 0 Transactions valued at: \$0

* Due to the limited number of transactions, some details have been withheld to maintain investor privacy.

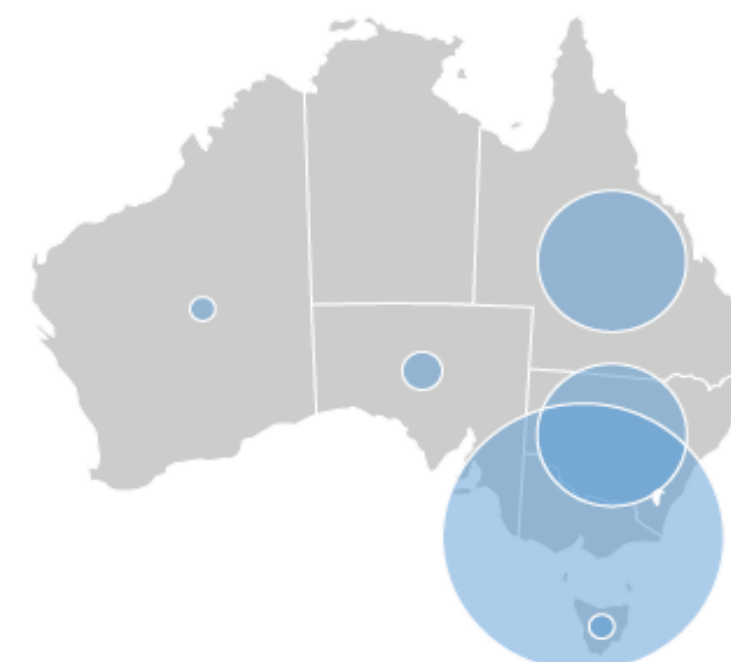
Established dwellings



Victoria 189 Transactions valued at: \$200.8m	South Australia 8 Transactions valued at: \$5.5m
Queensland 112 Transactions valued at: \$93.4m	Tasmania 5 Transactions valued at: \$3.6m
New South Wales 109 Transactions valued at: \$150.6m	Australian Capital Territory <5* Transactions valued at: \$1.4m
Western Australia 13 Transactions valued at: \$7.7m	Northern Territory 0 Transactions valued at: \$0

* Due to the limited number of transactions, some details have been withheld to maintain investor privacy.

Vacant land

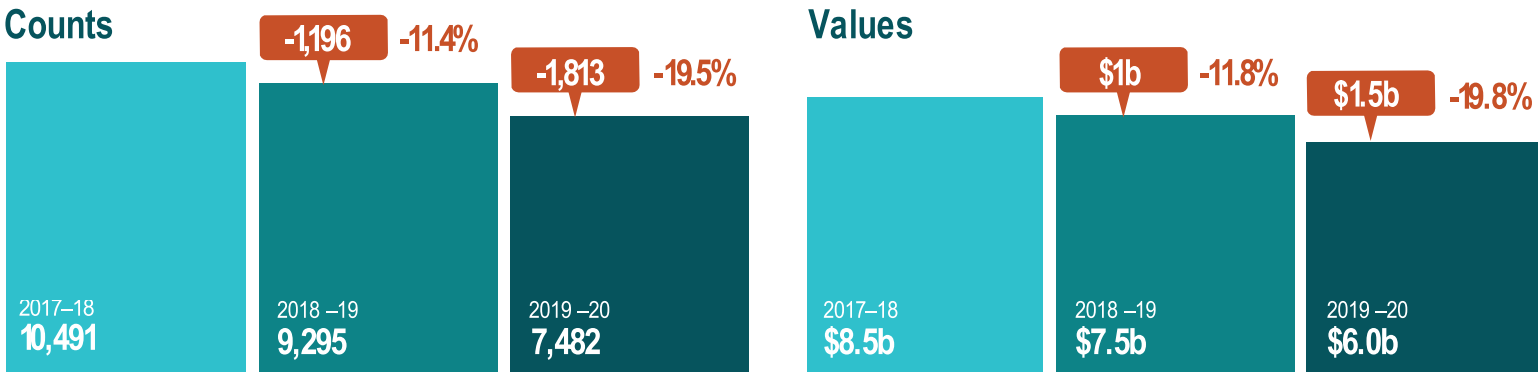


Victoria 248 Transactions valued at: \$143.2m	Western Australia <5* Transactions valued at: \$1.0m
New South Wales 70 Transactions valued at: \$69.3m	Tasmania <5* Transactions valued at: *
Queensland 69 Transactions valued at: \$44.3m	Northern Territory 0 Transactions valued at: \$0
South Australia 5 Transactions valued at: \$2.6m	Australian Capital Territory 0 Transactions valued at: \$0

* Due to the limited number of transactions, some details have been withheld to maintain investor privacy.

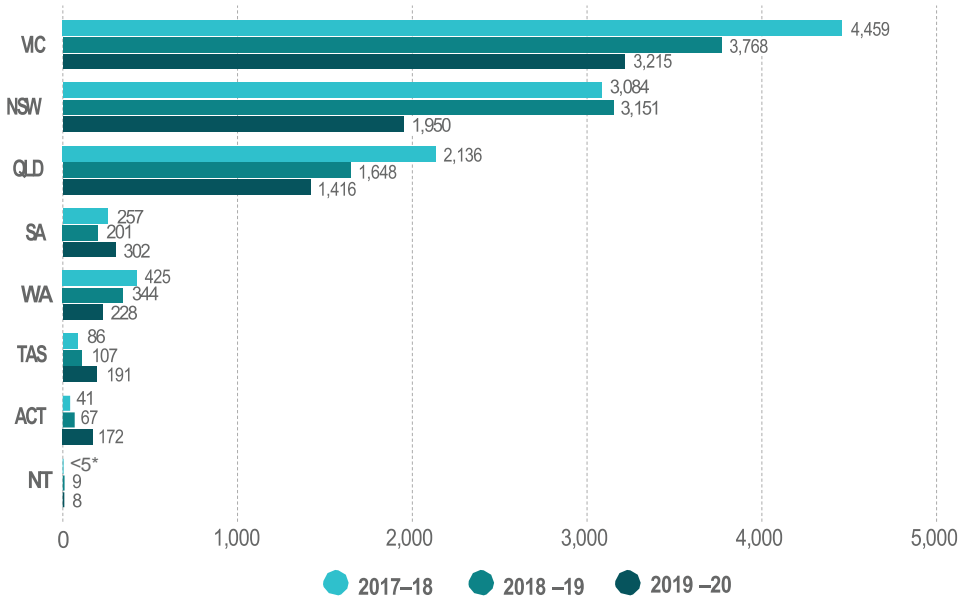
Three-year comparison of purchase transactions

Purchase transactions have declined over the three years from 2017–18 to 2019–20. There was a **19.5 per cent reduction** in the number of purchase transactions in 2019–20 when compared to 2018–19. The value of transactions also **reduced by 19.8 per cent** in 2019–20 when compared to 2018–19.



Purchase transactions by state or territory

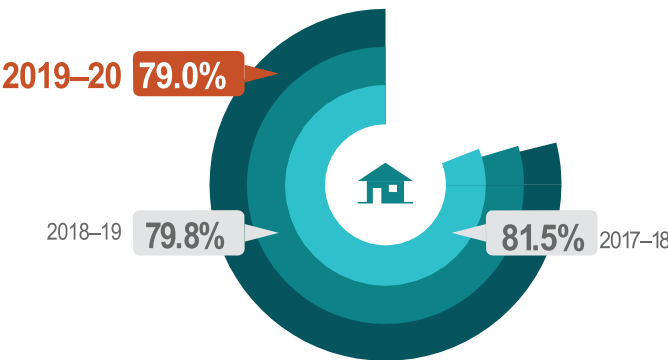
The **ACT**, **SA** and **Tasmania** show an increase in purchase counts in 2019–20 when compared to 2018–19. The remaining states show an **overall reduction**.



* Due to the limited number of transactions, some details have been withheld to maintain investor privacy.

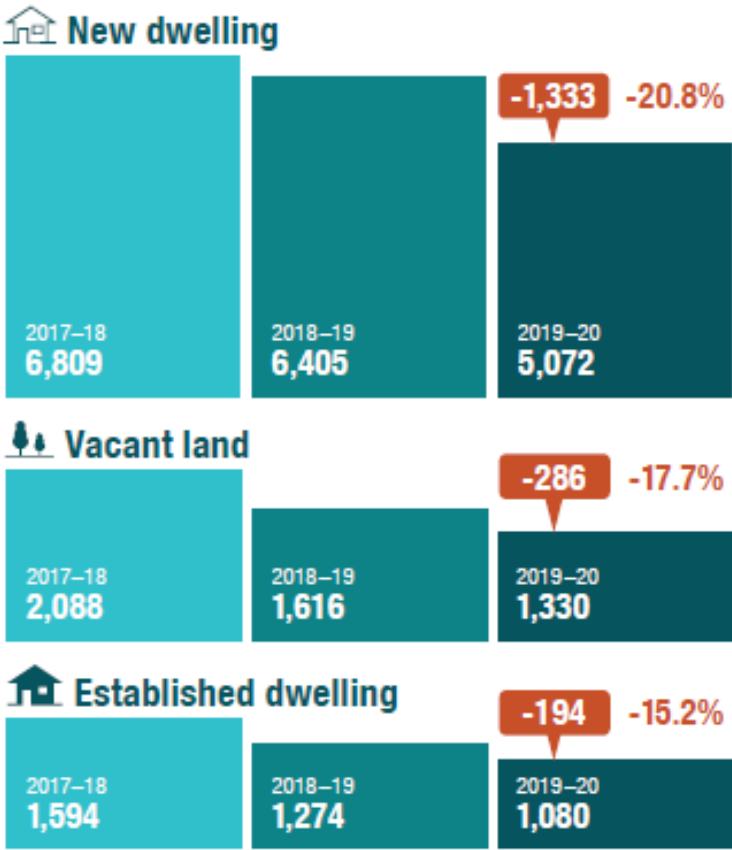
Purchase transactions with values under \$1m

The percentage of purchase transactions for residential real estate with values **under \$1m** has been stable over the 3 years 2017–18 to 2019–20.

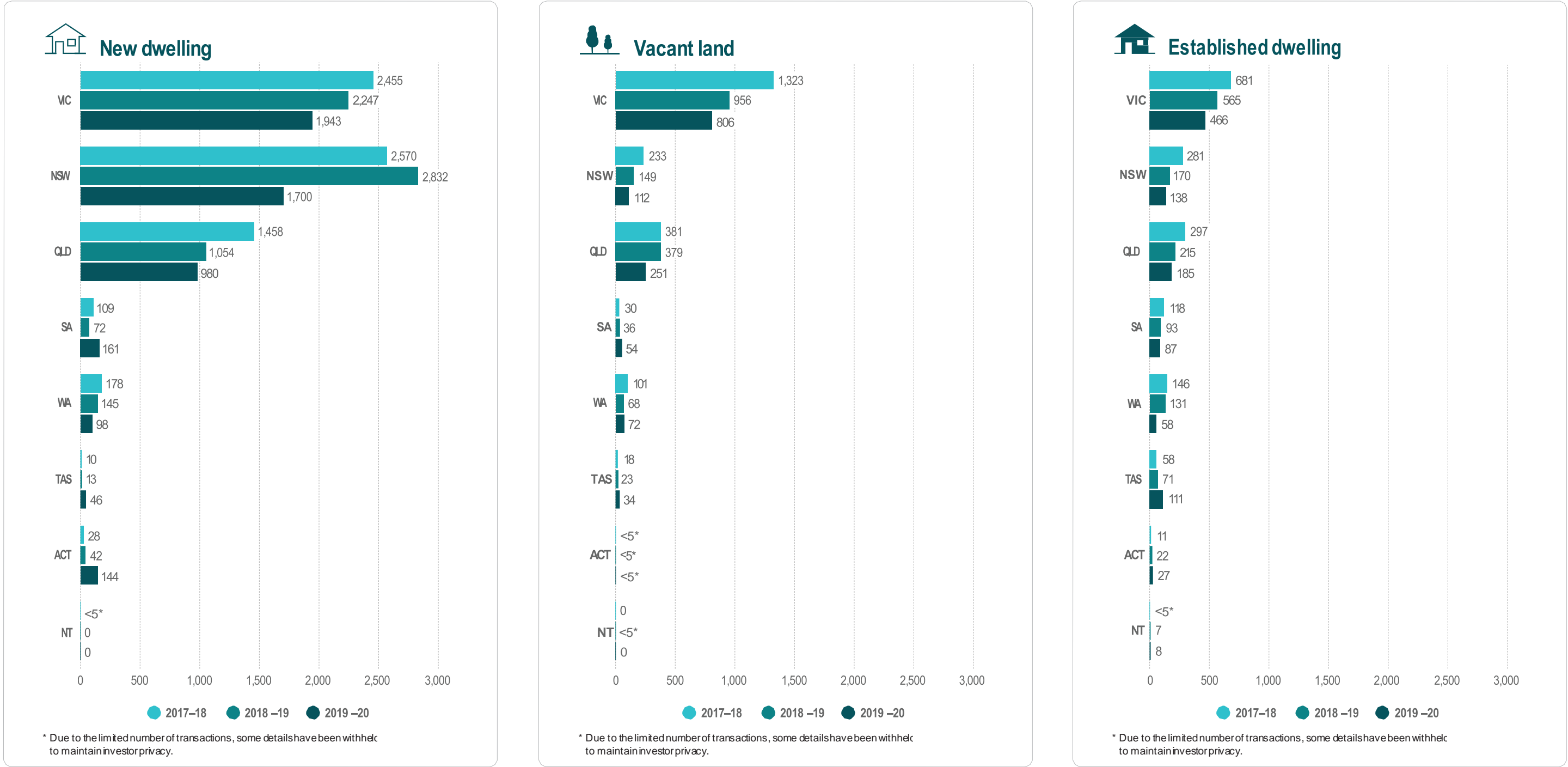


Comparing the percentage change in 2019–20 purchase transactions by property type to 2018–19, new dwellings had the greatest reduction of **20.8 per cent**. Vacant land reduced by **17.7 per cent** and established dwellings reduced by **15.2 per cent**.

The majority of foreign purchases on the Register were **new dwellings and vacant land**.

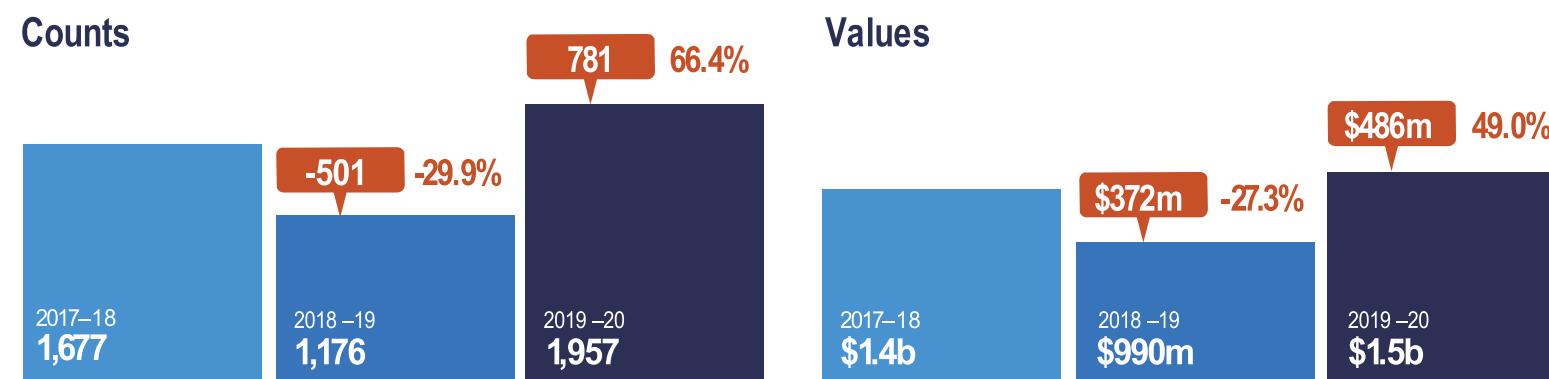


Purchase transaction trends by state or territory in the three years 2017-18, 2018-19 and 2019-20 show **New South Wales** and **Victoria** had greatest number in each property type.



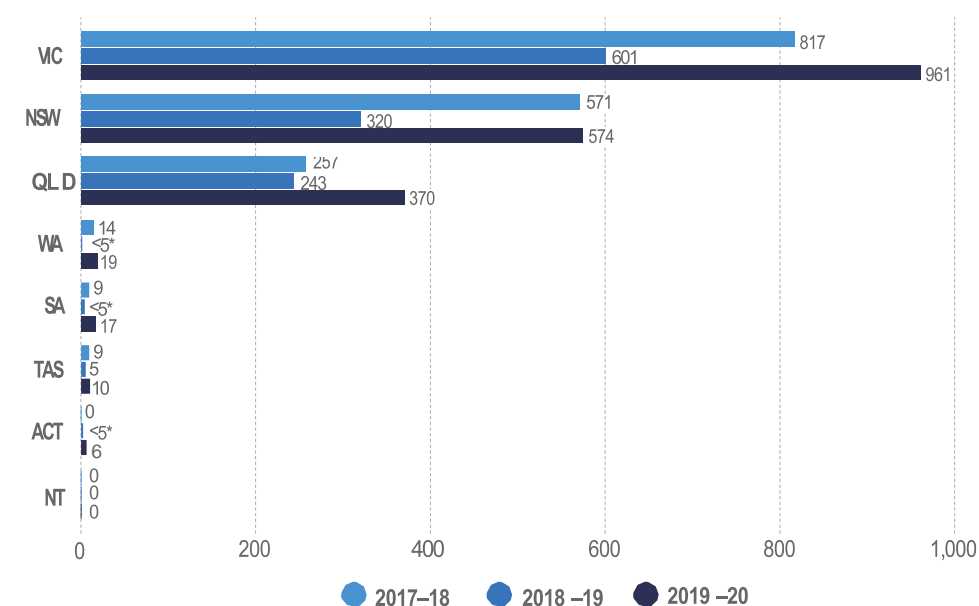
Three-year comparison of sale transactions

Sale transactions have increased in 2019-20 when compared to both 2017-18 and 2018-19. There was a 66.4 per cent increase in sale transactions in 2019-20 when compared to 2018-19. The value of sale transactions also increased by 49.0 per cent when compared to 2018-19.



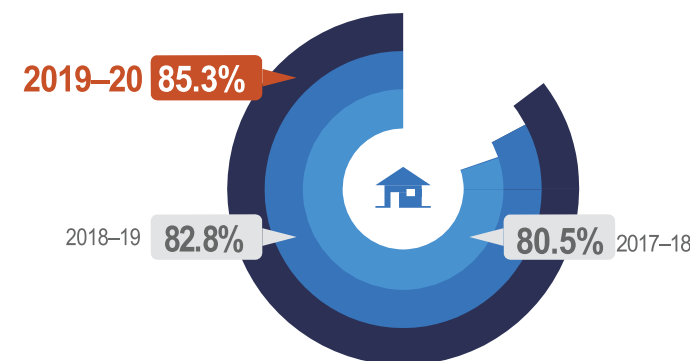
Sale transactions by state or territory

There was an **increase in sale counts** when compared to 2018-19 in all states and the Australian Capital Territory.



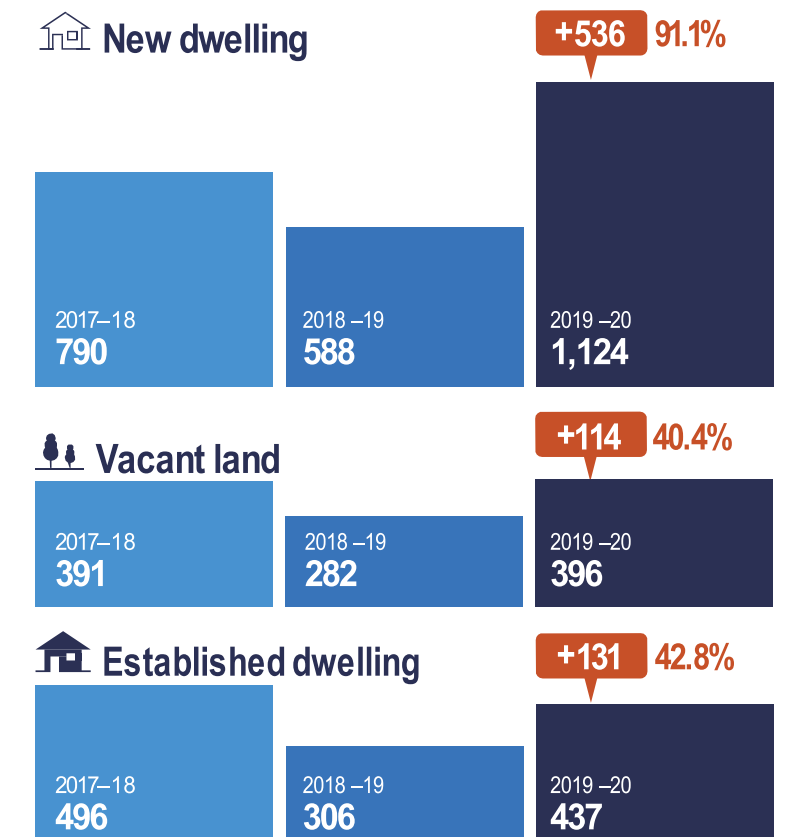
Sale transactions with values under \$1m

The percentage of sale transactions for residential real estate with **values under \$1m** has increased from 80.5% in 2017-18 to 85.3% in 2019-20.



Comparing percentage change in 2019-20 sale transactions by property type to 2018-19, new dwellings had the greatest increase of **91.1 per cent**. Vacant land increased by **40.4 per cent** and established dwellings increased by **42.8 per cent**.

The majority of sale transactions involved properties registered as **new or established dwellings**.



Sale transaction trends by state or territory in the three years
2017–18, 2018–19 and 2019–20 show **New South Wales** and **Victoria**
had greatest number in each property type.

