

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.

|  |  |
| --- | --- |
| **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 |

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**

DE-33186

## 2019 –20 Insights

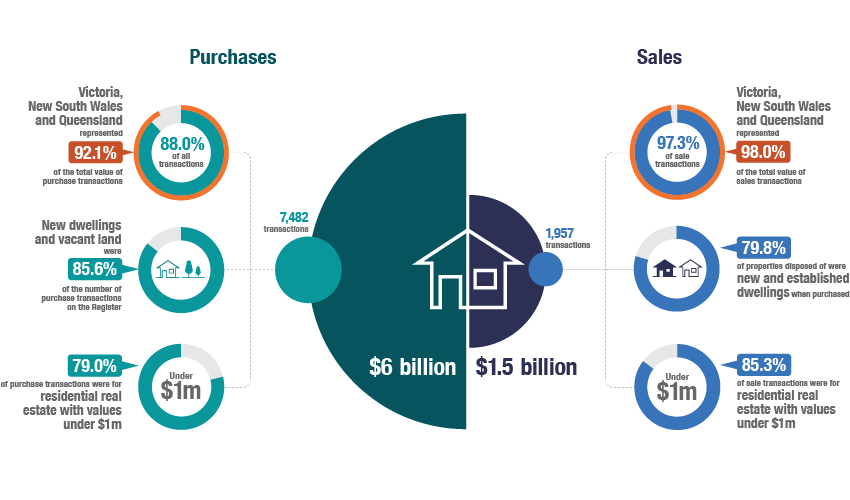
#### Purchases

##### 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**

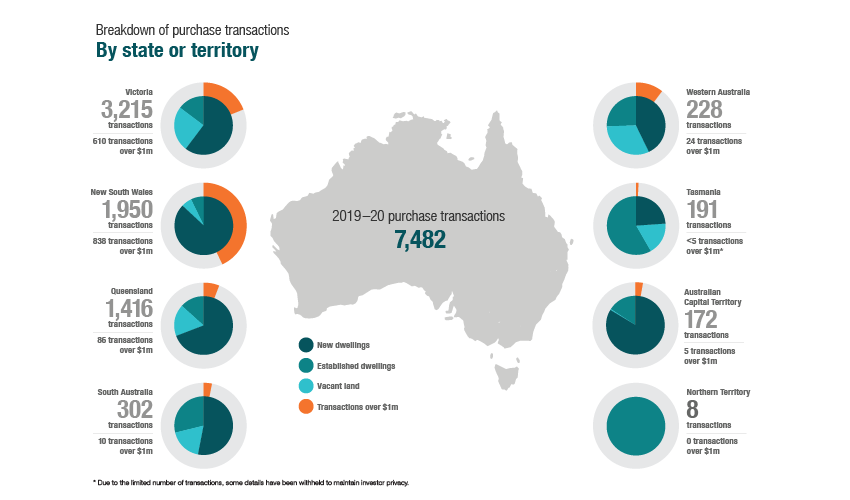
Victoria, New South Wales and Queensland represented **88.0 per cent**

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.

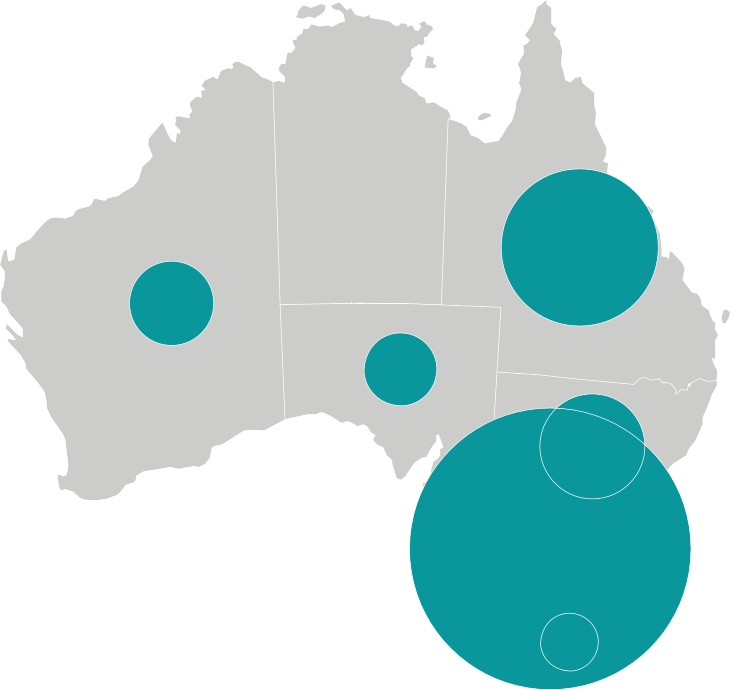
* The state with the greatest number of purchase transactions for all property types in 2019–20 was Victoria. In 2018–19 NSW had the greatest purchase transactions for new dwellings and Victoria had the greatest purchase transactions for vacant land and established dwellings.
* Residential properties with values under 1 million dollars formed the majority of residential property purchase transactions, accounting for



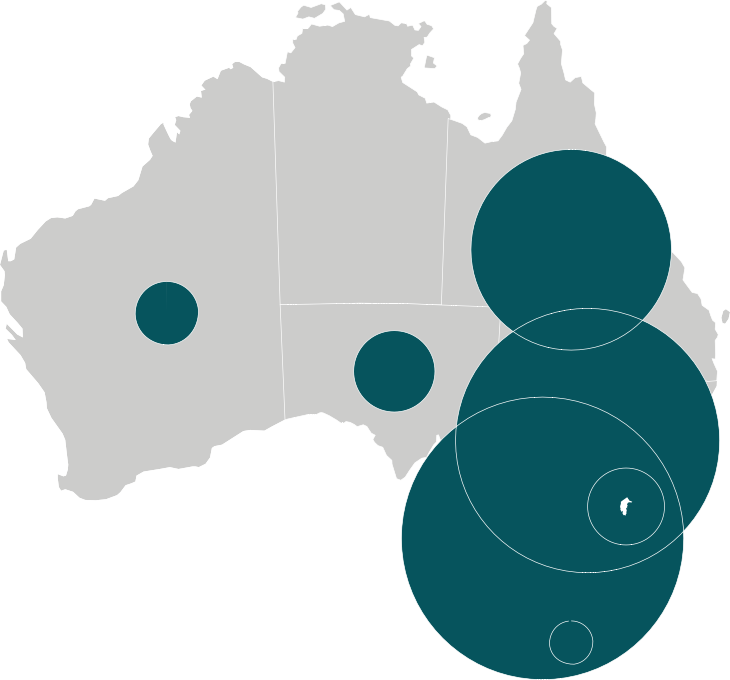
79.0 per cent of property transactions in 2019–20. This compares to 79.8 per cent in 2018–19.

* 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 2019 –20 purchase transactions by property type



### Vacant land



**New dwellings**

**Victoria**

**Australian Capital Territory**

**1,943 144**

Transactions valued at: **$1.43b** Transactions valued at: **$78.8m**

**New South Wales**

**Western Australia**

**1,700 98**

Transactions valued at: **$1.81b** Transactions valued at: **$72.5m**

**Queensland**

**Tasmania**

**980 46**

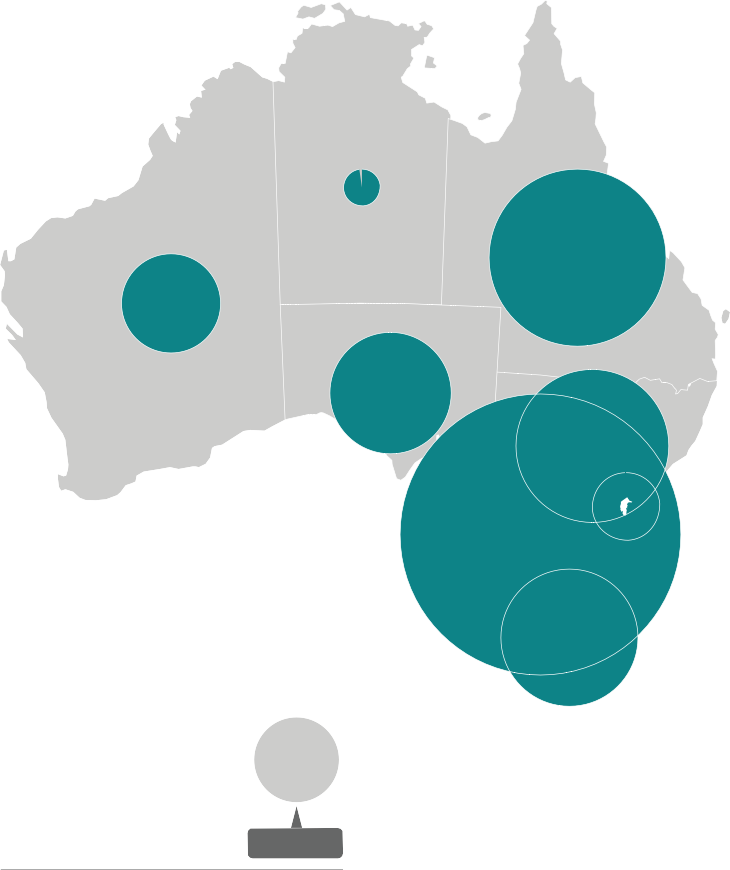
Transactions valued at: **$612.1m** Transactions valued at: **$24.4m**

**South Australia**

**Northern Territory**

**161 0**

Transactions valued at: **$83.6m** Transactions valued at: **$0**



**Established dwellings**

**Victoria**

**South Australia**

**466 87**

Transactions valued at: **$763.6m** Transactions valued at: **$49.9m**

**Queensland**

**Western Australia**

**185 58**

Transactions valued at: **$189.2m** Transactions valued at: **$40.5m**

**New South Wales**

**Australian Capital Territory**

**138 27**

Transactions valued at: **$302.9m** Transactions valued at: **$17.2m**

**Tasmania**

**Northern Territory**

**111 8**

Transactions valued at: **$53.4m** Transactions valued at: **$3.9m**

**Victoria**

# 806

Transactions valued at: **$280.8m**

**South Australia**

# 54

Transactions valued at: **$16.9m**

**Queensland**

# 251

Transactions valued at: **$98.2m**

**Tasmania**

# 34

Transactions valued at: **$8.2m**

**New South Wales**

# 112

Transactions valued at: **$60.2m**

**Australian Capital Territory**

**<5\***

Transactions valued at: \*

**Western Australia**

# 72

Transactions valued at: **$27.9m**

**Northern Territory**

# 0

Transactions valued at: **$0**

## 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

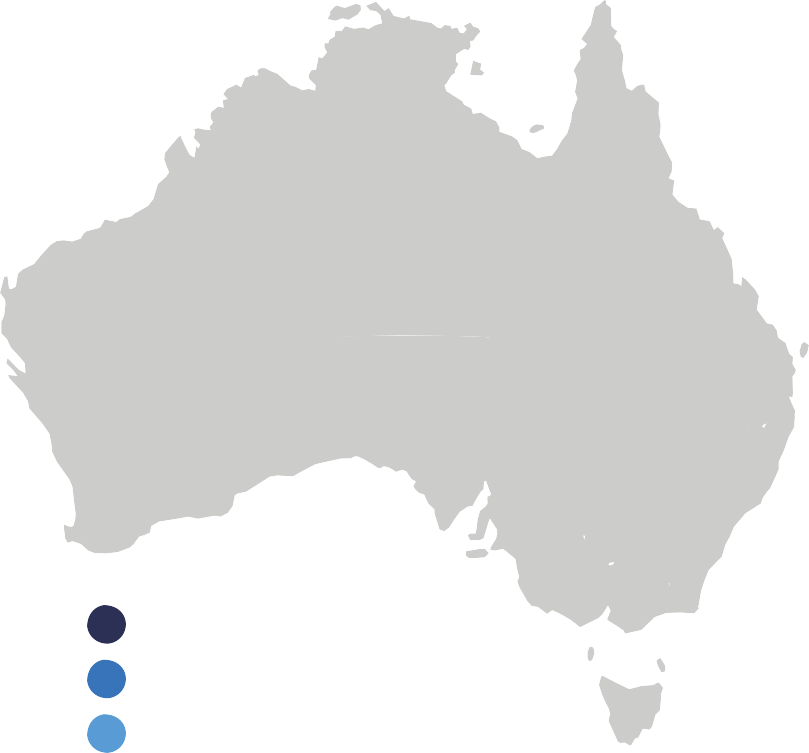
85.3 per cent of sale transactions. This is a slight increase when compared to the proportion of sale transactions in 2018–19 of

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 sale transactions



**By state or territory**

**Victoria**

# 961

**transactions**

**125 transactions**

**over $1m**

**New South Wales**

# 574

**transactions**

**117 transactions**

**over $1m**

**Queensland**

# 370

**transactions**

**41 transactions**

**over $1m**

**Western Australia**

# 19

**transactions**

**<5 transactions**

**over $1m\***

###### 2019 –20 sale transactions

**1,957**

**New dwellings Established dwellings Vacant land Transactions over $1m**

**South Australia**

# 17

**transactions**

**<5 transactions over $1m\***

**Tasmania**

# 10

**transactions**

**<5 transactions over $1m\***

**Australian Capital Territory**

# 6

**transactions**

**<5 transactions over $1m\***

**Northern Territory**

# 0

**transactions**

**0 transactions over $1m**

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

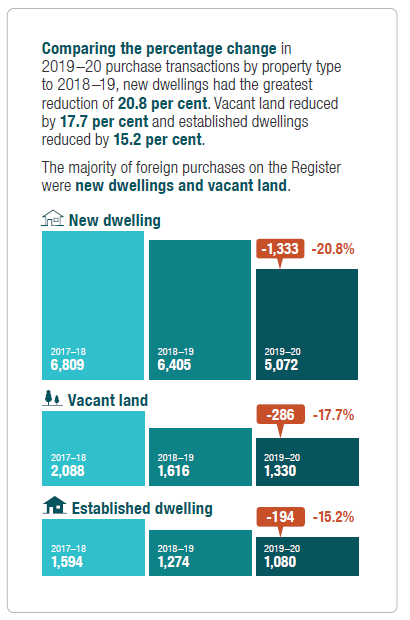
## Breakdown of 2019 –20 sale transactions by property type

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## 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.



**Counts**

**-1,196**

**-11.4%**

**Values**

**-1,813 -19.5% $1b -11.8%**

**$1.5b -19.8%**

2017–18

**10,491**

2018 –19

**9,295**

2019 –20

**7,482**

2017–18

**$8.5b**

2018 –19

**$7.5b**

2019 –20

**$6.0b**

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**.

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.

**VIC**

4,459

3,768

**NSW**

3,215

3,084

3,151

**2019–20 79.0%**

**QLD**

1,950

2,136

1,648

1,416

**SA**

257

201

302

425

344

228

2018–19

**79.8%**

**81.5%** 2017–18

**WA**

86

**TAS** 107

191

41

**ACT** 67

172

<5\*

**NT** 9

8

0

1,000

2,000

**2017–18**

3,000

**2018 –19**

4,000

5,000

**2019 –20**

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

##### 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.

**New dwelling**

**VIC**

2,455

2,247

1,943

2,570

**NSW**

2,832

1,700

1,458

**QLD**

1,054

980

109

**SA** 72

161

178

**WA** 145

98

10

**TAS** 13

46

28

**ACT** 42

144

<5\*

**NT** 0

0

0 500

1,000

1,500

2,000

2,500

3,000

**2017–18**

**2018 –19**

**2019 –20**

\* Due to the limited number of transactions, some details have been withheld

to maintain investor privacy.

**Vacant land**

1,323

**VIC**

956

806

233

**NSW** 149

112

**QLD**

381

379

251

30

**SA** 36

54

101

**WA** 68

72

18

**TAS** 23

34

<5\*

**ACT** <5\*

<5\*

0

**NT** <5\* 0

0 500

1,000

1,500

2,000

2,500

3,000

**2017–18**

**2018 –19**

**2019 –20**

\* Due to the limited number of transactions, some details have been withheld

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**Established dwelling**

681

**VIC** 565

466

281

**NSW** 170

138

**QLD**

297

215

185

118

**SA** 93

87

146

**WA** 131

58

58

**TAS** 71

111

11

**ACT** 22

27

<5\*

**NT** 7

8

0 500

1,000

1,500

2,000

2,500

3,000

**2017–18**

**2018 –19**

**2019 –20**

\* Due to the limited number of transactions, some details have been withheld

to maintain investor privacy.

## 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.

2019 –20

**1,957**

2017–18

**1,677**

2019 –20

**$1.5b**

2017–18

**$1.4b**

2018 –19

**1,176**

2018 –19

**$990m**

601

**Counts**

**781**

**66.4%**

**Values**

**$486m 49.0%**

**-501 -29.9%**

**$372m -27.3%**

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.

**VIC**

817

961

**NSW**

320

571

574

**2019–20 85.3%**

257

**QLD** 243

370

**WA**

14

<5\* 19

9

<5\* 17

9

5

10

0

<5\* 6

0

0

0

0

2018–19

**82.8%**

**80.5%** 2017–18

**SA**

**TAS ACT**

**NT**

200

400

**2017–18**

600

**2018 –19**

800

1,000

**2019 –20**

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

2019 –20

**1,124**

2017–18

**790**

2018 –19

**588**

2017–18

**391**

2019 –20

**396**

2018 –19

**282**

2017–18

**496**

2019 –20

**437**

2018 –19

**306**

**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**.

**New dwelling**

**+536 91.1%**

**Vacant land**

**+114 40.4%**

**Established dwelling**

**+131 42.8%**

##### 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.

**New dwelling**

333

**VIC**

264

524

361

**NSW**

202

395

92

**QLD**

118

189

<5\*

**WA** <5\*

<5\*

<5\*

**SA** 0

<5\*

<5\*

**TAS** <5\*

<5\*

0

**ACT** <5\* 5

0

**NT** 0

0

0 100 200

**2017–18**

300

**2018 –19**

400

500

600

**2019 –20**

\* Due to the limited number of transactions, some details have been withheld

to maintain investor privacy.

**Vacant land**

281

**VIC**

187

248

**NSW**

48

47

70

**QLD**

56

46

69

<5\*

**WA** 0

<5\*

<5\*

**SA** <5\* 5

<5\*

**TAS** <5\*

<5\*

0

**ACT** 0

0

0

**NT** 0

0

0 100 200

**2017–18**

300

**2018 –19**

400

500

600

**2019 –20**

\* Due to the limited number of transactions, some details have been withheld

to maintain investor privacy.

**Established dwelling**

203

**VIC** 150

189

162

**NSW** 71

109

109

**QLD** 79

112

11

**WA** 0

13

7

**SA** <5\* 8

<5\*

**TAS** <5\* 5

0

**ACT** 0

<5\*

0

**NT** 0

0

0

100 200

**2017–18**

300

**2018 –19**

400

500

600

**2019 –20**

\* Due to the limited number of transactions, some details have been withheld

to maintain investor privacy.