



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 2021 to 30 June 2022**

The **Register of foreign ownership of residential land** has been established 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 2021 to 30 June 2022 (2021-22), 1 July 2020 to 30 June 2021 (2020-21) and 1 July 2019 to 30 June 2020 (2019-20).

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 Treasury's Annual Reports and the Quarterly Reports on Foreign Investment. These reports produced by Treasury 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

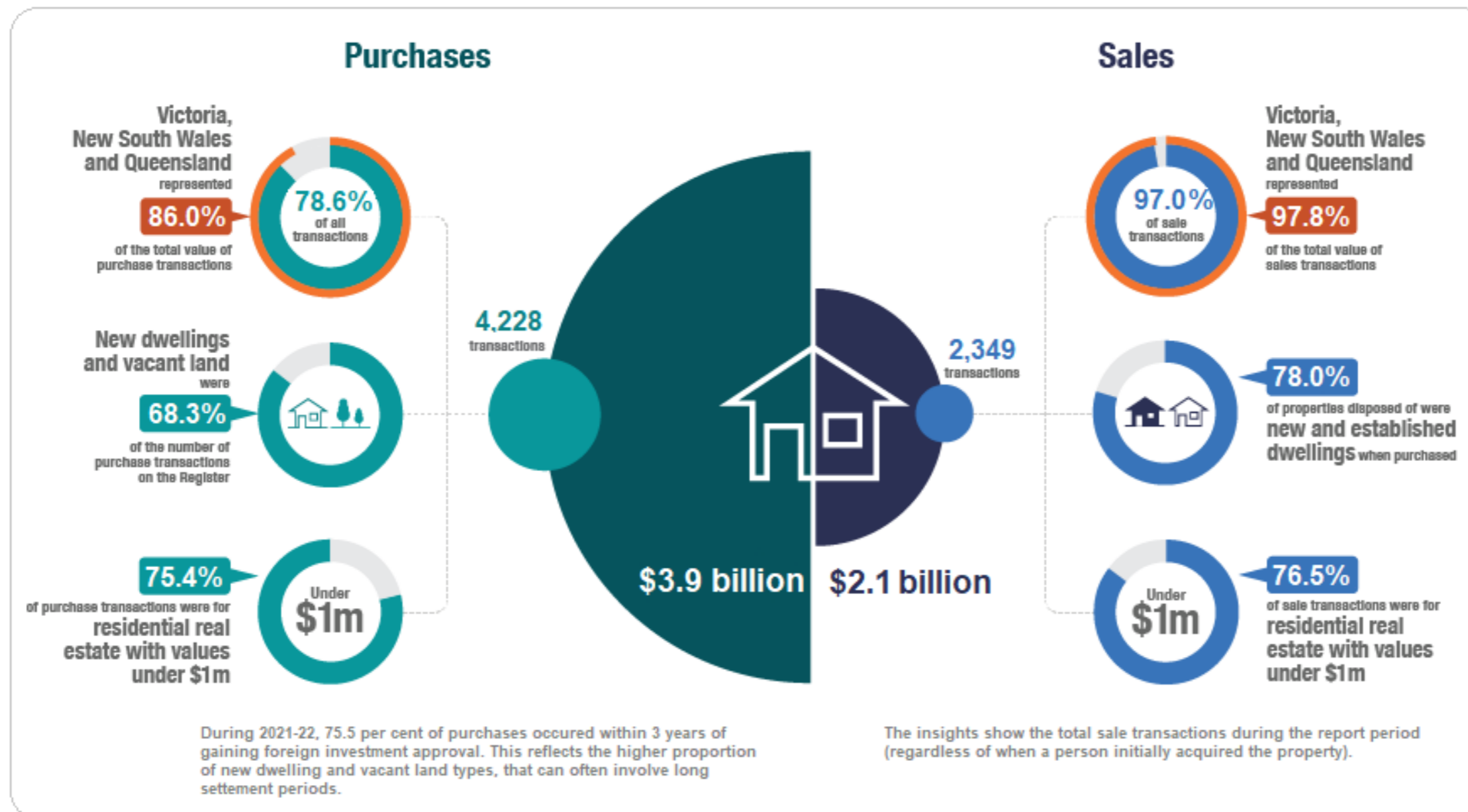
2021–22 Insights

Purchases

From 1 July 2021 to 30 June 2022 there were 4,228 residential real estate purchases with a level of foreign ownership. The total value of these purchase transactions was \$3.9 billion.

Sales

The total number of residential real estate sale transactions by foreign persons during the 2021-22 period was 2,349, with a total value of \$2.1 billion.

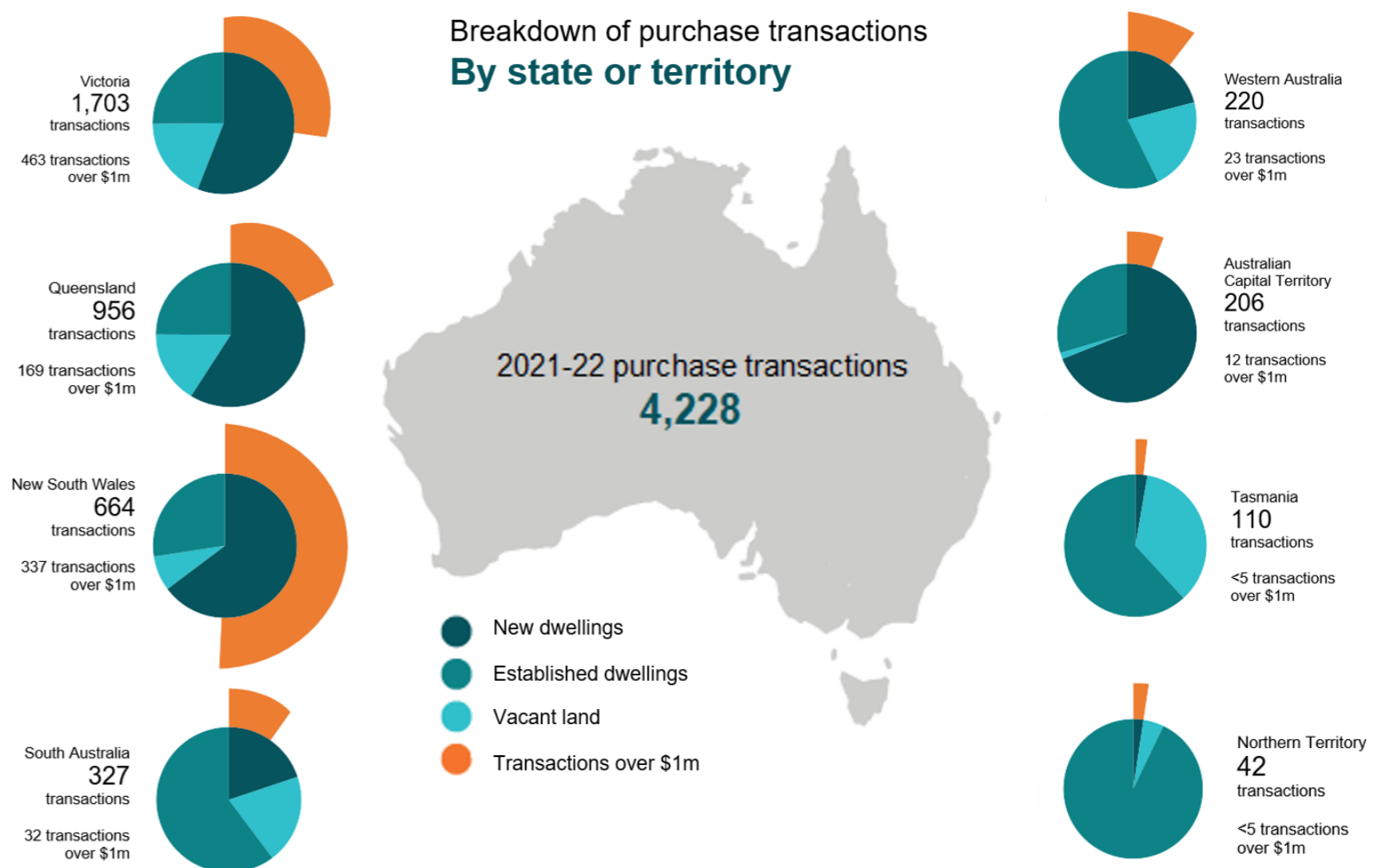


The dwelling type – vacant land, new dwelling or established dwelling – reflects the type of dwelling at the time of purchase. Under Australia's foreign investment policy, vacant land must be constructed on within four years; and established dwellings must be either used as principal place of residence (temporary residents only) or developed into two or more new dwellings within four years.

Purchase transactions in 2021–22

Victoria, New South Wales and Queensland represented **78.6 per cent** of all purchase transactions and make up **86.0 per cent** of the total value of purchase transactions recorded on the Register for the 2021–22 period.

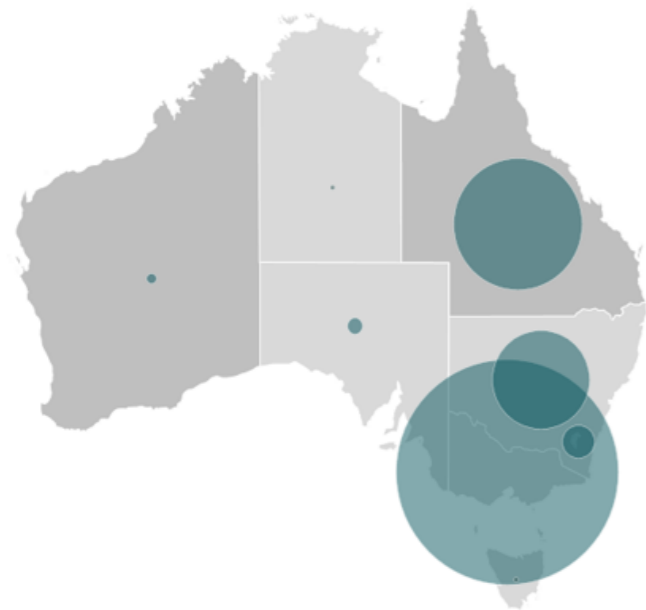
- The concentration and value of transactions in Victoria, New South Wales and Queensland fell slightly in 2021–22 from 83.3% of all purchase transactions and 88.8 per cent of the total value.
- New dwellings represented 52.1 per cent of purchase transactions, followed by 31.7 per cent for established dwellings and 16.2 per cent for vacant land in 2021–22. In comparison, in 2020–21, new dwellings represented 68.6 per cent of purchase transactions, followed by 18.0 per cent for vacant land and 13.4 per cent for established dwellings. The dwelling type – vacant land, new dwelling or established dwelling – reflects the type of dwelling at the time of purchase.
- Across Australia, purchase transactions fell by 20.4 per cent. The state with the greatest number of purchase transactions for all property types in 2021–22 was Victoria, the same result as in 2020-21. Victoria also had the largest decrease in property purchases with a fall of 38.2 per cent.
- Residential properties with values under 1 million dollars formed the majority of residential property purchase transactions, accounting for 75.4 per cent of property transactions 2021-22. This is a decrease compared to 83.4 per cent in 2020-21.
- Of the 4,228 purchase transactions in 2021–22, 93 registrants became a permanent resident or gained Australian citizenship during the year and are included in these statistics.



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

Breakdown of 2021–22 purchase transactions by property type

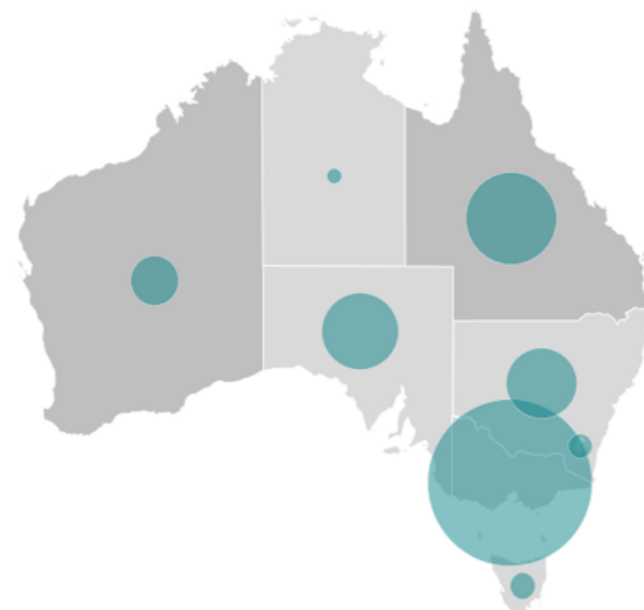
New dwellings



Victoria	953	Transactions valued at: \$744.2m	South Australia	65	Transactions valued at: \$38.4m
Queensland	563	Transactions valued at: \$407.0m	Western Australia	46	Transactions valued at: \$27.6m
New South Wales	430	Transactions valued at: \$589.3m	Tasmania	<5*	Transactions valued at: *
Australian Capital Territory	142	Transactions valued at: \$77.6m	Northern Territory	<5*	Transactions valued at: *

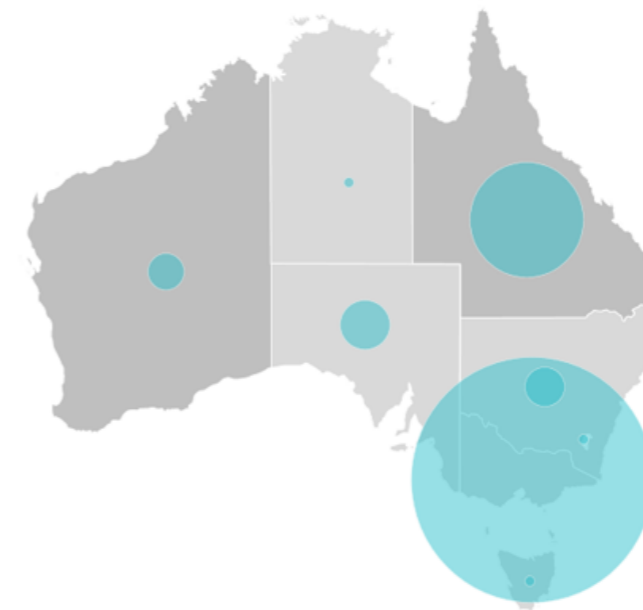
* Due to the limited number of transactions, some details have been withheld to maintain investor privacy.

Established dwellings



Victoria	428	Transactions valued at: \$711.3m	Western Australia	126	Transactions valued at: \$109.1m
Queensland	238	Transactions valued at: \$313.8m	Tasmania	68	Transactions valued at: \$40.3m
South Australia	197	Transactions valued at: \$134.4m	Australian Capital Territory	61	Transactions valued at: \$52.4m
New South Wales	182	Transactions valued at: \$391.9m	Northern Territory	39	Transactions valued at: \$20.2m

Vacant Land



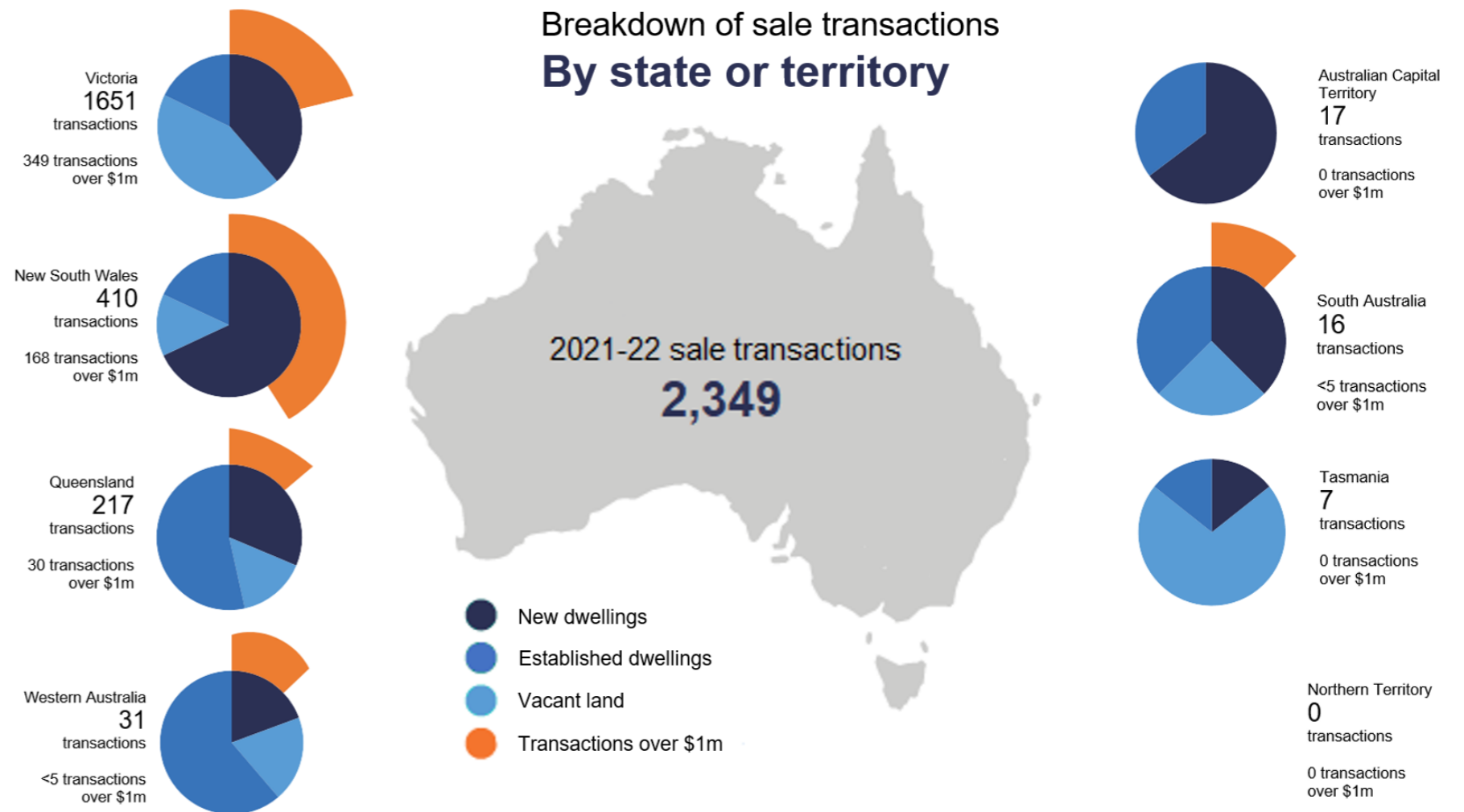
Victoria	322	Transactions valued at: \$121.8m	Western Australia	48	Transactions valued at: \$16.8m
Queensland	155	Transactions valued at: \$65.6m	Tasmania	39	Transactions valued at: \$10.5m
South Australia	65	Transactions valued at: \$20.5m	Australian Capital Territory	<5*	Transactions valued at: *
New South Wales	52	Transactions valued at: \$31.6m	Northern Territory	<5*	Transactions valued at: *

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Sale transactions in 2021–22

Victoria, New South Wales and Queensland represent **97.0 per cent** of all sale transactions, making up **97.8 per cent** of the value of sale transactions for the reporting period.

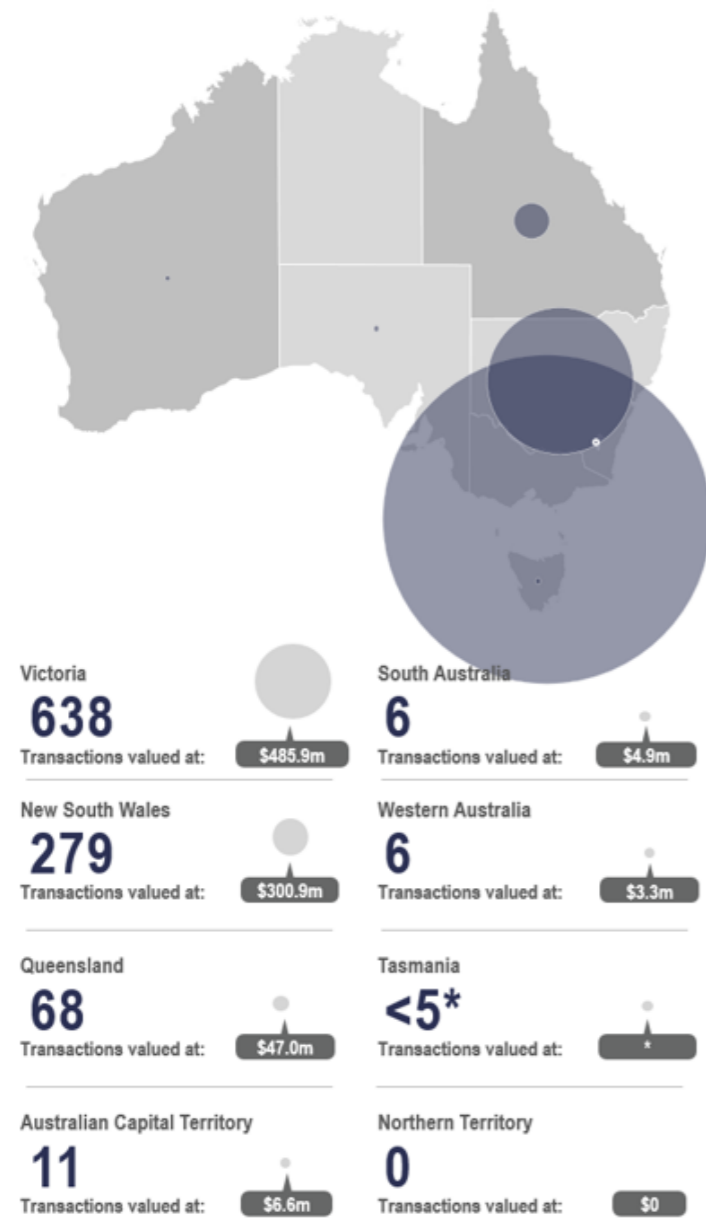
- In comparison, in 2020–21 Victoria, New South Wales and Queensland represented 96.6 per cent of all sale transactions and 97.6 per cent of the value.
- In 2021–22, new dwellings represented 43.0 per cent of sale transactions, followed by 35.0 per cent for vacant land and 22.0 per cent for established dwellings. 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 2021–22 and 2020–21.
- Properties with values under 1 million dollars represented 76.5 per cent of sale transactions. This is a slight decrease when compared to the proportion of sale transactions in 2020–21 of 80.2 per cent.
- Sale transactions numbers reflect any sale transactions settled by foreign persons within the reporting period, regardless of when the initial purchase was contracted.



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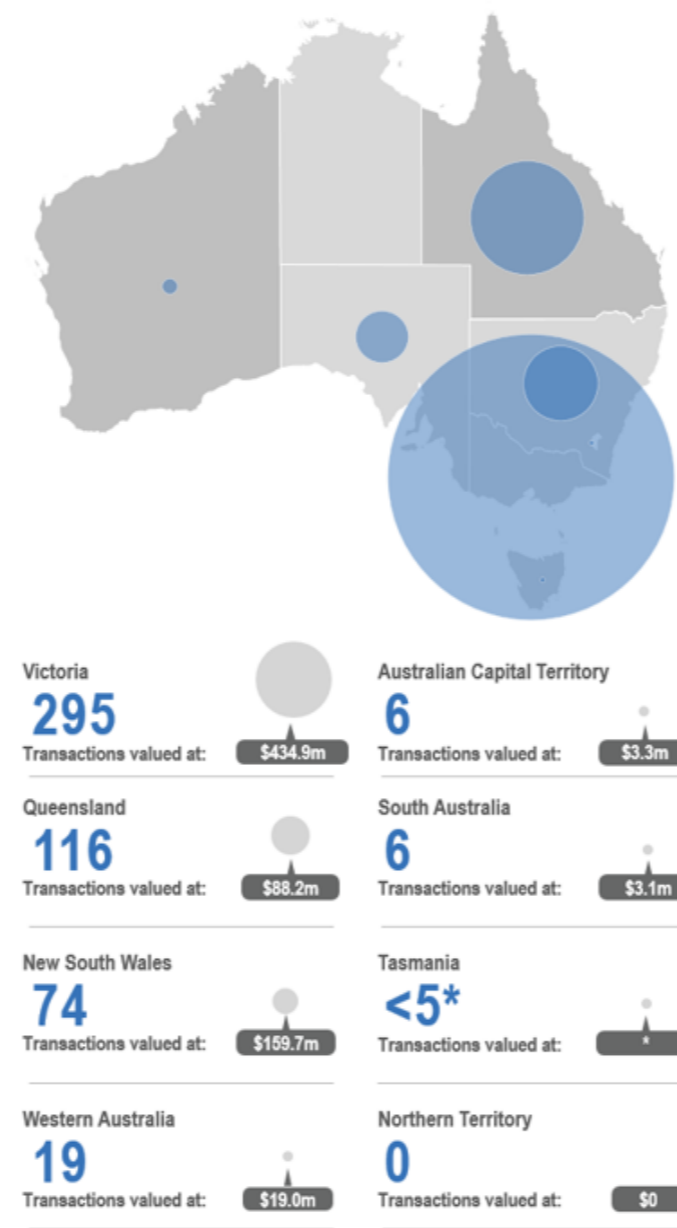
Breakdown of 2021–22 sale transactions by property type

New dwellings



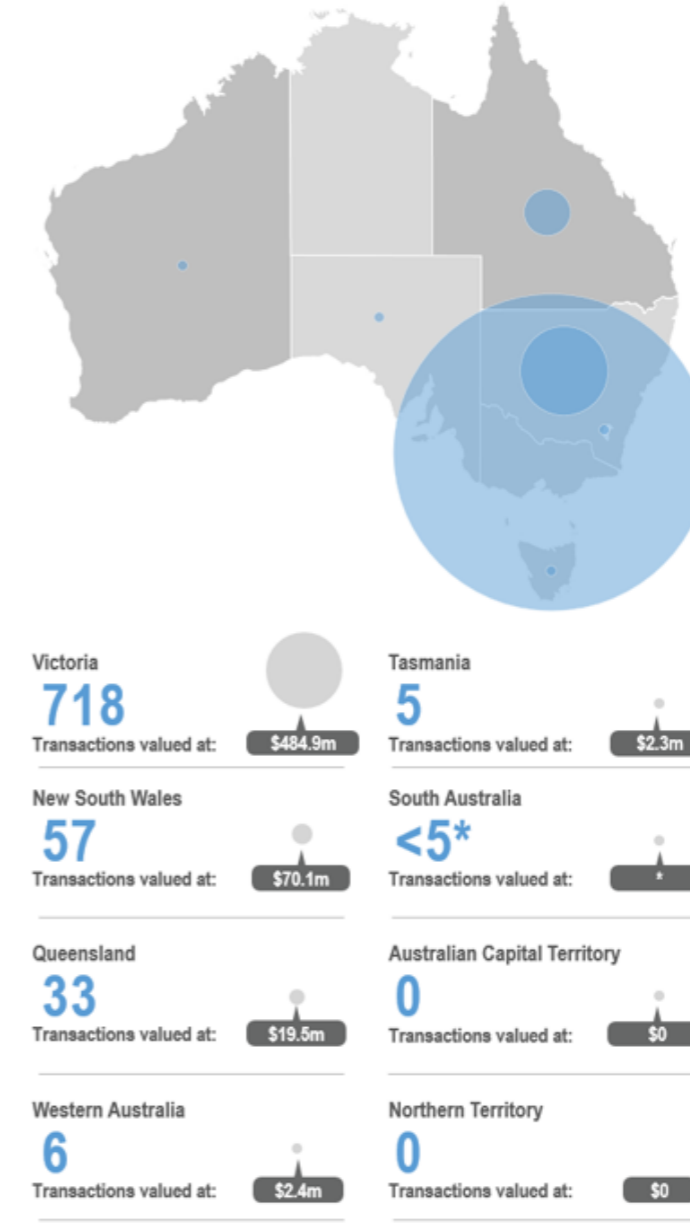
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Established dwellings



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Vacant Land

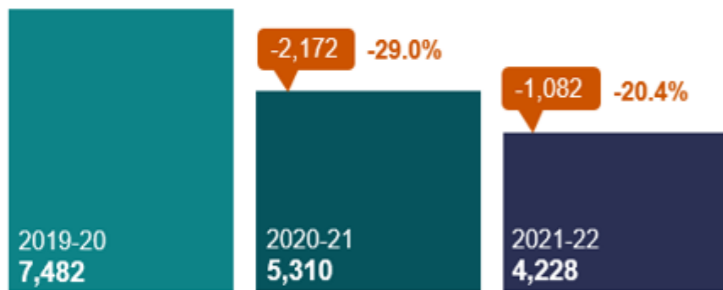


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Three-year comparison of purchase transactions

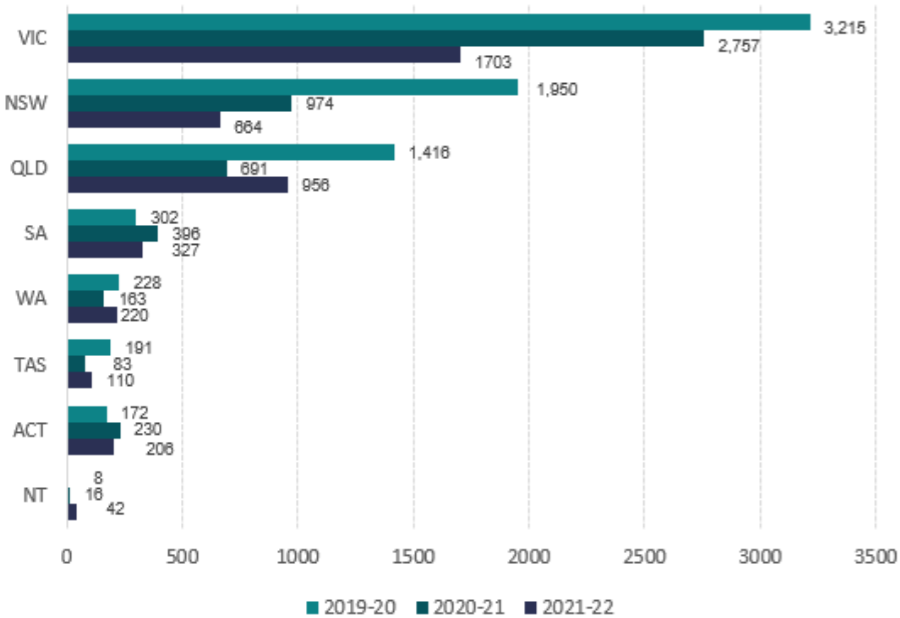
Purchase transactions have declined over the three years from 2019-20 to 2021-22. There was a **20.4 per cent reduction** in the number of purchase transactions in 2021-22 when compared to 2020-21. The value of transactions also **reduced by 7.07 per cent** in 2021-22 when compared to 2020-21.

Counts

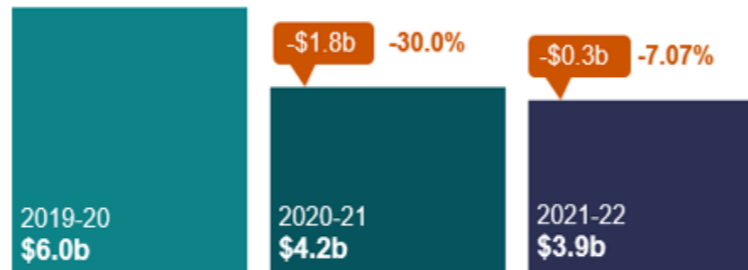


Purchase transactions by state or territory

QLD, WA, TAS and NT show an increase in purchase counts in 2021-22 when compared to 2020-21. The remaining states show an **overall reduction**.

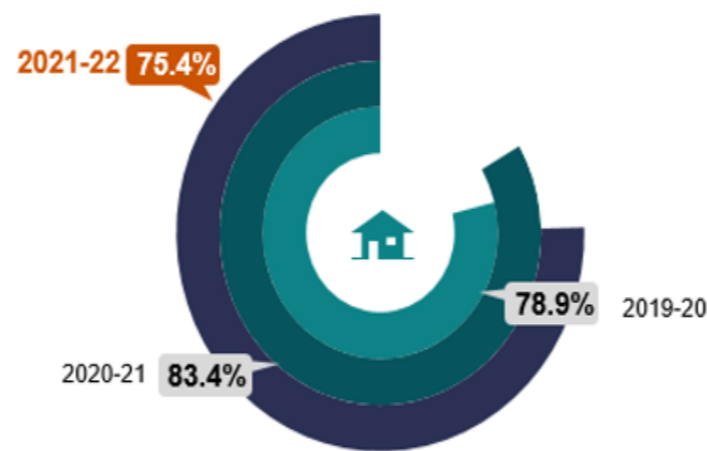


Values



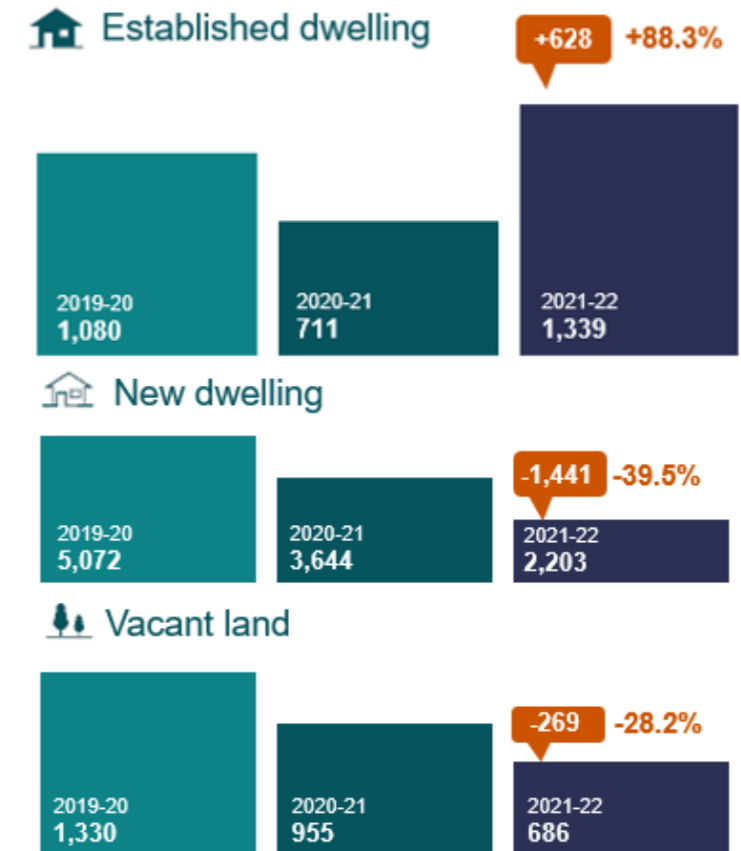
Purchase transactions with values under \$1m

The percentage of purchase transactions for residential real estate with values **under \$1m** has been stable over the three years 2019-20 to 2021-22.

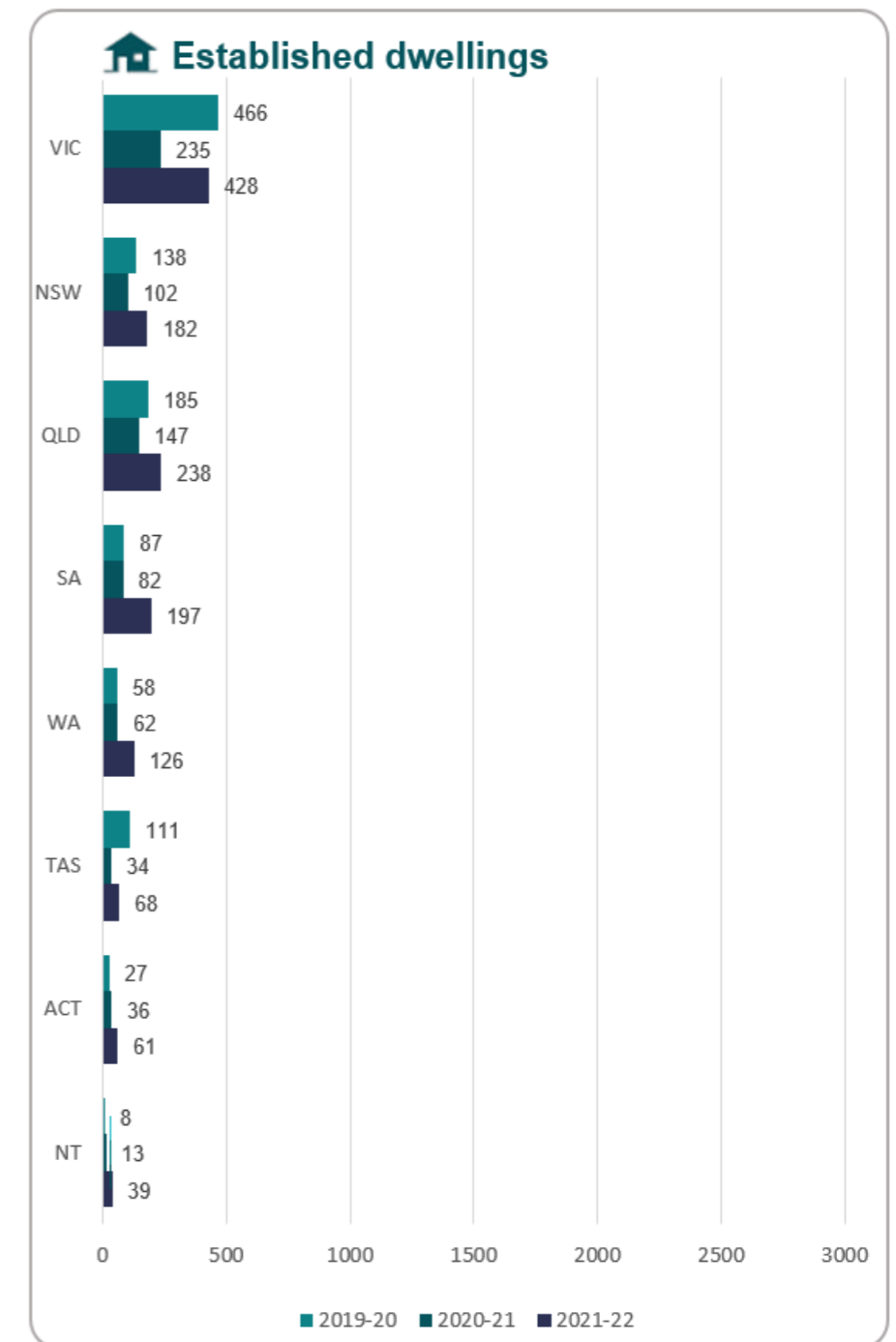
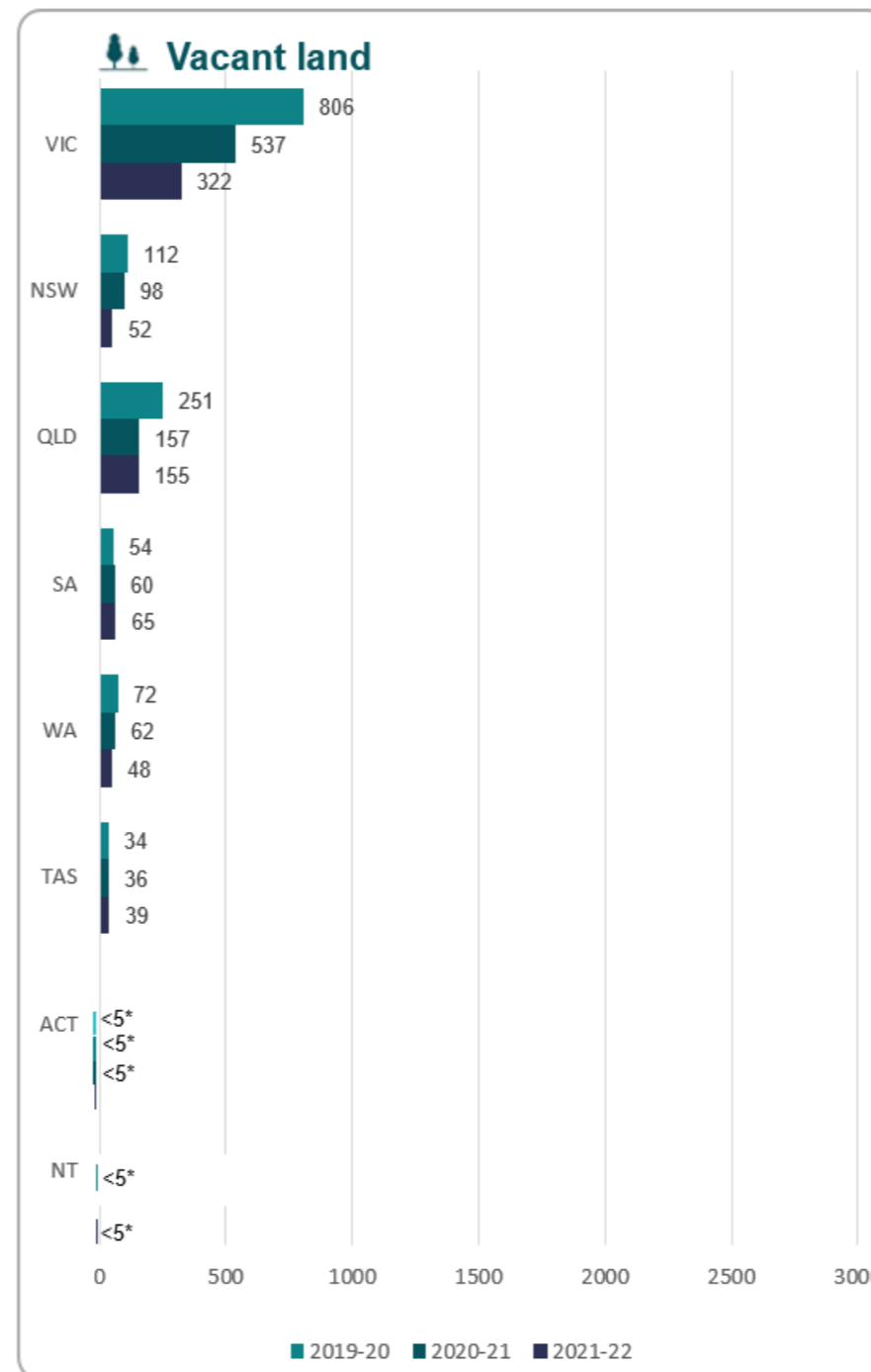
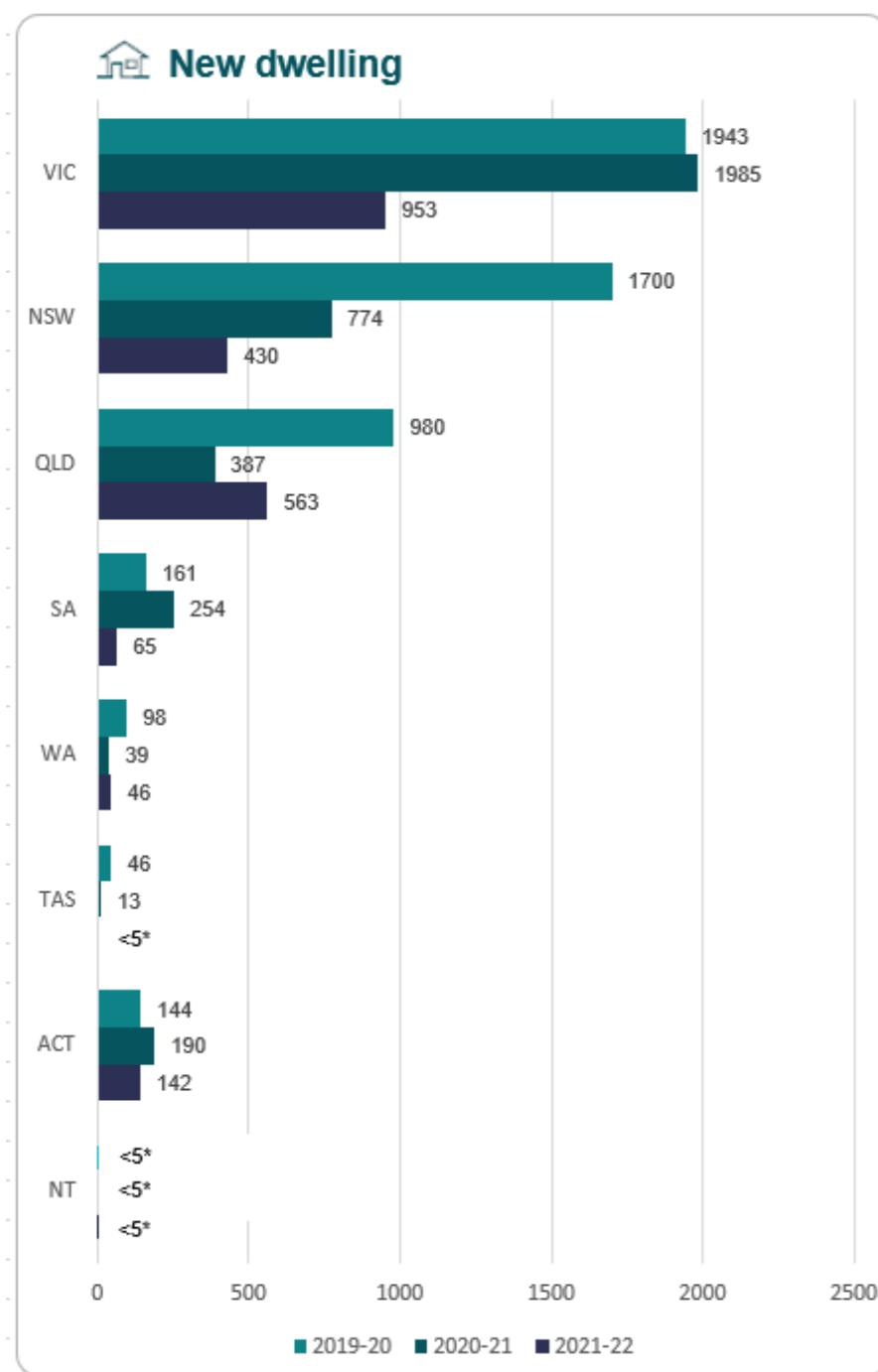


Comparing the percentage change in 2021-22 purchase transactions by property type to 2020-21, established dwellings had an increase of **88.3 per cent** after decreasing by 34.2 per cent in 2020-21. New dwellings reduced by **39.5 per cent** and vacant land reduced by **28.2 per cent**.

The majority of foreign purchases on the register were **new dwellings**.



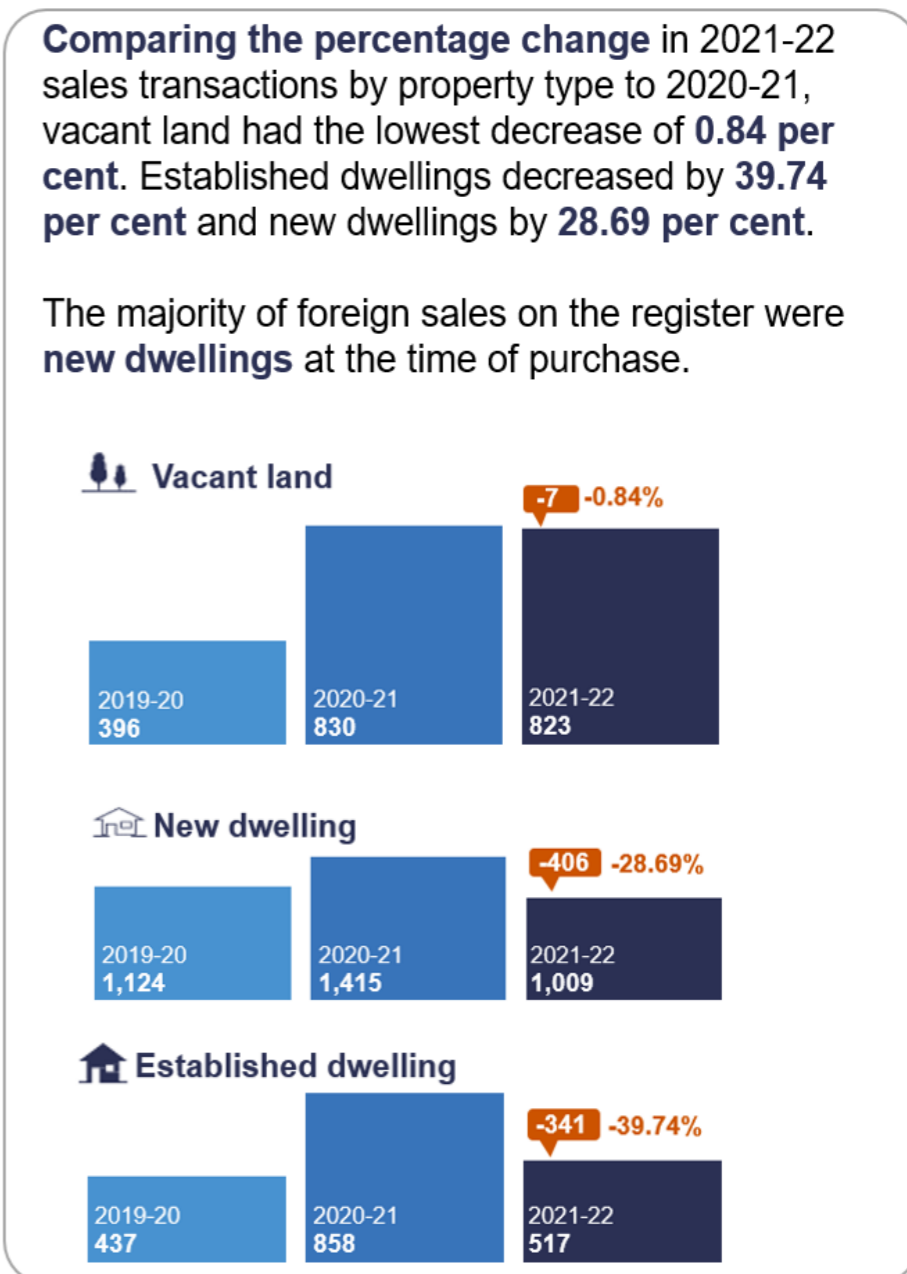
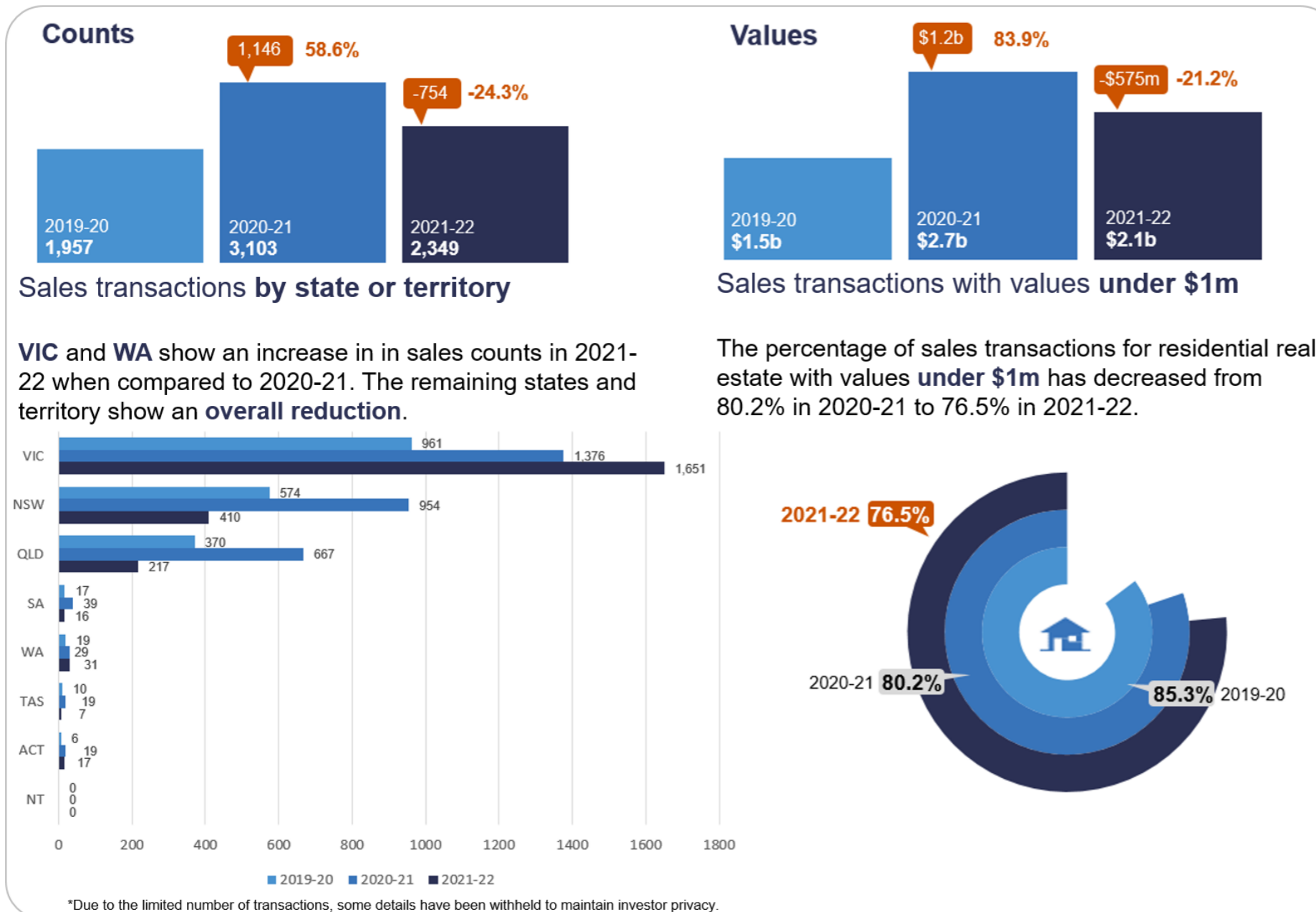
Purchase transaction trends by state or territory for 2019-20 and 2020-21 show **New South Wales** and **Victoria** had greatest number in each property type with **Queensland** and **Victoria** having the greatest number in 2021-22.



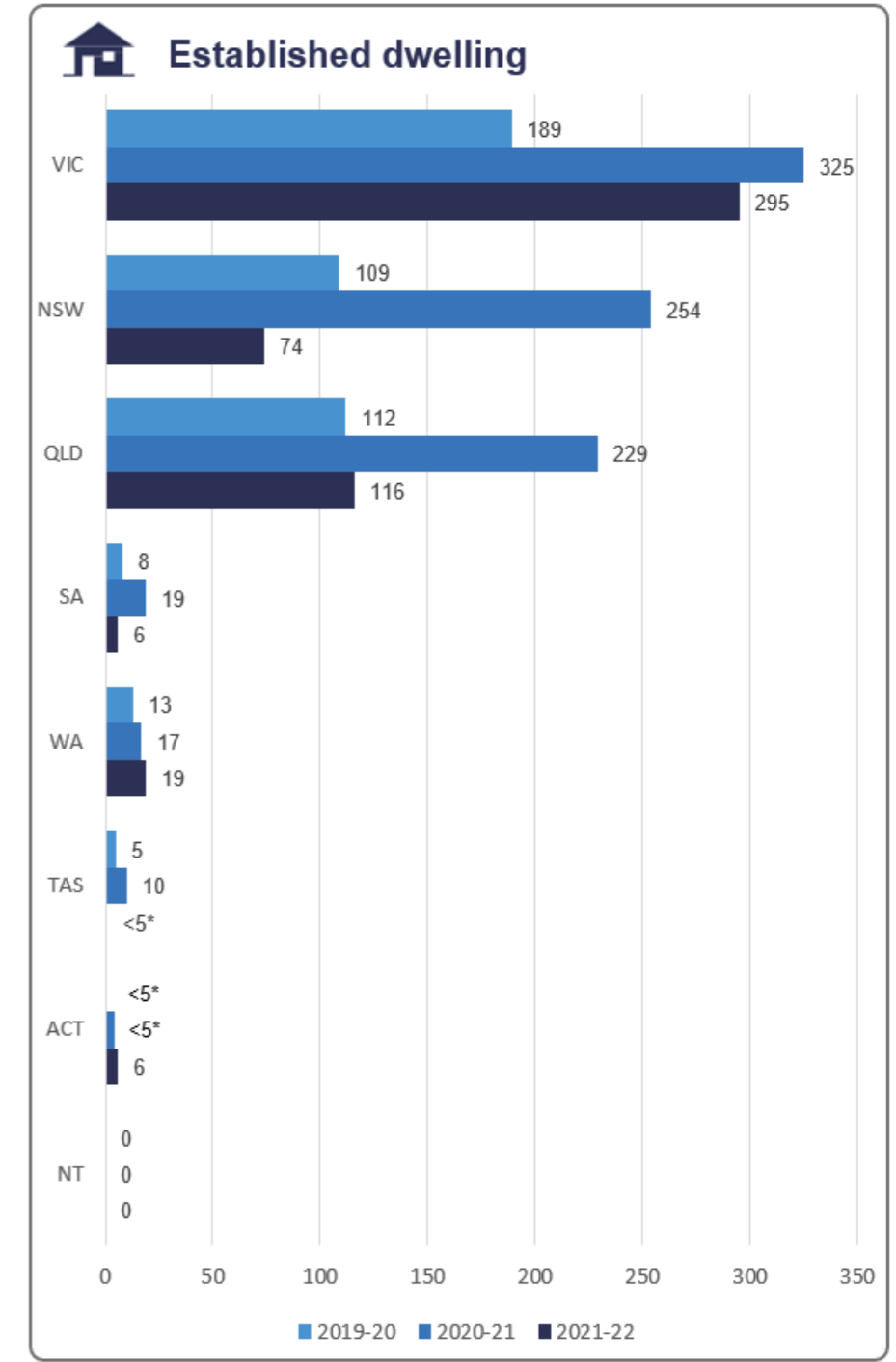
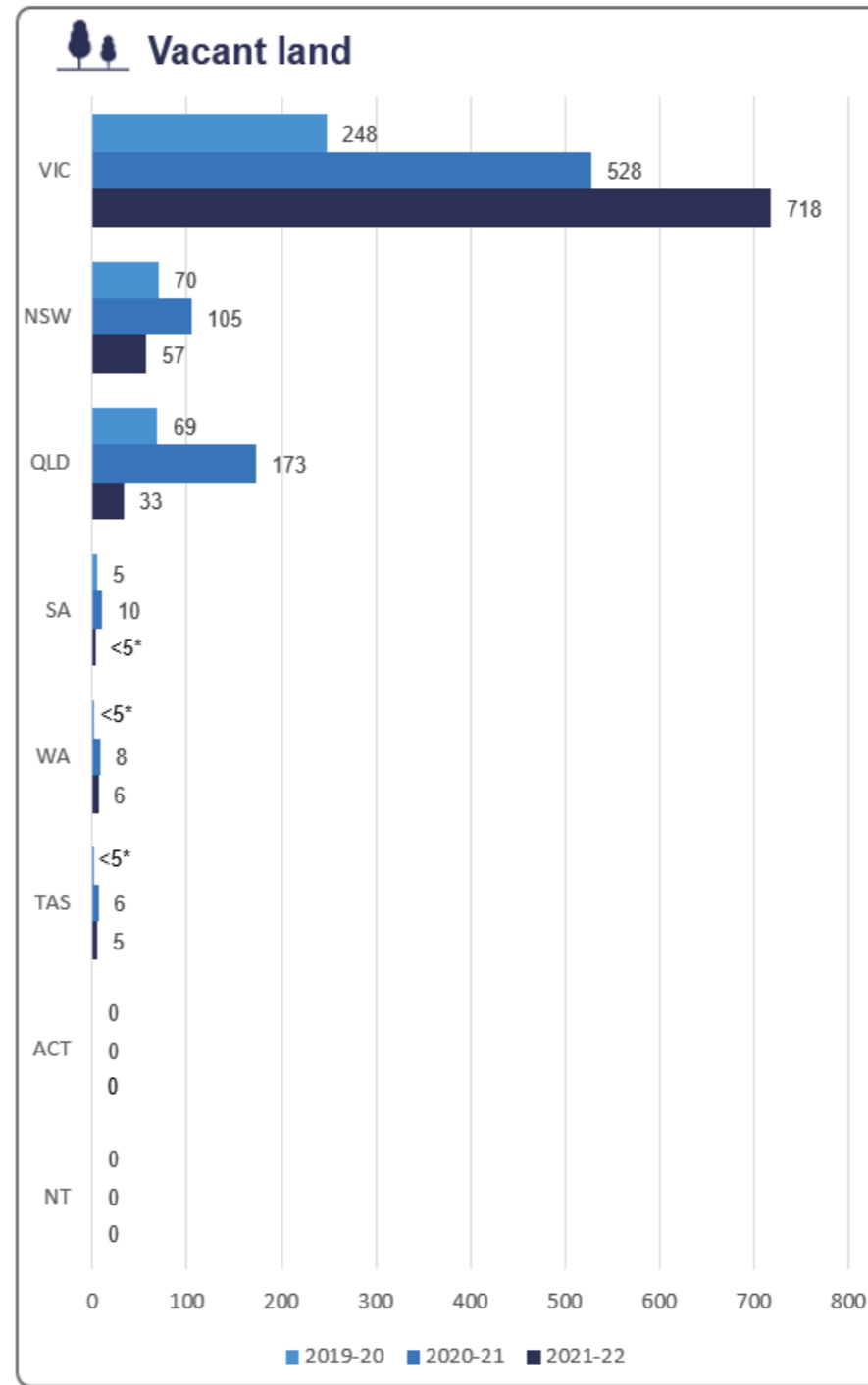
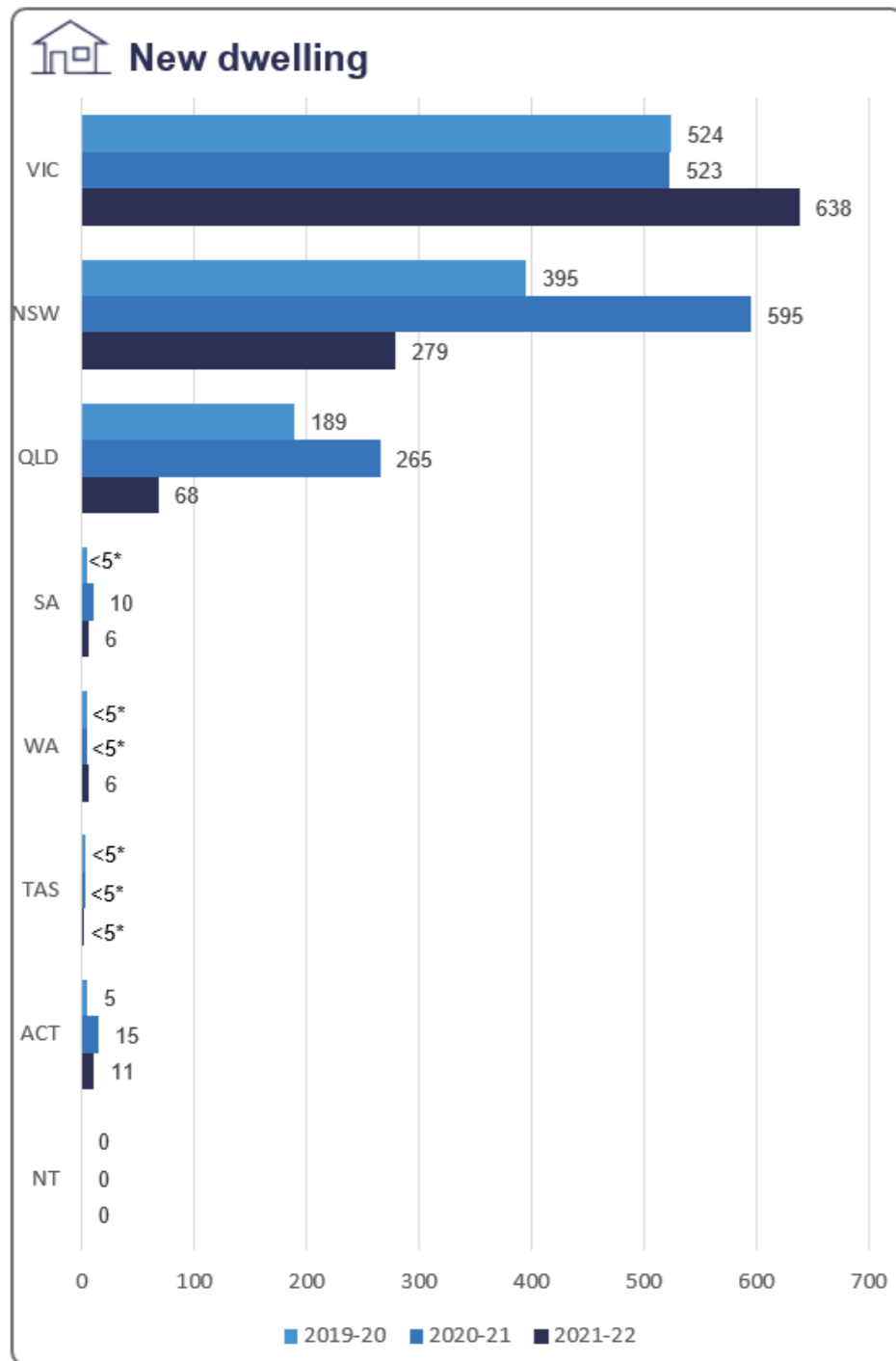
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Three-year comparison of sale transactions

Sale transactions have decreased in 2021-22 when compared to 2020-21 but increased when compared with 2019-20. There was a 24.3 per cent decrease in sale transactions in 2021-22 when compared to 2020-21. The value of sale transactions also decreased by 21.2 per cent when compared to 2020-21.



Sale transaction trends by state or territory in the three years 2019–20, 2020-21 and 2021-22 show **New South Wales** and **Victoria** had the greatest number in each property type.



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