

WRITTEN QUESTION TO THE MINISTER FOR HOUSING BY DEPUTY G.P. SOUTHERN OF ST. HELIER

ANSWER TO BE TABLED ON TUESDAY 16th SEPTEMBER 2008

Question

Can the Minister explain the discrepancy between the different figures for ownership of share-transfer properties between himself and Deputy S.C. Ferguson of St Brelade given in July 2008, and if not when, if at all, will he agree to investigate this issue and report to the Assembly?

Answer

Below are the results of the analysis performed by the Population Office :

Total Properties in sample	Locally Qualified Owner	Owner not Qualified but Resident in Jersey (using addresses on Annual Returns)	Owner not qualified and not resident in Jersey (using addresses on Annual Returns)	Non-Jersey Resident Company	Jersey Resident Company
840	588	103	64	24	61
	70%	12%	8%	3%	7%

Properties with Owner-Occupiers (using addresses on Annual Returns)	Properties with Non Resident Owners (using addresses on Annual Returns)
546	294
65%	35%

This analysis covered 840 units of accommodation owned by 25 different property holding companies, including Spectrum and Century Buildings.

It is not possible to perform the above analysis without being able to check on the residential status of each owner, as per the Population Office records. This would explain some of the divergence between this broad based analysis, and that of Deputy S.C. Ferguson of St Brelade, which focused on Spectrum and Century Buildings. With respect to these share transfer properties mentioned by Deputy S.C. Ferguson of St Brelade, just over 50% of all units were owned by locally qualified individuals, and a further 17% were owned by Jersey residents waiting to qualify. Of course, all the share transfer properties sampled, including Spectrum and Century Buildings, are reserved for the occupation of qualified residents only.