

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

ANSWER TO BE TABLED ON TUESDAY 12th FEBRUARY 2008

Question

1. Whilst the Minister has stated that he has no record of the identity of purchasers of the 60 per cent of flats sold in Jersey by share transfer, is he able to confirm that there are no large investors buying share transfer accommodation for investment in Jersey?

Answer

The requirements of the Housing Law do not extend to identifying and controlling investments in share transfer flats. Accordingly, information on 'large' investments in share transfer accommodation cannot be provided. On the introduction of Stamp Duty on Share Transfer transactions, this information will be available. In the meantime, movements in flat prices do not suggest any specific problem exists, nor indeed does any sizeable body of anecdotal evidence exist.

Question

2. What estimate does he have for the proportion of flats being bought by locally qualified people?

Answer

The requirements of the Housing Law have been clearly explained – they do not extend to identifying or controlling share transfer ownership, nor indeed has the Law ever extended to share transactions. The Housing Law merely ensures that only locally qualified persons can occupy this accommodation. As part of the development of the new housing controls under the Migration Policy, this may be an area to which legislation could extend, and this possibility will be explored.

Question

3. Does the Minister have evidence to show whether significant numbers of both flats and houses are being bought by locally qualified people for investment (buy to let) purposes?

Answer

The purchase of property by locally qualified persons and subsequent lease of that property to another locally qualified person is not something the Housing Law seeks to prevent – as the Housing Law does not control or prevent this practise, neither does it record its occurrence.