

## Compliance Case ID 15

Date Initiated Section 22  
 Short Title Speculative Residential Property Purchases by Foreign Investors.  
 External contact(s) Section 45 & 47F

## Information provided

Attached is a list of properties on the Section 47F , where I live, which have been purchased during the last few years, apparently mostly by foreign investors who do NOT live in those properties or have any known connection with the area. I am unable to provide the owners' addresses because I am advised that privacy regulations prevent Section 47F from releasing that information to me, but your Department, or the A.F.P., should have the authority to obtain those details, either from that Council or the appropriate Section 47F department.

This estate consists of Section 45 & 47F

, and every one of these listed properties was purchased with an existing house on it, in which previous owners had lived. I suspect that at least some of these current owners may be in breach of foreign investment regulations and would appreciate you investigating whether my suspicions are justified, particularly because of the relatively large numbers, possibly as many as Section 47F in a small estate Section 47F .

My understanding of current regulations is that foreign investors can only legally purchase **existing** homes if they have either a Permanent Resident Visa/Australian Citizenship or a specific letter of authorisation from the Federal Treasurer in respect of each individual property (under which they also MUST reside in that property).

You also need to be aware that, although our current zoning is Section 47F , it is extremely likely that drainage restrictions will effectively prevent any redevelopment.

I, together with many other resident property owners, are very concerned about this because our Section 47F has been determined, for many years, to destroy our estate and allow it to be redeveloped for urban residential purposes, against the known wishes of the majority of longer term owners. Our suspicion is that these speculative foreign buyers have been encouraged by at least one local estate agent to ignore purchasing regulations in the expectation that they will make a large windfall profit if rezoning is permitted. If, however, we can demonstrate that at least some of those buyers acted illegally we may have the option of applying for a court injunction to prevent them from taking any part in assisting the local Council to destroy our estate.

I would appreciate your office taking urgent action to ascertain if any of these identified purchasers have acted in breach of F.I.R.B regulations and, if so, advise me what action you/we can take, both to safeguard the future of our estate and to prevent them from either profiting from unlawful activities or on-selling their properties to delay/avoid legal action.

I await your response with interest.

Yours faithfully,  
 Section 45 & 47F

Investigated Entity or Multiple Purchasers - Section 22  
 Address  
 Case officer Section 22  
 Follow-up Action Section 22

Compliance Check Letter response was received back for <sup>Section</sup><sub>n 47F</sub> (see attached), Purchasers are Australian Citizens, they have provided evidence to support this.

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CITEC searches were undertaken on **Section 45 & 47F** <sup>Se</sup><sub>ctio</sub><sup>n</sup><sub>47</sub>. These <sup>n</sup><sub>47</sub> appear to be rented out according to RP Data - The CITEC search has provided a current address for the registered owners of the properties (copies attached) - Compliance Check Letters have been sent on **Section 47F** to the registered owners to confirm ownership and residency status in Australia (copies attached).

Section 22

The Victorian Government has been contacted to gain a contact for the **Section 47F** in regards to the redevelopment of this estate. From investigations, it appears that **Section 47F** and forms part of a bigger **Section 47F** overhaul.

Type of Investigation	Compliance Hotline
Category of Investment	Established Property
File	
Date completed	
No. of Properties investigated	Section 22
Attachments	Section 22

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