

Overseas buyers will face 2% property tax

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[Epoch Times, March 21, 2020] According to the Financial Times, due to the surge in real estate purchases, overseas buyers will be charged a 2% real estate tax. This measure will be implemented in April 2021.

This measure is another four years after the government imposed a 3% property tax on second home owners and buy-to-let practitioners. Housing market analysts said that most overseas buyers would have to pay both taxes, meaning that for homes worth £ 800,000, buyers would have to pay an additional £ 40,000 in property taxes.

The Treasury said the surcharge policy implemented in the United Kingdom and Northern Ireland "will help control rising house prices and make British residents live in better houses." It is estimated that the tax revenue generated by this measure is an average of 105 million pounds per year.

According to Lucian Cook, director of housing research at Savills, a real estate agent, there is still a year until the measure is officially implemented, and many buyers will hope to complete it soon. Transactions to avoid paying this tax.

The property surcharge measure has sparked opposition from some developers who have used early funds from overseas buyers to launch new property development plans.

Dean Clifford, co-founder of London-based developer Great Marlborough Estates, said the new "punitive" taxes would hurt London's economy. He said: "The real estate market in the capital is the most globalized of all the cities in the UK. Although there have been many criticisms of developers selling off-plan properties to overseas investors, the fact is that they provide an important source of financing. "

Commenting on the measure, Mark Hayward, chief executive of NAEA Propertymark, said: "Once this policy is in place, UK residents will have greater opportunities to buy a home. However, overseas buyers tend to be in London. Buying a property in a prime downtown location is completely unaffordable to most homebuyers. Therefore, it is not useful for those who need it most. "

But other factors will also affect the extent to which new property taxes affect overseas buyers. Neal Hudson, director of market analyst firm Residence Analysts, said: "It depends a lot on why investors are buying-for capital growth, increasing income or purely to preserve value."

Mr Hudson added that developers may speed up work on their housing plans, especially those that rely on "off-plan" sales. "Developers will scramble to complete construction and profit from these properties by April 2021. We will see a spike not only in overseas

sales, but also in the construction of new homes in the city center. This may Have a great impact on the market. "

According to the Financial Times, measures to levy overseas property taxes have been brewing for some time. Theresa May, then Prime Minister, made the proposal at the Conservative Party meeting in October 2018. The government has changed its views on the corresponding charging rate many times, from 1% the previous year to 3% last year, and finally stabilized to the current 2%.

Editor-in-chief: Chen Bin

海外购房者将面临2%的房产税

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【大纪元2020年03月21日讯】据《金融时报》报导，由于房地产购买量可能会激增，海外购房者将被征收2%的房产税，此措施将于2021年4月开始实施。

这项措施是在政府对第二套房拥有者和购房出租 (buy-to-let) 从业者征收3%的房产税的四年后，又一项加税措施。住房市场分析师表示，大多数海外购房者都需同时支付这两种税，也就是说价值800,000英镑的房屋，购买者一共需要支付额外的40,000英镑的房产税。

英国财政部表示，这项实施于英国和北爱尔兰的附加费政策“将有助于控制房价上涨，并使英国居民住上更好的房子”。据估计，此措施所产生的税收为平均每年1.05亿英镑。

地产经纪第一太平戴维斯 (Savills) 住宅研究总监卢西安·库克 (Lucian Cook) 表示，目前离措施正式执行还有长达一年的时间，此期间将有很多的购房者希望尽快完成交易，以避免支付这项税收。

该房产附加费措施引起了一些开发商的反对，他们利用海外买家的早期资金启动新的房产开发计划。

伦敦的开发商Great Marlborough Estates的联合创始人迪恩·克利福德 (Dean Clifford) 表示，“惩罚性”的新税收将损害伦敦的经济。他认为：“首都的房地产市场是英国所有城市中全球化程度最高的，尽管一直有很多对于开发商出售“计划外”房产给海外投资者的批评，但事实是它们提供了重要的融资来源。”

NAEA Propertymark的首席执行官马克·海沃德 (Mark Hayward) 提到这项措施时表示：“这项政策一旦出台，将使英国居民有更大的购房机会。但是，海外买家倾向于在伦敦市中心黄金地段购买房产，这对大多数购房者而言是完全无法承受的。因此，此举对最需要购房的人来说并无用处。”

但是其它因素也将影响新房产税对海外购买者影响的程度。市场研究公司Residence Analysts的主管尼尔·哈德森 (Neal Hudson) 表示：“这在很大程度上取决于投资者为什么要购买——是为了资本增长、增加收入收益还是纯粹为了保值。”

哈德森先生补充说，开发商可能会加快其住房计划的工作，特别是那些依赖“计划外”销售的项目。“开发商们将争先恐后地在2021年4月之前完成建设，并通过这些房产获利。我们不仅在海外销售方面会看到一个高峰，而且在市中心的新房建设方面也会如此。这可能会对市场产生很大影响。”

据《金融时报》表示，征收海外房产税的措施已经酝酿有一段时间。时任首相的特蕾莎·梅在2018年10月保守党会议上就已提出该建议。政府对应收取的费率已多次改变看法，由前年的1%变为去年的3%，最终稳定至目前的2%。

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