

CHAPTER 7

INVESTMENT

Article 7.1: Definitions

For the purposes of this Chapter:

covered investment means, with respect to a Party, an investment in its territory of an investor of the other Party in existence as of the date of entry into force of this Agreement or established, acquired, or expanded thereafter;

enterprise means an enterprise as defined in Article 1.2 (General Definitions), and a branch of an enterprise;

enterprise of a Party means an enterprise constituted or organised under the law of a Party, or a branch located in the territory of a Party and carrying out business activities there;¹

freely usable currency means “freely usable currency” as determined by the International Monetary Fund under its Articles of Agreement;

investment means every asset that an investor owns or controls, directly or indirectly, that has the characteristics of an investment, including such characteristics as the commitment of capital or other resources, the expectation of gain or profit, or the assumption of risk. Forms that an investment may take include:

- (a) an enterprise;
- (b) shares, stock and other forms of equity participation in an enterprise;
- (c) bonds, debentures, other debt instruments and loans;^{2,3}
- (d) futures, options and other derivatives;
- (e) turnkey, construction, management, production, concession, revenue-sharing and other similar contracts;

¹ For greater certainty, the inclusion of a “branch” in the definitions of “enterprise” and “enterprise of a Party” is without prejudice to a Party’s ability to treat a branch under its laws as an entity that has no independent legal existence and is not separately organised.

² Some forms of debt, such as bonds, debentures, and long-term notes, are more likely to have the characteristics of an investment, while other forms of debt, such as claims to payment that are immediately due and result from the sale of goods or services, are less likely to have such characteristics.

³ A loan issued by one Party to the other Party is not an investment.

- (f) intellectual property rights;
- (g) licences, authorisations, permits and similar rights conferred pursuant to the Party's laws and regulations; and
- (h) other tangible or intangible, movable or immovable property, and related property rights, such as leases, mortgages, liens and pledges,

but investment does not mean an order or judgment entered in a judicial or administrative action;

investor of a non-Party means, with respect to a Party, an investor that attempts to make,⁴ is making, or has made an investment in the territory of that Party, that is not an investor of a Party;

investor of a Party means a Party, or a national or an enterprise of a Party, that attempts to make, is making, or has made an investment in the territory of the other Party; and

measure means any measure by a Party, whether in the form of a law, regulation, rule, procedure, decision, administrative action, or any other form, and includes measures taken by:

- (a) central, regional or local governments and authorities; and
- (b) non-governmental bodies in the exercise of powers delegated by central, regional or local governments or authorities.

Article 7.2: Scope⁵

1. This Chapter shall apply to measures adopted or maintained by a Party relating to:
 - (a) investors of the other Party; and
 - (b) covered investments.
2. Article 7.3, Article 7.4, Article 7.5 and Article 7.7 shall not apply to subsidies and grants provided by a Party including government-supported loans, guarantees and insurance.

⁴ For greater certainty, the Parties understand that, for the purposes of the definitions of "investor of a non-Party" and "investor of a Party", an investor "attempts to make" an investment when that investor has taken concrete action or actions to make an investment, such as channelling resources or capital in order to set up a business, or applying for a permit or licence.

⁵ For greater certainty, this Agreement shall not apply to measures affecting natural persons seeking access to the employment market of either Party, nor shall it apply to measures regarding citizenship, residence or employment on a permanent basis. This Agreement shall not prevent either Party from applying measures to regulate the entry of natural persons into, or the temporary stay in, its territory.

3. Article 7.3, Article 7.4 and Article 7.5 shall not apply to any measures affecting investments adopted or maintained pursuant to Chapter 8 (Services) to the extent that they relate to the supply of any specific service through commercial presence as defined in Article 8.3.1(n)(iii) (Definitions), whether or not they are covered by Annex 8.1 (Services Commitments).

4. Nothing in this Chapter shall be construed to impose an obligation on a Party to privatise.

5. For greater certainty, an obligation in this Chapter shall not bind a Party in relation to an act or fact that took place or a situation that ceased to exist before the entry into force of that relevant obligation for that Party.

Article 7.3: Most Favoured Nation Status

Except as otherwise provided for in this Agreement, each Party shall accord to investors of the other Party, and to covered investments, in relation to the establishment, acquisition, expansion, management, conduct, operation, liquidation, sale, transfer (or other disposition), protection and expropriation (including any compensation) of investments, treatment that is no less favourable than that it accords in like situations to investors and investments from any other State or separate customs territory which is not party to this Agreement.

Article 7.4: National Treatment

Except as otherwise provided for in this Agreement, each Party shall accord to investors of the other Party, and to covered investments, in relation to the establishment, acquisition, expansion, management, conduct, operation, liquidation, sale, transfer (or other disposition), protection and expropriation (including any compensation) of investments, treatment that is no less favourable than that it accords in like situations to its own investors and investments.

Article 7.5: Interaction between Article 7.3 and Article 7.4

Each Party shall accord to investors of the other Party, and to covered investments, the better of the treatment required by Article 7.3 and Article 7.4.

Article 7.6: Minimum Standard of Treatment

1. Each Party shall accord to covered investments treatment in accordance with the customary international law minimum standard of treatment of aliens, including fair and equitable treatment and full protection and security.⁶

2. For greater certainty, paragraph 1 prescribes the customary international law minimum standard of treatment of aliens as the standard of treatment to be afforded to covered investments. The concepts of “fair and equitable treatment” and “full protection and security” do not require treatment in addition to or beyond that which is required by the customary international law minimum standard of treatment of aliens referred to in paragraph 1 and do not create additional substantive rights. The obligation in paragraph 1 to provide:

- (a) “fair and equitable treatment” includes the obligation not to deny justice in criminal, civil or administrative adjudicatory proceedings in accordance with the principle of due process embodied in the principal legal systems of the world; and
- (b) “full protection and security” requires each Party to provide the level of police protection required under customary international law.

3. A determination that there has been a breach of another provision of this Agreement, or of a separate international agreement, does not establish that there has been a breach of this Article.

4. For greater certainty, the mere fact that a Party takes or fails to take an action that may be inconsistent with an investor’s expectations does not constitute a breach of this Article, even if there is loss or damage to the covered investment as a result.

5. For greater certainty, the mere fact that a subsidy or grant has not been issued, renewed or maintained, or has been modified or reduced, by a Party, does not constitute a breach of this Article, even if there is loss or damage to the covered investment as a result.

Article 7.7: Treatment in Cases of Armed Conflict or Civil Strife

1. Investors of one Party whose investments in the territory of the other Party suffer losses owing to war or other armed conflict, civil disturbances, a state of national emergency, revolt, insurrection, riot or other similar situations in the territory of the latter Party, shall be accorded by the latter Party treatment, as regards restitution, indemnification, compensation or other settlement, if any, no less favourable than that which the latter Party accords to investors of any non-Party or to its own investors, whichever is more favourable. Any

⁶ The Parties confirm their shared understanding that “customary international law” generally and as specifically referenced in Article 7.6 results from a general and consistent practice of States that they follow from a sense of legal obligation. The customary international law minimum standard of treatment of aliens refers to all customary international law principles that protect the investments of aliens.

resulting compensation shall be made in freely usable currency and be freely transferable in accordance with Article 7.9.

2. Notwithstanding paragraph 1, if an investor of a Party, in a situation referred to in paragraph 1, suffers a loss in the territory of the other Party resulting from:

- (a) requisitioning of its covered investment or part thereof by the latter's forces or authorities; or
- (b) destruction of its covered investment or part thereof by the latter's forces or authorities, which was not required by the necessity of the situation,

the latter Party shall provide the investor restitution, compensation or both, as appropriate, for that loss.

Article 7.8: Expropriation and Compensation

1. Neither Party shall expropriate or nationalise a covered investment either directly or indirectly through measures equivalent to expropriation or nationalisation (expropriation), except:

- (a) for a public purpose;
- (b) in a non-discriminatory manner;
- (c) on payment of prompt, adequate and effective compensation in accordance with paragraphs 2, 3 and 4; and
- (d) in accordance with due process of law.

2. Compensation shall:

- (a) be paid without delay;
- (b) be equivalent to the fair market value of the expropriated investment immediately before the expropriation took place (the date of expropriation);
- (c) not reflect any change in value occurring because the intended expropriation had become known earlier; and
- (d) be fully realisable and freely transferable.

3. If the fair market value is denominated in a freely usable currency, the compensation paid shall be no less than the fair market value on the date of expropriation, plus interest at a commercially reasonable rate for that currency, accrued from the date of expropriation until the date of payment.

4. If the fair market value is denominated in a currency that is not freely usable, the compensation paid, converted into the currency of payment at the market rate of exchange prevailing on the date of payment, shall be no less than:

- (a) the fair market value on the date of expropriation, converted into a freely usable currency at the market rate of exchange prevailing on that date; plus
- (b) interest, at a commercially reasonable rate for that freely usable currency, accrued from the date of expropriation until the date of payment.

5. Notwithstanding paragraphs 1, 2, 3 and 4, in the case of Singapore, any measure of expropriation relating to land, which shall be as defined in the existing domestic legislation⁷ of the expropriating Party on the date of entry into force of this Protocol, shall be for a purpose and upon payment of compensation in accordance with the aforesaid legislation.

6. This Article shall not apply to the issuance of compulsory licences granted in relation to intellectual property rights in accordance with the TRIPS Agreement, or to the revocation, limitation or creation of intellectual property rights, to the extent that the issuance, revocation, limitation or creation is consistent with the TRIPS Agreement.⁸

7. For greater certainty, a Party's decision not to issue, renew or maintain a subsidy or grant, or decision to modify or reduce a subsidy or grant,

- (a) in the absence of any specific commitment under law or contract to issue, renew or maintain that subsidy or grant; or
- (b) in accordance with any terms or conditions attached to the issuance, renewal, modification, reduction and maintenance of that subsidy or grant,

standing alone, does not constitute an expropriation.

Article 7.9: Transfers

1. Each Party shall permit all transfers relating to a covered investment to be made freely and without delay into and out of its territory. Such transfers include:

- (a) contributions to capital;⁹

⁷ The existing domestic legislation as at the date of entry into force of the Protocol for Singapore is the Land Acquisition Act (Cap. 152).

⁸ For greater certainty, the term "revocation" of intellectual property rights includes the cancellation or nullification of such rights, and the term "limitation" of intellectual property rights includes exceptions to such rights.

⁹ For greater certainty, contributions to capital include the initial contribution.

- (b) profits, dividends, interest, capital gains, royalty payments, management fees, technical assistance fees and other fees;
- (c) proceeds from the sale of all or any part of the covered investment or from the partial or complete liquidation of the covered investment;
- (d) payments made under a contract, including a loan agreement;
- (e) payments made pursuant to Article 7.7 and Article 7.8; and
- (f) payments arising out of a dispute.

2. Each Party shall permit transfers relating to a covered investment to be made in a freely usable currency at the market rate of exchange prevailing at the time of transfer.

3. Each Party shall permit returns in kind relating to a covered investment to be made as authorised or specified in a written agreement between the Party and a covered investment or an investor of another Party.

4. Notwithstanding paragraphs 1, 2 and 3, a Party may prevent or delay a transfer through the equitable, non-discriminatory and good faith application of its laws and regulations¹⁰ relating to:

- (a) bankruptcy, insolvency or the protection of the rights of creditors;
- (b) issuing, trading or dealing in securities, futures, options or derivatives;
- (c) criminal or penal offences;
- (d) financial reporting or record keeping of transfers when necessary to assist law enforcement or financial regulatory authorities; or
- (e) ensuring compliance with orders or judgments in judicial or administrative proceedings.

5. Notwithstanding paragraph 3, a Party may restrict transfers of returns in kind in circumstances where it could otherwise restrict such transfers under this Agreement, including as set out in paragraph 4.

6. Nothing in this Chapter shall affect the rights and obligations of the members of the International Monetary Fund under the Articles of Agreement of the Fund, including the use of exchange actions which are in conformity with the Articles of Agreement, provided that a Party shall not impose restrictions on any capital transactions inconsistently with its

¹⁰ For greater certainty, this Article does not preclude the equitable, non-discriminatory and good faith application of a Party's laws and regulations relating to its social security, public retirement or compulsory savings programmes.

obligations under this Chapter regarding such transactions, except under Article 16.6 (Measures to Safeguard the Balance of Payments) or at the request of the Fund.

Article 7.10: Limitations

1. Article 7.3, Article 7.4 and Article 7.5 shall not apply to:
 - (a) any limitation that is listed by a Party in Annex 7.2;
 - (b) an amendment to a limitation covered by paragraph (a) to the extent that the amendment does not decrease the conformity of the limitation with Article 7.3, Article 7.4 and Article 7.5;
 - (c) any new limitation adopted by a Party, and incorporated into Annex 7.2, which does not affect the overall level of commitments of that Party under this Chapter;

to the extent that such limitations are inconsistent with those Articles.

2. As part of the reviews of this Agreement provided for in Article 15.4 (Review), the Parties undertake to review the status of the limitations set out in Annex 7.2 with a view to reducing the limitations or removing them.

3. A Party may, at any time, either on the request of the other Party or unilaterally, remove in whole or in part limitations set out in Annex 7.2 by written notification to the other Party.

4. A Party may, at any time, incorporate a new limitation into Annex 7.2 in accordance with paragraph 1(c) by written notification to the other Party. On receiving such written notification, the other Party may request consultations regarding the limitation. On receiving the request for consultations, the Party incorporating the new limitation shall enter into consultations with the other Party.

Article 7.11: Subrogation

1. In the event that either Party (or any agency, institution, statutory body or corporation designated by it) as a result of an indemnity it has given in respect of an investment or any part thereof makes payment to its own investors in respect of any of their claims under this Chapter, the other Party acknowledges that the former Party (or any agency, institution, statutory body or corporation designated by it) is entitled by virtue of subrogation to exercise the rights and assert the claims of its own investors. The subrogated rights or claims shall not be greater than the original rights or claims of such investors.

2. Any payment made by one Party (or any agency, institution, statutory body or corporation designated by it) to its investors shall not affect the right of such investors to

make their claims against the other Party in accordance with Article 7.14, in cases where the former Party elects not to exercise its subrogated rights or claims.

Article 7.12: Special Formalities and Information Requirements

1. Nothing in Article 7.4 shall be construed to prevent a Party from adopting or maintaining a measure that prescribes special formalities in connection with a covered investment, such as a residency requirement for registration or a requirement that a covered investment be legally constituted under the laws or regulations of the Party, provided that these formalities do not materially impair the protections afforded by the Party to investors of the other Party and covered investments pursuant to this Chapter.

2. Notwithstanding Article 7.3, Article 7.4 and Article 7.5, a Party may require an investor of the other Party or its covered investment to provide information concerning that investment solely for informational or statistical purposes. The Party shall protect such information that is confidential from any disclosure that would prejudice the competitive position of the investor or the covered investment. Nothing in this paragraph shall be construed to prevent a Party from otherwise obtaining or disclosing information in connection with the equitable and good faith application of its law.

Article 7.13: Denial of Benefits

A Party may deny the benefits of this Chapter to an investor of the other Party that is an enterprise of the other Party and to investments of that investor if the enterprise:

- (a) is owned or controlled by a person of a non-Party or of the denying Party; and
- (b) has no substantial business activities in the territory of the other Party.

Article 7.14: Investment Disputes

1. Any legal dispute between an investor of one Party and the other Party arising directly out of an investment by that investor in the territory of that other Party shall, as far as possible, be settled amicably through negotiations between the investor and that other Party.

2. If the dispute cannot be resolved as provided for in paragraph 1 within six months from the date of request for negotiations then, unless the parties to the dispute agree otherwise, it shall, on the request of either such party, be submitted to conciliation or arbitration by the International Centre for Settlement of Investment Disputes established by the *Convention on the Settlement of Investment Disputes between the States and Nationals of Other States* done at Washington on 18 March, 1965, provided that the other party does not withhold its consent under Article 25 of that Convention.

3. No claim may be brought under this Article in respect of a tobacco control measure¹¹ of a Party.

¹¹ A tobacco control measure means a measure of a Party related to the production or consumption of manufactured tobacco products (including products made or derived from tobacco), their distribution, labelling, packaging, advertising, marketing, promotion, sale, purchase, or use, as well as enforcement measures, such as inspection, recordkeeping, and reporting requirements. For greater certainty, a measure with respect to tobacco leaf that is not in the possession of a manufacturer of tobacco products or that is not part of a manufactured tobacco product is not a tobacco control measure.

ANNEX 7.1

EXPROPRIATION

The Parties confirm their shared understanding that:

1. An action or a series of actions by a Party cannot constitute an expropriation unless it interferes with a tangible or intangible property right or property interest in an investment.
2. Article 7.8.1 addresses two situations. The first is direct expropriation, where an investment is nationalised or otherwise directly expropriated through formal transfer of title or outright seizure.
3. The second situation addressed by Article 7.8.1 is indirect expropriation, where an action or series of actions by a Party has an effect equivalent to direct expropriation without formal transfer of title or outright seizure.
 - (a) The determination of whether an action or series of actions by a Party, in a specific fact situation, constitutes an indirect expropriation, requires a case-by-case, fact-based inquiry that considers, among other factors:
 - (i) the economic impact of the government action, although the fact that an action or series of actions by a Party has an adverse effect on the economic value of an investment, standing alone, does not establish that an indirect expropriation has occurred;
 - (ii) whether the government action breaches the government's prior binding written commitment to the investor whether by contract, licence or other legal documents; and
 - (iii) the character of the government action.
 - (b) Non-discriminatory regulatory actions by a Party that are designed and applied to protect legitimate public welfare objectives, such as public health, safety, and the environment, do not constitute indirect expropriation.

ANNEX 7.2

INVESTMENT LIMITATIONS

Introductory Note

1. Each Party has set out, pursuant to Article 7.10, the limitations established by it that do not conform with obligations imposed by:
 - (a) Article 7.3; and
 - (b) Article 7.4.
2. Each limitation sets out the following elements:
 - (a) **Type of Limitation** specifies the obligation referred to in paragraph 1 for which a limitation is necessary;
 - (b) **Legal Citation** identifies the laws, regulations or other measures which are relevant to the limitation. A measure cited in the legal citation element:
 - (i) means the measure as amended, continued or renewed as of the date of entry into force of this Agreement; and
 - (ii) includes any subordinate measure adopted or maintained under the authority of and consistent with the measure;
 - (c) **Description** sets out the non-conforming aspects of the measures for which the limitation is necessary, or the basis on which the limitation is applied to a sector.

Annex 7.2.1: Limitations of New Zealand

A. All sectors

Type of Limitation: National treatment (Article 7.4)

Legal Citation: Fisheries Act 1996
Overseas Investment Act 1973
Overseas Investment Act Regulations 1995
Overseas Investment Amendment Act 1998

Description: 1. Under the Overseas Investment Act Regulations 1995, issued under the Overseas Investment Act 1973 Ministerial approval is required for the following investments by an overseas person:

- (a) acquisition or control of 25 per cent or more of any class of shares or voting power in a New Zealand entity where either the consideration for the transfer or the value of the assets exceeds NZ\$50 million, unless an exemption exists or an authorisation is granted;
- (b) commencement of business operations, or acquisition of an existing business, including business assets, in New Zealand, where the total expenditure to be incurred in setting up or acquiring that business or those assets exceeds NZ\$50 million, unless an exemption exists or an authorisation is granted;
- (c) acquisition, regardless of dollar value, of:
 - (i) 25 per cent or more of any class of shares or voting power in a New Zealand entity that owns commercial fishing quota or annual catch entitlement;
 - (ii) commercial fishing quota or annual catch entitlement;unless an exemption exists or an authorisation is granted;
- (d) acquisition, regardless of dollar value of:
 - (i) New Zealand land outside of urban areas and exceeding five hectares or land wherever located worth more than NZ\$ 10 million;
 - (ii) scenic reserve land (including land that

encompasses or adjoins recreational, historic or heritage areas, the foreshore and lakes);

(iii) land over 0.4 hectares on specified off-shore islands;

(iv) any land on all other islands;

unless an exemption exists or an authorisation is granted;

(e) acquisition, regardless of dollar value, of 25 percent or more of any New Zealand entity that owns or controls:

(i) New Zealand land outside of urban areas and exceeding five hectares or land wherever located worth more than NZ\$ 10 million;

(ii) scenic reserve land (including historic or heritage areas, the foreshore and lakes);

(iii) land over 0.4 hectares on specified off-shore islands;

(iv) any land on all other islands;

unless an exemption exists or an authorisation is granted.

2. Ministers, in determining whether to grant approval, act in accordance with a screening regime (a non-legally binding description of which is appended to this Annex) which may be adjusted or replaced from time to time by New Zealand Government legislation, regulation or policy setting.

B. Producer and Marketing Boards

Type of Limitation: National treatment (Article 7.4)

Legal Citation: Agriculture (Emergency Powers) Act 1934
Apple and Pear Export Regulations 1999
Apple and Pear Industry Restructuring Act 1999
Dairy Board Act 1961
Dairy Industry Restructuring Act 1999
Game Industry Board Regulation 1985
Hop Marketing Regulations 1939
Kiwifruit Export Regulations 1999
Kiwifruit Industry Restructuring Act 1999
Marketing Act 1936
Meat Board Act 1997
Pork Industry Board Act 1997
Primary Products Marketing Act 1953
Wool Board Act 1997

Description: More favourable treatment may be accorded to New Zealand nationals and permanent residents in respect of ownership of Producer and Marketing Board assets.

C. Fishing

Type of Limitation: National treatment (Article 7.4)

Legal Citation: Fisheries Act 1996

Description:

1. Without the permission of the Minister of Fisheries, and subject to any conditions that he or she thinks fit to impose, no vessel owned or operated by an overseas person may be registered to carry out commercial fishing or fish carrying activities.
2. No vessel that is not a New Zealand ship will be used for commercial fishing within the territorial sea of New Zealand.
3. Foreign fishing vessels or fish carriers are required to obtain the approval of the Minister of Fisheries before entering New Zealand internal waters. If the Minister of Fisheries is satisfied that the vessel has undermined international conservation and management measures he or she may deny the vessel approval to enter New Zealand internal waters.

D. Privatisation

Type of Limitation: National treatment (Article 7.4)

Legal Citation:

Description: More favourable treatment may be accorded to New Zealand nationals and permanent residents in respect of ownership of enterprises currently in State ownership.

E. Overseas Company Reporting Requirements

Type of Limitation: National treatment (Article 7.4)

Legal Citation: Companies Act 1993
Financial Reporting Act 1993

Description: Overseas companies are required to prepare audited financial statements on an annual basis. Legislation also requires financial statements in relation to an overseas company's New Zealand business. The following companies are required to deliver annual audited financial statements to the Registrar of Companies for registration:

- (a) issuers – i.e. those who have raised capital from the New Zealand public;
- (b) overseas companies;
- (c) subsidiaries of companies or bodies corporate incorporated outside New Zealand;
- (d) companies in which 25 per cent or more of the shares are held or controlled by:
 - (i) a subsidiary of a company or body corporate incorporated outside New Zealand or a subsidiary of that subsidiary;
 - (ii) a company or body corporate incorporated outside New Zealand;
 - (iii) a person not ordinarily resident in New Zealand.

F. All Sectors

Type of Limitation: National treatment (Article 7.4)

Legal Citation:

Description: More favourable treatment may be accorded to New Zealand nationals and permanent residents in the form of incentives or other programmes to help develop local entrepreneurs and assist local companies to expand and upgrade their operations.

G. Services

Type of Limitation National treatment (Article 7.4)
Most favoured nation status (Article 7.3)

Legal Citation:

Description:

1. Most favoured nation status and national treatment shall not apply where a services sector is not scheduled under Chapter 8 (Services).
2. Where a services sector is scheduled under Chapter 8 (Services), the terms, limitations, conditions and qualifications stated therein shall apply to investments in that sector.
3. Any horizontal commitments, limitations, conditions and qualifications scheduled under Chapter 8 (Services) shall apply to investments in the services sector concerned.

DESCRIPTION OF THE OVERSEAS INVESTMENT REGIME

1. The following is a brief, non-legally binding, description of the criteria applied to overseas investment that requires approval under New Zealand's Overseas Investment Act 1973 and the Fisheries Act 1996. The criteria may be adjusted or replaced from time to time by Government legislation, regulation or policy setting. A more detailed description of the criteria is set out in the Overseas Investment Regulations 1995.

Non-Land (Prudential Criteria)

2. Ministers must be satisfied that prospective investors:
- (a) have business experience and acumen;
 - (b) demonstrate a financial commitment to the investment;
 - (c) are of good character and do not have a criminal record that would prevent them from obtaining permanent residence in New Zealand.

Land and Fishing Quota

3. In addition to the applicable prudential criteria, in order to approve overseas investment in specific non-farm land and fishing quota, Ministers must consider whether the investment is in the national interest. In doing so, Ministers shall have regard to whether the investment is likely to result in:

- (a) the creation of new job opportunities in New Zealand, or the retention of existing jobs in New Zealand that would otherwise be lost;
- (b) the introduction to New Zealand of new technology or business skills;
- (c) the development of new export markets, or increased export market access for New Zealand exporters;
- (d) added market competition, greater efficiency, greater productivity, or enhanced domestic services, in New Zealand;
- (e) the introduction of additional investment for development purposes;
- (f) increased processing in New Zealand of primary products;
- (g) in the case of an investment in land, whether an individual intends to reside permanently in New Zealand.

Additional Requirements for Farm Land

4. In addition to the prudential criteria, approval of overseas investment in farm land requires that the farm land has been offered for sale or acquisition on the open market to New Zealanders. Farm land is defined as land used exclusively or principally for the purpose of agricultural, horticultural, or pastoral purposes, or for the keeping of bees, poultry or livestock.

5. To approve overseas investment in farm land Ministers must also consider whether the overseas investment in farm land is in the national interest and likely to result in “substantial and identifiable benefits” to New Zealand. Ministers must have regard to the same matters as for fishing quota and other land and investment, as well as:

- (a) whether experimental or research work will be carried out on the land;
- (b) the proposed use of the land; and
- (c) whether the overseas investor intends to farm the land for his or her own use and benefit, and is capable of doing so.

Annex 7.2.2: Limitations of Singapore

A.

Services

Type of Limitation:

Most favoured nation status (Article 7.3)
National treatment (Article 7.4)

Legal Citation:

Description:

1. Most favoured nation status and national treatment shall not apply where a services sector is not scheduled under Chapter 8 (Services).
2. Where a services sector is scheduled under Chapter 8 (Services), the terms, limitations, conditions and qualifications stated therein shall apply to investments in that sector.
3. Any horizontal commitments, limitations, conditions and qualifications scheduled under Chapter 8 (Services) shall apply to investments in the services sector concerned.

B. All Sectors

Type of Limitation: National treatment (Article 7.4)

Legal Citation:

Description: More favourable treatment may be accorded to Singapore nationals and permanent residents in the form of incentives or other programmes to help develop local entrepreneurs/technopreneurs and assist local companies to expand and upgrade their operations.

C. All Sectors

Type of Limitation: National treatment (Article 7.4)

Legal Citation: Companies Act, Cap 50 (1994)

Description: Compliance by Foreign Companies with the Companies Act as in establishing, reporting and filing of accounts.

(a) Commercial presence, right of establishment and movement of juridical persons are subject to compliance with the following provisions:

(i) a foreigner who wishes to register a business firm must have a local manager who should be:

- (A) a Singapore citizen;
- (B) a Singapore permanent resident;
- (C) a Singapore employment pass holder; or
- (D) a dependent's pass holder and have written permission from the Singapore Immigration and Registration (SIR).

Provided that a foreigner who is a Singapore permanent resident or a Singapore employment pass holder or a dependent's pass holder with written permission from SIR can register a business without appointing a local manager;

(ii) every company must have at least two directors, and one of whom must be locally resident;

(iii) all branches of foreign companies registered in Singapore must have at least two locally resident agents. (To qualify as locally resident, a person should be either a Singapore citizen or Singapore permanent resident or Singapore employment pass holder or dependent's pass holder with written permission from SIR);

(b) establishment of a foreign company's branch is subject to the filing of necessary documents.

D.	<u>All Sectors</u>
Type of Limitation:	National treatment (Article 7.4)
Legal Citation:	Banking Act, Cap 19 (1985) Directive on Housing Loans to Financial Institutions issued by the Monetary Authority of Singapore (MAS) Residential Property Act, Cap 274 (1985)
Description:	<ol style="list-style-type: none"> 1. Ownership of land: <ol style="list-style-type: none"> (a) non-citizens cannot own land. 2. Ownership of property: <ol style="list-style-type: none"> (a) non-citizens are restricted from purchasing landed property and residential property in a building of less than six levels; (b) there are also restrictions on non-citizens owning Housing & Development Board (HDB) flats; 3. Housing loans: <ol style="list-style-type: none"> (a) banks are: <ol style="list-style-type: none"> (i) not allowed to extend Singapore Dollar (S\$) loans to non-Singapore citizens (excluding permanent residents) and non-Singapore companies for the purpose of purchasing residential properties in Singapore. A company incorporated outside Singapore or majority-owned by non-Singapore citizens and/or permanent residents is considered a non-Singapore company; (ii) allowed to extend only one S\$ loan to permanent residents for the purchase of residential property which must be owner-occupied.

E.	<u>All Sectors</u>
Type of Limitation:	National treatment (Article 7.4)
Legal Citation:	Banking Act, Cap 19 (1985) MAS Notice No. 757
Description:	<p>1. Banks are not allowed to extend S\$ credit facilities to non-residents¹² for the following purposes:</p> <ul style="list-style-type: none"> (a) speculating in the S\$ currency and interest rate markets; (b) financing third-party trade between countries not involving Singapore; (c) financing the acquisition of shares of companies not listed on the Stock Exchange of Singapore or Central Limit Order Book (CLOB); (d) financing activities outside Singapore except when approved by MAS. <p>2. Banks must consult MAS before extending S\$ credit facilities to non-residents¹² for, <i>inter alia</i>:</p> <ul style="list-style-type: none"> (a) amounts exceeding S\$5 million for financing investments such as shares, bonds, deposits, and commercial properties; (b) amounts exceeding S\$20 million via repurchase agreements of Singapore Government Securities with full delivery of collateral; and (c) all activities not explicitly mentioned in the MAS Notice 757.

¹² For the purposes of this MAS Notice 757, Singapore residents are: (i) Singapore citizens; (ii) individuals who are Singapore tax-residents; (iii) companies incorporated in Singapore which are jointly-owned or majority-owned by Singapore citizens; or (iv) overseas subsidiaries which are jointly-owned or majority-owned by Singapore citizens. All other persons are considered non-residents.

F. Printing & Publishing
Manufacture & Repair of Transport Equipment
Power/Energy

Type of Limitation: National treatment (Article 7.4)

Legal Citation:

Description: More favourable treatment may be accorded to Singapore nationals and permanent residents in the above sectors.

G. Privatisation

Type of Limitation: National treatment (Article 7.4)

Legal Citation:

Description: More favourable treatment may be accorded to Singapore nationals and permanent residents in respect of ownership of enterprises currently in Government ownership.

H. Government-Linked Companies

Type of Limitation: Most favoured nation status (Article 7.3)
National treatment (Article 7.4)

Legal Citation:

Description:

1. Most favoured nation status and national treatment shall not apply to any corporate entities in which the Singapore Government is the majority shareholder or has a special share. Such corporate entities shall be permitted to limit the participation of foreign capital in terms of maximum percentage limit on foreign shareholding or the total value of individual or aggregate foreign investment.
2. The term ‘special share’ whether created by a corporate entity’s articles of association, or by domestic law or administrative action, includes a paid-up share or any other share (whether ordinary, equity or otherwise) and any share that has special voting or veto rights in respect of or entitles the holder to give or withhold consent or object to:
 - (a) the disposal of the whole or substantial part of the corporate entity’s undertaking;
 - (b) the acquisition by any person of any specified percentage of the issued share capital of the corporate entity;
 - (c) the appointment of the board of directors, management and/or executive staff of the corporate entity;
 - (d) the winding up or dissolution of the corporate entity; or
 - (e) any change to the memorandum of association and/or articles of association of a corporate entity relating to the issue, ownership, transfer, cancellation and acquisition of shares of the corporate entity, appointment and dismissal of the board of directors, management and/or executive staff of the corporate entity.

I. Manufacturing Sector

Type of Limitation: Most favoured nation status (Article 7.3)
National treatment (Article 7.4)

Legal Citation: Control of Manufacture Act, Cap 57 (1985)

Description: Statutory licensing requirements for the manufacture of goods, such as:

- (a) firecrackers;
- (b) drawn steel products;
- (c) pig iron and sponge iron;
- (d) rolled steel products;
- (e) steel ingots, billets, blooms and slabs;
- (f) beer and stout;
- (g) CD, CD-ROM, VCD;
- (h) DVD, DVD-ROM;
- (i) chewing gum, bubble gum, dental chewing gum or any like substance;
- (j) cigarettes;
- (k) matches;
- (l) cigars.