



STAMP DUTY - SINGAPORE

STAMP DUTY

Stamp Duty is a **tax on dutiable documents** relating to any immovable property in Singapore and any stock or shares.

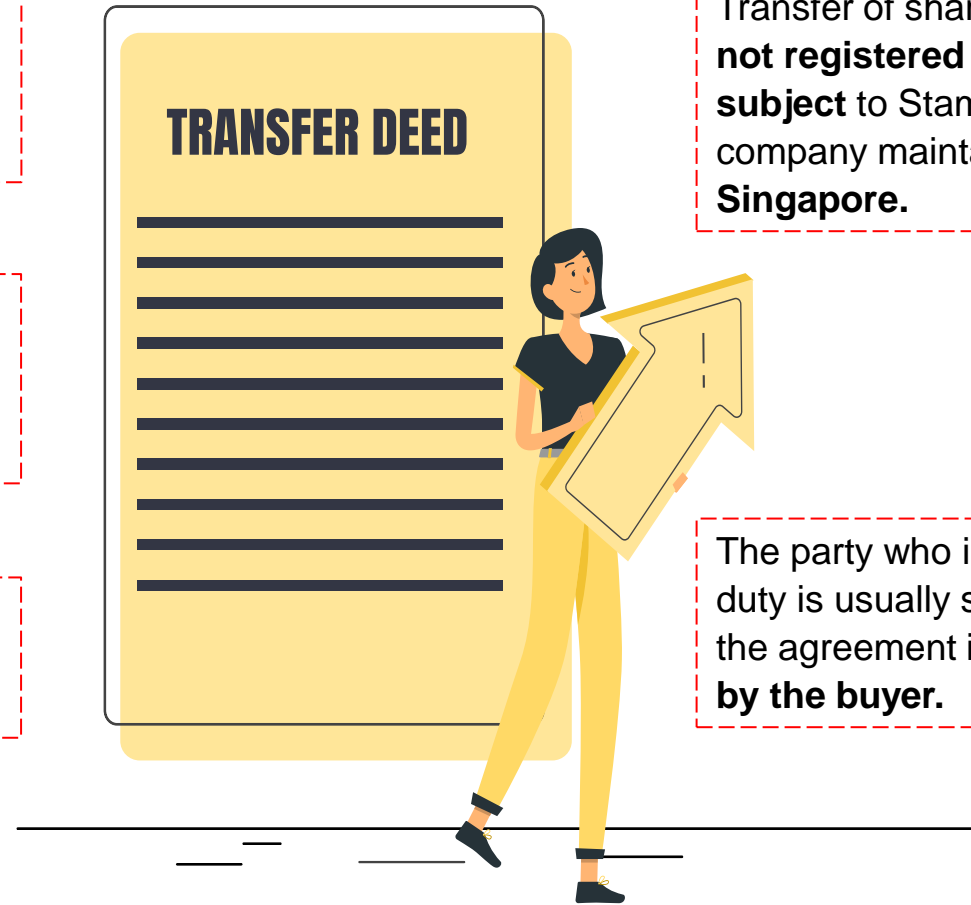


Stamp Duty - Shares

Stamp Duty is levied on the document signed (both electronic & physical) to execute **the transfer / mortgage of shares** of a Singapore Company.

The duty is payable @ **0.2%** of the actual price or the value of shares, **whichever is higher**. In case of **mortgage**, it shall be payable at **0.4% of the loan amount**.

The incidence of Stamp Duty arises only on transfer of shares & **not on fresh issue / allotment of shares**.



Transfer of shares of a foreign company **not registered in Singapore is not subject** to Stamp duty, **unless** such foreign company maintains a stock **register in Singapore**.

The party who is **liable to pay** the stamp duty is usually stated in the agreements. If the agreement is **silent**, then it is payable **by the buyer**.

Stamp Duty - Immovable Property

Stamp Duty is levied on the document signed (both electronic & physical) to execute **sale / lease / mortgage** of an immovable property **located in Singapore**.

Stamp duty on lease is payable at **0.4%** of the **total rent of immovable property for the lease period**. If the lease period is more than 4 years, the duty shall be payable at 0.4% of **4 times** the Average Annual Rent (**AAR**). If AAR is less than SGD 1000, stamp duty is exempt.

Stamp duty on mortgage of immovable property is payable at **0.4%** of the loan amount granted on the mortgage, subject to a **maximum duty of SGD 500**.

The party who is **liable to pay** the stamp duty is usually stated in the agreements. If the agreement is **silent**, then it is payable **by the party as specified in the third schedule** of the Stamp Duties Act (**usually the buyer / transferee**).



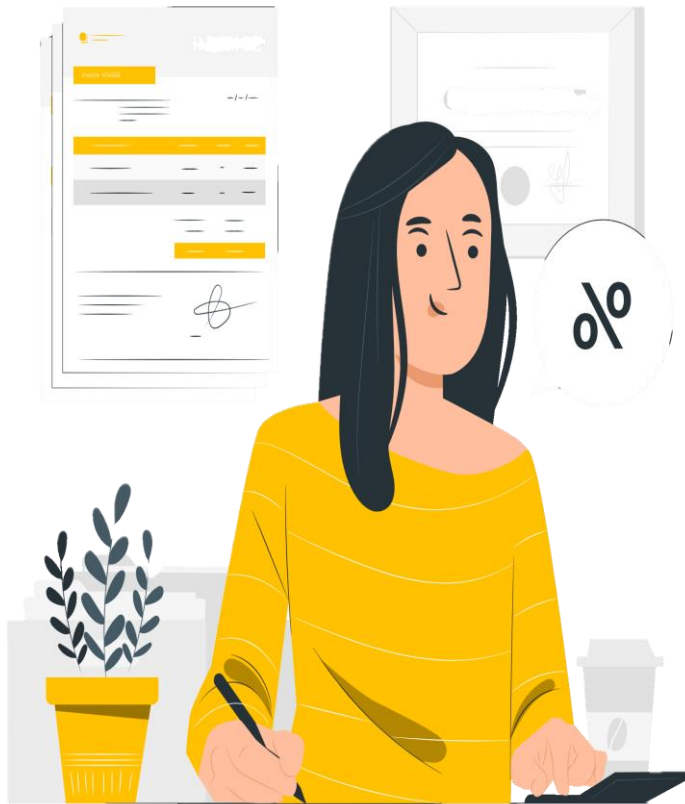
Buyer's Stamp Duty (BSD) is payable on **purchase** of an immovable property, on the higher of purchase price or market value. The stamp duty rate** depends on the value and the nature of property (residential / commercial).

Additional Buyer's Stamp Duty (ABSD) is applicable on **all acquisitions of residential properties** on or after 16 Dec 2021. The stamp duty rate** depends on the count of residential properties owned by the buyer & the profile of the buyer.

Seller's Stamp Duty (SSD) is payable on immovable properties acquired on or after 20 Feb 2010 and disposed of within the specified holding period, at the specified rate** on higher of the sale price or market value **as at the date of sale or disposal**.

**Rates provided in the subsequent slides

Buyer's Stamp Duty - Rates



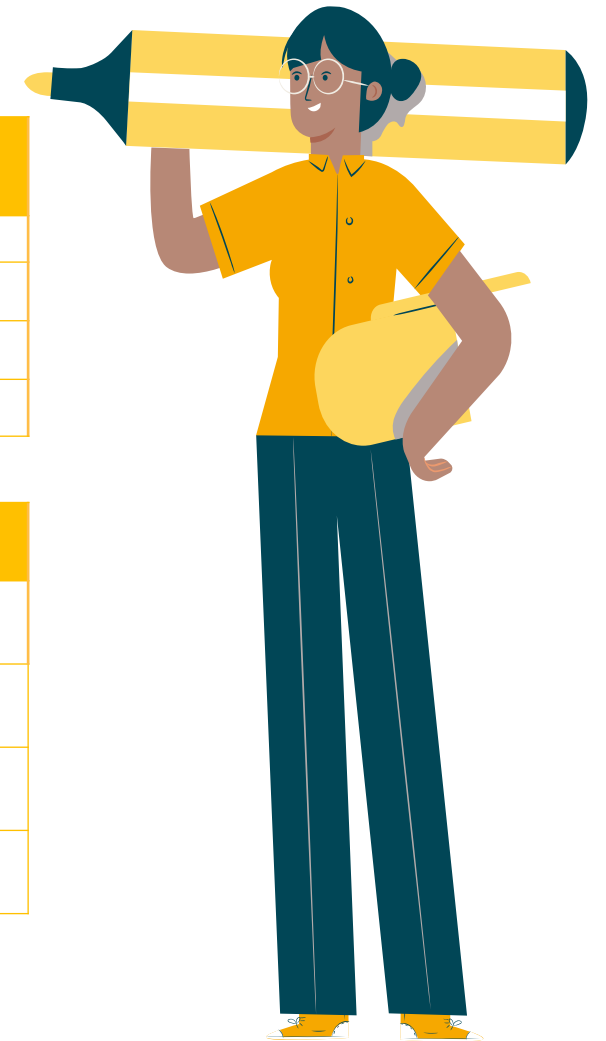
BSD	Purchase Price / Market Value	BSD Rates Residential properties	BSD Rates Non-residential properties
	First \$180,000	1%	1%
	Next \$180,000	2%	2%
	Next \$640,000	3%	-
	Remaining Amount	4%	3%

ABSD	Type of buyer	Count of residential properties owned	ABSD Rates Residential Properties
	Singapore Citizens (SC)	First	Not applicable
		Second	17%
		Third & subsequent	25%
	Singapore Permanent Residents (SPR)	First	5%
		Second	25%
		Third & subsequent	30%
	Foreigners (FR)	Any	30%
	Entities	Any	35% (Plus Additional 5% for Housing Developers (non-remittable))

Sellers's Stamp Duty (SSD) - Rates

Date of Purchase	Holding Period of Residential Properties	SSD Rate
On and after 11 Mar 2017	Up to 1 year	12%
	More than 1 year up to 2 years	8%
	More than 2 year up to 3 years	4%
	More than 3 years	No SSD payable

Date of Purchase	Holding Period of Industrial Properties	SSD Rate
On or after 12 Jan 2013	Up to 1 year	15%
	More than 1 year and up to 2 years	10%
	More than 2 years and up to 3 years	5%
	More than 3 years	No SSD payable



Stamp Duty - Property Holding Entity



Additional Conveyance Duty (over and above basic stamp duty) at prescribed rates is levied **on transfer of interest** in a **Property Holding Entity (PHE)**.
PHEs are of 2 types:

Type 1 PHE means the target entity that has PIP of which the market value makes up at least 50% of the value of the entity's total tangible assets.

Type 2 PHE

has **50% or more beneficial interest (directly/indirectly)** in one or more entities each of which is a Type 1 PHE (henceforth referred to as "related entities");

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sum of the market value of the PIP beneficially owned by the target entity directly & indirectly through its related entities is **at least 50% of the total tangible assets** of the target entity & all the entities in which the target entity has **50% or more beneficial interest** (directly / indirectly).

Prescribed Immovable Property ('PIP') means any immovable property that is **solely or jointly used for residential purposes / permitted to be used** by a written permission or notification **for solely residential purposes or for mixed purposes**, one of which is residential.

Due Date for Stamping



The document should be stamped **before signing**. However, if the document has not been stamped before signing but stamped within timeline prescribed, no penalty will be charged.

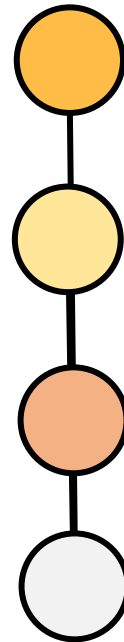
For documents executed outside of Singapore and subsequently brought into Singapore, the document must be **stamped within 30 days after it has been received** in Singapore.

For documents executed in Singapore, the document must be stamped **within 14 days** after the date it has been executed.

A penalty of up to 4 times the stamp duty may be imposed on documents that are unstamped, stamped late or insufficiently stamped.

Stamp Duty Relief

In the following circumstances, stamp duty reliefs are granted that would otherwise be dutiable, **provided the requisite relief conditions are met**. These conditions need to be evaluated in detail for each case.



Transfer between Associated entities

Reconstruction / Amalgamation of Companies

Conversion of Firm into Limited Liability Partnership

Conversion of Company into Limited Liability Partnership

THANK YOU

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