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No. S 452

STAMP DUTIES ACT
(CHAPTER 312)

STAMP DUTIES ACT
(AMENDMENT OF FIRST SCHEDULE)
(NO. 2) NOTIFICATION 2018

In exercise of the powers conferred by section 78(1) of the Stamp Duties Act, the Minister for Finance makes the following Notification:

Citation and commencement

1. This Notification is the Stamp Duties Act (Amendment of First Schedule) (No. 2) Notification 2018 and comes into operation on 6 July 2018.

Amendment of First Schedule

2. The First Schedule to the Stamp Duties Act is amended —
- (a) by deleting paragraph (*bf*) of Article 3 and substituting the following paragraph:

“(bf) on sale of residential property (whether or not any other type of property is also conveyed, transferred or assigned under the same instrument), executed on or after 12 January 2013

In addition to duty under paragraph (a), and either paragraph (ba), (bb), (be) or (bg) (as applicable)

- (i) if —
- (A) the grantee, transferee or lessee is a Singapore citizen owning one property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen owning one property and none of the other joint grantees, transferees or lessees is a Singapore citizen owning 2 or more properties, a Singapore permanent resident owning property, a foreigner or an entity; and
 - (B) one residential property is conveyed, transferred or assigned under the instrument
- (a) 7% of the amount of consideration of the residential property that is conveyed, assigned or transferred, if the instrument is executed before 6 July 2018; or
 - (b) 12% of the amount of consideration of the residential property that is conveyed, assigned or transferred, if the instrument is executed on or after 6 July 2018

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- (ii) if —
- (A) the grantee, transferee or lessee is a Singapore permanent resident not owning property, or any of 2 or more joint grantees, transferees or lessees is a Singapore permanent resident not owning property and none of the other joint grantees, transferees or lessees is a Singapore citizen owning one property or owning 2 or more properties, a Singapore permanent resident owning property, a foreigner or an entity; and
- (B) one residential property is conveyed, transferred or assigned under the instrument
- 5% of the amount of consideration of the residential property that is conveyed, assigned or transferred

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- (iii) if —
- (A) the grantee, transferee or lessee is a Singapore citizen owning 2 or more properties or a Singapore permanent resident owning property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen owning 2 or more properties or a Singapore permanent resident owning property, and none of the other joint grantees, transferees or lessees is a foreigner or an entity; and
 - (B) one or more residential properties is or are conveyed, transferred or assigned under the instrument
- (a) 10% of the amount or the total amount of consideration of the residential property or properties that is or are conveyed, assigned or transferred, if the instrument is executed before 6 July 2018; or
 - (b) 15% of the amount or the total amount of consideration of the residential property or properties that is or are conveyed, assigned or transferred, if the instrument is executed on or after 6 July 2018

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- (iv) if —
- (A) the grantee, transferee or lessee is a Singapore citizen not owning property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen not owning property and none of the other joint grantees, transferees or lessees is a Singapore citizen owning one property or owning 2 or more properties, a Singapore permanent resident, a foreigner or an entity; and
- (B) 2 residential properties are conveyed, transferred or assigned under the instrument
- (a) 7% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty, if the instrument is executed before 6 July 2018; or
- (b) 12% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty, if the instrument is executed on or after 6 July 2018

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- (v) if —
- (A) the grantee, transferee or lessee is a Singapore citizen not owning property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen not owning property and none of the other joint grantees, transferees or lessees is a Singapore citizen owning one property or owning 2 or more properties, a Singapore permanent resident, a foreigner or an entity; and
- (B) 3 or more residential properties are conveyed, transferred or assigned under the instrument
- (a) if the instrument is executed before 6 July 2018, the aggregate of —
- (i) 7% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and
- (ii) 10% of the total amount of consideration of the other residential properties that are conveyed, assigned or transferred, after deducting the amount of consideration of any one of those other residential properties, as elected by that person; or
- (b) if the instrument is executed on or after 6 July 2018, the aggregate of —
- (i) 12% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and
- (ii) 15% of the total amount of consideration of the other residential properties that are conveyed, assigned or transferred, after deducting the amount of consideration of any one of those other residential properties, as elected by that person

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- (vi) if —
- (A) the grantee, transferee or lessee is a Singapore citizen owning one property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen owning one property, and none of the other joint grantees, transferees or lessees is a Singapore citizen owning 2 or more properties, a Singapore permanent resident owning property, a foreigner or an entity; and
 - (B) 2 or more residential properties are conveyed, transferred or assigned under the instrument
- (a) if the instrument is executed before 6 July 2018, the aggregate of —
- (i) 7% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and
 - (ii) 10% of the amount or the total amount of consideration of the other residential property or properties that is or are conveyed, assigned or transferred; or
- (b) if the instrument is executed on or after 6 July 2018, the aggregate of —
- (i) 12% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and
 - (ii) 15% of the amount or the total amount of consideration of the other residential property or properties that is or are conveyed, assigned or transferred

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- (vii) if —
- (A) the grantee, transferee or lessee is a Singapore permanent resident not owning property, or any of 2 or more joint grantees, transferees or lessees is a Singapore permanent resident not owning property, and none of the other joint grantees, transferees or lessees is a Singapore citizen owning one property or owning 2 or more properties, a Singapore permanent resident owning property, a foreigner or an entity; and
- (B) 2 or more residential properties are conveyed, transferred or assigned under the instrument
- (a) if the instrument is executed before 6 July 2018, the aggregate of —
- (i) 5% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and
- (ii) 10% of the amount or the total amount of consideration of the other residential property or properties that is or are conveyed, assigned or transferred; or
- (b) if the instrument is executed on or after 6 July 2018, the aggregate of —
- (i) 5% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and
- (ii) 15% of the amount or the total amount of consideration of the other residential property or properties that is or are conveyed, assigned or transferred

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- (viii) if the grantee, transferee or lessee, or any of 2 or more joint grantees, transferees or lessees is a foreigner, and none of the other joint grantees, transferees or lessees is an entity
- (a) 15% of the amount or the total amount of consideration of the residential property or properties that is or are conveyed, assigned or transferred, if the instrument is executed before 6 July 2018; or
- (b) 20% of the amount or the total amount of consideration of the residential property or properties that is or are conveyed, assigned or transferred, if the instrument is executed on or after 6 July 2018
- (ix) if the grantee, transferee or lessee, or any of 2 or more joint grantees, transferees or lessees is an entity (other than a housing developer), and none of the other joint grantees, transferees or lessees is a housing developer
- (a) 15% of the amount or the total amount of consideration of the residential property or properties that is or are conveyed, assigned or transferred, if the instrument is executed before 6 July 2018; or
- (b) 25% of the amount or the total amount of consideration of the residential property or properties that is or are conveyed, assigned or transferred, if the instrument is executed on or after 6 July 2018
- (x) if the grantee, transferee or lessee, or any of 2 or more joint grantees, transferees or lessees is a housing developer
- (a) 15% of the amount or the total amount of consideration of the residential property or properties that is or are conveyed, assigned or transferred, if the instrument is executed before 6 July 2018; or
- (b) 30% of the amount or the total amount of consideration of the residential property or properties that is or are conveyed, assigned or transferred, if the instrument is executed on or after 6 July 2018

”;

(b) by inserting, immediately after the definition of “*foreigner*” in paragraph (1) of Article 3, the following definitions:

“ *“housing accommodation” includes a building or tenement wholly or principally constructed, adapted or intended for human habitation, or for human habitation and as business premises, but excludes a serviced apartment and a workers’ dormitory;*

“housing developer” means an entity —

(a) that is a licensed housing developer within the meaning of the Housing Developers (Control and Licensing) Act (Cap. 130);

(b) that is an applicant for a licence within the meaning of that Act and whose application is not refused, or that intends to apply for such licence; or

(c) that engages or intends to engage in a business of housing development,

but only if the residential property or properties is or are conveyed, assigned or transferred to the entity for the purpose of housing development by the entity;

“housing development” means the construction of any number of units of housing accommodation, including any building operations in, on, over or under the land for the purpose of erecting such housing accommodation, and the sale of land which would be appurtenant to one or more such units of housing accommodation;”;

(c) by deleting the words “*or (viii)*” in paragraph (7)(b) of Article 3 and substituting the words “*, (viii), (ix) or (x)*”;

(d) by deleting the words “*or an entity.*” at the end of sub-paragraph (vii) of paragraph (7)(b) of Article 3 and substituting a semi-colon, and by inserting immediately thereafter the following sub-paragraphs:

“(viii) in the case of sub-paragraph (ix) of paragraph (bf) of this Article, an entity other than a housing developer; and

(ix) in the case of sub-paragraph (x) of paragraph (bf) of this Article, a housing developer.”;

- (e) by deleting paragraph (b) of item (1) of Article 3A and substituting the following paragraph:

$$\text{“(b) } \boxed{\phantom{Z\% \times \frac{U}{V} \times W}} \text{”},$$

- (f) by deleting paragraph (d) of item (1) of Article 3A and substituting the following paragraph:

$$\text{“(d) } \boxed{\begin{array}{c} (Z\% \times \frac{U}{V} \times W1 \times X) \\ + \\ (Z\% \times \frac{U}{V} \times W2) \end{array}} \text{”},$$

- (g) by deleting the word “and” at the end of sub-paragraph (f) of item (1) of Article 3A;

- (h) by deleting the full-stop at the end of sub-paragraph (g) of item (1) of Article 3A and substituting the word “; and”, and by inserting immediately thereafter the following sub-paragraph:

“(h) Z% is —

- (i) if the conveyance is executed before 6 July 2018, 15%; and
- (ii) if the conveyance is executed on or after 6 July 2018, 30%.”;

- (i) by deleting paragraph (b) of item (2) of Article 3A and substituting the following paragraph:

$$\text{“(b) } \boxed{\phantom{Z\% \times [(\frac{U}{V} \times Y) + P] \times W}} \text{”},$$

- (j) by deleting paragraph (d) of item (2) of Article 3A and substituting the following paragraph:

(d)	$\{Z\% \times [(\frac{U}{V} \times Y) + P] \times W1 \times X\}$ $+$ $\{Z\% \times [(\frac{U}{V} + Y) + P] \times W2\}$
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(k) by deleting the word “and” at the end of sub-paragraph (h) of item (2) of Article 3A; and

(l) by deleting the full-stop at the end of sub-paragraph (i) of item (2) of Article 3A and substituting the word “; and”, and by inserting immediately thereafter the following sub-paragraph:

“(j) Z% is —

(i) if the conveyance is executed before 6 July 2018, 15%; and

(ii) if the conveyance is executed on or after 6 July 2018, 30%.”.

Made on 5 July 2018.

TAN CHING YEE
*Permanent Secretary,
 Ministry of Finance,
 Singapore.*