

[Webinar] Practical Course on Stamp Duty Rules for Common Real Estate Transactions



18 June 2021, Friday (2.30pm – 5.15pm)

This programme will be conducted as a webinar.

Registration Fees	
Category	Fees (Inclusive of 7% GST and course materials)
Law Society Member	\$64.20 Free*
SCCA Member	\$115.56
Non-Member	\$128.40



No. of Public
CPD Points:
2.0

Practice Area:
Real Estate

Training Level:
General

*From 15 February to 30 June
2021, webinars are free for all
LawSoc Members.
Terms and conditions apply.

About the Programme

With the implementation of cooling measures and changes in stamp duty rates over the past several years, it is increasingly important that we are equipped and adept in the knowledge and understanding of stamp duty treatment and its implications, in order to correctly advise our clients in navigating the complexities of property transactions in a compliant manner.

Course write-up

- 1) Overview of general stamp duty treatment and implications
 - BSD, ABSD and SSD
 - Definition of residential property (permitted use vs zoning)
 - When a person is deemed to have acquired / disposed of his property
 - Common industry mistakes / lapses encountered
- 2) Cases of stamp duty treatment in real life transactions
 - Conveyance of partial / additional interest in existing residential property
 - Exchange of properties
 - Transfer of property from deceased's estate
 - Decoupling
 - Mixed use properties (e.g. shophouses with living quarters)
 - Non-residential / mixed-use development on residential land
- 3) Common stamp duty remissions
 - Stamp Duties (Matrimonial Proceedings) (Remission) Rules
 - Stamp Duties (Spouses) (Remission of ABSD) Rules
 - Stamp Duties (HDB Flats and Executive Condominium Units) (Remission of ABSD) Rules
 - Stamp Duties (Transfer of Interest in Property which Buyer has Interest) ABSD remission.
 - Stamp Duties (Section 22A) Order
 - Stamp Duties (Conveyance Direction) (Remission) Rules
 - Stamp Duties (Exempt Instruments Under Section 22A) Rules
 - ABSD Remission for Housing Developers

Learning objectives

- This course will focus on deepening conveyancing professionals' knowledge of stamp duty rules and treatment governing common real estate transactions, as well as equipping participants with practical handles to advise their clients more effectively.
- The course will also touch on common industry mistakes / lapses encountered by IRAS, as well as common stamp duty remissions, industry best practices, and professional liability and risk for legal practitioners.
- It will be taught through a mixture of in-depth case study presentations and facilitated discussions to reinforce participants' understanding of stamp duty treatment.

Outcomes

- Conveyancing professionals will be equipped with practical and applicable stamp duty knowledge so that they can navigate today's increasingly complex stamp duty landscape with greater confidence.
- Common stamp duty mistakes and lapses will be highlighted for greater awareness for conveyancing professionals to learn from and adopt best practices.

Programme Outline

Time	Programme
2.00pm – 2.30pm	Registrants to log on
2.30pm – 3.00pm	Overview of General Stamp Duty Treatment and Implications Noel Wong – Manager (IRAS – Valuation & Stamp Duty Branch) Gerlyn Yip – Principal Tax Officer (IRAS – Valuation & Stamp Duty Branch)
3.00pm – 3.50pm	Cases of Stamp Duty Treatment in Real Life Transactions Noel Wong – Manager (IRAS – Valuation & Stamp Duty Branch) Gerlyn Yip – Principal Tax Officer (IRAS – Valuation & Stamp Duty Branch)
3.50pm – 4.00pm	Break
4.00pm – 4.30pm	Common Stamp Duty Remissions Noel Wong – Manager (IRAS – Valuation & Stamp Duty Branch) Gerlyn Yip – Principal Tax Officer (IRAS – Valuation & Stamp Duty Branch)
4.30pm – 4.45pm	Section 33A – Anti-avoidance provision Noel Wong – Manager (IRAS – Valuation & Stamp Duty Branch) Gerlyn Yip – Principal Tax Officer (IRAS – Valuation & Stamp Duty Branch)
4.45pm – 5.15pm	Question & Answer (Led by Lee Liat Yeang - Senior Partner, Dentons Rodyk & Davidson LLP)
5.15pm	End

Admin Note to Singapore Practitioners and s36B Foreign Lawyers in relation to the Mandatory CPD Scheme:

No of Public CPD Points: 2.0
Practice Area: Real Estate
Training Level: General

Participants who wish to obtain CPD Points are reminded that they must comply strictly with the Attendance Policy set out in the CPD Guidelines. For this activity, this includes logging in at the start of the webinar and logging out at the conclusion of the webinar in the manner required by the organiser, and not being away from any part of the webinar for more than 15 minutes. Participants who do not comply with the Attendance Policy will not be able to obtain CPD Points for attending the activity. Please refer to <http://www.sileCPDcentre.sg> for more information.

Note: In the course of the event, photographs/videos/interviews of participants could be taken/conducted by the Law Society or parties appointed by the Law Society for the purpose of post event publicity, either in the Law Society's official publication/website, social media platforms or any third party's publication/website/social media platforms approved by the Law Society.

Speakers' Profile



Noel Wong – Manager (IRAS – Valuation & Stamp Duty Branch)

Noel graduated from Nanyang Technological University in 2011 with a Bachelor of Accountancy (Second Class Upper Honours). He is also a Chartered Accountant of Singapore and has passed level 1 of the Chartered Financial Analyst.

After graduation, Noel spent two years at PricewaterhouseCoopers LLP in the audit and corporate tax departments, where he audited clients in the real estate industry and assisted with the computation and submission of clients' corporate tax returns. He then moved on to the Ministry of Finance where he spent the next four years handling tax policy (including stamp duty policy), as well as reserves and investment policy where he worked with GIC, Temasek and MAS. Subsequently, Noel joined the IRAS Valuation & Stamp Duty Branch where he has spent the last three years, and is now a manager overseeing the Appeals, Customer Service and Systems teams. During his time in IRAS, Noel worked with the Ministry of Finance and Attorney General's Office on the 2018 amendments to Stamp Duties Act to allow the application of stamp duty to electronic contracts, as well as allowing the e-payment of conveyancing stamp duties via FAST (Fast and Secure Transfers).



Gerlyn Yip – Principal Tax Officer (IRAS – Valuation & Stamp Duty Branch)

Gerlyn is currently a Principal Tax Officer with the Inland Revenue Authority of Singapore (IRAS), Valuation & Stamp Duty Branch.

She started her career in IRAS in 2014 and has handled a wide range of stamp duty assessments including leases, Sale and Purchase and remission. In addition, she has been handling issues relating to Additional Buyer's Stamp Duty ("ABSD") applications from Housing Developers. She was also involved in providing educational talks to stakeholders, such as engaging HDB on several newly legislated rules, addressing common queries from estate agencies such as SLP International Property Consultants Pte. Ltd. and Knight Frank Property Network Pte. Ltd. and conducting Heartland talks to educate the public on their stamp duty obligations on renting a property. She also works closely with the Ministry of Finance on remission matters.



Lee Liat Yeang - Senior Partner, Dentons Rodyk & Davidson LLP

Lee Liat Yeang is a senior partner in Dentons Rodyk's Corporate Real Estate practice.

Liat Yeang started his legal practice with the firm in 1993. Since then, Liat Yeang has been advising in all aspects of corporate real estate work including sales and purchase, project development work for developers and real estate financing. He acts for many real estate developers and real estate investment companies in numerous real estate transactions, whether they are by sale of land or by sale of shares in the real estate holding company.

He has been advising clients on issues relating to Additional Buyers Stamp Duties, and on issues relating to Qualifying Certificate issued to foreign developers of residential lands. He successfully assisted a listed company to obtain approval from the Controller of Residential Property to transfer its interest in a residential land to another company. He has also succeeded on appeals to IRAS on remission issues/refunds on ABSD paid, and also on remission of Additional Conveyance Duty in the case of sale of company shares.

Liat Yeang was quoted in the Business Times regarding the [government's plan to apply residential stamp duties to the transfer of home-owning entities](#). He has also written articles on ABSD and other stamp duties.

Registration

To register, please visit our website at: <https://www.lawsociety.org.sg/CPD-Portal/Law-Society-Events>. For enquiries, please contact us at cpd@lawsoc.org.sg or 6530-0230.

1. Terms and Conditions

- 1.1. **"Free" registration tickets are extended only to Law Society of Singapore Members.**
Note: Other employees of law firms are not eligible
- 1.2. **"Free" Registration tickets are strictly non-transferable.**
- 1.3. **If a Member is found to have lapsed in attendance of 3 free webinars, without cancellation of registration at least 3 working days prior to the event, their subsequent free registrations will be rejected and the usual registration fee will apply. Strictly no exemptions will be considered.**
- 1.4. Registration closes on the date as stipulated on the registration page or when all seats are filled.
- 1.5. Allocation of seats is on a first-come-first-served basis and there are limited seats for each programme.
- 1.6. The registration fee is due and payable upon registration and must be received prior to the programme.
- 1.7. Payment must be made by the closing date stated. Registration will only be confirmed upon receipt of full payment.
- 1.8. The Law Society reserves the right to refuse to register or admit any participant, and to cancel or postpone the programme.
- 1.9. For paid registrations, a substitute delegate is welcome, provided that The Law Society is notified in writing of the substitute delegate's name and particulars at least 3 working days before the programme. Substitution of registrant is not applicable for "Free" registration tickets.

2. Cancellation and Refund of Fees

- 2.1. Participants who cancel their registration before the commencement date shall be liable to pay the percentage of the registration fee set out as follows:
 - i. 20 calendar days before commencement date: 25% of registration fee.
 - ii. 8 to 19 calendar days before commencement date: 50% of registration fee.
 - iii. 7 calendar days or less before commencement date: 100% of registration fee.
- 2.2. Participants who cancel their registration without prior payment shall also be liable to the cancellation fee set out in 2.1. In the event that the payment for cancellation fee is not received despite multiple chasers, a tax invoice will be issued and mailed to your law practice/organisation.
- 2.3. Participants who are unable to attend the programme due to medical exigencies will be subject to a cancellation fee of 50% of the registration fee.