

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



23 June 2022, Thursday
2.30pm – 5.15pm



*This programme is conducted as a live
webinar.*



No. of Public
CPD Points:
2.0

Practice Area:
Real Estate

Training Level:
General

About the Programme

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. shop houses 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 deepen conveyancing professionals' knowledge of stamp duty rules and treatment governing common real estate transactions, as well as equip 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.
- Participants will learn through a mixture of in-depth case study presentations and facilitated discussions to reinforce understanding of stamp duty treatment.

Learning Outcomes

- Conveyancing professionals will be equipped with practical and applicable stamp duty knowledge to help them navigate today's increasingly complex stamp duty landscape with greater confidence.
- Common stamp duty mistakes and lapses will enable 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 Constance Tia – Principal Tax Officer (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 Constance Tia – Principal Tax Officer (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 Constance Tia – Principal Tax Officer (IRAS – Valuation & Stamp Duty Branch) Gerlyn Yip – Principal Tax Officer (IRAS – Valuation & Stamp Duty Branch)
4.30pm – 4.45pm	Section 33A – Anti-avoidance provision Constance Tia – Principal Tax Officer (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

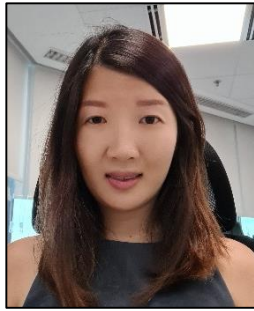
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No of Public CPD Points: 2.0
Practice Area: Real Estate
Training Level: General

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Speakers' Profile



Constance Tia – Principal Tax Officer (IRAS – Valuation & Stamp Duty Branch)

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

She is from the Assessment team which provides stamp duty assessment on instruments submitted to the Stamp Office. Constance specialises in case types such as Lease, Share Transfer, Sale and Purchase documents, Remission and section 15 stamp duty relief relating to commercial group restructurings as well as mergers and acquisitions. She also works closely with private sector firms, and government agencies such as the Jurong Town Corporation and the Housing and Development Board.

During her time in IRAS, she has conducted various talks such as An Introduction to Stamp Duty during Law Awareness Week, HDB Heartland talk on subletting property, and section 15 relief workshops.



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.

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