

IRAS CIRCULAR

STAMP DUTY TREATMENT FOR PROPERTIES ACQUIRED ON AN EN BLOC OR BLOCK BASIS



**INLAND REVENUE
AUTHORITY
OF SINGAPORE**

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INTRODUCTION

This guide explains the stamp duty treatment for properties acquired on an en bloc or block basis.

TAX TREATMENT

2. For properties acquired on enbloc or block basis, stamp duty should be calculated based on the total purchase price. This is because, based on the true nature of the transaction, there is only one single contract for the enbloc or block purchase of the properties. Thus the correct tax treatment would be to regard the purchase of the properties as one single transaction.

3. Even though individual documents may have been prepared for the disposition of the individual properties to the same purchaser, stamp duty should not be paid on the sale price of each individual property to take advantage of the graduated stamp duty tax rates.

4. The Stamp Duties Act provides for a penalty of up to 4 times the amount of deficient duty for a document that is insufficiently stamped. Similarly, a penalty of up to 4 times the stamp duty due may be imposed for stamping after the stipulated time period.

ENQUIRIES

5. For any clarification, please call our help lines at 6351 3697 / 6351 3698 for assistance.

Inland Revenue Authority of Singapore