

**ADDITIONAL BUYER'S STAMP DUTY (ABSD)
DECLARATION FORM
(PRIVATE RESIDENTIAL PROPERTIES)**



IMPORTANT NOTES

1. This form serves to help the Commissioner of Stamp Duties and the conveyancing lawyers ascertain the liability of the buyer / beneficiary / trustee¹ in paying Additional Buyer's Stamp Duty (ABSD) on the purchase / acquisition of private residential properties. All buyers / beneficiaries / trustees (i.e. individuals, entities, including housing developers) are required to complete this form.
2. The completed form need not be submitted to IRAS. However, law firms and the buyer / beneficiary / trustee are advised to retain the original form for **at least 5 years** from the date of purchase / acquisition of the property as IRAS may request for it for audit purposes.
3. Please note that if ABSD is payable but not paid, the document is not considered duly stamped even if the buyer / beneficiary / trustee has stamped and paid Buyer's Stamp Duty (BSD) on the document.
4. ABSD is payable within 14 days after the date of purchase / acquisition of the property. IRAS takes a very serious view on non-payment of stamp duty. Penalties of up to 4 times the stamp duty owed will be imposed on the buyer / beneficiary / trustee if the stamp duty is not fully paid or not paid on time.
5. Please note that penalties may be imposed for the provision of false information to the Commissioner of Stamp Duties, which may include a fine and/or imprisonment term, where applicable.

SECTION A – DETAILS OF PROPERTY PURCHASED / ACQUIRED

DETAILS OF PROPERTY PURCHASED / ACQUIRED									
Address									
Date of Purchase / Acquisition ²									
Type of Purchase / Acquisition	<p><i>[please tick (✓) accordingly]</i></p> <p>This is a purchase / acquisition made by:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Single buyer / beneficiary</td> <td style="width: 100px; height: 20px; border: 1px solid black;"></td> </tr> <tr> <td style="padding: 5px;">Multiple buyers / beneficiaries</td> <td style="width: 100px; height: 20px; border: 1px solid black;"></td> </tr> <tr> <td style="padding: 5px;">Married couple</td> <td style="width: 100px; height: 20px; border: 1px solid black;"></td> </tr> <tr> <td style="padding: 5px;">Trustee</td> <td style="width: 100px; height: 20px; border: 1px solid black;"></td> </tr> </table>	Single buyer / beneficiary		Multiple buyers / beneficiaries		Married couple		Trustee	
Single buyer / beneficiary									
Multiple buyers / beneficiaries									
Married couple									
Trustee									

¹ Where the beneficiaries of the trust are not identifiable

² Date of Purchase / Acquisition refers to the earliest of:

- a) Date of execution of the Acceptance to the Option to Purchase **or**
- b) Date of Sale and Purchase Agreement **or**
- c) Date of instrument which places the residential property on trust **or**
- d) Date of transfer to a beneficiary where the residential property was originally held on trust for non-identifiable beneficial owner(s) **or**
- e) Date of Transfer where (a), (b), (c) and (d) are not available nor applicable

Joint Ownership <i>(includes multiple buyers / multiple beneficiaries / married couple)</i>	<i>[please tick (✓) accordingly]</i> Joint owners have equal shares in property? Yes <input type="checkbox"/> No <input type="checkbox"/>											
	If no, please state the fractional interest held by each joint owner: <table border="1"> <thead> <tr> <th></th> <th>Name of Buyer / Beneficiary</th> <th>Ownership (in %)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> </tbody> </table>		Name of Buyer / Beneficiary	Ownership (in %)	1			2			3	
	Name of Buyer / Beneficiary	Ownership (in %)										
1												
2												
3												
Purchase / Acquisition via Trust	If the property is acquired under a Trust arrangement, please state the date of Declaration of Trust: _____ Name of Trustee and ID No.: _____											

SECTION B – DETAILS OF BUYER / BENEFICIARY

For buyer who is an individual i.e. SC, SPR or Foreigner, please complete Section B1.
 For beneficiary who is an individual i.e. SC, SPR or Foreigner, please complete Section B1 with beneficiary's details.
 For buyer / beneficiary who is an entity (including housing developer), please complete Section B2.
 For buyer who is a trustee (where beneficiaries of trust are not identifiable), please complete Section B3.

Section B1 – For buyer / beneficiary who is an individual ³ (Please use a separate sheet if the space provided is insufficient)			
You are to list all residential properties whether wholly or partially owned prior to this purchase / acquisition. Ownership of residential property would include among others, acquisition of property via inheritance / matrimonial proceedings or as beneficial owner under a trust. For acquisition via inheritance / matrimonial proceedings, ownership will be based on date of transfer. If you own a shophouse with residential component or living quarters, you are to include it in the list of residential properties owned. NOTE: If the residential property is purchased by a trustee on trust for Identifiable Individual Beneficiaries, please fill in the details of each beneficiary in this section.			
Details of Buyer 1 / Beneficiary 1			
Name:			
Citizenship <i>[please tick accordingly]</i>		<input type="checkbox"/> Singapore Citizen <input type="checkbox"/> Singapore Permanent Resident <input type="checkbox"/> Foreigner (Nationality: _____)	
NRIC / FIN / Passport No.:			
Details of Residential Properties Owned Prior to This Purchase / Acquisition			
<input type="checkbox"/> I do not own any residential properties prior to this purchase / acquisition.			
<input type="checkbox"/> I own residential property / properties prior to this purchase / acquisition, the details of which are filled in below.			
S/N	Address of Properties Owned Prior to This Purchase / Acquisition	Wholly Owned	Co-owned / Partially owned
		Please tick (✓) whichever is applicable	
1			

³ Including beneficiaries who are identified in the trust instrument

2			
3			

Details of Buyer 2 / Beneficiary 2

Name:	
Citizenship <i>[please tick accordingly]</i>	<input type="checkbox"/> Singapore Citizen <input type="checkbox"/> Singapore Permanent Resident <input type="checkbox"/> Foreigner (Nationality: _____)
NRIC / FIN / Passport No.:	

Details of Residential Properties Owned Prior to This Purchase / Acquisition

- I do not own any residential properties prior to this purchase / acquisition.
- I own residential property / properties prior to this purchase / acquisition, the details of which are filled in below.

S/N	Address of Properties Owned Prior to This Purchase / Acquisition	Wholly Owned	Co-owned / Partially owned
		Please tick (√) whichever is applicable	
1			
2			
3			

Details of Buyer 3 / Beneficiary 3

Name:	
Citizenship <i>[please tick accordingly]</i>	<input type="checkbox"/> Singapore Citizen <input type="checkbox"/> Singapore Permanent Resident <input type="checkbox"/> Foreigner (Nationality: _____)
NRIC / FIN / Passport No.:	

Details of Residential Properties Owned Prior to This Purchase / Acquisition

- I do not own any residential properties prior to this purchase / acquisition.
- I own residential property / properties prior to this purchase / acquisition, the details of which are filled in below.

S/N	Address of Properties Owned Prior to This Purchase / Acquisition	Wholly Owned	Co-owned / Partially owned
		Please tick (√) whichever is applicable	
1			
2			
3			

Section B2 – For buyer / beneficiary who is an entity (including housing developer)
(Please use a separate sheet if the space provided is insufficient)

Details of Buyer / Beneficiary

Name: _____

Identity Type: UEN-Business / UEN-Local / UEN-Others / Others
(please delete accordingly)

Identity No.: _____

Name: _____

Identity Type: UEN-Business / UEN-Local / UEN-Others / Others
(please delete accordingly)

Identity No.: _____

Section B3 – For buyer who is a trustee (where beneficiaries of trust are not identifiable)
(Please use a separate sheet if the space provided is insufficient)

Details of Trustee

Name: _____

Identity Type: NRIC / FIN / Passport No / UEN-Business / UEN-Local / UEN-
Others / Others
(please delete accordingly)

Identity No.: _____

Name: _____

Identity Type: NRIC / FIN / Passport No / UEN-Business / UEN-Local / UEN-
Others / Others
(please delete accordingly)

Identity No.: _____

SECTION C – LIABILITY OF ABSD

Liability of ABSD

[please tick (✓) accordingly]

Is this purchase / acquisition subject to ABSD?

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

If yes, please select the ABSD rate (you may refer to Table A for reference):

<u>For purchase/acquisition before 27 Apr 2023</u>		<u>For purchase/acquisition on or after 27 Apr 2023</u>	
5%	<input type="checkbox"/>	5%	<input type="checkbox"/>
17%	<input type="checkbox"/>	20%	<input type="checkbox"/>
25%	<input type="checkbox"/>	30%	<input type="checkbox"/>
30%	<input type="checkbox"/>	35%	<input type="checkbox"/>
35%	<input type="checkbox"/>	40%	<input type="checkbox"/>
40%	<input type="checkbox"/>	60%	<input type="checkbox"/>
		65%	<input type="checkbox"/>

Table A – for reference only

Buyer's profile (if there is more than 1 buyer, the profile with the highest ABSD rate would apply)	ABSD rate before 27 Apr 2023	ABSD rate on or after 27 Apr 2023
SC buying 1 st residential property	0%	0%
SC buying 2 nd residential property	17%	20%
SC buying 3 rd and subsequent residential property	25%	30%
SPR buying 1 st residential property	5%	5%
SPR buying 2 nd residential property	25%	30%
SPR buying 3 rd and subsequent residential property	30%	35%
Foreigners buying any residential property	30%	60%
Entities buying any residential property	35%	65%
Housing Developers buying any residential property	35% ⁴ Plus additional 5% ⁵ (non-remittable)	35% ⁴ Plus additional 5% ⁵ (non-remittable)
Trustee buying any residential property	35%	65%

where SC and SPR refer to Singapore Citizen and Singapore Permanent Resident respectively, and Housing Developers refer to entities in the business of construction and sale of housing units with respect to the subject property acquired, including trustees for housing developers.

At the point of purchase, does this purchase / acquisition qualify for ABSD remission?

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

If yes, please select the applicable ABSD remission.

Stamp Duties (Free Trade Agreements) (Remission of ABSD) Rules	<input type="checkbox"/>
Stamp Duties (Spouses) (Remission of ABSD) Rules – Rule 3 ⁶	<input type="checkbox"/>
Stamp Duties (Matrimonial Proceedings) (Remission) Rules	<input type="checkbox"/>

⁴ Housing developers will be subject to the ABSD rate of 35% and may apply for remission of this 35% ABSD rate subject to conditions.

⁵ This 5% ABSD for developers and trustees for housing developers is in addition to the 35% ABSD rate. This 5% ABSD will not be remitted, and is to be paid upfront upon purchase of residential property.

⁶ For married couples who purchased the second residential property, the ABSD remission will only be applicable upon the sale of the first residential property within the stipulated period and meeting of all other conditions as prescribed in the Stamp Duties (Spouses) (Remission of ABSD) Rules – Rule 4.

Stamp Duties (Housing Developers) (Remission of ABSD) Rules⁷

Stamp Duties (Non-Licensed Housing Developers) (Remission of ABSD) Rules⁷

Others. Please state: _____

SECTION D

DECLARATION

I declare that the above information is true and complete.

Declared by:

Witnessed by:

Date:

Signature of Buyer /
Beneficiary / Trustee (1)

Name & Signature of Solicitor /
Notary Public⁸

I declare that the above information is true and complete.

Declared by:

Witnessed by:

Date:

Signature of Buyer /
Beneficiary / Trustee (2)

Name & Signature of Solicitor /
Notary Public

I declare that the above information is true and complete.

Declared by:

Witnessed by:

Date:

Signature of Buyer /
Beneficiary / Trustee (3)

Name & Signature of Solicitor /
Notary Public

⁷ Subject to the entity / trustee providing the necessary undertaking to fulfil the qualifying conditions.

⁸ For buyer / beneficiary / trustee who is overseas, the form has to be witnessed by a Notary Public.