

Our Ref: PC 07-14

Date: 17 June 2014

Key Executive Officers

Dear Sir/Madam

FEEDBACK ON PROVISION OF ERRONEOUS INFORMATION ON ADDITIONAL BUYER'S STAMP DUTY (ABSD) BY SALESPERSONS

MOF and IRAS have been receiving an increasing number of appeals due to incorrect information on ABSD provided by property agents to buyers. Specifically, buyers have been advised by their salespersons that they would qualify for an ABSD refund if they are Singapore Citizens (SC) purchasing a second property in their sole name (in some of the cases, one of the spouse is a Singapore Permanent Resident (SPR)). The advice is incorrect as the ABSD refund is only available to Singaporean married couples (defined as a married couple where at least one party is an SC) who purchase the second property jointly, subject to the following conditions:

- a) The purchase of the second residential property is made by the married couple;
 - b) ABSD has been paid on the second residential property;
 - c) The first property (co-owned or owned separately) is sold within 6 months from the date of purchase of the second property (if it is a completed property) or TOP/CSC (whichever is earlier) of the second property (if it is an uncompleted property); and
 - d) The married couple has not purchased or acquired a third or subsequent property from the date of purchase of second property to the date of sale of the first property.
2. Please refer to the [IRAS' e-tax guide on ABSD](#) for more information.
 3. Please disseminate the information to your salespersons. Salespersons should advise their clients to seek advice from IRAS if they are unsure about the ABSD refund.

4. Thank you.

Yours sincerely,

Chan Kwok Cheong
Deputy Director (Policy & Planning)
Council for Estate Agencies