

SUMMARY TABLE ON LEGISLATIVE CHANGES

Note: You may download the summary table, as well as other relevant documents [here](#).

No.	Tax Change	Description and Reason for Change	Amendment to PT Act	Details of Amendment
1	Align the time-bar for the Comptroller of Property Tax to recover outstanding property tax and refund excess property tax paid by taxpayers from six years to five years	The time-bar for Comptroller to recover tax arrears from owners or make refunds to owners will be changed from six years to five years, in alignment with the five year time-bar period for tax recovery and refunds under Income Tax Act and GST Act. This is for consistency between the various Tax Acts.	Sections 6 and 21 [Clauses 3(b), 7(e) and 7(f)]	<p>Clause 3(b) amends section 6(14) to provide that a claim for tax refund must be made within 5 years (instead of 6 years) of the excess payment.</p> <p>Clause 7(e) amends subsection (7) to include tenements, and to remove the limitation period of 6 years for claims of tax under that subsection. The limitation period will instead be provided for in accordance with the new subsection (8B) inserted by clause 7(g).</p> <p>Clause 7(f) also inserts a new subsection (8B) to impose (in respect of the recovery of tax) a time limit of 5 years before the 1st of January of the year in which the notice of inclusion in or amendment to the Valuation List has been issued.</p>

2	Clarify that the interest payable on the refund of excess property tax pursuant to a Court Order is to be computed from the date of the Order	The Property Tax Act is currently silent on how interest should be computed for tax refunds after the tax appeal has been heard by the Valuation Review Board or higher Courts. The amendment seeks to specify that the computation of interest for property tax appeal cases will be from the date of Court Order, similar to income tax matters.	Section 33(4) [Clause 9(a) and item (c) of the Schedule]	Clause 9(a) and the Schedule amend various provisions in the Act to remove references to specific rates of interest for purposes of the Act and empowers the Minister to prescribe these rates of interest instead.
3	Allow the Chief Assessor and Comptroller of Property Tax to cancel erroneous property tax notices from previous years and to replace them with amended notices, such as where the errors arose from clerical/arithmetical mistakes or from information wrongly provided by taxpayers	<p>In the course of administering property tax it would be necessary for both the Chief Assessor and Comptroller of Property Tax to cancel and re-issue past years' notices as a result of errors such as clerical/arithmetical error or information wrongly provided by taxpayers. The erroneous notices, if left uncorrected, would result in errors in the Annual Value (AV) of the property and tax collection.</p> <p>The amendment allows the Chief Assessor and the Comptroller to make retrospective corrections strictly as a result of technical or administrative errors and not due to a change in valuation judgement. In addition, the retrospective correction would be subject to a time bar limit of 5 years.</p>	Sections 20, 20A and 22 [Clauses 5(e), 6 and 8(b)]	<p>Clause 5(e) inserts a new subsection (4A) in section 20 to allow the Chief Assessor to correct any clerical or arithmetic error in the Valuation List affecting the annual value of any property, by making alterations, and cancelling and re-issuing notices. However, such alteration or cancellation cannot be in respect of any period exceeding 5 years prior to the date on which the Chief Assessor ascertains the error to exist.</p> <p>Clause 6 amends section 20A(6) to introduce a time limit. Under the amendment, the Chief Assessor may, in respect of a notice of his decision relating to an objection to the Valuation</p>

				<p>List which is inaccurate in any material particular, cancel the notice and replace it with another notice, within a period of not more than 5 years after the service of the first-mentioned notice.</p> <p>Clause 8(b) amends section 22(4) to introduce a time limit. Under the amendment, the Comptroller may, in respect of a notice of his decision referred to in section 22(3) relating to an objection to a demand for payment of tax due pursuant to section 21, cancel the notice and replace it with another notice within a period of not more than 5 years after the service of the first-mentioned notice.</p>
4	<p>Delegate from the Minister for Finance to the Comptroller of Property Tax the power to grant property tax exemption for land used for public religious worship, public schools, charitable, and social</p>	<p>Currently, under the Property Tax Act, the Comptroller of Property Tax can grant tax exemption for buildings used for prescribed purposes, namely religious worship, public schools, charitable, and social development purposes. However, for land under development to construct buildings used for these purposes, approval from the Minister for Finance is required to exempt the land</p>	<p>Section 6 [Clause 3(a)]</p>	<p>Clause 3(a) amends section 6 by making technical changes to the drafting of subsection (6) to clarify the same, and by inserting a new subsection (6A). The new subsection (6A) provides for the exemption from property tax of land that is used or will be developed or is being developed</p>

	<p>development purposes. Currently, the Comptroller can grant exemption for buildings used for these purposes</p>	<p>from property tax during the period of construction.</p> <p>This amendment delegates the approval for property tax exemption for land (used for these same prescribed purposes) to the Comptroller of Property Tax and will help to facilitate tax administration.</p>		<p>into a building for use wholly or principally for any purpose specified in subsection (6). The Comptroller must be satisfied of such use before the land can be exempted from tax.</p>
5	<p>Streamline reporting requirements for property owners. The requirement for property owners to inform IRAS upon certain events (such as the completion, rebuilding, enlargement, alteration or improvement of a building) will be removed</p>	<p>To provide convenience to property owners as well as improve tax administration, the requirement for property owners to inform IRAS upon certain events will be removed. Examples of such events include:</p> <ul style="list-style-type: none"> a. When any building is completed; b. When any building is rebuilt, enlarged, altered or improved; c. When any building which has been vacant is occupied; d. When any person makes an application to the competent authority for permission to develop or subdivide any property in accordance with the provisions of the Planning Act (Cap. 232); and e. When a person becomes the owner of a property by succession. 	<p>Section 19</p> <p>[Clause 4]</p>	<p>Clause 4(a) deletes subsections (2), (4), (5), (6) and (12) of section 19 so as to remove the requirement that notice be given of the circumstances referred to in those subsections by owners and other persons to the Chief Assessor.</p> <p>Clause 4(b) makes technical changes to the drafting of section 19(9) to clarify the intent of the same.</p> <p>Clause 4(c) inserts a new subsection (10A) in section 19 to provide that an owner is not required to give the notice required under subsections (9) and (10) if, in the 15-day period referred to in those subsections, the relevant instrument is stamped with duty under the</p>

				Stamp Duties Act (Cap. 312).
6	Align the interest rates on late property tax payments by taxpayers and tax refunds by the Comptroller of Property Tax to the interest rate(s) as specified by the Ministry of Finance annually for Government refunds and arrears due to Government generally	For consistency, the interest rates for property tax refunds by the Comptroller of Property Tax and late property tax payments by taxpayers will be standardised at the interest rate(s) which MOF prescribes every year for the purpose of arrears due to the Government, installment payments by the public as well as Government refunds to the public in general.	The Schedule [Clause 9(a)]	<p>Clause 9(a) and the Schedule amend various provisions in the Act to remove references to specific rates of interest for purposes of the Act and empowers the Minister to prescribe these rates of interest instead.</p> <p>The amendment to section 33(4) further provides for the interest to commence from the date the decision of the Valuation Review Board is first pronounced in respect of an appeal made to it.</p>
7	Clarify the definition of “structural networks” to include any part of a structural network (which may be comprised of one or more pipelines, etc.)	In 2008, the Property Tax Act was amended to clarify that structural networks, including a network of pipelines, are taxable. For avoidance of doubt, the definition of “structural network” is being amended to make it clear in the Property Tax Act that any part of a structural network (which may be comprised of one or more pipelines, etc.) may be regarded as a structural network for purposes of this Act.	Section 2 [Clause 2]	Clause 2 amends the definition of “structural network” in section 2(1) to clarify, for the avoidance of doubt, that any part of a structural network (which may be comprised of one or more pipelines, etc.) may be regarded as a structural network for purposes of the Act.

8	<p>Clarify when the Valuation List (“VL”)¹ can be deemed as inaccurate and hence allow the Chief Assessor to amend the VL</p>	<p>The Property Tax Act provides for the scenarios when the annual values of the properties in the VL are no longer reflective of prevailing market rents and grants the Chief Assessor the authority to amend the VL.</p> <p>For avoidance of doubt, the Property Tax Act will be amended to clarify that the annual value (AV) may be revised by taking into account the development costs or gross taking of that or similar property, in addition to evidence on the rental or the consideration paid or value passing on the sale or transfer, directly or indirectly, of any estate or interest in that or similar property as currently spelled out in the Act. This amendment is in line with the existing practice of the Chief Assessor, such as for properties with little or no rental or sale price evidence.</p> <p>The Property Tax Act will also be amended to allow the Chief Assessor to amend the AVs for the same scope of properties as provided for under the charging provision (Section 6(1)) of the Property Tax Act that allows for the levying of property tax on houses, lands, buildings, and tenements.</p>	<p>Sections 20 and 21</p> <p>[Clauses 5(a), 5(b), 5(c), 5(d), 7(a), 7(b), 7(c), 7(d) and 7(e)]</p>	<p>Clause 5(a) and (b) amends section 20(2) to provide that the annual value may be revised by taking into account the development costs or gross takings of that or similar property.</p> <p>Clause 5(c) amends section 20(2)(c) (which currently refers to buildings) so that it applies to tenements as well.</p> <p>Clause 5(d) amends section 20(2)(d) (which currently refers to property) so that it applies to any part of such property as well.</p> <p>Clause 7(a) amends subsections (1), (3), (5) and (8) of section 21 to extend the application of those subsections to tenements so as to allow the Chief Assessor to recover tax in respect of tenements for previous periods of time in different scenarios.</p> <p>Clause 7(b), (c) and (d) amends subsections (2), (4) and (6) to</p>
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¹ The Valuation List, prepared by the Chief Assessor, states the list of properties liable for property tax, the names of their owners and their Annual Values.

				<p>extend their application to tenements, and also to use wordings consistent with section 19(8) in referring to revised annual values that may be ascribed in subsequent Valuation Lists.</p> <p>Clause 7(e) amends subsection (7) to include tenements.</p>
9	<p>Clarify the start date of tax liability for properties owned by statutory boards and leased for more than 3 years</p>	<p>When properties owned by statutory boards are leased out for more than 3 years, the property will be included in the Valuation List (VL) and the lessees of the property will be liable to pay the property tax. After the lease lapses (and the property is returned to the public authorities), they will be removed from the VL and the public authorities will start paying contributions in-lieu of property tax for the property. Should the property subsequently be leased out for more than 3 years, the property will once again be included in the VL.</p> <p>This amendment clarifies that for properties owned by statutory boards (and leased for more than 3 years) and their subsequent re-inclusion into the VL, the Comptroller of Property Tax has the right to collect property tax on such properties from the lease</p>	<p>Section 21</p> <p>[Clause 7(e)]</p>	<p>Clause 7(e) inserts a new subsection (7A) to provide that where a statutory land grant or State lease or a lease of property by a public authority for a period exceeding 3 years is leased or transferred, and is included in the Valuation List (whether for the first time or otherwise), the tax shall be payable from the date of lease or transfer, calculated based on the revised annual value which may be ascribed to the property in a subsequent Valuation List.</p>

		commencement date or date of transfer of the property (except when the property is completed and included in the VL for the first time, in which case the tax liability is on the date of completion of the building).		
10	Clarify that the Comptroller of Property Tax can recover property tax on land on which demolition has taken place from the date of completion of demolition works; and	Currently, the Property Tax Act already provides that the Comptroller of Property Tax can recover property tax on land on which demolition has taken place from the date of completion of demolition works. The Property Tax Act will be amended to synchronise the parts of the Act that make reference to this right for greater legislative consistency.	Section 22 [Clause 8(a)]	Clause 8(a) amends section 22(1) to empower the Comptroller to demand the payment of tax that is payable under section 19(8) (which deals with the situation of a building or part of a building that is demolished or removed).
11	Allow the Comptroller of Property Tax to recover property tax for redevelopment sites prior to the current year. This is subject to a time-bar limit of five years	<p>The Property Tax Act will be amended to allow the Comptroller to recover property tax for redevelopment sites prior to the current year. This is subject to a time-bar limit of five years. Specifically, redevelopment sites here refer to those that are assessed on a vacant land basis (e.g. en-bloc sites).</p> <p>The proposed amendment is consistent with the current power of the Comptroller to recover property tax for assessments for most other categories of land and buildings for past years, subject to the time-bar limit of five years. The proposed amendment will help to improve tax administration.</p>	Section 21 [Clause 7(f)]	Clause 7(f) inserts a new subsection (8A) to provide that where the annual value is determined in accordance with section 2(3)(b), tax is payable from the date of the most recent transfer of the property or such later date as may be determined by the Comptroller, and the tax is to be computed according to the revised annual value which may be ascribed to the property in a subsequent Valuation List.

12	Re-designate the Clerk to Valuation Review Board as “Secretary”	The Act will be amended to re-designate the Clerk to Valuation Review Board as “Secretary”.	Sections 25, 26(3), 29(1),30(1) and 32(1) [Clause 9(b)]	Clause 9(b) amends various provisions in the Act to change the reference from “clerk”, in relation to the Valuation Review Board, to “secretary”.
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