

**Property Tax (Replacement Owner-Occupied House Under Construction)
(Remission) Order 2013**

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No. S 727

**PROPERTY TAX ACT
(CHAPTER 254)**

**PROPERTY TAX
(REPLACEMENT OWNER-OCCUPIED HOUSE
UNDER CONSTRUCTION)
(REMISSION) ORDER 2013**

In exercise of the powers conferred by section 6(8) of the Property Tax Act, the Minister for Finance hereby makes the following Order:

Citation and commencement

1. This Order may be cited as the Property Tax (Replacement Owner-Occupied House Under Construction) (Remission) Order 2013 and shall come into operation on 1st January 2014.

Definitions

2. In this Order —

“Commissioner of Building Control” has the same meaning as in the Building Control Act (Cap. 29);

“CSC”, in relation to a replacement house, means —

(a) the certificate of statutory completion in respect of the house issued by the Commissioner of Building Control under section 12 of the Building Control Act; and

(b) where more than one such CSC is issued in respect of the house, the first CSC so issued,

whether issued before, on or after 1st January 2014;

“house” means a building or part of a building that is principally used, constructed or adapted for use for human habitation, and which the Comptroller or Chief Assessor determines is a complete and separate unit for such purpose;

“owner”, in relation to a house or the land on which a house is erected, means the individual, being neither a company, an association nor a body of persons, whose name appears in the Valuation List as the owner of that house or land, as the case may be;

“owner-occupied”, in relation to a house, means the house is principally used or occupied by the owner of the house as residential premises;

“owner-occupier’s tax rates” means the rates specified in Part I of the Schedule to the Property Tax (Rates for Residential Premises) Order 2013 (G.N. No. S 691/2013);

“replacement house” means any new house that is erected on any land to replace any house which was previously erected on that land and demolished to make way for the new house;

“residential premises” has the same meaning as in paragraph 2(1) and (2) of the Property Tax (Rates for Residential Premises) Order 2013;

“TOP”, in relation to a house, means —

- (a) the temporary occupation permit in respect of the house issued by the Commissioner of Building Control under section 12 of the Building Control Act; and
- (b) where more than one such TOP is issued, the first TOP so issued, whether issued before, on or after 1st January 2014.

Remission of tax on vacant land

3.—(1) Subject to the provisions of this Order, where an owner of land demolishes one or more houses on the land for the purpose of constructing one or more replacement houses, there shall be remitted, for the period specified in paragraph 4 and subject to the conditions specified in paragraph 5, an amount of tax on the land computed in accordance with the formula:

$$\left(A \times \frac{B}{C} \right) - D,$$

where A is the tax payable on the land for the applicable period under paragraph 4;

B is the total number of owner-occupied houses that have been demolished;

C is the total number of replacement houses to be built; and

D is —

- (a) in the event B/C is less than 1, the tax at the owner-occupier's tax rates that would be payable during the applicable period under paragraph 4 on houses that were owner-occupied prior to the demolition, had the houses not been demolished; and
- (b) in the event B/C is 1 or more, the tax that would be payable during the applicable period under paragraph 4 on all the houses that were demolished at the rates applicable to each such house, had the houses not been demolished.

(2) For the purpose of the formula in sub-paragraph (1), where B/C is more than 1, it shall be treated as 1.

Period of remission

4. The remission of tax under paragraph 3 for the land shall be for the following period: