

Property Tax (Amendment) Bill

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Bill No: 21/2010

Read the first time: 16th August 2010

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Explanatory Statement

Expenditure of Public Money

Property Tax (Amendment) Bill

Bill No. 21/2010

Read the first time on 16th August 2010.

An Act to amend the Property Tax Act (Chapter 254 of the 2005 Revised Edition).

Be it enacted by the President with the advice and consent of the Parliament of Singapore, as follows:

Short title and commencement

1.—(1) This Act may be cited as the Property Tax (Amendment) Act 2010 and shall,

with the exception of section 4(b), come into operation on such date as the Minister may, by notification in the *Gazette*, appoint.

(2) Section 4(b) shall come into operation on 1st January 2012.

Amendment of section 2

2. Section 2 of the Property Tax Act (referred to in this Act as the principal Act) is amended —

(a) by inserting, immediately after the definition of “industrial premises” in subsection (1), the following definition:

“ “Minister” means —

(a) in relation to the definitions of “prescribed structural network” and “public authority” in section 2(1) and sections 2(5), 3(1), 6(7), (8) and (11), 7, 8(2), 9(2) and (3), 23(1) and (3) to (7), 24, 25, 66(13) and 69, the Minister charged with the responsibility for finance; and

(b) in relation to section 49(1), (3), (4), (7), (8) and (9), the Minister charged with the responsibility for national development;”;

(b) by inserting, immediately after the definition of “public authority” in subsection (1), the following definition:

“ “Street and Building Names Board” or “SBNB” means the Street and Building Names Board established under section 49(1);”;

(c) by inserting, immediately after the words “(whether closed or otherwise)” in the definition of “structural network” in subsection (1), the words “or any part thereof”;

(d) by inserting, immediately after the word “used” in paragraph (a) of the definition of “structural network” in subsection (1), the words “or intended to be used”;

(e) by deleting the word “comprising —” in paragraph (b) of the definition of “structural network” in subsection (1) and substituting the words “comprising one or more of any of the following:”;

(f) by deleting the words “lease of State land or a lease of property by a public authority” in subsection (8) and substituting the words “State lease or a lease of property by a public authority (where the public authority is the

lessor)”.

Amendment of section 4

3. Section 4(1) of the principal Act is amended by inserting, immediately after the words “responsible generally for the carrying out of the provisions of this Act”, the words “(except in relation to such functions and duties as may be assigned to the Street and Building Names Board under this Act)”.

Amendment of section 6

4. Section 6 of the principal Act is amended —

(a) by deleting subsection (6) and substituting the following subsections:

“(6) Where the Comptroller is satisfied that a building or any part thereof is used exclusively —

- (a) as a place for public religious worship;
- (b) for a public school which is in receipt of grants-in-aid from the Government;
- (c) for charitable purposes; or
- (d) for purposes conducive to social development in Singapore,

the building or such part thereof, as the case may be, shall be exempted from payment of the tax.

(6A) Where the Comptroller is satisfied that land is used or will be developed or is being developed into a building for use principally for any purpose specified in subsection (6), the land shall be exempted from payment of the tax.”; and

(b) by deleting the words “6 years” in subsection (14) and substituting the words “5 years”.

Amendment of section 19

5. Section 19 of the principal Act is amended —

(a) by deleting subsections (2), (4), (5), (6) and (12);

(b) by deleting subsection (9) and substituting the following subsection:

“(9) Where there is —

- (a) a letting of any property;
- (b) an increase in any rent charged for the letting of the

- property; or
- (c) an increase in any sum charged —
- (i) for the use of furniture, fixtures, fittings and other furnishings in the property;
 - (ii) for the maintenance of the property and the grounds thereof; or
 - (iii) for services provided in connection with the property,

the owner of the property shall, within 15 days after the letting or the increase, give notice thereof in writing to the Chief Assessor.”; and

- (c) by inserting, immediately after subsection (10), the following subsection:

“(10A) Subsections (9) and (10) shall not apply where the instrument (in relation to the letting or the increase, as the case may be) —

- (a) is chargeable with duty under the Stamp Duties Act (Cap. 312); and
- (b) is stamped under that Act within the 15-day period referred to in subsection (9) or (10), as the case may be.”.

Amendment of section 20

6. Section 20 of the principal Act is amended —

- (a) by deleting the word “or” at the end of subsection (2)(a)(ii);
- (b) by inserting, immediately after sub-paragraph (iii) of subsection (2)(a), the following sub-paragraphs:
 - “(iv) the development cost of that or similar property; or
 - (v) the gross takings or receipts derived from the use of that or similar property;”;
- (c) by inserting, immediately after the word “building” wherever it appears in subsection (2)(c), the words “or tenement”;