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**No. S 480**

**STAMP DUTIES ACT 1929**

**STAMP DUTIES ACT 1929  
(AMENDMENT OF FIRST AND THIRD SCHEDULES)  
NOTIFICATION 2025**

In exercise of the powers conferred by section 78(1) of the Stamp Duties Act 1929, the Minister for Finance makes the following Notification:

**Citation and commencement**

**1.** This Notification is the Stamp Duties Act 1929 (Amendment of First and Third Schedules) Notification 2025 and comes into operation on 4 July 2025.

**Amendment of First Schedule**

**2.** In the Stamp Duties Act 1929, in the First Schedule —

- (a) in Article 3, in paragraph (bg), under the heading “*Description of instrument*”, after “11 March 2017”, insert “but before 4 July 2025”;
- (b) in Article 3, in paragraph (bi), under the heading “*Proper stamp duty*”, replace “*paragraphs (a) and (bg)*” with “*paragraph (a) and either paragraph (bg) or (bj) (as applicable)*”;
- (c) in Article 3, after paragraph (bi), insert —

“(bj) Conveyance, assignment or transfer on sale of “residential and mixed residential” property acquired on or after 4 July 2025, if the property is disposed of in the following period from the date of its acquisition:

(i) within one year

*In addition to duty under paragraphs (a) and (bi), where the property is disposed of in the following period from the date of its acquisition:*

The aggregate of the following (as applicable):

(A) 15% of the amount of consideration or value (whichever is applicable) of the part of the property attributable to an industrial purpose at the time of the execution of the instrument;

(B) 16% of the amount of consideration or value (whichever is applicable) of the part of the property attributable to a residential purpose at the time of the execution of the instrument

(ii) exceeding one year but not exceeding 2 years

The aggregate of the following (as applicable):

(A) 10% of the amount of consideration or value (whichever is applicable) of the part of the property attributable to an industrial purpose at the time of the execution of the instrument;

(B) 12% of the amount of consideration or value (whichever is applicable) of the part of the property attributable to a residential purpose at the time of the execution of the instrument

(iii) exceeding 2 years but not exceeding 3 years

The aggregate of the following (as applicable):

(A) 5% of the amount of consideration or value (whichever is applicable) of the part of the property attributable to an industrial purpose at the time of the execution of the instrument;

	(B) 8% of the amount of consideration or value (whichever is applicable) of the part of the property attributable to a residential purpose at the time of the execution of the instrument
(iv) exceeding 3 years but not exceeding 4 years	4% of the amount of consideration or value (whichever is applicable) of the part of the property attributable to a residential purpose at the time of the execution of the instrument”;

- (d) in Article 3, in paragraphs (2A) and (2B), replace “and (bg)” with “, (bg) and (bj)”;
- (e) in Article 3A, in item 1, replace paragraphs (e) and (f) with —

“

(e)	(A) $12\% \times \frac{U1}{V} \times W$ , where U1 comprises equity interests acquired by the grantor between 11 March 2017 and 3 July 2025 (both dates inclusive) (called pre-4 July 2025 equity interests), and the conveyance is executed within the holding period of 3 years from the date such equity interests were acquired;
	(B) $16\% \times \frac{U1}{V} \times W$ , where U1 comprises equity interests acquired by the grantor on or after 4 July 2025 (called post-4 July 2025 equity interests), and the conveyance is executed within the holding period of 4 years from the date such equity interests were acquired; or

	(C) The sum of the amounts computed by sub-paragraphs (A) and (B), where U1 comprises both pre-4 July 2025 equity interests and post-4 July 2025 equity interests, and the conveyance is executed within the respective holding periods mentioned in those sub-paragraphs
(f)	<p>(A) <math>(12\% \times \frac{U1}{V} \times W1 \times X) + (12\% \times \frac{U1}{V} \times W2)</math>, where U1 comprises pre-4 July 2025 equity interests, and the conveyance is executed within the holding period of 3 years from the date such equity interests were acquired;</p> <p>(B) <math>(16\% \times \frac{U1}{V} \times W1 \times X) + (16\% \times \frac{U1}{V} \times W2)</math>, where U1 comprises post-4 July 2025 equity interests, and the conveyance is executed within the holding period of 4 years from the date such equity interests were acquired; or</p> <p>(C) The sum of the amounts computed by sub-paragraphs (A) and (B), where U1 comprises both pre-4 July 2025 equity interests and post-4 July 2025 equity interests, and the conveyance is executed within the respective holding periods mentioned in those sub-paragraphs</p> ”, and

(f) in Article 3A, in item 2, replace paragraphs (e) and (f) with —

(e)	<p>(A) <math>12\% \times \frac{U1}{V} \times W \times Y</math>, where U1 comprises equity interests acquired by the grantor between 11 March 2017 and 3 July 2025 (both dates inclusive) (called pre-4 July 2025 equity interests), and the conveyance is executed within the holding period of 3 years from the date such equity interests were acquired;</p> <p>(B) <math>16\% \times \frac{U1}{V} \times W \times Y</math>, where U1 comprises equity interests acquired by the grantor on or after 4 July 2025 (called post-4 July 2025 equity interests), and the conveyance is executed within the holding period of 4 years from the date such equity interests were acquired; or</p> <p>(C) The sum of the amounts computed by sub-paragraphs (A) and (B), where U1 comprises both pre-4 July 2025 equity interests and post-4 July 2025 equity interests, and the conveyance is executed within the respective holding periods mentioned in those sub-paragraphs</p>
(f)	<p>(A) <math>(12\% \times \frac{U1}{V} \times W1 \times Y \times X) + (12\% \times \frac{U1}{V} \times W2 \times Y)</math>, where U1 comprises pre-4 July 2025 equity interests, and the conveyance is executed within the holding period of 3 years from the date such equity interests were acquired;</p> <p>(B) <math>(16\% \times \frac{U1}{V} \times W1 \times Y \times X) + (16\% \times \frac{U1}{V} \times W2 \times Y)</math>, where U1 comprises post-4 July 2025 equity interests, and the conveyance is executed within the holding period of 4 years from the date such equity interests were acquired; or</p>

	(C) The sum of the amounts computed by sub-paragraphs (A) and (B), where U1 comprises both pre-4 July 2025 equity interests and post-4 July 2025 equity interests, and the conveyance is executed within the respective holding periods mentioned in those sub-paragraphs	”.
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### **Amendment of Third Schedule**

**3.** In the Stamp Duties Act 1929, in the Third Schedule, in Article 2(*a*) and (*b*), replace “and (*bg*)” with “, (*bg*) and (*bj*)”.

Made on 30 June 2025.

LAI CHUNG HAN  
*Permanent Secretary,  
Ministry of Finance,  
Singapore.*

[AG/LEGIS/SL/312/2025/1]