



HOME OWNERSHIP CAMPAIGN (HOC) 2019

CONDITIONS FOR REGISTRATION OF RESIDENTIAL PROPERTIES FOR PURPOSE OF STAMP DUTY EXEMPTIONS

NO	ITEM	DETAILS														
1.	Exemption Period	Subject to Stamp Duty (Exemption) (No. 2) Order 2019 gazetted vide P.U. (A) 81 on 19 March 2019 and Stamp Duty (Exemption) (No. 3) Order 2019 gazetted vide P.U. (A) 82 on 19 March 2019, stamp duty exemptions are given for residential properties which are sold during the period between 1 January 2019 to 30 June 2019.														
2.	Eligibility for Exemption	<ul style="list-style-type: none"> • Only 'residential properties', defined as houses, condominium units, apartments and flats including service apartments built and used as dwelling – with valid Developer's Licence (DL) and Advertisement and Sale Permit (AP) or CCC (where applicable) are eligible to register, all other property types are not included in this exercise; • The service apartment must be for residential use only and cannot be converted for commercial activities; • Property price : RM300,001 to RM2.5 million (<i>before discount</i>); • It must be a sale from a developer to a purchaser or co-purchasers, all of whom are Malaysian citizens; • The stamp duty exemptions are applicable for the purchase of residential unit/s for Sale & Purchase Agreement executed between 1 January 2019 to 30 June 2019; • A minimum of 10% discount (from selling price) is applicable to all units that are not subjected to government price control. • Eligible properties in Peninsular Malaysia must be registered with REHDA Malaysia. Eligible properties in Sabah and Sarawak must be registered with SHARED A (www.shareda.com) and/or SHEDA (www.sheda.org.my) respectively; • The stamp duty exemption is applicable to the following in relation to the purchase of residential property by an individual Malaysian citizen: <ul style="list-style-type: none"> <i>Instruments of Transfer</i> <table border="1"> <thead> <tr> <th>House Price</th> <th>Stamp Duty</th> </tr> </thead> <tbody> <tr> <td>First RM100,000</td> <td>Exempted</td> </tr> <tr> <td>RM100,001 – RM500,000</td> <td>Exempted</td> </tr> <tr> <td>RM500,001 – RM1,000,000</td> <td>Exempted</td> </tr> <tr> <td>RM1,000,001 – RM2,500,000</td> <td>3%</td> </tr> </tbody> </table> <i>Instruments on Loan Agreement</i> <table border="1"> <thead> <tr> <th>House Price</th> <th>Stamp Duty</th> </tr> </thead> <tbody> <tr> <td>Up to RM2,500,000</td> <td>Exempted</td> </tr> </tbody> </table> 	House Price	Stamp Duty	First RM100,000	Exempted	RM100,001 – RM500,000	Exempted	RM500,001 – RM1,000,000	Exempted	RM1,000,001 – RM2,500,000	3%	House Price	Stamp Duty	Up to RM2,500,000	Exempted
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REGISTRATION AND CERTIFICATION EXERCISE

NO	ITEM	DETAILS
3.	Registration Exercise (Submission to REHDA Malaysia)	<ul style="list-style-type: none"> • All interested developers with residential properties in Peninsular Malaysia may register their properties with REHDA Malaysia by completing the prescribed Form A (Registration Form) and Form B (Details of Properties); • The registration form must be accompanied by a certified copy (certified by a solicitor) of the Developers' Licence (DL) and Advertisement & Sale Permit (AP), OR copies of the CCC for completed properties; • Payment of the relevant fee as mentioned in Item 5; • All forms, documents and bank deposit slip (for registration fee) to be emailed to REHDA Malaysia at hoc2019@rehda.com. • Incomplete submission will be rejected. • Please note that Sale & Purchase Agreement affecting the transaction must be executed between the purchaser and the developer on or after 1 January 2019 but not later than 30 June 2019; and • The registration exercise with REHDA Malaysia is opened up to <u>Wednesday, 19 June 2019, 6.00 pm.</u>
4.	Certification Exercise (Submission to REHDA Branches where the project is located)	<ul style="list-style-type: none"> • Only properties which have been registered with REHDA Malaysia, SHAREDADA and SHEDADA will be entitled to the stamp duty waivers. Upon the sale of a property which has been registered, the developer shall prepare a "Certificate for Stamp Duty Waiver" as in the attached format, in quadruplicate using BLACK pen (only), and forward all 4 copies with original signatures and company stamp together with a copy of the Sale & Purchase Agreement (relevant pages with details of purchaser, developer, property and signatures) to the REHDA Branch in the state where the property is situated for certification; • Please use separate sheet for each transaction; • The REHDA Branch concerned shall return 2 copies of the certification to the developer, to be produced to the relevant stamp duty offices for the purpose of stamp duty exemption, upon payment of the relevant fee as mentioned in Item 5; and • The closing date to submit the "Certificate for Stamp Duty Waiver" to the relevant REHDA Branches in quadruplicate together with all relevant supporting documents is <u>Monday, 15 July 2019.</u>

NO	ITEM	DETAILS
5.	Administrative Fees	<p>A. Registration The administrative fees payable for registration shall be as follows:-</p> <p><u>REHDA Members</u> <i>RM 150.00 per unit or RM 2,000 per project.</i></p> <p>The members' rate shall also be applicable to:</p> <ol style="list-style-type: none"> a) a subsidiary of a REHDA Member; b) the holding company of a subsidiary/REHDA Member; and c) other subsidiaries of the same holding company where any one of the subsidiaries is REHDA Member. <p>Important note: <i>Documentary evidence must be produced to establish the relationship between the REHDA Member and the participating developer e.g. ownership of shareholdings as certified by the company secretary or a copy of the latest annual returns submitted to the Registrar of Companies or both.</i></p> <p><u>Non-members</u> RM200.00 per unit or RM6,000 per project.</p> <p>Notes:</p> <ul style="list-style-type: none"> ▪ For the purpose of the registration exercise, "per project" is defined as "per developer's licence" ▪ Member's rate is only applicable to members who have fully settled all membership subscription dues. Members with outstanding subscription arrears will be charged non-members' rates. ▪ Registration per unit will be charged accordingly based on the form submitted. <p>The above fees shall be made payable to REHDA Malaysia upon registration.</p> <p>B. Certification A separate fee for certification of properties sold and eligible for stamp duty exemption shall be levied as follows:-</p> <ul style="list-style-type: none"> ➤ House priced between RM300,001 to RM500,000 - RM 100 per unit ➤ House priced between RM500,001 to RM750,000 - RM 150 per unit ➤ House priced RM750,001 and above - RM 200 per unit <p><i>(*Based on the selling price before discount)</i></p> <p>The fee for certification shall be made payable to the respective REHDA Branch which carries out the certification.</p> <p>Note:</p> <ul style="list-style-type: none"> ▪ For properties priced RM300,000 and below, no registration and certification is required. ▪ Registration and certification fees are to be paid by the developer (and not by the purchaser). ▪ Registration and certification fees are non-refundable.