



HOME OWNERSHIP CAMPAIGN (HOC) 2021

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

| NO | ITEM | DETAILS | | | | | | | | | | | | | | |
|-----------------------|----------------------------------|---|------------------|------------|---------------|----------|-------------------|----------|---------------------|----------|-----------------------|----|------------------|------------|-----------------|----------|
| 1. | Exemption Period | Subject to Stamp Duty (Exemption) (No. 4) Order 2021 gazetted vide P.U. (A) 301 on 12 July 2021 and Stamp Duty Exemption (No.5) Order 2021 vide P.U. (A) 302 on 12 July 2021, stamp duty exemptions are given for residential properties which are sold during the period between 1 June 2021 to 31 December 2021. | | | | | | | | | | | | | | |
| 2. | Eligibility for Exemption | <ul style="list-style-type: none"> • Only “residential properties”, defined as a house, a condominium unit, an apartment or a flat, purchased or obtained solely to be used as a dwelling house, and includes a service apartment and small office home office (SOHO) for which the property developer has obtained approval for a Developer’s License and Advertising and Sales Permit under Housing Development (Control and Licensing) Ordinance 2013, Sarawak [Cap. 69] 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 (before discount); • 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 June 2021 to 31 December 2021; • 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 and/or SHEDA respectively; • The stamp duty exemption is applicable to the following in relation to the purchase of residential property by an individual Malaysian citizen: <p><i>Instruments of Transfer</i></p> <table border="1"> <thead> <tr> <th>House Price (RM)</th> <th>Stamp Duty</th> </tr> </thead> <tbody> <tr> <td>First 100,000</td> <td>Exempted</td> </tr> <tr> <td>100,001 – 500,000</td> <td>Exempted</td> </tr> <tr> <td>500,001 – 1,000,000</td> <td>Exempted</td> </tr> <tr> <td>1,000,001 – 2,500,000</td> <td>3%</td> </tr> </tbody> </table> <p><i>Instruments on Loan Agreement</i></p> <table border="1"> <thead> <tr> <th>House Price (RM)</th> <th>Stamp Duty</th> </tr> </thead> <tbody> <tr> <td>Up to 2,500,000</td> <td>Exempted</td> </tr> </tbody> </table> | House Price (RM) | Stamp Duty | First 100,000 | Exempted | 100,001 – 500,000 | Exempted | 500,001 – 1,000,000 | Exempted | 1,000,001 – 2,500,000 | 3% | House Price (RM) | Stamp Duty | Up to 2,500,000 | Exempted |
| House Price (RM) | Stamp Duty | | | | | | | | | | | | | | | |
| First 100,000 | Exempted | | | | | | | | | | | | | | | |
| 100,001 – 500,000 | Exempted | | | | | | | | | | | | | | | |
| 500,001 – 1,000,000 | Exempted | | | | | | | | | | | | | | | |
| 1,000,001 – 2,500,000 | 3% | | | | | | | | | | | | | | | |
| House Price (RM) | Stamp Duty | | | | | | | | | | | | | | | |
| Up to 2,500,000 | Exempted | | | | | | | | | | | | | | | |



HOME OWNERSHIP CAMPAIGN (HOC) 2020-2021

REGISTRATION AND CERTIFICATION EXERCISE

| NO | ITEM | DETAILS |
|----|--|---|
| 3. | Registration Exercise (Submission to SHEDA State) | <ul style="list-style-type: none"> • All interested developers with residential properties in Sarawak may register their properties with SHEDA by completing the prescribed Form A (Registration Form). • <u>Under Construction Projects:</u> (i) copy of Developers' License (DL), Advertisement & Sale Permit (AP) [certified true copy by a solicitor], and (ii) copy of price listing approved by MLGH (attached during APDL's application) [certified true copy by a solicitor]. • <u>Completed Projects:</u> (i) copy of Developers' License (DL), Advertisement & Sale Permit (AP) (developers are not required to renew the APDL should it has expired), and (ii) Certificate of Occupation Permit (OP) [certified true copy by a solicitor], • <u>Build then Sell (BTS) developments:</u> (i) Certificate of Occupation Permit (OP) [certified true copy by a solicitor]. • <u>Developments below 8 units:</u> (i) Letter from Architect (registered with the Board of Architect Malaysia) to confirm that the total number of units for the development is below 8 units [certified true copy by a solicitor]. • Proof of payment- Payment of the relevant fee as mentioned in Item 5; • All forms, documents and bank deposit slip (for registration fee) to be emailed to SHEDA at secretariat@sheda.org.my; • Incomplete submission will NOT be processed. • Please note that Sale & Purchase Agreement affecting the transaction must be executed between the purchaser and the developer on or after 1 June 2020 but not later than 31 May 2021; and • The registration exercise with SHEDA is opened up to <u>Friday, 17 December 2021, 5.30 pm.</u> |
| 4. | Certification Exercise (Submission to SHEDA Branches where the project is located) | <ul style="list-style-type: none"> • 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, 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) and proof of payment made to respective Branch to the SHEDA Branch in the state where the property is situated for certification within 30-days from the SPA stamping date. • Please use separate sheet for each transaction; • The SHEDA 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. • The closing date to submit the "Certificate for Stamp Duty Waiver" to the relevant SHEDA Branches in quadruplicate together with all relevant supporting documents is <u>30 days from SPA stamping date or Friday, 11 February 2022, 5.00pm,</u> whichever is earlier. Please note that no late submissions will be entertained after 11 February 2022. |



| 5. | Administrative Fees | <p>A. Registration The administrative fees payable for registration shall be as follows:-</p> <p><u>SHEDA Members</u> Registration: RM 500.00 per project.</p> <p><u>Non-members</u> Registration: RM 5,000.00 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 license” ▪ 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 Sarawak Housing and Real Estate Developers’ Association (SHEDA) 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> <table border="1" data-bbox="587 1093 1401 1294"> <thead> <tr> <th>House Price (RM)</th> <th>Certification Fee / unit (RM)</th> </tr> </thead> <tbody> <tr> <td>300,000 and below</td> <td>0</td> </tr> <tr> <td>300,001 - 500,000</td> <td>100</td> </tr> <tr> <td>500,001 to 750,000</td> <td>150</td> </tr> <tr> <td>750,001 and above</td> <td>200</td> </tr> </tbody> </table> <p>(*Based on the selling price before discount)</p> <p>The fee for certification shall be made payable to the respective SHEDA 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 are required. ▪ Registration and certification fees are to be paid by the developer (and not by the purchaser). ▪ Registration and certification fees are non-refundable. | House Price (RM) | Certification Fee / unit (RM) | 300,000 and below | 0 | 300,001 - 500,000 | 100 | 500,001 to 750,000 | 150 | 750,001 and above | 200 |
|--------------------|-------------------------------|---|------------------|-------------------------------|-------------------|---|-------------------|-----|--------------------|-----|-------------------|-----|
| House Price (RM) | Certification Fee / unit (RM) | | | | | | | | | | | |
| 300,000 and below | 0 | | | | | | | | | | | |
| 300,001 - 500,000 | 100 | | | | | | | | | | | |
| 500,001 to 750,000 | 150 | | | | | | | | | | | |
| 750,001 and above | 200 | | | | | | | | | | | |

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