

Latest property cooling measures

Impact of Additional Buyer's Stamp Duty (ABSD)

| ABSD | 1st property purchase (%) | 2nd property purchase (%) | 3rd property purchase (%) |
|--|----------------------------|----------------------------|----------------------------|
| Singapore citizens | 0 | 12 (▲ 5) | 15 (▲ 5) |
| Singapore PRs | 5 | 15 (▲ 5) | 15 (▲ 5) |
| Foreigners | 20 (▲ 5) | 20 (▲ 5) | 20 (▲ 5) |
| Corporate entities* | 25 (▲ 10) | 25 (▲ 10) | 25 (▲ 10) |
| Total stamp duty (BSD + ABSD) on a \$1m property | 1st property purchase (\$) | 2nd property purchase (\$) | 3rd property purchase (\$) |
| Singapore citizens | 24,600 | 144,600 (▲ 50,000) | 174,600 (▲ 50,000) |
| Singapore PRs | 74,600 | 174,600 (▲ 50,000) | 174,600 (▲ 50,000) |
| Foreigners | 224,600 (▲ 50,000) | 224,600 (▲ 50,000) | 224,600 (▲ 50,000) |

NOTE: *Developers face an ABSD of 25% and an extra 5% that cannot be waived, even if they sell all their units in time.

Buyer's Stamp Duty (BSD) rates: 1st \$180,000 at 1%; Next \$180,000 at 2%; \$360,000-\$1 million at 3%; \$1 million and above at 4%

Revised loan-to-value (LTV) limits on housing loans granted by financial institutions

| | 1st housing loan | 2nd housing loan | From 3rd housing loan |
|---------------------------|---|---|---|
| Individual borrowers | | | |
| LTV limit | Existing rules 80%; or 60% if the loan tenure is more than 30 years* or extends past age 65 | Existing rules 50%; or 30% if the loan tenure is more than 30 years* or extends past age 65 | Existing rules 40%; or 20% if the loan tenure is more than 30 years* or extends past age 65 |
| | Revised rules 75%; or 55% if the loan tenure is more than 30 years* or extends past age 65 | Revised rules 45%; or 25% if the loan tenure is more than 30 years* or extends past age 65 | Revised rules 35%; or 15% if the loan tenure is more than 30 years* or extends past age 65 |
| Minimum cash down payment | No change to existing rules | | |
| | 5%; or 10% if the loan tenure is more than 30 years* or extends past age 65 | 25% | |
| Non-individual borrowers | | | |
| LTV limit | Existing rule 20% | | |
| | Revised rule 15% | | |

NOTE: *25 years, where the property purchased is an HDB flat.

Sources: OCBC Bank, MOF, MND, MAS SUNDAY TIMES GRAPHICS