

LDAU CIRCULAR 2 OF 2012

To Real Estate Developers' Association of Singapore
Law Firms & Law Organisations

Commencement of Project Completion Period under a Qualifying Certificate for Purchase of Residential Land pursuant to Collective Sale

1 Qualifying Certificates (QC) issued by the Land Dealings (Approval) Unit (LDAU), granting approval to developers for the purchase of residential land, usually state that the development of the residential land has to be completed within a Project Completion Period (PCP) amongst other conditions. The current PCP is 5 years commencing from the date of issue of the QC.

Land Purchased through a Collective Sale

2 For cases where a developer has purchased residential land through a collective sale under the Land Titles (Strata) Act ("the Act"), the PCP will commence from the date of the collective sale order granted under the Act. This is to enable the developer to have the full PCP to complete the project.

3 This change will apply to QCs issued on or after 1 Jul 2012. The QC-holder will be required to forward a copy of the collective sale order to the LDAU for the PCP commencement date to be changed.

Extension of PCP for Qualified Deferment Cases

4 Where a developer had responded to the Government's call in 2008 and deferred the redevelopment of the property purchased through a collective sale and rented out the property to alleviate the rental housing supply crunch, LDAU will grant a one-time extension of the PCP (upon application), commensurate with the period of tenancy, without charge. Applicants will have to submit documentary proof, including of having met the requirements of the PTD Circular 2008/PT/02 from the Inland Revenue Authority of Singapore (IRAS) for a deferment of tax assessment for such properties, for consideration.

Date: 3 Dec 2012

Vincent Hoong
Controller of Residential Property