

## Programme on Property Tax Valuation | 12 June 2024

### Programme Objective:

- Participants will appreciate how the Annual Values for the different types of properties are valued or assessed using various valuation methods and the statutorily prescribed bases of assessment.

### Admission Requirement:

- Programme is recommended for participants who wish to acquire in-depth knowledge on PT valuation issues.

### Target Audience:

- Property owners, investors, and developers.
- Professionals in real estate, finance, accounting, business, and law.

Topic	Time	Trainer
Introduction to Property Tax in Singapore What is Chargeable? Primary Definition of “Annual Value” (AV) Principles of Assessment	9.30 am to 11.00 am	Ms Ang Sock Tiang
Coffee Break	11.00 am to 11.15 am	
Valuation methods of assessing AV <ul style="list-style-type: none"> <li>• Rental Comparison Method</li> <li>• Contractor’s Test Method</li> <li>• Profits Method</li> </ul>	11.15 am to 12.30 pm	
Lunch	12.30 pm to 1.30 pm	
Statutory bases of assessing AV <ul style="list-style-type: none"> <li>• Section 2(7) – Annual Equivalent Value</li> <li>• Section 2(12) – Percentage of Gross Receipts</li> <li>• Section 2(6) – 5% of Estimated Value</li> </ul>	1.30 pm to 3.00 pm	
Coffee Break	3.00 pm to 3.15 pm	
Case Discussion on valuation issues	3.15 pm to 4.30 pm	
Q & A	4.30 pm to 5.00 pm	

## Venue

Discovery Training Room, Basement 1  
Revenue House, 55 Newton Road  
S307987

## Course Fees

Fee: \$446.90 (incl. 9% GST)

[Fee includes a book “Property Tax in Singapore – A Practical Guide” by Ang Sock Tiang]

Closing date for registration: 29 May (or when event is fully subscribed)

## About the trainer

Ms Ang Sock Tiang has extensive work experiences in real estate valuation and property tax administration. Graduated from the University of Singapore, she started her career as a valuer with the Inland Revenue Authority of Singapore (IRAS) and rose to head the Property Tax Department in 2003 during which she was appointed the “Chief Assessor” responsible for the annual value assessment of all properties in Singapore. At the same time, she was also appointed “Chief Valuer” by the President of Singapore, a role which required her to offer valuation advisory on all disposal and lease of State properties.

Her expertise covers the policy formulation and administration of property tax and stamp duty, and the valuation of all types of properties including the highly specialised and unique ones. She oversaw and was involved in many landmark property tax appeal cases and high signature valuation assignments.

Following her retirement from the public sector, she was appointed adjunct associate professor with NUS, and has been conducting courses and training relating to the valuation of real estate and property tax at academic and professional institutions in Singapore and overseas. She has authored a book “Property Tax in Singapore – A Practical Guide” in Dec 2020. She is currently appointed a panel assessor to the Appeals Board (Land Acquisition). Apart from providing valuation and property tax consultancy, she also conducts undergraduate and postgraduate course on “Real Estate Valuation & Taxation” at SMU.



### CPD Accreditation

5.5 Public CPD Points (TBC)

Practice area: Tax

Training Level: General

Participants who wish to obtain CPD Points are reminded that they must comply strictly with the Attendance Policy set out in the CPD Guidelines. For this activity, this includes signing in on arrival and signing out at the conclusion of the activity in the manner required by the organiser, and not being absent from the entire activity for more than 15 minutes. Participants who do not comply with the Attendance Policy will not be able to obtain CPD Points for attending the activity. Please refer to <http://www.sileCPDcentre.sg> for more information.