

Measures to promote a stable and sustainable property market

Measures are applicable to all residential property transactions with Options-to-Purchase granted on or after 16 Dec 2021



1. Higher Additional Buyers' Stamp Duty (ABSD) rates

ABSD rates for first property purchase by Singapore Citizens and Permanent Residents will remain unchanged at 0% and 5% respectively.

Type of buyers		Rates from 6 July 2018 to 15 Dec 2021	Rates on or after 16 Dec 2021
Singapore Citizens	Buying first residential property	0%	0% (No Change)
	Buying second residential property	12%	17% (Revised ↑)
	Buying third and subsequent residential property	15%	25% (Revised ↑)
Permanent Residents	Buying first residential property	5%	5% (No Change)
	Buying second residential property	15%	25% (Revised ↑)
	Buying third and subsequent residential property	15%	30% (Revised ↑)
Foreigners	Buying any residential property	20%	30% (Revised ↑)
Entities	Buying any residential property	25% ¹ (Plus additional 5% for Housing Developers ² (non-remittable) ³)	35% ¹ (Revised ↑) (Plus additional 5% for Housing Developers ² (non-remittable) ³)

2. Tightened Total Debt Servicing Ratio (TDSR) threshold from 60% to 55%

New mortgages cannot cause borrowers' total monthly loan repayments to exceed 55% of monthly income.

TDSR threshold for refinancing existing property loans granted before 16 Dec 2021 remains at 60%.

3. Reduced Loan-to-Value (LTV) limit for HDB-granted loans from 90% to 85%

Reduces the maximum amount potential homebuyers can borrow from HDB.

LTV limit for loans obtained from financial institutions to purchase HDB flats remains unchanged at 75%.

The Government remains vigilant to the risk of a sustained increase in housing prices relative to income trends.

The measures undertaken in this cooling package seek to promote a stable and sustainable property market.

¹ As entities, Housing Developers will also be subject to the ABSD rate for entities. Housing Developers may apply for remission of this ABSD, subject to conditions.

² Housing Developers refer to entities in the business of housing development (i.e. construction and sale of housing units) with respect to the subject property acquired.

³ This 5% ABSD for Housing Developers is in addition to the ABSD for all entities. This 5% will not be remitted, and is to be paid upfront upon purchase of residential property.