

## **November 2020**

### **(I) Special Stamp Duty**

Unless otherwise specified in the Stamp Duty Ordinance, Special Stamp Duty (SSD) is applicable to all residential properties acquired on or after 20 November 2010.

Starting from 27 October 2012, the Government raised the rates of SSD and extended the property holding period for charging SSD.

In November 2020, 37 residential property transactions were subject to SSD in accordance with the Stamp Duty Ordinance. The details of these transactions are categorized as follows:

<b>Holding period after acquisition</b>	<b>No. <sup>Note</sup></b>	<b>Duty (\$'000)</b>
6 months or less	0	0
More than 6 months but for 12 months or less	1	442
More than 12 months but for 36 months or less	36	14,301
Total	37	14,743

Besides, in the latest six months, the number of cases involved and the amount of SSD collected are tabulated as follows:

<b>Month</b>	<b>No. <sup>Note</sup></b>	<b>Duty (\$M)</b>
Jun 2020	32	19.7
Jul 2020	33	13.2
Aug 2020	30	20.3
Sep 2020	34	18.1
Oct 2020	24	8.2
Nov 2020	37	14.7

### **(II) Buyer's Stamp Duty**

Unless otherwise specified in the Stamp Duty Ordinance, Buyer's Stamp Duty (BSD) is applicable to all residential properties acquired on or after 27 October 2012.

In the latest six months, the number of cases involved and the amount of BSD collected are tabulated as follows:

<b>Month</b>	<b>No.<sup>Note</sup></b>	<b>Duty (\$M)</b>
Jun 2020	53	164.3
Jul 2020	79	143.6
Aug 2020	42	232.4
Sep 2020	42	657.0
Oct 2020	88	412.6
Nov 2020	76	358.8

### **(III) Doubled Ad Valorem Stamp Duty (DSD) and New Residential Stamp Duty (NRSD)**

The Government announced that the Stamp Duty Ordinance would be amended to revert the ad valorem stamp duty (AVD) rates on certain instruments dealing with non-residential property from the rates under Part 2 of Scale 1, commonly known as DSD rates, to the rates under Scale 2. Subject to the enactment of the relevant amendment bill by the Legislative Council, unless otherwise provided, any instrument executed on or after 26 November 2020 for the sale and purchase or transfer of non-residential property will be subject to AVD at Scale 2.

Unless otherwise specified in the Stamp Duty Ordinance, any instruments executed on or after 5 November 2016 for the acquisition of residential property are subject to AVD at the rate under Part 1 of Scale 1, i.e. the 15% NRSD flat rate. AVD at the rates under Part 2 of Scale 1 applies to instruments of non-residential property transactions executed during the period from 23 February 2013 to 25 November 2020.

For instruments of property transactions executed in the latest 6 months and chargeable to AVD at the rates under Part 1 of Scale 1 and Part 2 of Scale 1, the number of cases involved and the amount of duty collected are tabulated as follows:

<b>Month</b>	<b>No.<sup>Note</sup></b>			<b>Amount of duty charged with AVD at Scale 1 rates (\$M)</b>		
	<b>Residential Properties</b>	<b>Non-residential Properties</b>	<b>Total</b>	<b>Residential Properties</b>	<b>Non-residential Properties</b>	<b>Total#</b>
Jun 2020	251	1 234	<b>1 485</b>	501.2	388.7	<b>889.9</b>
Jul 2020	276	1 440	<b>1 716</b>	521.4	386.7	<b>908.1</b>
Aug 2020	175	1 171	<b>1 346</b>	481.8	302.4	<b>784.2</b>
Sep 2020	193	1 659	<b>1 852</b>	962.7	380.9	<b>1,343.6</b>
Oct 2020	282	1 317	<b>1 599</b>	703.4	300.3	<b>1,003.7</b>
Nov 2020	442	1 269	<b>1 711</b>	998.6	548.5	<b>1,547.1</b>

#Figures may not add up to total due to rounding

Note : According to the Stamp Duty Ordinance, a chargeable agreement for sale / conveyance on sale should be stamped within 30 days after execution. The figures in the table above for a particular month may include transactions which took place in previous month and thus may not fully reflect the market situation of that particular month.

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