

## Programme on Property Tax Valuation

### 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	Trainer	Dates and Time
<p><b>Introduction to Property Tax in Singapore – Salient Features</b></p> <p>Definitions of “Annual Value” (AV)</p> <p>The Three Principles of Assessment</p> <p>Valuation methods of assessing AV</p> <ul style="list-style-type: none"> <li>• Rental Comparison Method</li> <li>• Contractor’s Test Method</li> <li>• Profits Method</li> </ul> <p>Statutory bases of assessing AV</p> <ul style="list-style-type: none"> <li>• Section 2(4) – Annual Equivalent Value</li> <li>• Section 2(9) – Percentage of Gross Receipts</li> <li>• Section 2(3) – 5% of Estimated Value</li> </ul> <p>Valuation of Land - Market Value based on Highest &amp; Best Use</p>	Ms Ang Sock Tiang	11 May 2023 9.30 a.m. to 5.00 p.m.

## Venue

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

## Course Fees

Fee: \$442.80 (incl. 8% GST)

Closing date for registration: 2 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 recent retirement from the public sector, she was appointed adjunct associate professor with NUS, and has been conducting courses and training relating to valuation of real estate and property tax at academic and professional institutions. While teaching, she authored a book “Property Tax in Singapore – A Practical Guide” in Dec 2020. She is appointed a panel assessor with the Land Acquisition Board and currently teaches the course on “Real Estate Valuation & Taxation” for SMU undergraduates and postgraduates under its Master of Science in Applied Finance programme.