

TAX PLANNING AND ISSUES FOR PROPERTY DEVELOPERS AND PROPERTY INVESTORS

DATE	VENUE	EVENT CODE	TIME
10 OCTOBER 2016	RAMADA PLAZA MELAKA	16WS/059	9.00AM TO 5.00PM
17 OCTOBER 2016	SYMPHONY SUITES, IPOH	16WS/060	
1 DECEMBER 2016	HOTEL JEN, PENANG	16WS/061	
6 DECEMBER 2016	SERI PACIFIC HOTEL, KUALA LUMPUR (RE-RUN SESSION)	16WS/064	
19 DECEMBER 2016	MUTIARA HOTEL, JOHOR BAHRU	16WS/063	
9 JANUARY 2017	WATERFRONT HOTEL, KUCHING	17WS/002	
16 JANUARY 2017	HYATT REGENCY, KOTA KINABALU	17WS/003	

INTRODUCTION

This course covers many aspects of Malaysian tax law, regulations and public ruling. In particular, it covers the Real Property Gains Tax, tax treatment for land owner under joint venture, accounting and tax planning for property developers, tax issues and tax audit for property developers

OBJECTIVES

Participants will be able to:

- Understand the chargeable gains arising from the disposal of real property assets and from the disposal of real property company shares
- Identify the transactions resulted on capital gains or revenue gains
- Tax treatment for land owner under joint venture
- Accounting and tax planning for property developers
- Tax issues and tax audit for property developers

WHO SHOULD ATTEND

- Accountants
- Company Secretaries
- Tax Agents
- Property investors
- Property agents
- Property and land owners
- Housing developers

METHODOLOGY

PowerPoint presentation, discussions & case studies.

SPEAKER'S PROFILE

DR TAN THAI SOON

Dr. Tan is the managing director of TST Consulting Group. He has more than 20 years experience in management consulting and taxation matters. He provides management and business advisory services in areas of financial management, management consultancy, business consulting, project management, and knowledge management.

He obtained his Doctor of Business Administration from University of Newcastle (Aus). He is an Approved Tax Agent and GST Agent. He is a Fellow member of the CTIM, a member of MCCA, and fellow member of FMIM. He is also a Certified Financial Planner (CFP), a Registered Financial Planner (RFP) and a Registered Trust and Estate Practitioner (TEP).

COURSE OUTLINE

Real Property Gains Tax

- Chargeable Person
- Chargeable Assets
- Chargeable Gains

Chargeable Gains, Allowable Loss and Exemption

- Acquisition Price – incidental cost, excluded expenditure and deductions
- Disposal Price
- Special and specific exemptions
- Other exemption and Gift and One private residence
- Basic exemption

Sales of Property

- Date of Disposal
- Date of Conditional contract
- Withholding monies
- Computing Chargeable Gains
- Submission of Return

Real Property Companies

- Meaning of Real Property Companies
- Define value
- Date of acquisition
- Acquisition Price
- Chargeable asset
- Cessation as RPC
- Submission of Form
- Tax Planning on RPC

Joint Venture & Landowners' income

- Joint Venture & common mistake
- Identify the acquisition date & cost
- Identify the JV date & Market value/consideration
- Calculate the chargeable gains
- Identify the subsequent disposal date & sale consideration

Property Development accounting and tax planning

- Estimate revenue & development expenditure
- Recognition of income
- Date of commencement of business
- Final account on completion of project
- Outgoings & expenses of property developers & contractors
- Tax planning for property developer

Tax Issues Affecting Property Developers and Property Investors

- Trading income or investment income
- Compulsorily acquisition of land
- Transfer of land from fixed asset to stock-in-trade
- Transfer trading stock to fixed assets

Tax Audits for Property Developer

- Pre-audit accounting information required by IRB
- Pre-audit project information required by IRB
- Documents to be made available for examination during a tax audit
- Common tax issues and mistake by property developers

TAX PLANNING AND ISSUES FOR PROPERTY DEVELOPERS AND PROPERTY INVESTORS

*Registration Fees

- CTIM/ACCA Member
 Member's Firm Staff
 Non-Member

	Klang Valley	Outstation
CTIM/ACCA Member	RM424.00	RM371.00
Member's Firm Staff	RM477.00	RM424.00
Non-Member	RM530.00	RM477.00

* The above registration fees are inclusive of 6% GST

- * Seats are limited and based on first-come, first-served basis
- * Registration of participants will be confirmed upon registration, receipt of full payment or an acceptable employers guarantee and settlement of previous outstanding dues.
- * All outstanding payment must be received on or prior to the date of the event for participants to be allowed to attend. The institute reserves the right to cancel the registration if no payment is received prior to or on the date of the event.
- * Walk-in participant registration and attendance is subject to availability of seats and full payment.
- * Certificate of attendance will only be released upon participant signing the attendance register before 10.30am, full attendance and after completion of the event.

Enquiries



Tel: 03-2162 8989
 Fax: 03-2161 3207
 03-2162 8990
 Email: cpd@ctim.org.my



B-13-1, Block B, Level 13, Unit 1,
 Megan Avenue II,
 No 12, Jalan Yap Kwan Seng,
 50450 Kuala Lumpur

Contact Person:

For Klang Valley events:
 Ms Yus (ext 121 / yusfariza@ctim.org.my)
 Ms Jaslina (ext 131 / jaslina@ctim.org.my)
For Outstation events:
 Mr Jason (ext 108/ jason@ctim.org.my)
 Ms Ramya (ext 119 / ramya@ctim.org.my)
General enquiries:
 Ms Ally (ext 123 / ally@ctim.org.my)

Please tick the relevant boxes

Date	Venue	Date	Venue
<input type="checkbox"/> 10 October 2016	Ramada Plaza Melaka	<input type="checkbox"/> 19 December 2016	Mutiara Hotel, Johor Bahru
<input type="checkbox"/> 17 October 2016	Symphony Suites, Ipoh	<input type="checkbox"/> 9 January 2017	Waterfront Hotel, Kuching
<input type="checkbox"/> 1 December 2016	Hotel Jen, Penang	<input type="checkbox"/> 16 January 2017	Hyatt Regency, Kota Kinabalu
<input type="checkbox"/> 6 December 2016	Seri Pacific Hotel, Kuala Lumpur (Re-Run Session)		

Participant's Contact Details

Full Name :	Company :
I/C Number :	Designation :
CTIM/ACCA Membership No :	Tel :
Company Address :	Fax :
	Email :
Dietary Requirements (if any) :	Mobile :

Payment Method

- I / we hereby enclose
- Cash** for Amount of RM _____
- Cheque** No. _____
 For Amount of RM _____
(Non-refundable and made payable to "CTIM-CPE")
- Online Payment** via CIMB Clicks
(Please attach together the transaction slip)
- MASTER / VISA Credit Card**
 For amount of RM _____
Please complete the credit card details

Credit Card details

Card No _____ Expiry Date _____

Cardholder's Name (as per credit card) _____

_____ Cardholder's Signature

_____ Date

_____ Company Stamp & Signature

Replacements

Please note registrations for the event are not interchangeable but replacements are acceptable. Please notify us at least three days prior to the event if you intend to send a replacement. CPD points will be allocated to the designated attendee. If the replacement is not a Member but a Member's Firm Staff or Non-Member, the appropriate fees will apply.

Cancellations

The Chartered Tax Institute of Malaysia must receive cancellations in writing five working days prior to the event. Refund amount is subject to deduction of administration and finance charges. No refund will be given for cancellations received within less than five working days of the event.

Confirmation of Registration

The confirmation letter will be emailed 5 days before the commencement of the event upon receipt of full payment. In the event you do not receive the confirmation letter 5 days before the event, please contact us immediately.

Disclaimer

The Organiser reserves the right to change the speaker, date, venue or to cancel the event if the number of participants is less than 20. A minimum of 3 days notice will be given.

Recording

Video / Sound recording is strictly prohibited.