

STAMP DUTY (INSTRUMENT OF LOAN OR FINANCING AGREEMENT IN RELATION TO INDIVIDUAL) (PULAU 1 OF FOREST CITY SPECIAL FINANCIAL ZONE) (REMISSION) ORDER 2025

PU (A) 353
3 October 2025

IN exercise of the powers conferred by subsection 80(2) of the Stamp Act 1949 [Act 378], the Minister makes the following order:

CITATION AND COMMENCEMENT

- 1(1)** This order may be cited as the **Stamp Duty (Instrument of Loan or Financing Agreement in relation to Individual) (Pulau 1 Forest City Special Financial Zone) (Remission) Order 2025**.
- 1(2)** This Order has effect for the period from 1 September 2024 until 31 December 2034.

REMISSION

- 2(1)** The Minister remits fifty per cent of the stamp duty chargeable on any instrument of loan or financing agreement relating to the purchase of a residential unit or commercial unit in Pulau 1 of Forest City Special Financial Zone executed between one or more individuals and—
- (a) a licensed bank under the Financial Services Act 2013 [Act 758];
 - (b) a licensed Islamic bank under the Islamic Financial Services Act 2013 [Act 759];
 - (c) a development financial institution prescribed under the Development Financial Institutions Act 2002 [Act 618];
 - (d) a co-operative society registered under the Co-operative Societies Act 1993 [Act 502];
 - (e) Borneo Housing Mortgage Finance Bhd. (Company Registration Number: 25457-V) incorporated under the Companies Act 2016 [Act 777]; or
 - (f) Mutiara Mortgage & Credit Sdn. Bhd. (Company Registration Number: 257663-T) incorporated under the Companies Act 2016.
- 2(2)** The instrument of loan or financing agreement referred to in subparagraph (1) is subject to the following conditions:
- (a) the sale and purchase agreement of the residential unit or commercial unit is executed between a developer and one or more individuals;
 - (b) the sale and purchase agreement of the residential unit or commercial unit is executed from 1 September 2024 to 31 December 2034;
 - (c) the sale and purchase agreement of the residential unit or commercial unit shall be in relation to a residential unit or commercial unit the construction of which is completed before 1 September 2024; and
 - (d) the sale and purchase agreement of the residential unit or commercial unit shall not be in relation to the same residential unit or commercial unit where a sale and purchase agreement for such residential unit or commercial unit had been executed before 1 September 2024 and was subsequently cancelled by the same individual.

2(3) The Iskandar Regional Development Authority shall verify that the conditions referred to in subparagraph (2) are complied with.

2(4) For the purposes of this paragraph—

“Iskandar Regional Development Authority” means an authority established under the Iskandar Regional Development Authority Act 2007 [Act 664];

“Pulau 1 of Forest City Special Financial Zone” means Pulau 1, Forest City situated in the Mukim of Tanjung Kupang, District of Johor Bahru, Johore as shown in the Gazette Plan PW50276 deposited in the Office of the Director of Survey and Mapping, Johore.