

FA 002 : Effective Tax Planning for Property Developers and Investors

[1-Day Program]



Overview

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

.Learning Outcomes

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 Must Attend.

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

Course Detail

Real Property Gains Tax

- Chargeable Person
- Chargeable Assets
- Chargeable Gains
- Exemption

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

Methodology

PowerPoint presentation, discussions & case studies.

Course Leader

Dr. Tan Thai Soon is a management and tax consultant. He is the managing director of TST Consulting Group and Asian Institute of Knowledge Management. He obtained his Doctor of Business Administration from University of Newcastle, Australia. He holds a Master of Science in Management Accounting and Planning from University Utara Malaysia and Bachelor degree in Economic Studies from University of Newcastle, UK.

He is a Fellow member of the Chartered Tax Institute of Malaysia (FCTIM), a Fellow member of member of Malaysian Institute of Management (FMIM), a member of Institute of Public Accountants (MIPA) and an associate member of The Institute of Internal Auditors Malaysia (AIIA). He is an Approved Tax Agent, an Approved GST Agent, a Certified Financial Planner (CFP), a Registered Financial Planner (RFP) and a Registered Trust and Estate Practitioner (TEP).

He has obtained substantial experience in management consultancy assignments while attached with an international consulting firm which include carried out feasibility study as special consultants, monitoring of housing projects, corporate recovery and receivership assignment.

He has more than 20 years of experience in management consulting and taxation matters. He is a trainer registered with the Malaysian Human Resources Development Fund. He provides consulting and training in Corporate Tax, Real Property Gains Tax, Goods and Services Tax, Corporate Directors Training Programme, Knowledge Management and Innovation.

He has written and published articles in local and international journals, and national newspaper. He is a member of editorial board of Asian Journal of Knowledge Management. He authors books in taxation, knowledge management and innovation.

Course Fee

Request For Quotation For In-House Programme

Certificate

Upon successful completion of this program, you will receive a Certificate of Attendance.

Certificates are distributed on the final day of the program.

Payment mode:

Please make payment to:

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1. BANK IN CHEQUE

Bank in and then scan the Bank-in slip and email to us before the course commence to confirm your seat.

OR Courier your cheque payment to our Finance HQ.

*Note that we DO NOT take any payments during the event.

3. BANK IN CASH: You can also pay by cash through bank-in our company bank account.

4. Interbank Transfer- You can also opt to use GIRO transfer.