

## GOODS & SERVICES TAX (GST) ON RENTAL INCOME AND SERVICE CHARGES – COMMERCIAL & INDUSTRIAL PROPERTIES

6 March 2015 | Seri Pacific Hotel , Kuala Lumpur | 9am – 5pm

### Introduction / Course Description

Whilst rental from residential properties are not taxable, GST should be accounted on rental from commercial and industrial properties *only when certain criteria are met*.

Similarly, service charges from certain residential developments are not taxable. Other services are taxable supplies – even if provided by committee whose objective is not to make profits.

### Course Objectives

- to explain the circumstances in which rental is subject to GST
- to explain the circumstances in which building service charges are subject to GST
- to understand the GST implications of the existing rental and service contracts

### Course Contents

- ❖ The principles and mechanism of GST
- ❖ The "business" test
- ❖ Exemptions affecting the industry
- ❖ Time of supply
- ❖ Mandatory requirement to raise tax invoice and send to the tenants/owners
- ❖ Shopping mall etc. – GST impact of turnover based rental
- ❖ GST implications or irregular payments – advance as well late payments
- ❖ GST treatment of deposits and late payment charges
- ❖ Claiming input tax credits
- ❖ Deemed supply – supply of goods and services without consideration
- ❖ Issues involving utility bills
- ❖ GST implications of the existing rental and service contracts
- ❖ Penalties, audit and appeal
- ❖ Case studies and Q&A session

### Who Should Attend

- Corporate Accountants
- Corporate Tax Executive/Manager
- Business Managers
- Public Accountants

### Speaker's Profile

**Thenesh Kannaa**  
**CA(M), FCCA, ACTIM, A.FIN, MCSI**

Thenesh Kannaa is the managing partner of Thenesh, Renga & Associates. His key areas of practice are incentive applications, cross-border tax planning, corporate restructuring, business advisory and Goods and Services Tax (GST). Thenesh is a licensed tax agent - both under the Income Tax Act 1965 and the Goods and Services Tax Act 2014.

Thenesh is a member of the Chartered Tax Institute of Malaysia's Editorial Committee and the Technical Committee for Indirect Taxes.

Thenesh has hands-on experience preparing Malaysian companies for GST compliance and has spent hundreds of hours conducting GST talks - both public seminars and in-house training for publicly listed companies, multinational corporations, statutory bodies and accounting firms. He is co-author of *CCH's Malaysia Master GST Guide* (2014), as well as other books on direct taxes.

Please present your identification card upon registration and collection for certificate of attendance for verification purposes. Registration and collection certificate on your behalf is not allowed.

\*Please note that the CPD Points awarded is not qualify for the purpose of application and renewal of tax agent licence under Section 153, Income Tax Act, 1957

**8 CPD  
POINTS**



# REGISTRATION FORM

Please retain original copy for your records. | Please photocopy for additional delegates. | Registration can be made via fax / email

## GST ON RENTAL INCOME AND SERVICE CHARGES

EVENT CODE: 15WS/001

### Registration fees

CTIM/ACCA Member  RM380.00

Member's Firm Staff  RM430.00

Non-Member  RM490.00

- Seats are limited and based on first-come, first-served basis.
- Registration of participants will be confirmed upon receipt of full payment or an acceptable employers guarantee and settlement of previous outstanding dues.
- Walk-in participant registration is subject to availability of seats and full payment
- Certificate of attendance will only be released to registered participants (must register before 10.30am) upon full attendance with full payment and after completion of the event.
- Fee includes lunch, refreshments and seminar materials.

### Enquiries

Tel : 03-2162 8989  
Fax : 03-2161 3207  
03-2162 8990  
Email : [cpd@ctim.org.my](mailto:cpd@ctim.org.my)  
Address : B-13-1, 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](mailto:yusfariza@ctim.org.my))  
Ms Jaslina (ext 131 / [jaslina@ctim.org.my](mailto:jaslina@ctim.org.my))

*For Outstation events:*  
Mr Jason (ext 108 / [jason@ctim.org.my](mailto:jason@ctim.org.my))  
Ms Ramya (ext 119 / [ramya@ctim.org.my](mailto:ramya@ctim.org.my))

*General enquiries:*  
Ms Ally (ext 123 / [ally@ctim.org.my](mailto:ally@ctim.org.my))

### 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 that 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 number of participants is less than 20. A minimum three (3) days notice will be given

### Participant's Contact Details

Name : ..... Company : .....

I/C Number : ..... Designation : .....

Membership No  CTIM ..... Tel : .....

ACCA ..... Fax : .....

Member's Firm Staff ..... Email : .....

Company Address : ..... Mobile : .....

..... Dietary Normal

..... Vegetarian

### Payment Details (please tick the relevant boxes)

- Cash** for amount of RM .....
- Cheque** No ..... for amount of RM .....  
(Non-refundable and made payable to "CTIM-CPE")
- Online payment** via CIMB Clicks / CIMB Shoppe  
*Click Bill>Alumni/Association>Chartered Tax Institute of Malaysia-CPD*  
(Please attach together the transaction slip)
- MASTER / VISA** Credit Card for amount of RM .....  
Please complete the credit card details

### Credit Card details

Card Number

Cardholder's Name (as per credit card) ..... Expiry Date .....

.....

Cardholder's Signature ..... Date .....

(Signature must correspond with the specimen signature on card)

### CANCELLATIONS

The Chartered Tax Institute of Malaysia must receive cancellations in writing five (5) working days prior to the event date. 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 prior to the event date.

### REPLACEMENTS

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.