

# GST IMPACT ON ACCOUNTING AND TAX ISSUES FOR PROPERTY DEVELOPERS, JMB/MC & PROPERTY INVESTORS

Date	Venue	Workshop Code	Time
17 April 2017	Ramada Plaza Melaka	17WS/012	9.00am to 5.00pm
24 April 2017	Weil Hotel, Ipoh	17WS/013	
8 May 2017	Grandis Hotel, Kota Kinabalu	17WS/014	
22 May 2017	Waterfront Hotel, Kuching	17WS/015	
20 June 2017	Seri Pacific Hotel, Kuala Lumpur	17WS/016	
3 July 2017	G Hotel, Penang	17WS/017	
24 July 2017	Mutiara Hotel, Johor Bahru	17WS/018	

## INTRODUCTION

Goods and Services Tax (GST) is an indirect tax that may affect all inputs and outputs of property development and construction industry. It is a consumption tax charged on Goods and Services made by a taxable person in the course of business in Malaysia or charge on imported goods and foreign consultant's services. GST was implemented on 1 April 2015. GST impact and treatment for property developers and contractors remain challenging.

This event covers many aspects of GST includes scope of GST and its treatment; input tax claim and issues; adjustment for mixed suppliers; accounting for GST and its current development.

## OBJECTIVES

Participants will be able to:

- Understanding the scope of tax
- How to claim input tax correctly
- Identify GST treatments and issues
- GST impact on accounting
- Tax implications on deductible expenses & capital allowance
- Understanding tax codes and accounting double entries

## COURSE OUTLINE

Usage of Land and National Land code

- Meaning of land
- Classification of land
- Condition & variation of condition
- Qualified and final title
- Land dealings

GST treatments for property developers and contractors

- Scope of Charges,
- Type of supply includes Standard supply & Exempt supply
- GST treatment on property development and construction
- Type of supply on mixed development projects
- Import of services on foreign consultants
- Type of supply on contra account/reimbursement and disbursement
- GST treatment on deem supply, promotional packages; defects liabilities & liquidated damages; retention sum; and service charge.
- GST treatment on Land Development Agreement
- Place of supply and Place of supply for services belongs
- Time of supply on sales of property based on progress billing and completed property
- Time of supply on construction services with & without certificate of work done
- Progressive or periodic supply & during transitional period
- Retention sum

## SPEAKER'S PROFILE

DR TAN THAI SOON

Dr Tan is the Managing Director of TST Consulting Group. He has more than 20 years experienced 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 MCCS, 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).

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### \*Registration Fees


	Klang Valley	Outstation
<input type="checkbox"/> CTIM/ACCA Member	RM424.00	RM371.00
<input type="checkbox"/> Member's Firm Staff	RM530.00	RM477.00
<input type="checkbox"/> Non-Member	RM636.00	RM530.00

\* 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"/> 17 April 2017	Ramada Plaza Melaka	<input type="checkbox"/> 20 June 2017	Seri Pacific Hotel, Kuala Lumpur
<input type="checkbox"/> 24 April 2017	Weil Hotel, Ipoh	<input type="checkbox"/> 3 July 2017	G Hotel, Penang
<input type="checkbox"/> 8 May 2017	Grandis Hotel, Kota Kinabalu	<input type="checkbox"/> 24 July 2017	Mutiara Hotel, Johor Bahru
<input type="checkbox"/> 22 May 2017	Waterfront Hotel, Kuching		

### Participant's Contact Details

Full Name : \_\_\_\_\_ Company : \_\_\_\_\_  
I/C Number : \_\_\_\_\_ Designation : \_\_\_\_\_  
CTIM/ACCA Membership No : \_\_\_\_\_ Tel : \_\_\_\_\_  
Company Address : \_\_\_\_\_ Fax : \_\_\_\_\_  
\_\_\_\_\_ Email : \_\_\_\_\_  
 Vegetarian \_\_\_\_\_ 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

\_\_\_\_\_ Company Stamp & Signature

\_\_\_\_\_ Date

### 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.