



REPUBLIC OF NAMIBIA

MINISTRY OF FINANCE

SECOND READING SPEECH

HONOURABLE SAARA KUUGONGELWA - AMADHILA, MP

MINISTER OF FINANCE

Honourable Speaker,

Honourable members of this House,

1. Allow me to introduce the amendment to the Stamp Duties Act, Act No 15 of 1993. Stamp Duties is a tax paid on documents such as contracts, agreements, bonds and transfer deeds.
2. This Stamp Duties Amendment Bill exempts natural persons from the payment of stamp duties when transfer deeds are executed to the amount of N\$600 000, when acquiring immovable property. The aim of the Stamp Duty Bill is to align the stamp duties relief to the Transfer Duty relief and accord same treatment in the case of the transfer deed when property is acquired by individuals.
3. The Stamp Duties threshold in the amendment Bill is adjusted to provide relief and incentivise individuals to acquire property. The Stamp Duties threshold will increase from the current N\$ 400 000 to N\$ 600 000 *on par* with the Transfer Duty threshold. Individuals will now be exempted from the payment of stamp duties duty for the first N\$ 600 000 when they execute a transfer deed in respect of the acquisition of immovable property.
4. Considering the high cost of acquiring property in Namibia in addition to the high house prices, I ask the Honourable Members of this House to pass this Stamp Duties Amendment Bill.

I thank you Honourable Speaker

REPUBLIC OF NAMIBIA

NATIONAL ASSEMBLY

**STAMP DUTIES
AMENDMENT BILL**

(As read a First Time)

(Introduced by the Minister of Finance)

[B. 3 - 2013]

EXPLANATORY NOTE:

_____ Words underlined with a solid line indicate insertions in existing provisions.

[] Words in bold type in square brackets indicate omissions from existing provisions.

BILL

To amend the Stamp Duties Act, 1993, so as to exempt natural persons from the payment of stamp duty on transfer deeds in respect of the acquisition of immovable property with a value or consideration not exceeding N\$600 000; and to provide for incidental matters.

BE IT ENACTED as passed by the Parliament, and assented to by the President, of the Republic of Namibia as follows:-

Substitution of Item 16 of Schedule I to Act No. 15 of 1993 as amended by section 1 of Act No. 12 of 2011

1. Schedule 1 to the Stamp Duties Act, 1993 (Act No. 15 of 1993), is amended by the substitution for item 16 of the following item:

16	<p><i>Transfer Deed</i>, relating to immovable property purchased by:</p> <p><i>Natural persons -</i></p> <p>(1) where the value or consideration does not exceed [N\$400 000] <u>N\$600 000</u>:</p> <p>(2) where the value or consideration exceeds [N\$400 000] <u>N\$600 000</u> for every N\$1 000 or part thereof of the value or consideration that exceeds [N\$400 000] <u>N\$600 000</u>:</p> <p><i>A person (including a trust) other than a natural person -</i></p> <p>On the value or consideration for every N\$1 000 or part thereof:</p> <p>Where the amount of such value differs from the amount of such consideration, the duty under this item is payable on the higher amount.</p> <p>Where, in terms of the Sectional Titles Act, 1971 (Act 66 of 1971), the ownership or any share of or interest in the ownership in any unit or land held under sectional title deed is transferred or any alienation of any such unit or land or any share of or interest therein is registered by means of an endorsement made by the registrar of deeds on such sectional title deed or by means of the issue by such registrar of a certificate of registered sectional title, such endorsement or certificate is for the purposes of this item deemed to be a transfer deed relating to immovable property.</p>	<p>Exempt</p> <p>N\$ 10</p> <p>N\$12</p>
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	<p><i>Exemptions:</i></p> <p>(a) Partition Transfers, except in respect of consideration paid by one of the parties thereto to another such party.</p> <p>(b) Transfers which bring about no alteration in the legal rights in the property transferred.</p>	
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Short title and commencement

2. This Act is called the Stamp Duties Amendment Act, 2013 and comes into operation on the first day of the month following the month of its publication in the *Gazette*.
