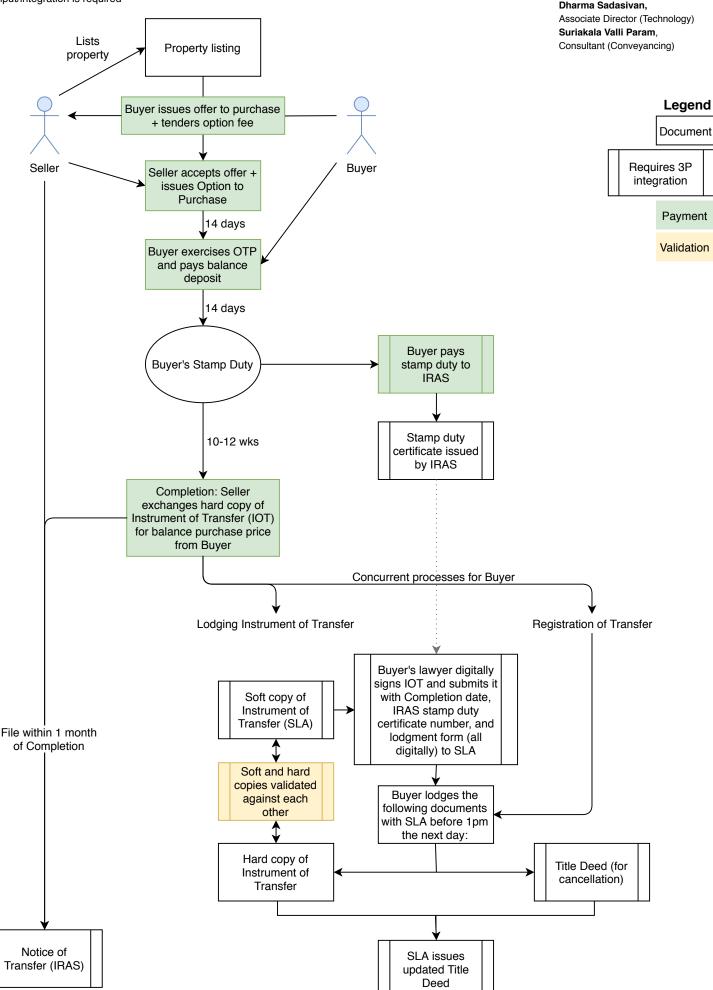# Transfers of Title to Immovable Property

General outline showing processes (including payments and validation) and where third-party input/integration is required

B R LAW

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Legend

- Document
- Requires 3P integration
- Payment
- Validation

Lists property

Property listing

Seller

Buyer

Buyer issues offer to purchase + tenders option fee

Seller accepts offer + issues Option to Purchase

14 days

Buyer exercises OTP and pays balance deposit

14 days

Buyer's Stamp Duty

Buyer pays stamp duty to IRAS

Stamp duty certificate issued by IRAS

10-12 wks

Completion: Seller exchanges hard copy of Instrument of Transfer (IOT) for balance purchase price from Buyer

Concurrent processes for Buyer

Lodging Instrument of Transfer

Registration of Transfer

Soft copy of Instrument of Transfer (SLA)

Buyer's lawyer digitally signs IOT and submits it with Completion date, IRAS stamp duty certificate number, and lodgment form (all digitally) to SLA

Soft and hard copies validated against each other

Buyer lodges the following documents with SLA before 1pm the next day:

File within 1 month of Completion

Hard copy of Instrument of Transfer

Title Deed (for cancellation)

Notice of Transfer (IRAS)

SLA issues updated Title Deed