



地產代理監管局  
ESTATE AGENTS AUTHORITY

Dear Licensees,

**Re: Stamp Duty Refund for Eligible Incoming Talents –  
Publication of the Stamp Duty (Amendment) (No. 3) Ordinance 2023**

Further to the letter dated 31 October 2022, the Estate Agents Authority (“EAA”) is writing to draw your attention that the Stamp Duty (Amendment) (No. 3) Ordinance 2023 (“Amendment Ordinance”) was published in the Gazette on 30 June 2023.

The Amendment Ordinance is deemed to have come into operation on 19 October 2022 and implements a measure to encourage incoming talents to stay in Hong Kong for long-term development as announced in the 2022 Policy Address. It provides for a refund mechanism for eligible incoming talents<sup>Note</sup> to apply for refund of the extra stamp duty paid by them for purchasing a residential property in Hong Kong upon fulfilment of conditions.

Under the refund mechanism, an eligible incoming talent, holding a valid visa under specified talents admission schemes (see Note), who acquires a residential property in Hong Kong on or after 19 October 2022, and subsequently becomes a Hong Kong permanent resident (“HKPR”), can apply for refund of the Buyer’s Stamp Duty (15%) and the Ad Valorem Stamp Duty (AVD) at Part 1 of Scale 1 rate (15%) paid for the first residential property purchased and still owned, but he/she still needs to pay for AVD at Scale 2 rates, provided that at the time of acquisition of the property concerned, he/she must hold a valid visa under specified talents admission schemes and does not own any other residential property in Hong Kong (unless he/she acquires a second residential property to replace his/her only residential property in Hong Kong and the disposal of the first

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<sup>Note</sup> Eligible incoming talents include those who enter Hong Kong under specified talents admission schemes (i.e. General Employment Policy, Admission Scheme for Mainland Talents and Professionals, Quality Migrant Admission Scheme, Immigration Arrangements for Non-local Graduates, Technology Talent Admission Scheme, Admission Scheme for the Second Generation of Chinese Hong Kong Permanent Residents and Top Talent Pass Scheme).



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residential property is within 12 months from the date of assignment of the second residential property). With the refund mechanism under the Amendment Ordinance, the overall stamp duty charged on eligible incoming talents will be on par with that charged on first-time home buyers who are HKPRs. At the time of application for refund of stamp duty, apart from fulfilment of other conditions, he/she should still be the owner of the property concerned.

In view of the gazettal of the Amendment Ordinance, the Inland Revenue Department has started to accept refund application for eligible incoming talents since 30 June 2023.

For more details on the stamp duty refund for eligible incoming talents including the related FAQs and illustrative examples, licensees are advised to visit the Inland Revenue Department website ([www.ird.gov.hk/eng/faq/index.htm#et](http://www.ird.gov.hk/eng/faq/index.htm#et)).

In case of any queries on the above, you may contact the Stamp Office of the Inland Revenue Department at 2594 3202 or email to their designated email address ([taxsdo@ird.gov.hk](mailto:taxsdo@ird.gov.hk)).

Estate Agents Authority

6 July 2023