



新加坡投资移民



爱慕斯

专业移民咨询私人有限公司

- 专业移民顾问
- 服务范围内的国家:
 - 新加坡
 - 美国
 - 澳大利亚
 - 加拿大
 - 新西兰
 - 英国
 - 马来西亚
- 技术移民, 投资移民, 学生签证, 工作签证等



爱慕斯 再安置服务

- 在新加坡组建公司
- 儿童教育
- 居住
- 税务专员介绍
- 开设银行账户
- 各政府部门/机构，例如中华总商会



主要内容

- 新加坡投资移民专案
 - 全球商业投资者计划
- 新加坡投资移民申请条件及程式

为何选择新加坡

■ 优惠的税制

不动产	商业	个人
<ul style="list-style-type: none"> ➤ 不动产税率：每年 10%。 ➤ 凭住宅物业可享受自住业主优惠：每年 4%。 	<ul style="list-style-type: none"> ➤ 财产税： 0% ➤ 公司税率： 17% ➤ 资本收益税： 0% ➤ 无限制的赋税亏损结转和资本减免 ➤ 集团亏损宽免制度 ➤ 海外来源股息、分号利润和劳务收入均可免税 	<ul style="list-style-type: none"> ➤ 居民个人 (包括新加坡永久居民) 最高边际个人所得税率： 20% 税率 ➤ 非居民个人 雇佣所得税： 15% 或居民税率，以税额较高者为准



新加坡永久居民： 全球商业投资者计划



全球商业投资者计划

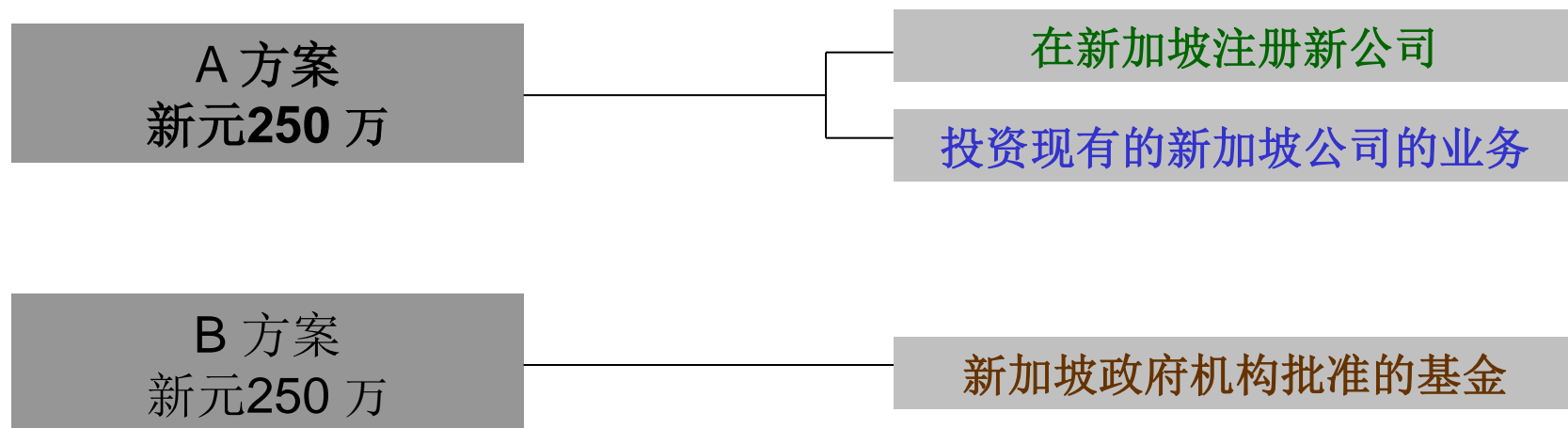
- 新加坡经济发展局推出的一项计划
- 帮助外国投资者和企业主在新加坡设立和发展其企业并且申请永久居民
- 为外国企业家、投资者和本地商业网络牵线搭桥
- 为您在办理入境、居住等移民手续时提供各种便利



全球商业投资者计划新政策

以下更改将从**2011年1月1日**起生效:

(I) 投资方案



C方案投资选项将被取消，申请者不能将**50%**的投资额投资予自住 私人住宅



全球商业投资者计划申请流程

向新加坡政府提交全球商业投资者计划申请

12个月內



申请者的申请一旦获批，他将受到新加坡移民与关卡局的原则上批准通知书

6个月內



申请者必须在**6个月**期限内落实他在申请表格中所承诺的投资。之后，他必须把有关证明文件，例如股票证书，所有权凭证等交给新加坡政府保管**5年**



受到文件后，新加坡移民与关卡局将会以书面通知，说明他的永久居留权已被批准

1年6个月內



申请者必须在**1年**內到新加坡移民与关卡局办理正式永久居民手续



全球商业投资着计划申请资格

从**2012年4月1日**起:

拥有创业与经商经验的申请者必须符合以下的件:

- (a) 申请者必须拥有至少**3年**的从商记录, 并提交公司最近**3年**经审计的财务报告
- (b) 贵企业最近**1年**及过去**3年**的平均年营业额必须至少达到**S\$5000 万**
- (c) 其他考虑因素包括申请再公司所拥有的股份, 职素范围以及公司的利润总额等等



全球商业投资者计划新政策

亲属永久居留权的申请

- 从**2012年4月1日起**, 全球商业投资者计划的主要申请者, 不能够为父母和配偶的父母申请永久居留权
- 他们可转而申请有效期为五年的长期探访证

Foreigners parking assets for PR must invest \$10m

Minimum asset value to double from next year under MAS investor scheme

By TEH JOO LIN

FOREIGNERS aiming to become permanent residents in Singapore through a government scheme will have to double the minimum value of assets they park here to \$10 million.

The Monetary Authority of Singapore's (MAS) Financial Investor Scheme (FIS) is the second permanent residency programme targeted at wealthy foreigners which has tightened its qualifying criteria recently.

Stricter rules for the Economic Development Board's Global Investor Programme (GIP), some of which kick in today, were reported early this week.

These moves come as the Government acts to better manage the pace and flow of immigrants to address concerns among Singaporeans.

The new FIS rules, effective from Jan 1 next year, require applicants to place at least \$10 million in assets for a continuous period of five years, up from a minimum of \$5 million previously. The assets must be placed with a financial institution regulated by the MAS, although a portion - up to \$2 million - can be used to buy private residential properties.

The MAS declined to comment on the changes. But The Straits Times understands that some banks were notified of the new rules about a month ago.

While the more stringent criteria may dampen response for the PR scheme in the short run, analysts are confident that over time, wealthy individuals will still be attracted to park their funds and settle here.

Bank of Singapore's executive director Lee Woon Shin told The Straits Times they will "realise Singapore is a serious private wealth banking hub which doesn't want to attract just a quick inflow of funds".

"Ten million is a fair amount to attract the right pedigree of clients - not just the newly minted crowd who have struck the jackpot once," he said.

Other changes to the FIS scheme include allowing the applicant's parents and parents-in-law to apply only for five-year long-term visit passes. Currently, they can be included as part of his PR application if he puts up \$2.5 million per parent.

Banks and immigration specialists The Straits Times spoke to expect a surge in applications from China, Taiwan and Indonesia before the changes take effect.

For many prospective FIS applicants, the raised bar was an issue of willingness, not affordability, said Mr Pearce Chung, an immigration and relocation specialist.

Noting that current applicants generally need a personal net worth of \$20 million, he said: "It could be a turn-off for them to park so much money and be locked in for five years, because there are many other options such as Canada and the United States."

Sociologist Tan Eyr Ser said: "The point is how you balance the need for good global talent while satisfying local citizens, so maybe they did some linear programming and found this is the optimum solution."

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《海峡时报》采访的银行和移民专员预计，在新规定生效前来自中国大陆、中国台湾地区和印度尼西亚的申请将激增。

移民和再安置专员钟先生说，对于许多潜在的金融投资着计划申请者来说，门槛的提高只是意愿问题，而非承受能力问题。

Easy SHI

companions from while treating yourself

ment Store

W-PZQ30
Electric Airpot
\$189

DW \$99

"Keep warm" temperature setting
ensures a steady supply of hot water
for your favourite cuppa. It also features
non-stick inner container and
360° swivel base.

STAR
BUY

S-TGQ18
8L Micom Rice Cooker
\$259

DW \$188



新加坡生活环境

新加坡**11**年连冠当选全世界最适宜亚洲人士居住的地方

2010 排名	城市	2009 世界排名
1	新加坡	1
2	悉尼	2
3	神戶	3
4	橫濱	4
5	東京	6
5	哥本哈根	6
7	堪培拉	8
8	香港	11
8	墨爾本	4
10	都柏林	11

為何富豪爭相在新加坡購置住房

Whenever I visit my friend at his sprawling [Binjai Rise](#) bungalow

Ever since news broke that the celebrity snapped up a GCB, there has been a lot of talk about Singapore attracting the rich and famous as well foreigner eligibility in buying such properties.

I have to say, despite its no-nonsense and staid reputation, Singapore has managed to shed its conservative image to one that is hip and "happening".

Foreigners have often been lured here due to the efficiency.

However, they, particularly those in show biz, also find it a "real desert".

Nevertheless, Singapore has managed to succeed with recent events like the Formula One and the opening of its two new integrated resorts, Marina Bay Sands and Resorts World Sentosa.

This has helped put our city on the map.

The Global Property Guide agrees and recently said

Global Property Guide最近称，新加坡是世界上最热门的房地产市场

Foreign eligibility

For the record, a foreigner can own landed properties in Singapore.

However, they do face restrictions and need prior approval from the authorities.

Foreigners will first need to be a permanent resident (PR) before they can be allowed to purchase landed homes in mainland Singapore.

Even so, getting a PR is not a guarantee.

They will need to be further assessed by the authorities based on their qualifications and their economic contribution to Singapore.

[Sentosa Cove](#) is the only place where foreigners are allowed to purchase landed property without any restrictions.

GCBs are an attractive investment asset class

The lure of owning a GCB is indeed very attractive.

GCBs refer to low-density prime real estate that are located in the leafy, prestigious neighbourhoods such as [Cluny Road](#), Raffles Avenue, and the like.

According to the latest data, the average price of GCBs moved up 2 percent quarter-on-quarter to S\$1,611 per sq ft, lower than the previous quarter.

Meanwhile, freehold GCBs saw a new high in the third quarter this year.

It's per sq ft pricing that has driven the increase, with freehold GCBs rising a quarter to \$952 per sq ft, surpassing the high of \$943 per sq ft recorded in the previous quarter.

Despite the slow rise, GCBs remain an attractive investment asset class for investors due to their cautious sentiment over the growth of major property markets.

Firstly, they will continue to be a scarce commodity – there are around 1,000 GCBs spread across Singapore.

Secondly, they offer a high return on investment. As I spoke to who specialises in the GCB market said investors can expect to earn between \$28,000 to \$35,000 in rental income per month.

With the dismal performance of the stock market, it is no wonder cash rich investors would prefer to park their money in the GCB market.

In the meantime, I can only hope I don't accidentally bump into Jet Li the next time I come round Binjai Rise and perhaps snag an autograph or two.

优质洋房是一种诱人的投资资产

投资者每月可望赚取 28000 到 35000 美元的房租收入。



IMMIGRATION
SPECIALIST

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