

Annual Value

2.1

What is Annual Value (AV)?

The AV is the estimated gross annual rent of the property if it were to be rented out. It is used to calculate the property tax of your home. The AV can be found on the property tax bill that the property owner receives each year.

To check the AV of your residence, please log in to [myTax Portal](#) using your Singpass > Notices/Letters > Property, select the property address.

2.2

Why is AV used instead of flat type?

The AV of a property provides an indication of how much the property is worth and serves as a proxy for an individual and his/her household's wealth.

2.3

Why is the AV threshold set at \$21,000?

As the GST Voucher targets those who are less well-off, the AV threshold of \$21,000 covers all HDB flats and some lower-value private properties. The threshold is regularly reviewed to ensure that it continues to maintain a similar coverage.

2.4

Do I qualify for the GST Voucher – Cash and/or MediSave if the AV of my residence is unavailable but I meet all other criteria?

The AV is based on IRAS' property tax assessment. If you have not received your property tax notification for 2021, the AV of your residence may not have been available at the point of determining the allotment for the 2022 GST Voucher.

If your home is a newly completed property, the AV will be available within one year of the issuance of the Temporary Occupation Permit. You will automatically receive your GST Voucher if the AV of your home is not more than \$21,000, and you fulfil all other eligibility criteria.

For other properties, you may contact us at 1800 2222 888 or via the [Submit an Enquiry](#) service (you will be redirected automatically after Singpass log in).

2.5

How much will I get if I stay in a rented property?

The GST Voucher you get depends on the AV of your rented place of residence as stated on your NRIC as at 31 December 2021, regardless of whether you own or rent the property.