

Annual Value

2.1

What is Annual Value (AV)?

The AV is the estimated annual rent a property can fetch 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/IRAS PIN > Messages > Correspondence & Notices > Property Tax > Letters/Notices.

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?

The AV threshold of \$21,000 covers all HDB flats and some lower-value private properties, as the GST Voucher targets those who are less well-off. 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?

If you have not received your property tax notification for 2018, the AV of your residence may not have been available at the point of determining the allotment. The AV is based on IRAS' property tax assessment.

If your home is a newly completed property, the AV will be available within one year of the issuance of the Temporary Occupation Permit. No action is required on your part. You will automatically be given your GST Voucher – Cash if you have [signed up](#) for the scheme, and the AV of your home is equal to / less than \$21,000.

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 2018.