



## NAVIGATING THE EXPANDED SST FRAMEWORK FOR CONSTRUCTION, RENTAL, AND LEASING INDUSTRIES

HRD Corp Claimable Courses

**Duration: 1 day**

**Time: 9.00am to 5.00pm**

### INTRODUCTION

Effective **1 July 2025**, Malaysia will implement a significant expansion of its **Sales and Services Tax (SST)** framework, as announced in **Budget 2025**. This measure forms part of the government's **fiscal consolidation strategy**, aimed at broadening the tax base while minimising the burden on essential goods and lower-income households.

Under the revised framework, more services will be subject to service tax, with notable changes to:

- **Registration thresholds**
- **Scope of taxable services**
- **Group relief provisions**
- **Treatment of imported and digital services**

For businesses — especially in the **construction, rental, and leasing sectors** — these reforms bring about:

- **New compliance requirements**
- **Expanded registration obligations**
- **Increased exposure to service tax liabilities**
- **Greater complexities in billing, documentation, and contract structuring**

With **heightened enforcement** anticipated, understanding the **industry-specific SST implications** will be essential to ensure compliance, avoid costly penalties, and manage tax-related costs effectively.

This course is designed to equip industry players with the **clarity, accuracy, and confidence** needed to navigate the **expanded SST landscape**, safeguard business operations, and make informed tax decisions.

## LEARNING OBJECTIVE

By the end of the training, participants will:

- Understand the key changes under the SST expansion from 1 July 2025.
- Identify SST implications for construction, rental, and leasing activities.
- Learn how to determine SST registration obligations and proper treatment of taxable services and goods.
- Implement compliance strategies and manage SST risks effectively.

## WHO SHOULD ATTEND?

- ✓ Contractors, Developers, Quantity Surveyors
- ✓ Equipment Rental & Leasing Providers
- ✓ Real Estate Agents / Property Managers
- ✓ Finance & Tax Managers
- ✓ Accountants & Internal Auditors
- ✓ Business Owners

## METHODOLOGY

- ✚ Interactive Lectures
- ✚ Real-Life Case Studies
- ✚ Worked Examples
- ✚ Group Discussions & Q&A Session

## PROGRAM OUTLINE

### MODULE 1: OVERVIEW OF SST

- **Recap of the SST Mechanism** – Understanding the structure and application of **Sales Tax** versus **Service Tax** and how they interact within Malaysia’s tax system.
- **Objectives of the SST Expansion** – The government’s rationale for broadening the SST scope under **Budget 2025**, and its alignment with fiscal consolidation goals.
- **Key Policy Changes Effective 1 July 2025** – Detailed review of legislative and procedural amendments, including changes to definitions, scope, and compliance requirements.
- **What’s New in the Framework** – Expanded coverage of **taxable services**, inclusion of **digital service elements**, revised **registration thresholds**, and updates on group relief provisions.

### MODULE 2: SST TREATMENT FOR THE CONSTRUCTION INDUSTRY

- **Definition of Construction Services under SST** – How “construction services” are classified and interpreted by the Royal Malaysian Customs Department (RMCD).
- **Taxable vs. Non-Taxable Construction Works** – Case examples for services such as **sub-contracting**, **design-and-build projects**, repairs, and renovations.
- **Specific Treatment Scenarios** – SST implications for:
  - **Subcontractors and main contractors**
  - **Maintenance and facilities management contracts**
  - **Government and public sector contracts**
- **SST Registration Requirements** – When contractors and sub-contractors are legally required to register, and how thresholds apply to the construction sector.
- **Invoicing & Billing Best Practices** – Ensuring invoices meet RMCD standards, correct tax calculations, and clear descriptions of taxable elements.
- **Common Pitfalls & RMCD Audit Focus Areas** – Real-world examples of non-compliance and areas that typically trigger audits.

### MODULE 3: SST TREATMENT FOR THE RENTAL & LEASING INDUSTRY

- **Rental vs. Leasing – Key Differences in SST Treatment** – Clarifying legal and tax distinctions between the two arrangements.
  - **Scope of Taxable Rental and Leasing Services** – SST coverage for machinery, commercial properties, vehicles, and other high-value assets.
  - **Exemptions & Special Rules** – Treatment for residential property rentals, long-term leasing arrangements, and other exempt categories.
  - **Deemed Services & Bundled Services** – How to handle composite contracts that include both taxable and non-taxable elements.
  - **Mixed Suppliers** – Applying **partial exemption rules** and **apportionment methods** correctly to avoid under- or overpayment of SST.
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## MODULE 4: SST COMPLIANCE OBLIGATIONS

- **Registration Requirements & Group Registration** – Understanding thresholds, eligibility for group registration, and strategic considerations.
- **Invoicing & Documentation Standards** – RMCD-compliant invoice formats, record-keeping requirements, and electronic invoicing considerations.
- **SST Return Submission & Payment** – Step-by-step guide to submission timelines, payment methods, and avoiding late payment penalties.
- **Maintaining Compliance** – Best practices for ongoing compliance, internal controls, and staff training to minimise tax risks.

## TRAINER'S PROFILE

### Angeline Chua

#### (Bachelor's of Science (Hons) Accounting and Finance)

*Transfer Pricing Trainer | Tax Educator | Simplifying TP for Malaysian*

Angeline is a Transfer Pricing and Tax Trainer dedicated to helping businesses in Malaysia navigate complex transfer pricing (TP) regulations and maintain compliance with confidence. She is the founder of her own advisory and training firm, where she specialises in transforming intricate tax concepts into clear, practical, and actionable knowledge for finance and tax professionals.

With over seven years of hands-on experience in TP advisory, compliance, and audit support, Angeline delivers training that is relevant, engaging, and tailored to real business challenges. Her expertise covers the full TP compliance cycle—from preparing documentation that meets IRB requirements, to handling queries during tax audits, to upskilling in-house teams for ongoing compliance.

Angeline's training approach blends technical accuracy with practical case studies, ensuring participants gain the skills and confidence to apply their knowledge effectively in day-to-day operations.

### Angeline's Core Values

Angeline believes in delivering impactful training that makes a tangible difference in how participants approach transfer pricing and tax compliance. She strives to create a meaningful learning experience by ensuring every session is relevant to real business situations and challenges. Her approach is always practical and actionable, equipping participants with strategies and tools they can immediately apply in their work. At the same time, she keeps her sessions engaging and fun, fostering an interactive environment where learning is both enjoyable and effective.

## PARTICIPATION REGISTRATION & FEE

To register and to obtain the latest participation fees either for Public Training or In-House Training Series, please email to marketing department at [mytrain2@mytrainingmalaysia.com](mailto:mytrain2@mytrainingmalaysia.com)

Registration via online can be done thru our website at [www.eliteedge.com.my](http://www.eliteedge.com.my)

## ORGANISED BY

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