避风港：资本流入、财富移民及其政治

Dr Alexander Ressos, TEP
Attorney-at-Law (Switzerland and Germany),
Solicitor (England & Wales and Hong Kong)
Of Counsel, KGP Legal LLC
alexander.ressos@kgplegal.com.sg
www.ressos.com.sg

每一个成功的金融中心都会吸引两类到来者：寻求安全的资金，以及寻找带着这些资金安居之地的人。进入新世纪以来，新加坡迎来的这两类到来者都日益增多。来自中国、印度尼西亚、印度以及更远地方的家族，把他们的财富、家族办公室，往往还有他们的子女，迁到了这座城市。资产管理公司随之而来，为他们服务的专业人士也接踵而至。资本流入增强了金融中心的实力，但也引发了一些既关乎经济、也同样关乎政治的问题。富人的到来使谁受益？在一个六百万人口的城市国家，住房价格会怎样？一个希望欢迎资本的国家，如何把试图随资本一同进入的犯罪所得挡在门外？

本章将考察这些问题。首先探讨是什么使新加坡成为避风港，以及资本流入的规模有多大。随后转向富裕外国人获得在新加坡居留权的途径，从全球投资者计划到ONE准证（Overseas Networks & Expertise Pass），以及这些途径所处的人口政策框架。第三节着眼于房地产，在这一领域，外国财富的到来触及新加坡社会契约中最敏感的部分。第四节考察资本流入夹带非法资金的风险，2023年8月的洗钱案使这一风险成为现实。最后一节探讨国家如何在开放与廉洁之间取得平衡，并为顾问得出实际结论。

© 2026 Dr Alexander Ressos. General information only, not legal, tax or investment advice. No client relationship is created. All Singapore law advice is provided by a duly licensed and regulated firm of Singapore advocates and solicitors only on the basis of an express written letter of engagement. More information at SingaporeIQ.com and ressos.com.sg.

这一主题将本系列的两卷直接联系起来。日内瓦之所以成为金融中心，部分原因在于它接纳了难民：在16和17世纪的迫害之后到来的胡格诺派教徒带来了资本、技能和人脉网络。日内瓦卷描述了这场避难潮（Refuge）如何为Banque protestante的崛起奠定了基础。[1]新加坡的现代经历是同一模式的21世纪版本，不同之处在于，到来者很少是受迫害者，而且几乎都很富有。这些到来者在新加坡引发的政治辩论，与日内瓦数十年来围绕定额课税、住房和银行声誉展开的辩论颇为相似。

要点

新加坡之所以吸引财富，是因为它提供政治稳定、法治、强势货币、AAA信用评级和深厚的金融生态系统。截至2025年底，管理资产达到6.7万亿新元，其中76%来自新加坡境外，同时有2,000多家单一家族办公室享有税收优惠。富裕外国人主要通过就业准证、ONE准证和全球投资者计划获得居留权，后者的投资门槛于2023年3月大幅提高。国家通过额外买方印花税以及对购买公共组屋和有地住宅的限制来保护住房市场，外国买家的额外买方印花税自2023年4月27日起达到60%。2023年8月的洗钱案查扣资产逾30亿新元，表明资本流入可能夹带非法资金，并促使把关人制度得到全面强化。

注释

1. Ressos, *Genève, place financière internationale*，第C部分第I章，« Les vagues du Refuge et la Fabrique genevoise »，关于带来“leurs capitaux, leurs compétences et leurs réseaux”并改变了这座城市经济的难民。 ↩

Disclaimer

This article is provided for general information only. It is based on publicly available sources as at its date of publication. These sources have not been independently verified against licences, regulatory registers or the records of the entities concerned. It is not legal, tax, financial or investment advice.

© 2026 Dr Alexander Ressos. General information only, not legal, tax or investment advice. No client relationship is created. All Singapore law advice is provided by a duly licensed and regulated firm of Singapore advocates and solicitors only on the basis of an express written letter of engagement. More information at SingaporeIQ.com and ressos.com.sg.

Nor is it a recommendation to invest in, transact with or use the services of any entity mentioned. Law and regulation change frequently, so the content may be incomplete or outdated. To the fullest extent permitted by law, Dr Alexander Ressos and the publisher of SingaporeIQ exclude all liability for loss or damage arising from the use of or reliance on this article. Readers should obtain advice on their specific circumstances before acting or refraining from action.

Names and trademarks of the entities discussed belong to their owners and are used for identification only. Their mention implies no endorsement, affiliation or allegation of wrongdoing. All Singapore law advice is provided by a duly licensed and regulated firm of Singapore advocates and solicitors only on the basis of an express written letter of engagement. Corrections and updates: contact@ressos.com.

© 2026 Dr Alexander Ressos. This article may be quoted with attribution to SingaporeIQ (SingaporeIQ.com). Reproduction in full and any commercial use require prior written consent. The Legal Terms at https://singaporeiq.com/legal-terms apply.

Author contact: Dr Alexander Ressos, TEP · contact@ressos.com

© 2026 Dr Alexander Ressos. General information only, not legal, tax or investment advice. No client relationship is created. All Singapore law advice is provided by a duly licensed and regulated firm of Singapore advocates and solicitors only on the basis of an express written letter of engagement. More information at SingaporeIQ.com and ressos.com.sg.