



THE STATUTES OF THE REPUBLIC OF SINGAPORE

APPRAISERS AND HOUSE AGENTS ACT

(CHAPTER 16)

(Original Enactment:)

REVISED EDITION 2000

(30th December 2000)

Prepared and Published by

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Appraisers and House Agents Act

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An Act to provide for the licensing of appraisers and house agents.

[22/2000]

[1st July 1906]

Short title

1. This Act may be cited as the Appraisers and House Agents Act.

[22/2000]

Definition of appraiser

2. Every person who values or appraises —
 - (a) any estate or property, lands, tenements or hereditaments, or any interest in possession or reversion, remainder or contingency in any estate or property, movable or immovable; or
 - (b) any goods, merchandise or effects of whatsoever kind or description,

for or on expectation of any hire, gain, fee or reward or valuable consideration to be paid to him therefor, shall be deemed to carry on the business of an appraiser, and shall be an appraiser within the meaning of this Act.

[4]

Definition of house agent

3. Every person, firm or company who —

- (a) as an agent for any other person, for or in expectation of any fee, gain or reward of any kind, advertises for sale or letting any furnished house or part of any furnished house;
- (b) by any public notice or advertisement or by any inscription in or upon any house, shop or place used or occupied by him, or by any other ways or means, holds himself out to the public as an agent for selling or letting furnished houses; or
- (c) lets or sells or makes or offers or receives any proposal or in any way negotiates for the selling or letting of any furnished house or part of any furnished house,

shall be deemed to be a person using and exercising the business, occupation and calling of a house agent, and shall be a house agent within the meaning of this Act.

[6]

Appraisers to be licensed

4. Every appraiser shall take out a licence in Form A in the Schedule.

[5]

[22/2000]

House agents to be licensed

5. Every person, firm or company carrying on the business of a house agent shall take out a licence in Form B in the Schedule.

[7]

[22/2000]

Power to grant licences

6.—(1) The Comptroller of Property Tax is empowered to grant licences under the provisions of this Act.

(2) Every licence granted under this Act shall be granted under the hand of the Comptroller of Property Tax.

(3) The issue of any licence shall be notified as soon as possible in the *Gazette*.

(4) On every such licence there shall be paid in money by the person taking out or renewing the licence to the Comptroller of Property Tax such fee as may be prescribed by the Minister in respect of the class of licence to which the licence belongs.

(5) No licence shall be granted or renewed under this Act until such fee has first been paid.

(6) The Minister may, from time to time, prescribe such fees as are referred to in subsection (4) by order to be published in the *Gazette* and may prescribe different fees for different classes of licences.

[17]

Licences

7.—(1) Every licence to be taken out under the authority of this Act shall contain and set forth —

- (a) the purpose, trade or business for which the licence is granted;
- (b) the true name and place of abode of the person taking it out;
- (c) the true date or time of granting the licence; and
- (d) the principal place of business at which the trade or business for which the licence is granted shall be carried on.

(2) Every licence shall expire on 31st December and shall be renewed annually 10 days at least before the expiration of the licence.

(3) Any person who —

- (a) having had such a licence continues to carry on the trade or business for which the licence was granted in the year next ensuing its expiration and omits to renew it; and
- (b) carries on a trade or business required by this Act to be licensed without taking out a licence,

shall, except as provided in this Act, each be guilty of an offence and shall be liable on conviction to a fine not exceeding \$2,000.

[8 and 9

Exemption of officers of courts in levies not exceeding \$100

8. It shall not be necessary for any Sheriff, bailiff or other officer of a court, acting under the authority of the court and appraising any goods or chattels, whatever may be the value, or selling any goods or chattels, whether under writ of seizure and sale, distress or other writ or order —

- (a) to levy a sum not exceeding \$100, exclusive of expenses; or
- (b) where the property to be sold is not expected to exceed \$100,

to take out a licence as an appraiser under this Act.

[10
[22/2000]

Exceptions

9. This Act shall not extend to require —

- (a) any agent employed in the management of landed estates to take out a licence under this Act for that purpose;
- (b) any advocate and solicitor who as such has in force a practising certificate to take out in addition thereto a licence as a house agent; or
- (c) any appraiser having a licence in force under this Act to take out in addition thereto a licence as a house agent.

[13
[22/2000]

Refusal and cancellation of licences

10. The Comptroller of Property Tax may refuse any application for a licence or to renew any licence, and may cancel the licence of any person who has been convicted of any offence under this Act or who has failed to account for or pay over any moneys or property which have come into his possession or control as such licensed person.

[14
[22/2000]

Evidence of misconduct

11. The judgment of any court of competent jurisdiction whether civil or criminal, having the effect of finding that any licensed person —

- (a) is liable or responsible for any money or property come into his possession or control as a licensed person under circumstances amounting to a breach of trust or duty;
- (b) has committed any offence as a house agent; or
- (c) has paid or agreed to pay to his employer any part of his charges or expenses by way of return commission when the employer is a person accountable to any other person for the proceeds of the sale,

shall be ground for the cancellation of his licence.

[15
[22/2000]

Offences triable by District Court

12. Any offence punishable under this Act may be tried by a District Court.

[16

Power to make regulations

13. The Minister may make regulations necessary for or convenient to carrying out the provisions of this Act, including but not limited to the length of notice to be given and the manner of advertising sales on the instructions of mortgagees acting under powers of sale or of any

person in a position of trust with respect to or liable to account for the proceeds of sale.

[18
[22/2000]

THE SCHEDULE

Form A

Section 4

APPRAISERS AND HOUSE AGENTS ACT (CHAPTER 16)

APPRAISER'S LICENCE

Subject to the provisions of the Appraisers and House Agents Act and all regulations made thereunder

residing at

and carrying on

the business of an

at

is hereby

licensed to carry on the business of an appraiser at his place of business as described above or elsewhere in Singapore.

This licence will continue in force until 31st December , unless previously cancelled under section 10 of the Act.

Given under my hand this day of 20 .

Comptroller of Property Tax

Prescribed fee of
\$ paid.

Form B

Section 5

THE SCHEDULE — *continued*

APPRAISERS AND HOUSE AGENTS ACT
(CHAPTER 16)

HOUSE AGENT'S LICENCE

Subject to the provisions of the Appraisers and House Agents Act and all regulations made thereunder carrying on the business of house agent at

the business of house agent at $\frac{\text{is}}{\text{are}}$ hereby licensed to carry on $\frac{\text{his}}{\text{their}}$ place of business as described above or elsewhere in Singapore.

This licence will continue in force until 31st December , unless previously cancelled under section 10 of the Act.

Given under my hand this day of 20 .

Comptroller of Property Tax

Prescribed fee of
\$ paid.

[22/2000]

LEGISLATIVE HISTORY
APPRAISERS AND HOUSE AGENTS ACT
(CHAPTER 16)

This Legislative History is provided for the convenience of users of the Appraisers and House Agents Act. It is not part of this Act.

1. Ordinance X of 1906 — Auctioneers' Licences Ordinance 1906

Date of First, Second and Third Readings : Dates not available

Date of commencement : 1 July 1906

2. Ordinance XXI of 1906 — Auctioneers' Licences Amendment Ordinance 1906

Date of First, Second and Third Readings : Dates not available

Date of commencement : 7 September 1906

3. Ordinance 32 of 1949 — Auctioneers' Licences (Amendment) Ordinance 1949

Date of First Reading : 28 July 1949 (Published on 5 august 1949)

Date of Second and Third Readings : 23 August 1949

Date of commencement : 1 January 1950

4. Ordinance 3 of 1950 — Auctioneers' Licences (Amendment) Ordinance 1950

Date of First Reading : 22 February 1950 (Published on 27 January 1950)

Date of Second and Third Readings : 22 February 1950

Date of commencement : 2 March 1950

5. Ordinance 37 of 1952 — Law Revision (Penalties Amendment) Ordinance 1952

Date of First Reading : 16 September 1952
(Bill No. 32/52 published on 19 September 1952)

Date of Second and Third Readings : 14 October 1952

Date of commencement : 30 April 1955

6. Ordinance 33 of 1954 — Auctioneers' Licences Ordinance 1954

Date of First Reading : 16 November 1954
(Bill No. 35/54 published on
19 November 1954)

Date of Second and Third Readings : 14 December 1954

Date of commencement : 8 January 1955

7. Ordinance 71 of 1959 — Transfer of Powers Ordinance 1959

Date of First Reading : 22 September 1959
(Bill No. 30/59 published on
30 September 1959)

Date of Second and Third Readings : 11 November 1959

Date of commencement : 20 November 1959

8. Ordinance 5 of 1963 — Auctioneers' Licences (Amendment) Ordinance 1963

Date of First Reading : 5 April 1963
(Bill No. 199/63 published on
3 May 1963)

Date of Second and Third Readings : 15 June 1963

Date of commencement : 28 June 1963

9. 1970 Revised Edition — Auctioneers' Licences Act (Cap. 214)

Date of operation : 31 July 1971

10. 1985 Revised Edition — Auctioneers' Licences Act

Date of operation : 30 March 1987

11. Act 22 of 2000 — Auctioneers' Licences (Amendment) Act 2000

Date of First Reading : 22 May 2000
(Bill No. 17/2000 published on
23 May 2000)

Date of Second and Third Readings : 3 July 2000

Date of commencement : 1 August 2000

12. 2000 Revised Edition — Appraisers and House Agents Act

Date of operation : 30 December 2000

COMPARATIVE TABLE
APPRAISERS AND HOUSE AGENTS ACT
(CHAPTER 16)

The following provisions in the 1985 Revised Edition of the Appraisers and House Agents Act have been renumbered by the Law Revision Commissioners in this 2000 Revised Edition.

This Comparative Table is provided for the convenience of users. It is not part of the Appraisers and House Agents Act.

2000 Ed.	1985 Ed.
—	2 <i>(Repealed by Act 22/2000)</i>
—	3 <i>(Repealed by Act 22/2000)</i>
2	4
3	6
4	5
5	7
6 — (4) and (5)	17 — (4)
(6)	(5)
7 — (1)	8
(2)	9 — (1)
(3)	(2)
8	10
—	11 <i>(Repealed by Act 22/2000)</i>
—	12 <i>(Repealed by Act 22/2000)</i>
9	13
10	14
11	15
12	16
13	18