

**THE STATUTES OF THE REPUBLIC OF SINGAPORE**

**RESIDENTIAL PROPERTY ACT**

**(CHAPTER 274)**

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32 of 1986

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# Residential Property Act

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An Act to restrict the purchase or transfer of residential properties (including vacant land) to citizens of Singapore and approved purchasers, and to provide for matters connected therewith.

[11th September 1973]

## PART I

## PRELIMINARY

1. This Act may be cited as the Residential Property Act. Short title.

2.—(1) In this Act, unless the context otherwise Interpre-  
requires — tation.

“approved purchaser” means —

- (a) a Singapore company;
- (b) a Singapore society;
- (c) a foreign person to whom approval has been granted under section 25;
- (d) any person, company, society, association or other organisation or body who or which has been exempted by the Minister under section 32; or
- (e) any body, corporate or otherwise, declared by the Minister by notification in the *Gazette* to be a public authority or an instrumentality or agency of the Government;

“citizen” or “citizen of Singapore” means any person who, under the provisions of the Constitution of the Republic of Singapore, has the status of a citizen of Singapore; Vol. 1.

“Committee” means the Residential Property Advisory Committee established under section 25;

“Controller” means the Controller of Residential Property and includes a Deputy and an Assistant Controller of Residential Property appointed under section 29;

“Controller of Housing” means the Controller of Housing appointed under section 3 of the Housing Developers (Control and Licensing) Act; Cap. 130.

“converted foreign company” means any Singapore company which, being the owner of an estate or interest in any residential property, whether purchased or acquired before, on or after 11th

September 1973, ceases to be a Singapore company and becomes a foreign company on or after 1st October 1976\*, by reason of its —

- (a) placing, allowing or having in its register of members any individual or company as a member who is not a citizen or which is not a Singapore company;
- (b) appointing any individual as a director who is not a citizen; or
- (c) allowing a director who ceases to be, or is not, a citizen to remain a director;

“converted society” means any Singapore society which, being the owner of an estate or interest in any residential property, whether purchased or acquired before, on or after 11th September 1973 ceases to be a Singapore society and becomes a society within the meaning of this Act on or after 1st October 1976\*, by reason of its —

- (a) admitting, allowing or having as a member any individual who is not a citizen or any society, the majority of whose members are not citizens or all of whose trustees are not citizens or trust companies registered under the Trust Companies Act; or
- (b) appointing as a trustee either a member who is not a citizen or a company which is not a trust company registered under the Trust Companies Act;

“court” means the High Court;

“dwelling-house” includes any building or tenement, or any part thereof, which is used, constructed or adapted for use for human habitation;

“flat” means a horizontal stratum of any building or part thereof, whether such stratum is on one or more levels or is partially or wholly below the surface of the ground, which is used or intended to be used as a complete and separate unit for the purpose of habitation or business or for any other

Cap. 336.

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\*Date on which this Act was published in the *Gazette*.

purpose, and which may be comprised in a “lot”, or in part of any “subdivided building” not shown in a registered “strata title plan” (the last 3 expressions within quotation marks having the same meaning as in the Land Titles (Strata) Act);

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“foreign company”, whether a holding company or otherwise, means —

- (a) a company, body corporate, association or other body incorporated outside Singapore;
- (b) any body corporate formed or incorporated in Singapore, some or all of whose members or directors are not citizens, or in the case of a member being another company, where some or all of the members or directors of such other company are not citizens; or
- (c) an unincorporated society, association or other body which under the law of its place of origin may sue or be sued, or hold property in the name of the secretary or other officer of the body or association duly appointed for that purpose (whether or not its head office or principal place of business is in Singapore), some or all of whose members or directors are not citizens, or in the case of a member being another company, where some or all of the members or directors of such other company are not citizens;

“foreign person” means —

- (a) any person who is not a citizen;
- (b) any permanent resident;
- (c) any foreign company or any converted foreign company; or
- (d) any society or any converted society,

who or which has not been granted approval under section 25 or has not been exempted by the Minister under section 32, but does not include any body, corporate or otherwise, declared by the Minister by notification in the *Gazette* to be a

public authority or an instrumentality or agency of the Government;

“HUDC flat” means —

- (a) any flat comprised in any of the subdivided buildings described in the First Schedule;
- or
- (b) any of the flats described in the Second Schedule,

which has been sold by the Housing and Urban Development Company (Private) Limited, a company incorporated in Singapore, to any person at any time prior to 1st May 1982 for use as a dwelling place;

“land” includes land, freehold and leasehold, or of whatever tenure, whether or not held apart from the surface, and buildings or parts thereof (whether completed or otherwise and whether divided horizontally, vertically or in any other manner), and tenements and hereditaments, corporeal or incorporeal;

“Master Plan” means the Master Plan including the written statement submitted to and approved by the Governor in Council on 5th August 1958 under the provisions of Part IV of the Singapore Improvement Ordinance\* and the rules made thereunder, and includes all alterations and additions thereto submitted to and approved by the Governor in Council or the Minister under those provisions and rules and the provisions of Part II of the Planning Act and the rules made thereunder;

“member”, in relation to a foreign company, a converted foreign company or a Singapore company, has the same meaning as in section 19 (6) of the Companies Act;

“Minister” means the Minister for Law;

“mortgage” includes every instrument creating a mortgage or charge on land or a transfer of a mortgage or a sub-mortgage;

1955 Ed.  
Cap. 259.

Cap. 232.

Cap. 50.

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\*Repealed by Ordinances 11 and 12 of 1959.

“owner”, in relation to any residential property, means a person other than the mortgagee or chargee not in possession, who is for the time being entitled to dispose of the freehold of any residential property whether in possession or reversion, or who holds under a leasehold or is entitled to the rents and profits of the residential property;

“permanent resident” means any person who is not subject to any restriction as to his period of residence in Singapore imposed under the provisions of any written law relating to immigration for the time being in force, and includes any person resident in Singapore who is deemed by the Committee, in its discretion, in the circumstances of any particular case to be a permanent resident for the purposes of this Act;

“Registrar” means —

(a) the Registrar of Titles and includes a Deputy Registrar of Titles and an Assistant Registrar of Titles appointed under the Land Titles Act; and

Cap. 157.

(b) where the occasion requires, the Registrar of Deeds and includes a Deputy Registrar of Deeds appointed under the Registration of Deeds Act;

Cap. 269.

“residential property” includes —

(a) any vacant land upon which no building or other structure exists or any land upon which exists any building or other structure which is constructed or used contrary to any written law;

(b) any house, building or other premises or any part thereof which is permitted to be used pursuant to the Planning Act or any other written law as a dwelling-house or which is lawfully so used;

Cap. 232.

(c) any land zoned for residential purposes in the Master Plan; and

(d) such other land or building, in whatever manner zoned in the Master Plan, as the Minister may, by notification in the



*Gazette*, declare to be residential property for the purposes of this Act, but does not include —

(i) any land, whether or not vacant, which is zoned for industrial or commercial purposes or both such purposes in the Master Plan or which is permitted to be used pursuant to the Planning Act or any other written law solely for industrial or commercial purposes or both such purposes;

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(ii) any house, building or other premises, or any part thereof, which is permitted to be used pursuant to the Planning Act or any other written law solely for industrial or commercial purposes or both such purposes or which is lawfully so used;

(iii) any hotel registered under the provisions of the Hotels Act; and

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(iv) such other land or building, in whatever manner zoned in the Master Plan, as the Minister may, by notification in the *Gazette*, declare to be industrial, commercial or non-residential property for the purposes of this Act;

“Singapore company” means a company formed or incorporated in Singapore, all of whose members and directors are citizens, or in the case of a member being another company, where all the members and directors of such other company are citizens;

“Singapore society” means any society, trade union, co-operative society, mutual benefit organisation or other organisation formed or constituted in Singapore and registered or exempted from registration under any written law, all of whose members are citizens and all of whose trustees are either citizens or a trust company registered under the Trust Companies Act;

Cap. 336.

“society” means —

(a) any club, organisation, institution or association of persons registered or

exempted under the Societies Act or constituted under any written law, some or all of whose members are not citizens, or in the case of a member being a body corporate, where some or all of whose members or trustees are not citizens; Cap. 311.

(b) any trade union, co-operative society, mutual benefit organisation or other body or organisation registered or required to be registered under any written law; or

(c) any statutory body constituted under any written law;

“to transfer”, with reference to residential property, means to convey, sell, assign, settle, create by declaration of trust, assent or in any manner dispose of any estate or interest in residential property, and includes the vesting of any estate or interest in residential property, but does not include a transfer by way of mortgage, charge or reconveyance; and “transfer” includes a conveyance, sale, assignment, settlement, declaration of trust, assent, disposition of whatever nature, the vesting of any estate or interest in residential property by an instrument or under a vesting order of court and every instrument capable of vesting any estate or interest in residential property upon registration of such instrument by the Registrar, but does not include a mortgage, charge or reconveyance.

(2) The provisions of this Act shall have effect notwithstanding the provisions of any other written law.

PART II

PROHIBITION ON PURCHASE OR ACQUISITION OF RESIDENTIAL PROPERTY BY FOREIGN PERSONS

3.—(1) Except as provided in this Act —

(a) no person shall, whether for consideration or by way of gift inter vivos or otherwise, transfer any residential property or any estate or interest therein to any foreign person;

(b) no person shall create any trust for sale in respect of any residential property or any estate or

Prohibition on transfer to, or purchase or acquisition by, foreign persons of residential property.

interest therein in favour of any foreign person;  
and

- (c) no foreign person shall purchase or acquire any residential property or any estate or interest therein except by way of a mortgage, charge or reconveyance.

(2) Any —

- (a) transfer of any residential property or of any estate or interest therein by any person to a foreign person made in contravention of subsection (1) (a);
- (b) trust for sale in respect of any residential property or any estate or interest therein created by any person in favour of any foreign person in contravention of subsection (1) (b); and
- (c) purchase or acquisition of any residential property or of any estate or interest therein by any foreign person, except by way of a mortgage, charge or reconveyance, made in contravention of subsection (1) (c),

shall be null and void.

(3) No estate or interest in any residential property belonging to a deceased person who dies on or after 11th September 1973 shall pass by bequest, succession or inheritance to any foreign person who is beneficially entitled under a will or under any written law governing intestate succession.

(4) Where a foreign person would, but for subsection (3), be beneficially entitled to an estate or interest in residential property, the legal personal representatives to whom probate or letters of administration are granted in respect of such residential property shall, subject to subsection (5), be bound to sell such estate or interest in the residential property to a citizen or an approved purchaser within a period of 10 years of the date of the death of the deceased person and upon such sale to pay, subject to the law of wills and intestate succession, the proceeds thereof, less any expenses necessarily incurred on such sale or by reason of the administration of a deceased's estate, to or for or on behalf of the foreign person so beneficially entitled.

(5) Where the legal personal representatives have not sold, or have not been able to sell, the estate or interest in the residential property within the period specified in subsection (4), the legal personal representatives or the trustees of the will or estate of the deceased person for the time being shall furnish to the Controller (within such period not exceeding 6 months as the Controller may require) a statement setting out the particulars of the residential property which has not been sold, giving reasons for their failure or omission to sell.

(6) The Controller shall, after receipt of such statement or where no such statement has been received within the time specified, seek the direction of the Minister, and the Minister may, by notice in writing, direct the Controller to attach and sell the residential property, subject to subsections (7), (8) and (9), at any time after 90 days of the date of the notice, and a copy of such notice shall be served on the legal personal representatives to whom probate or letters of administration have been granted in respect of the residential property in question and on the subsisting mortgagees or chargees (if any) of the residential property who appear as such in the records of the Registrar of Titles or the Registrar of Deeds, as the case may be, as well as on the Controller; and section 5 (8), (9) and (10) and section 6 shall thereupon apply *mutatis mutandis*.

(7) Prior to any sale by the Controller under subsection (6), the legal personal representatives may, if they so desire, apply to the Controller to fix a reserve price in respect of such residential property by giving notice in writing to him to that effect at the time of furnishing a statement under subsection (5); and the reserve price shall be determined by taking a mean average of two valuations, namely, one submitted by a Government valuer appointed by the Controller and the other by a licensed valuer appointed by the legal personal representatives. The expenses of both such valuations shall be borne by the estate of the deceased person. For the purposes of this subsection, "mean average of two valuations" shall mean the sum of the two valuations divided by two.

(8) Where the Controller is unable to sell such residential property at or above the reserve price arrived at in accordance with subsection (7), the Controller shall

postpone the sale of such residential property for a period of two years, and, thereafter, shall proceed to sell the residential property by public auction notwithstanding that such reserve price is still not reached.

(9) Section 6 (3) and (4) shall apply *mutatis mutandis* in any case where the residential property referred to in subsection (7) is subject to a mortgage or charge.

(10) Where the Controller has sold the residential property pursuant to subsection (6), the Controller shall pay the proceeds of the sale less any costs incurred to the legal personal representatives or the trustees of the will or estate of the deceased person for the time being and upon the acknowledgment of the receipt of such proceeds of sale by the legal personal representatives or the trustees, the Controller shall be discharged from all liability in respect of the application of the proceeds of sale; or the Controller, if he is unable to make payment of the proceeds of sale and to obtain such acknowledgment as aforesaid, may make payment into court of such proceeds of sale less all costs incurred thereby.

(11) Where payment of the proceeds of sale has been made by the Controller as provided in subsection (10), every foreign person beneficially entitled under a will or by intestate succession shall be entitled to receive and shall be paid such proceeds of sale by the legal personal representatives or trustees of the will or estate of the deceased person for the time being, and in any case where the proceeds of sale have been paid into court, that foreign person shall be entitled to make application to court for payment out of court of the proceeds of sale to be made to him, and the payment of the proceeds of sale in either case shall be in accordance with the terms of the will or the law of wills or intestate succession, as the case may be.

(12) Notwithstanding subsections (4) and (6), the Controller may, after receipt of the statement referred to in subsections (5) and (6), with the approval of the Minister, allow such extension of time, as the Controller may think fit, for the sale of the estate or interest in such residential property.

(13) The provisions of this Act shall not apply to a foreign person who is a surviving joint tenant of any estate

or interest in registered land within the meaning of the Land Titles Act. Cap. 157.

(14) In this section, “letters of administration” and “probate” have the same meanings as in the Probate and Administration Act. Cap. 251.

4.—(1) Section 3 (1) shall not prohibit the purchase or acquisition by, or a transfer to, a foreign person of any estate or interest in — Flats in buildings of 6 levels or more, etc.

(a) any flat, not being a HUDC flat, comprised in any building consisting of 6 or more levels including the ground level and any level below the ground; or

(b) any flat or dwelling-house shown as a unit in an approved plan bearing the title “Condominium” and issued by the competent authority under the Planning Act. Cap. 232.

(2) Nothing in subsection (1) shall be construed to permit a foreign person to purchase or acquire —

(a) all the flats in every building consisting of 6 or more levels in a development permitted to be used under the Planning Act for residential purposes; or

(b) all the units in a development approved by the competent authority under the Planning Act as a condominium development,

without having obtained the approval of the Minister.

(3) A foreign person who purchases or acquires any estate or interest in —

(a) all the flats in every building consisting of 6 or more levels in any development permitted to be used under the Planning Act for residential purposes; or

(b) all the units of a development approved by the competent authority under the Planning Act as a condominium development,

without having obtained the approval of the Minister shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

(4) Where a foreign person is convicted of an offence under subsection (3), the Minister may direct the Controller

to serve a notice on that person to divest and transfer, within a period of 6 months of the date of service of the notice on that person or within any extension of time granted by the Minister under subsection (5), all his estate or interest in the development in respect of which the offence is committed to another person who is not —

(a) his nominee; or

(b) if the foreign person is a company, a related company within the meaning of the Companies Act.

Cap. 50.

(5) The Minister may, on an application being made by a foreign person before the expiry of the period of 6 months of the date of service of the notice referred to in subsection (4), grant such extension of time as he thinks fit for the transfer of his estate or interest in the development.

(6) Any foreign person who fails to comply with the Controller's notice referred to in subsection (4) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 and to a further fine not exceeding \$500 for every day during which the offence continues after conviction.

(7) Nothing in subsection (3) shall prevent a foreign person from acquiring any estate or interest in any development under any agreement, lease or assignment for a term not exceeding 7 years, inclusive of any further term which may be granted by way of an option for renewal.

Disposal of estate or interest in residential property by foreign companies.

5.—(1) Where, on 11th September 1973\*, a foreign person is a foreign company which is the owner of an estate or interest in any residential property in Singapore, the foreign company shall be bound to dispose of the same in accordance with this section, unless such foreign company is permitted to retain its estate or interest in the residential property by virtue of section 25 or the residential property or such foreign company is exempted under section 32.

(2) Where, between 11th September 1973 and 1st October 1976†, any foreign company was granted approval by the Minister to purchase or acquire any residential property from another foreign company or a Singapore

\*Date of commencement of this Act.

†Date on which this Act was published in the *Gazette*.

company pursuant to any scheme or arrangement of whatever nature whereby the second mentioned foreign company or Singapore company transfers or agrees to transfer the whole or part of its assets or undertaking to the first-mentioned foreign company, including its interests in residential properties in Singapore, whether for consideration or otherwise, the first-mentioned foreign company shall, notwithstanding the grant of such approval, be subject to this section.

(3) Every foreign company to which this section applies shall, within such period as the Minister may, by notification in the *Gazette*, direct, furnish to the Controller a return setting out the size, location and nature of its estate or interest in all its residential properties and such other particulars as the Controller may require.

(4) Where the Controller is satisfied that a foreign company which is required by subsection (1) to dispose of an estate or interest in any residential property in Singapore has failed to dispose of the same on or before 11th September 1983 (or within such further period as the Minister may, by notification in the *Gazette*, appoint), the Controller may give directions in writing to the foreign company to transfer all its estate or interest in its residential property to any citizen or approved purchaser within such period as the Controller may specify being a period of not less than 90 days and not more than 6 months of the date of service of the direction on the foreign company. S 285/83.

(5) A direction given by the Controller under subsection (4) shall be served upon the foreign company which is required to transfer its estate or interest in any residential property and its subsisting mortgagees or chargees (if any) who appear as such in the records of the Registrar of Titles or the Registrar of Deeds, as the case may be.

(6) A foreign company which is directed by the Controller to transfer its estate or interest in any residential property and its subsisting mortgagees or chargees who appear as such in the records of the Registrar of Titles or the Registrar of Deeds, as the case may be, may apply within 60 days of the date of service of the Controller's direction to the Minister for an extension of the time specified by the Controller under subsection (4) to dispose of the estate or interest in the residential property owned by the foreign



company and the Minister may at his discretion refuse to grant any extension or may grant such an extension of time as he may think fit for the transfer of the estate or interest in the residential property owned by the foreign company to any citizen or approved purchaser.

(7) Where a foreign company which is directed under subsection (4) to dispose of its estate or interest in any residential property does not satisfy the Controller that it has transferred its estate or interest within the period or within any extension of time granted under subsection (6), the Minister may, by notice in writing, direct the Controller to attach and sell the residential property at any time after 90 days of the date of the notice, and a copy of the notice shall be served on —

(a) the foreign company which is the owner of the estate or interest in the residential property and its subsisting mortgagees or chargees (if any) who appear as such in the records of the Registrar of Titles or the Registrar of Deeds, as the case may be; and

(b) the Controller.

(8) Before the Controller attaches and sells the residential property, he shall lodge with the Registrar —

(a) an application for registration, setting out the notice of the Minister empowering him to attach and sell the residential property in the case of lands subject to the provisions of the Land Titles Act; and

(b) a copy of the notice received in the case of lands subject to the provisions of the Registration of Deeds Act.

(9) The Registrar shall, upon receipt of —

(a) the application referred to in subsection (8) (a), register the application in the relevant volume and folio of the land-register and enter the appropriate memorial that the Controller has attached the residential property and is empowered to transfer the registered estate or interest in the residential property referred to in the application; or

(b) the copy of the notice referred to in subsection (8) (b), enter a note in the books and other records

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maintained at the Registry of Deeds that the residential property referred to in the notice has been attached by the Controller.

(10) Upon lodgment of the application or the copy of the notice, as the case may be, with the Registrar pursuant to subsection (8), the Controller shall have the power to transfer any registered estate or interest in the residential property described in the application or notice as if the Controller is the registered proprietor of the residential property and to execute any instrument to effect a transfer of the same, and the transfer executed by the Controller in favour of a citizen or an approved purchaser shall be conclusive and shall not be challenged or called in question in any court.

6.—(1) Subject to subsections (2) to (5), the Controller shall, as soon as practicable after he has lodged with the Registrar the application referred to in section 5 (8) (a) or a copy of the notice referred to in section 5 (8) (b), sell the residential property or any part thereof specified in the notice referred to in section 5 (7) to a citizen or an approved purchaser.

Controller to sell estate or interest in residential property.

(2) Prior to any sale by the Controller under subsection (1), the foreign company which is the owner of an estate or interest in such residential property or such part thereof may, if it so desires, apply to the Controller to fix a reserve price in respect of such residential property or such part, by giving notice in writing to him to that effect within 28 days of the receipt by it of the notice referred to in section 5 (7); and the reserve price shall be determined by taking a mean average of two valuations, namely, one submitted by a Government valuer appointed by the Controller and the other by a licensed valuer appointed by such foreign company, and for the purposes of this subsection, “mean average of two valuations” shall mean the sum of the two valuations divided by two.

(3) In any case where such residential property or any part thereof has been mortgaged or charged, and the foreign company which is the owner thereof has failed to apply to the Controller to fix a reserve price in respect of such residential property within the period and in the manner provided in subsection (2), then the mortgagee or chargee first entitled in priority as appears in the records of the

Registrar of Titles or the Registrar of Deeds, as the case may be, or in default of the first mortgagee or chargee so applying, any second or subsequent mortgagee or chargee next in priority, may within 90 days of the date of the expiration of the period of 28 days referred to in subsection (2) apply, in the manner provided in that subsection, to the Controller to fix a reserve price in respect of such residential property or part thereof.

(4) The expenses of any valuation made under subsection (2) or (3) shall be borne by such foreign company.

(5) Where the Controller is unable to sell such residential property at or above the reserve price arrived at in accordance with subsection (2), the Controller shall postpone the sale of such residential property for a period of two years, and, thereafter, shall proceed to sell the residential property by public auction notwithstanding that such reserve price is still not reached.

(6) Where the Controller has sold an estate or interest in any residential property under this section, the proceeds of the sale less any costs incurred, including legal, auctioneering, surveying and valuation costs in making the sale, which may be deducted by the Controller from the proceeds of sale, or recoverable by the Controller from such foreign company, shall be paid to the foreign company and any person having a prior interest to such foreign company as shown in the records maintained under the Land Titles Act, the Land Titles (Strata) Act or the Registration of Deeds Act; and in case of any dispute arising as to payment of the proceeds of the sale, the Controller shall pay the sum under dispute into court less all costs incurred thereby.

(7) Where, in pursuance of this section, the Controller has sold the estate or interest in any residential property, he shall not be liable to the foreign company which held the estate or interest in such residential property immediately prior to the date of the sale or any person claiming an estate or interest in such residential property, unless it is established that the Controller acted otherwise than in good faith or without reasonable care.

(8) Nothing in section 5 or in this section shall prevent a foreign company, with the consent in writing of the Controller, from selling a residential property on its own accord to any citizen or approved purchaser after the notice

referred to in section 5 (7) has been served, and in such an event the foreign company shall be liable to reimburse the Controller for all costs incurred by him between the date of the attachment and the date of sale by the foreign company, and the procedure laid down in subsections (9) to (12) shall be followed by the Controller.

(9) Where the Controller is of the opinion that circumstances have arisen since the date on which the application or copy of the notice was lodged under section 5 (8), whether by virtue of a foreign company having previously sold the property under subsection (8) or by the occurrence of an event (whether such event is a winding up under the Companies Act, or the issue of an attachment order by a court or otherwise) which makes the sale of the residential property impracticable, the Controller shall refer the relevant particulars relating to the residential property to the Minister accompanied by a statement setting out his reasons as to why the residential property should not be sold, and the Minister may direct the Controller in writing that the residential property shall not be sold by the Controller pursuant to a notice under section 5 (7). Cap. 50.

(10) After receipt of the direction of the Minister given pursuant to subsection (9), the Controller shall lodge with the Registrar —

(a) an application setting out the direction of the Minister that the residential property shall not be sold by the Controller in the case of lands subject to the provisions of the Land Titles Act; Cap. 157.  
and

(b) a copy of the direction of the Minister directing that the residential property shall not be sold by the Controller in the case of lands subject to the provisions of the Registration of Deeds Act. Cap. 269.

(11) The Registrar shall, upon receipt of —

(a) the application referred to in subsection (10) (a), register the application in the relevant volume and folio of the land-register and cause the appropriate memorial to be entered that the residential property has been discharged from the attachment subsisting in favour of the Controller; the Controller shall thereafter have

no power to sell and transfer the estate or interest in such residential property; or

- (b) the copy of the direction referred to in subsection 10 (b), enter a note in the books and other records maintained at the Registry of Deeds that the residential property referred to in the direction has ceased to be subject to the attachment in favour of the Controller; the Controller shall thereafter have no power to sell and transfer the estate or interest in such residential property.

(12) The Registrar shall not thereafter register the application or the copy of the direction pursuant to subsection (11) unless an instrument of transfer effectively divesting the estate or interest in such residential property in favour of a citizen or an approved purchaser has been lodged for registration with the Registrar.

Foreign companies to file statutory declarations with Controller. 22/82.

7.—(1) Subject to subsection (2), where, on 11th September 1973, a foreign company was the owner of an estate or interest in any immovable property in Singapore, the foreign company shall, within the period of 6 months of 1st October 1982, file with the Controller a statutory declaration made by its director or secretary or its representative in Singapore setting out —

- (a) the location and Government survey lot number of the immovable property which has been disposed of by sale or otherwise; and
- (b) in respect of any immovable property which has not been disposed of, —
- (i) the size, location, Government survey lot number, nature of its estate or interest in such property;
  - (ii) the purpose for which the property is currently used; and
  - (iii) such further particulars as the Controller may require.

(2) Subsection (1) shall not apply to a foreign company which is exempted under section 32.

8. Sections 5 and 6 shall not apply to any foreign person who is a natural person or to any society; such person or society shall not, accordingly, be required to dispose of any estate or interest in any residential property vested in him or, in the case of a society, vested in its trustees, immediately before the date of commencement of this Act.

Sections 5 and 6 not applicable to foreign natural persons or societies.

9.—(1) No Singapore company which is the owner of any estate or interest in any residential property, whether purchased or acquired before, on or after 11th September 1973 shall, on or after 1st October 1976\*, become a converted foreign company without first seeking and obtaining the written approval of the Minister, in the manner provided in section 26, for such conversion and for the retention of all its estate or interest in all or in one or more of its residential properties which such Singapore company intends should remain vested in the converted foreign company upon such conversion.

Position of Singapore companies and Singapore societies with residential properties wishing to become or becoming converted foreign companies or converted societies, as the case may be.

(2) No Singapore society which is the owner of any estate or interest in any residential property purchased or acquired on or after 11th September 1973 shall, on or after 1st October 1976\*, become a converted society without first seeking and obtaining the written approval of the Minister, in the manner provided in section 26, for such conversion and for the retention of all its estate or interest in all or any of its residential properties which such Singapore society intends to retain after conversion.

(3) If the written approval sought under subsection (1) or (2) is granted in respect of such conversion and for the retention of all or one or more of the residential properties in respect of which the Singapore company or the Singapore society sought approval, it shall, either before it becomes a converted foreign company or a converted society or within a period of two years of the date of its becoming a converted foreign company or a converted society, transfer to any citizen or approved purchaser all its estate or interest —

(a) in such of its residential properties in respect of which it has not been granted approval for retention under section 26; and

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\*Date on which this Act was published in the *Gazette*.

(b) in all its other residential properties, if any, in respect of which it did not seek approval for such retention.

(4) If the written approval sought under subsection (1) or (2) is granted neither in respect of such conversion nor for the retention of all of the residential properties in respect of which the Singapore company or the Singapore society sought approval, such Singapore company or Singapore society shall not become a converted foreign company or a converted society, as the case may be; but if it becomes a converted foreign company or a converted society in contravention of this subsection and of subsection (1) or (2), such converted foreign company or converted society shall, within a period of one year of the date of its becoming a converted foreign company or a converted society, transfer to any citizen or approved purchaser all its estate or interest in every residential property owned by it.

(5) If any Singapore company or Singapore society becomes a converted foreign company or a converted society, as the case may be, without first seeking and obtaining the written approval required under subsection (1) or (2), such converted foreign company or converted society shall, within a period of one year of the date of its becoming a converted foreign company or a converted society, as the case may be —

- (a) transfer all its estate or interest in all its residential properties to any citizen or approved purchaser, other than such part of its estate or interest in respect of which it has been granted approval for retention as provided in paragraph (b); and
  - (b) seek and obtain the approval of the Minister under section 25 for the retention of such part of its estate or interest in its residential properties as are not transferred as provided in paragraph (a).
- (6) Where a converted foreign company to which —
- (a) subsection (3) applies has not, at the expiration of a period of two years of the date of its becoming a converted foreign company, transferred to any citizen or approved purchaser all its estate or interest in the residential properties still remaining vested in it; or
  - (b) subsection (4) or (5) applies has not, at the expiration of a period of one year of the date of

its becoming a converted foreign company, transferred to any citizen or approved purchaser all its estate or interest in the residential properties still remaining vested in it, in respect of which application for retention was not sought or, if sought, was not granted under section 25 or 26,

the Minister may, by a direction in writing, require such converted foreign company to dispose of all its estate or interest in such remaining residential properties by transferring the same to any citizen or approved purchaser within a period of not less than 6 months of the date of service of such direction by the Minister.

(7) A direction given by the Minister under subsection (6) shall be served on the Controller and on such converted foreign company and its subsisting mortgagees or chargees (if any) who appear as such in the records of the Registrar of Titles or the Registrar of Deeds, as the case may be.

(8) At the expiration of the period of 6 months mentioned in subsection (6), the Minister may, in his discretion, upon application (with reasons or grounds in support) being made (not later than 30 days of such expiration) by a converted foreign company or any of its mortgagees or chargees who appear as such in the records of the Registrar of Titles or the Registrar of Deeds, as the case may be, grant such extension of time as he may consider fit, for the transfer to any citizen or approved purchaser of all its estate or interest in such residential properties in respect of which approval was not sought for the retention thereof or, if sought, was not obtained under section 25 or 26.

(9) Where a converted foreign company which is directed under subsection (6) to dispose of its estate or interest in any residential property does not satisfy the Controller that it has transferred the same within the period of 6 months specified in that subsection or any extended period specified in subsection (8), the Minister may, by notice in writing, direct the Controller to attach and sell the residential property at any time after 90 days of the date of the notice, and a copy of such notice shall be served on —

(a) the converted foreign company which is the owner of the estate or interest in the residential



property and its subsisting mortgagees or chargees (if any) who appear as such in the records of the Registrar of Titles or the Registrar of Deeds, as the case may be; and

(b) the Controller.

(10) Subsections (6) to (9) shall apply *mutatis mutandis* to the procedure for the disposal of any estate or interest in residential property owned by a converted society as those subsections apply to the procedure for the disposal of any estate or interest in residential property owned by a converted foreign company; and sections 5 (8) to (10), 6 (1) and 6 (6) to (12) shall apply *mutatis mutandis* to the procedure for the sale by the Controller of any estate or interest in residential property owned by a converted foreign company or a converted society as those provisions apply to the procedure for the sale by the Controller of any estate or interest in residential property owned by a foreign company.

(11) A mortgagee or chargee who, on or after 1st October 1976\*, grants a loan or advance on a current account for a fixed term exceeding 6 months, secured by a mortgage or charge of any estate or interest in any residential property owned by a Singapore company or a Singapore society may, notwithstanding any prior agreement made between the mortgagee or chargee and his respective mortgagor or chargor for the repayment of that loan or advance, call for the earlier repayment of such loan or advance or any part thereof, by giving 3 months' prior notice in writing to his mortgagor or chargor, if such mortgagor or chargor, having represented itself as a Singapore company or a Singapore society, as the case may be, to the mortgagee or chargee at the date of the creation of such mortgage or charge, thereafter, without the written consent of the mortgagee or chargee, becomes a converted foreign company or a converted society, as the case may be.

(12) If the repayment of the loan or advance mentioned in subsection (11) is not made on the expiration of the 3 months' notice given by the mortgagee or chargee pursuant to that subsection, such loan or advance shall be deemed to

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\*Date on which this Act was published in the *Gazette*.

be due, and thereupon the mortgagee or chargee may exercise —

- (a) any power expressly provided in the mortgage or charge;
- (b) any statutory power conferred on a mortgagee or chargee under the Conveyancing and Law of Property Act, the Land Titles Act or any other written law; or Cap. 61.  
Cap. 157.
- (c) any power implied by law.

**10.—**(1) Notwithstanding anything in any written law relating to companies or in the memorandum or articles of association of a Singapore company to the contrary, a Singapore company which intends to acquire any estate or interest in any residential property shall, prior to the vesting of the estate or interest in that property in the company, amend its memorandum or articles of association, as the case may be, so as to provide — Vesting of residential properties in Singapore companies.

- (a) that no person other than a citizen or Singapore company shall be a member of the company;
- (b) that no person other than a citizen shall be a director of the company;
- (c) for the prohibition of the issue or transfer of its shares to persons who are not citizens or Singapore companies, or who are the nominees of such persons or companies;
- (d) that its directors shall decline to register as members of the company persons who are not citizens or Singapore companies or who are the nominees of such persons or companies; and
- (e) for the production of such evidence as the directors may think fit to show that a person desiring to be registered as a member of the company is a citizen or Singapore company.

(2) A Singapore company shall, prior to the vesting of any estate or interest in any residential property in the company, file with the Controller a copy of its memorandum and articles of association including any amendments made thereto together with a list of its directors and members containing the particulars of their nationality and such other particulars as the Controller may require.

(3) The Controller may, if he is satisfied that the requirements of subsections (1) and (2) are complied with by a Singapore company, issue to the company a certificate stating that the company may acquire and retain residential properties subject to the provisions of this Act.

(4) The Controller may at any time cancel a certificate issued under subsection (3) if he is satisfied that the Singapore company has altered or removed any of the provisions of its memorandum or articles of association referred to in subsection (1) without the prior written approval of the Controller.

(5) Any Singapore company which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000.

(6) Any Singapore company which contravenes subsection (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$2,000.

Singapore  
company  
owning  
immovable  
property.

**11.—(1)** Where a Singapore company is the owner of any estate or interest in any immovable property in Singapore and it does not have a valid certificate issued by the Controller under section 10 (3), the Singapore company shall, unless it satisfies the Controller that the property is not residential property, —

(a) amend its memorandum or articles of association to incorporate the provisions referred to in section 10 (1) as soon as practicable but in any event not later than 1st July 1983; and

22/82.

(b) file with the Controller within 6 months of 1st October 1982 a statutory declaration made by its director or secretary residing in Singapore setting out —

(i) the size, location, Government survey lot number, nature of its estate or interest in the property;

(ii) the purpose for which the property is currently used; and

(iii) such other particulars as the Controller may require.

(2) Where a Singapore company amends its memorandum or articles of association as required by subsection (1), the Singapore company shall file with the Controller a copy of its amended memorandum or articles of association together with a true copy of the resolutions passed for the purpose of effecting such amendments certified as such by the Registrar of Companies and a list of its directors and members containing the particulars of their nationality and such other particulars as the Controller may require within one month after the passing of the resolutions.

(3) The Controller may, if he is satisfied that the requirements of subsections (1) and (2) are complied with by a Singapore company, issue a certificate to the company stating that the company may acquire and retain residential properties subject to the provisions of this Act.

(4) Any Singapore company which fails to comply with subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 and to a further fine not exceeding \$100 for every day during which the offence continues after conviction.

(5) Any Singapore company which fails to comply with subsection (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$2,000.

12.—(1) Any Singapore company which —

(a) owns any estate or interest in any immovable property in Singapore; or

(b) is the holder of a certificate issued by the Controller under section 10 (3),

shall file with the Controller on or before 1st July of each year a statutory declaration made by the secretary or a director of the company furnishing the particulars of the nationality of all its members and the directors and such other particulars as the Controller may require.

(2) Any Singapore company which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$2,000.

Singapore company to file statutory declaration.

Registrar  
may refuse  
to register  
instrument  
of transfer.

**13.** The Registrar may refuse to register an instrument of transfer of an estate or interest in any residential property in favour of a Singapore company unless he is satisfied that —

- (a) the memorandum or articles of association of the company contains the provisions referred to in section 10 (1);
- (b) all the members of the company are either citizens or Singapore companies; and
- (c) all the directors of the company are citizens.

Alteration  
of memo-  
randum or  
articles of  
association of  
a Singapore  
company.

**14.—(1)** Notwithstanding anything in any written law relating to companies, or in the memorandum or articles of association of a Singapore company to the contrary, a Singapore company shall not alter its memorandum or articles of association to remove any of the provisions referred to in section 10 (1) unless —

- (a) in the case of a Singapore company which owns any residential property, it has obtained the approval of the Minister to become a converted foreign company pursuant to section 26; or
- (b) in the case of a Singapore company which claims that it does not own any residential property, it has obtained a certificate in writing from the Controller stating that the Controller is satisfied that the company does not own any residential property.

(2) Notwithstanding any approval given by the Minister or the issue of a certificate by the Controller, the Controller may, if he subsequently discovers that the company owns any residential property in respect of which the Minister has not granted any approval under section 25 or 26 for the company to purchase, acquire or retain the property or that the company had made a misrepresentation to the Controller, as the case may be, obtain the Minister's direction to require the company to dispose of the residential property and section 9 (6) to (12) shall apply, *mutatis mutandis*, to the manner of disposal of the residential property and the rights of a mortgagee or chargee (if any) of the residential property.

(3) Where the memorandum or articles of association of a Singapore company contains a provision to the effect that the memorandum or articles of association shall not be

altered to remove any of the provisions referred to in section 10 (1), that provision shall cease to have effect if the alteration of the memorandum or articles of association of the company is made after the company has obtained —

- (a) the approval of the Minister to become a converted foreign company pursuant to section 26; or
- (b) a certificate in writing from the Controller stating that the Controller is satisfied that the company does not own any residential property.

(4) Where the memorandum or articles of association of a Singapore company contains any of the provisions referred to in section 10 (1), any alteration of the memorandum or articles of association of the company made at any time prior to 1st October 1982 to remove any of those provisions is hereby validated and shall be deemed to have been lawfully made by the company if — 22/82.

- (a) the alteration was made pursuant to any approval granted by the Minister for the company to become a converted foreign company pursuant to section 26; or
- (b) the alteration was made after the Controller was satisfied that the company did not own any residential property.

**15.—(1)** Where pursuant to any approval granted by the Minister or the Controller under section 14, a Singapore company has altered its memorandum or articles of association to remove any of the provisions referred to in section 10 (1), the secretary or a director of the company shall file with the Controller a copy of the amended memorandum or articles of association of the company together with a list of its directors and members containing the particulars of their nationality and such other particulars as the Controller may require.

Singapore company to file amended memorandum or articles of association.

(2) Any Singapore company which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$2,000.

Vesting of residential properties in Singapore societies.

16.—(1) Notwithstanding anything in any written law or the constitution or rules of any Singapore society to the contrary, any Singapore society which intends to acquire any estate or interest in any residential property shall, prior to the vesting of the estate or interest in that property in the trustees of the society, amend the constitution or rules of the society, as the case may be, so as to provide —

(a) that no person other than a citizen shall be a member of the society; and

(b) that no person other than a citizen or a trust company registered under the Trust Companies Act shall be appointed as a trustee of the society.

Cap. 336.

(2) A Singapore society shall, prior to the vesting of any estate or interest in any residential property in the trustees of the society, file with the Registrar of Societies and the Controller a copy of its constitution or rules including any amendments made thereto together with a list of its trustees and members containing the particulars of their nationality and such other particulars as the Controller may require.

(3) The Controller may, if he is satisfied that the requirements of subsection (1) are complied with by a Singapore society, issue a certificate stating to the effect that the Singapore society has complied with the requirements of that subsection and may acquire residential properties in accordance with the provisions of this Act.

Singapore society to file statutory declaration.

17.—(1) Any Singapore society which is the holder of a certificate issued by the Controller pursuant to section 16 (3) shall file with the Controller and the Registrar of Societies on or before 1st July of each year a statutory declaration made by the president, chairman or secretary of the society furnishing the particulars of the nationality of all its members and trustees and such other particulars as the Controller may require.

(2) Any Singapore society which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$2,000.

Registrar may refuse to register an instrument of transfer.

18. The Registrar may refuse to register an instrument of transfer of any estate or interest in any residential property in favour of a Singapore society unless he is satisfied that —

(a) the constitution or rules of the society contain the provisions referred to in section 16 (1);

- (b) all the members of the society are citizens; and
- (c) the trustees of the society are either citizens or a trust company registered under the Trust Companies Act. Cap. 336.

19.—(1) In every instrument of transfer of land (other than a mortgage, charge or reconveyance) lodged with the Registrar on or after 1st July 1977 there shall be specified, after the name of the person acquiring an estate or interest in land, the name of the country of which he is a citizen, together with the number of the identity card issued to him under the National Registration Act or other evidence of his citizenship if he is a citizen of Singapore and, if he is a citizen of any other country, the number of his passport and of his identity card (if he has been issued with one); and where the purchaser is a body corporate there shall be specified its place of registration or incorporation. Every transfer of land to specify citizenship status of purchaser or place of registration or incorporation of a body corporate. Cap. 201.

(2) Every such person acquiring a title or interest in land under such instrument shall certify on the instrument that the particulars specified in accordance with subsection (1) are correct, and if that person employs an advocate and solicitor to act for him, the advocate and solicitor shall so certify in such form as may be approved by the Registrar. For the purposes of this subsection, the Registrar may require the production of such document as he may think fit.

(3) The Registrar has the power to refuse registration of any such transfer wherein the particulars required by subsection (1) are not specified or wherein the certification required by subsection (2) has not been effected, and where the Registrar has accepted any such transfer, he has the power to cancel the provisional registration of any such transfer or require the person lodging the transfer to withdraw it from registration.

(4) Where the Registrar intends to exercise the power conferred on him by subsection (3) to cancel the provisional registration of any such transfer or to require the person lodging such transfer to withdraw it from registration, he shall give notice in writing to that effect, and shall not for a period of 6 weeks of the date of the notice cancel the provisional registration of any such transfer; and where any such notice requires the transfer to be withdrawn and if



during that period subsection (1) or (2) has not been complied with, the Registrar may cancel the provisional registration of such transfer and shall not be bound to give any further notice before effecting such cancellation.

(5) This section shall apply to every instrument of transfer of land irrespective of whether the land is residential property or otherwise.

Presumption  
by Registrar.

**20.—**(1) The Registrar may presume that every instrument of transfer of land (other than a mortgage, charge or reconveyance) made in favour of a foreign person and lodged for registration with the Registrar is in respect of residential property and that any agreement for sale and purchase of the land was made after the date of commencement of this Act unless evidence to the contrary is produced to the satisfaction of the Registrar.

(2) Where any person acquiring an estate or interest in land under any such instrument of transfer employs an advocate and solicitor to act for him, the Registrar may require the advocate and solicitor to furnish an appropriate certificate or certificates in such form or forms as the Registrar may require. Such certificates shall be endorsed on the instrument of transfer.

(3) The Registrar has the power to refuse to accept any instrument of transfer for registration or to refuse to complete registration of such instrument —

- (a) where he is not satisfied with the evidence produced in accordance with subsection (1); or
- (b) where any certificate required under subsection (2) has not been furnished.

Transfer of  
any estate or  
interest in  
residential  
property  
vested in  
foreign  
person.

**21.—**(1) Where any estate or interest in any residential property is vested in any foreign person and that foreign person is desirous of transferring the same, he shall not transfer any estate or interest in the residential property to any person other than a citizen or an approved purchaser.

(2) Any transfer made in contravention of subsection (1) shall be null and void.

Sale of  
residential  
property by  
mortgagee  
or chargee.

**22.—**(1) No mortgagee or chargee, when exercising his power of sale in respect of any estate or interest in any residential property, shall transfer the estate or interest to a foreign person.

(2) Every mortgagee who, in relation to an estate or interest in any residential property has obtained an order for foreclosure or who becomes vested by an instrument or otherwise with the entirety of that estate or interest, shall sell to a citizen or an approved purchaser that estate or interest within a period of 3 years of the date of such order or of the date of the vesting of such estate or interest in the mortgagee; but the Minister shall have power to extend the period, from time to time, for such cause as appears to him to be just and reasonable.

(3) Where such mortgagee does not sell the estate or interest in the residential property within the period specified (including any extensions) in subsection (2), the Minister may, by notice in writing, direct that the mortgagee's estate or interest in the residential property shall be attached and sold by the Controller, and sections 5 and 6 shall apply, mutatis mutandis, to the manner of disposal of the estate or interest of the mortgagee as those sections apply to the manner of the disposal of an estate or interest of a foreign company.

(4) Subsections (2) and (3) shall apply only to mortgagees who are foreign persons.

**23.—(1) No —**

(a) citizen or approved purchaser shall purchase or acquire any estate or interest in any residential property as a nominee of any foreign person with the intention that the citizen or approved purchaser shall hold it in trust for that foreign person; and

(b) foreign person shall authorise or appoint as his nominee any citizen or approved purchaser to purchase or acquire any estate or interest in any residential property with the intention that that citizen or approved purchaser shall hold it in trust for that foreign person.

(2) Any trust created in whatever manner or form pursuant to subsection (1) shall be null and void and there shall be no resulting trust in favour of the foreign person; and any contract or covenant between such citizen or approved purchaser and the foreign person in respect of such residential property or any estate or interest therein shall be null and void.

Residential property not to be purchased or acquired by a citizen or an approved purchaser as a nominee of a foreign person.

(3) The Registrar, upon discovering that any instrument of transfer contains any such void trust and the instrument is pending final registration or has been finally registered by the Registrar, shall enter a note in that instrument or the registration copy thereof, as the case may be, stating that such trust is null and void by virtue of subsection (2).

Final registration to be suspended if Act contravened.

**24.—**(1) The Registrar, if he considers or is informed in writing by the Controller that any transfer lodged with him contravenes any of the provisions of this Act, shall not complete the registration of the transfer.

(2) The transfer in such event shall remain provisionally registered and the Registrar shall cause an entry to be made —

Cap. 157.

(a) in the case of land subject to the provisions of the Land Titles Act — in the land-register; and

Cap. 269.

(b) in the case of land subject to the provisions of the Registration of Deeds Act — in the relevant Index of Land Book and other land records maintained at the Registry of Deeds,

that final registration shall be suspended.

(3) No action or claim shall be made against the decision of the Registrar to suspend the final registration of the transfer.

(4) The party or the advocate and solicitor acting for the party claiming under the transfer or his successors in title or assigns who appear as such in the records of the Registrar shall be served with a notice in writing by the Registrar of such decision and such party, successors in title or assigns may seek a declaration from the court as to whether the transfer contravenes any of the provisions of this Act, and, if so, is to be declared null and void; if the court makes a declaration that the transfer is null and void, the declaration shall be served on the Registrar, and upon service of the declaration, the Registrar shall cancel the registration of the transfer and any relating instrument and make such appropriate entries in his records as may be necessary.

(5) All costs incidental to the action taken by the party claiming under the transfer or his successors in title or assigns who appear as such in the records of the Registrar, notwithstanding the declaration of the court, shall be borne

by the party, successors in title or assigns seeking the declaration.

(6) If no declaration is sought from the court or if an application to the court for a declaration if made is not served on the Registrar within a period of 6 months of the date of service of the notice in writing issued and served by the Registrar under subsection (4), or if a declaration made by the court is not served on the Registrar within 21 days of the date of the declaration the Registrar shall, without giving further notice to the party claiming under the transfer or his successors in title or assigns who appear as such in the records of the Registrar, proceed to cancel the registration of the transfer and all relating instruments, and no claim shall be made against the Registrar for any loss or damage suffered as a consequence of the cancellation.

(7) Where any transfer which contravenes any of the provisions of this Act has been finally registered by the Registrar, the court may, on the application of the Controller, declare that the transfer is void and order rectification of the land-register by directing that the registration of the transfer and any relating instrument be cancelled; and all costs and expenses of, and incidental to, the application shall be borne by the person who transfers any estate or interest in the residential property concerned to a foreign person, and those costs and expenses shall be recoverable by the Controller from the person who so transfers.

(8) Every application to the court made under this section shall be by summons in chambers.

### PART III

#### APPROVAL TO PURCHASE, ACQUIRE OR RETAIN RESIDENTIAL PROPERTY

25.—(1) For the purposes of this Act, there shall be a committee to be known as the Residential Property Advisory Committee which shall consist of a Chairman and such number of other members as the Minister may, from time to time, appoint for such period as he may think fit. Any member so appointed who ceases to be a member shall be eligible for reappointment.

Application by foreign person for approval to purchase, acquire or retain residential property.

(2) Subject to subsection (14), any foreign person who desires to purchase, acquire or retain any estate or interest

in any residential property (referred to in this section as the applicant) shall make application (referred to in this section as the application) to the Controller, in respect thereof, in such form as the Controller may require, for the grant of approval to acquire or to retain residential property, as the case may be.

(3) Every such application shall state such particulars as the Controller may require.

(4) The Controller shall forward every such application to the Committee; and after consideration thereof, the Committee shall make recommendations thereon to the Minister who may, in his discretion, grant, with or without conditions (or refuse to grant), approval —

(a) for the purchase or acquisition of the estate or interest in the residential property in respect of which the application was made or for the retention of such estate or interest; or

(b) for the purchase or acquisition of the estate or interest in residential property of such class or nature as the applicant may desire to purchase or acquire.

(5) Without prejudice to the generality of the powers of the Minister under subsection (4), he may, in his discretion, grant approval, with or without conditions, to any applicant, being a natural person, who intends to purchase or acquire residential property for the purpose of his own occupation and that of his family as a dwelling-house and not for the purpose of rental or any other purpose; and for the purposes of this subsection “an applicant” means one —

(a) who is a permanent resident;

(b) who, in the opinion of the Minister, is of economic benefit to Singapore or who, in the opinion of the Minister, makes or is able to make an adequate economic contribution to Singapore; or

(c) who, not being a citizen, possesses professional or other qualifications or experience which, in the opinion of the Minister, are of value or of benefit or advantageous to Singapore.

(6) Without prejudice to the generality of the powers of the Minister under subsection (4), he may grant approval,

with or without conditions, to an applicant, being a foreign company which —

(a) in the opinion of the Minister, is of economic benefit to Singapore or which, in the opinion of the Minister, makes or is able to make an adequate economic contribution to Singapore; and

(b) intends to purchase or acquire, or retain any interest in, residential property for the purpose of occupation as a dwelling-house by its executives, managers, employees or other personnel and their families and not for any other purpose.

(7) The Minister may require the applicant referred to in subsections (5) and (6) to give an undertaking in writing in such form as may be required that the applicant being —

(a) a natural person, will use the residential property for his own occupation and that of his family as a dwelling-house and not for any other purpose; or

(b) a foreign company, will use the residential property for occupation as a dwelling-house by its executives, managers, employees or other personnel and their families and not for any other purpose.

(8) Any natural person or any foreign company who or which is in breach of any undertaking given pursuant to subsection (7) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 3 years or to both.

(9) (a) Every applicant referred to in subsection (5) shall furnish a statutory declaration as to whether the applicant or the applicant's spouse or any of their children owns residential property in Singapore, and if so shall state full particulars thereof.

(b) Every applicant referred to in subsection (6) shall furnish a statutory declaration as to whether the applicant owns residential property in Singapore, and if so shall state full particulars thereof; and such statutory declaration shall be made by a director, manager or secretary thereof or a person holding an analogous position.

(10) Nothing in this section shall be construed as detracting from or prejudicing in any way the power conferred on the Minister by subsection (4) to approve or to refuse to approve any application.

(11) The decision of the Minister to approve or to refuse to approve any application shall be conveyed to the applicant by the Controller by notice in writing.

(12) Where the Minister has refused an application and the Controller has conveyed the Minister's decision by notice in writing to the applicant, the applicant may, within a period of 3 months of the date of the notice (or such later period as the Minister may allow in the circumstances of any particular case), make representations to the Minister against his decision; and if the applicant makes representations within that period (including any extension which may be allowed), the Minister, having considered those representations, shall direct the Controller to convey to the applicant his decision to accept or to reject the representations.

(13) The decision of the Minister to approve or to refuse to approve any application or, if any representations are made pursuant to subsection (12), his decision to accept or reject the representations, shall be final and shall not be called in question in any court.

(14) Where a foreign person is a natural person or a society, he or it shall not be required to make application for the retention of any estate or interest in any residential property vested in him or it immediately before the date of commencement of this Act.

Application for approval by Singapore company or Singapore society with residential properties to become converted foreign company or converted society and for retention of its residential properties.

**26.—(1)** Any Singapore company or Singapore society which, pursuant to section 9 (1), intends to seek the prior written approval of the Minister for its conversion to a converted foreign company or a converted society, as the case may be, and for the retention of all its estate or interest in all or in one or more of its residential properties which such Singapore company or Singapore society intends should remain vested in the converted foreign company or converted society upon such conversion, shall make application to the Controller, in such form as he may require, for the grant of approval for such conversion and for such retention.

(2) Every such application shall state such particulars as the Controller may require.

(3) The Controller shall forward every such application to the Committee; and after consideration thereof, the Committee shall make recommendations thereon to the Minister who may, in his discretion, grant, with or without conditions (or refuse to grant), approval for —

- (a) the conversion of the Singapore company or Singapore society to a converted foreign company or a converted society, as the case may be; and
- (b) the retention of all or one or more of its residential properties in respect of which it has made application therefor.

(4) The Minister may direct that all the residential properties in respect of which approval was not granted under subsection (3) (b) shall be transferred to any citizen or approved purchaser.

(5) Section 25 (6) to (13) shall apply mutatis mutandis to every application made under subsection (1) for the retention of any estate or interest in residential property.

**27.—**(1) Where the Minister has at any time before or after 1st October 1982 —

- (a) granted his approval under section 25 or 26 to any foreign person to purchase, acquire or retain any estate or interest in any residential property;
- (b) exempted, pursuant to section 32, any foreign person from all or any of the provisions of this Act; or
- (c) granted his approval under section 28 to any foreign person for a change of use of any immovable property owned by the foreign person,

subject to any condition imposed by the Minister and the Minister is satisfied that that person has failed to comply with the condition, he may, by direction in writing, require the person named therein to dispose of his estate or interest in the residential property by transferring his estate or

Minister may issue direction for sale of residential property. 22/82.



interest to any citizen or approved purchaser within a period of not less than 6 months of the date of service of the direction by the Minister.

(2) A direction given by the Minister under subsection (1) shall be served on the Controller and the person named therein and the subsisting mortgagees and chargees (if any) of the residential property who appear as such on the records of the Registrar of Titles or the Registrar of Deeds, as the case may be.

(3) Where a person who has been directed under subsection (1) to dispose of his estate or interest in any residential property fails to satisfy the Controller that he has transferred his estate or interest within the period specified in subsection (1) or within any further period extended by the Minister, the Minister may, by notice in writing, direct the Controller to attach and sell the residential property at any time after 90 days of the date of the service of the notice, and a copy of that notice shall be served on the owner of the residential property and the subsisting mortgagees or chargees (if any) who appear as such in the records of the Registrar of Titles or the Registrar of Deeds, as the case may be.

(4) Sections 5 (8) to (10), 6 (1) and 6 (6) to (12) shall apply, *mutatis mutandis*, to the disposal of any estate or interest in the residential property by the Controller in accordance with a direction in writing given by the Minister.

Change of existing use to use for residential purposes.

**28.** Where any foreign person is the owner or purchaser of any immovable property other than residential property prior to 11th September 1973, or has after that date acquired or purchased any such immovable property, that foreign person shall be required to make application to the Minister (through the Controller) for the grant of approval to change the existing use of such immovable property (whether it is land, a house, a building or other premises or part thereof) to use for any purpose other than industrial or commercial, prior to his making an application to the competent authority, appointed under the Planning Act, for such change; and such foreign person shall not be granted permission under that Act for such change of use unless he has been granted approval by the Minister for the change.

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## PART IV

## MISCELLANEOUS

**29.**—(1) There shall be appointed by the President a Controller of Residential Property who shall have charge of the administration of this Act, subject to any general or special directions of the Minister.

Controller of Residential Property to administer this Act.

(2) The President may also appoint such Deputy Controllers and Assistant Controllers of Residential Property as may be necessary for the carrying out of the provisions of this Act.

(3) Where any Deputy Controller or Assistant Controller of Residential Property is appointed, such Deputy Controller or Assistant Controller of Residential Property shall carry out the provisions of this Act, subject to the general or special directions of the Controller.

(4) The Controller of Housing, the Comptroller of Property Tax appointed under the Property Tax Act, the Controller of Immigration appointed under the Immigration Act and any competent authority appointed under the Planning Act shall render all possible assistance and make available all necessary information to the Controller for the purpose of carrying out the provisions of this Act.

Cap. 254.

Cap. 133.

Cap. 232.

(5) The Controller of Residential Property, every Deputy or Assistant Controller of Residential Property and any person acting under the authority of the Controller of Residential Property shall not be personally liable to any action, suit or proceeding in respect of any act or matter done in good faith or omitted to be done in the administration of this Act.

**30.**—(1) Every diplomatic or consular mission or religious group in Singapore which intends to purchase or acquire any estate or interest in any residential property (other than a leasehold estate or interest created or assigned under an agreement or deed of assignment for a term not exceeding 7 years at any one time as provided in section 33 (d) ) for its use shall not be bound by the procedures laid down in section 25 but shall first seek the permission in writing of the Minister for such purchase or acquisition.

Diplomatic and consular missions and religious groups in Singapore.

(2) For the purposes of this section, “religious group” includes any group, body, denomination, institution or organisation which professes any religion.

Housing  
developers.

**31.—(1)** Except as provided in subsection (4), section 25 shall not apply to housing developers.

(2) A housing developer shall, before he purchases or acquires an estate or interest in any residential property, apply to the Controller of Housing for a certificate (referred to in this section as a qualifying certificate) that he is qualified to purchase or acquire that residential property.

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(3) After receipt of an application under subsection (2), notwithstanding the provisions of the Housing Developers (Control and Licensing) Act, the Controller of Housing may, with the approval of the Minister for National Development, issue a qualifying certificate and may impose such terms and conditions upon the housing developer, including the following, as he may think fit:

(a) that the housing developer shall provide such security, as may be determined by the Controller of Housing, for the purpose of developing that residential property;

(b) that such security may be forfeited if the housing developer —

(i) does not proceed with or complete the development within such period as may be fixed by the Controller of Housing; or

(ii) does not sell all the flats or dwelling-houses in the development, or where the development comprises one or more buildings which have not been subdivided into units for sale, does not sell the whole development, to citizens or approved purchasers within a period of two years from the date of the issue by the relevant Government authority of a Temporary Occupation Licence permitting the occupation of such flats, dwelling-houses or any of the buildings; and

(c) that the applicant shall undertake, in writing, to comply with the conditions imposed by any competent authority appointed under the Planning Act to carry out the development of that residential property after the applicant has

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become the registered owner of that residential property under a transfer registered with the Registrar.

(4) Where a housing developer who has been issued with a qualifying certificate desires to retain one or more dwelling-houses or flats after completion of his housing development, he may make application for such retention in the manner provided in section 25.

(5) The Controller of Housing may extend the periods fixed under subsection (3) (b) and may, in his discretion, dispense with the provision as to security referred to in that subsection.

(6) The Controller of Housing shall, prior to forfeiting any security provided by a housing developer pursuant to subsection (3) (b), give 14 days' prior notice in writing to the housing developer of his intention to forfeit the security and the grounds therefor.

(7) The housing developer may, after receipt of the notice mentioned in subsection (6) or after having been informed in writing by the Controller of Housing that he will not extend the period fixed under subsection (3) (b), appeal to the Minister for National Development within 3 months of the receipt of such notice or information.

(8) The decision of the Minister for National Development in any appeal made under subsection (7) shall be final and shall not be called in question in any court.

(9) Upon the Controller of Housing issuing a qualifying certificate to the housing developer under subsection (3), the Controller of Housing shall forward a copy thereof to the Registrar.

(10) The Registrar, before registering any instrument of transfer in respect of any residential property made in favour of a housing developer, may require a statutory declaration together with an undertaking from that housing developer to be endorsed on the instrument of transfer in such form as he may require; and the Registrar has the power to refuse to accept or to register the instrument of transfer unless the statutory declaration and undertaking made by that housing developer has been endorsed on the instrument of transfer itself.

(11) For the purposes of this section, “housing developer” means —

- (a) any person who is not a citizen of Singapore;
- (b) a foreign company, a converted foreign company, a society or a converted society;
- (c) a Singapore company which has not complied with section 10 (1) and (2); or
- (d) a Singapore society which has not complied with section 16 (1) and (2),

who or which constructs or intends to construct dwelling-houses for sale to citizens or approved purchasers or flats comprised in buildings containing 6 or more storeys (including the ground floor), whether or not such person, company or society is licensed or required to be licensed as a housing developer under the Housing Developers (Control and Licensing) Act.

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Exemption.

**32.**—(1) The Minister may, if he considers it to be in the economic interest of Singapore or for any other cause which appears to him necessary or expedient or if in his opinion the circumstances so warrant, from time to time, by regulations or by notification in the *Gazette* or otherwise, exempt permanently or for such period or periods as he may think fit and subject to such conditions as he may consider necessary, from all or any of the provisions of this Act —

- (a) any person, company, society, association or other organisation or body, or any class, type or category of any of the same; and
- (b) any land or dwelling-house or any part of any land or dwelling-house or any class, type or category of dwelling-houses.

(2) Notwithstanding anything in this Act, where a foreign company is able to satisfy the Minister that more than 50% of the total voting rights attributable to the share capital of the foreign company is held by —

- (a) members who are citizens;
- (b) members who are “resident in Singapore” within the meaning of the Income Tax Act and who pay the tax imposed under that Act; or
- (c) members mentioned in both paragraphs (a) and (b),

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the Minister may, by notification in the *Gazette* and subject to such conditions as he may consider necessary, exempt the foreign company from all or any of the provisions of this Act.

(3) For the purposes of subsection (1) (b), “dwelling-house” includes a flat, whether or not such dwelling-house is completed or proposed to be erected.

**33. Nothing in this Act shall —**

Savings.

(a) affect any transfer of, or any written agreement to transfer, any estate or interest in —

(i) any residential property made and stamped in accordance with the provisions of the Stamp Duties Act at any time before 11th September 1973; or

Cap. 312.

(ii) any HUDC flat made and stamped in accordance with the provisions of the Stamp Duties Act before 31st May 1982, if the transfer or the agreement to transfer is not made in contravention of any covenant or condition contained in the instrument of lease issued by the Housing and Urban Development Company (Private) Limited in respect of the HUDC flat;

(b) prohibit the mortgage, charge or reconveyance of any estate or interest in any residential property to a foreign person;

(c) affect any transfer of any estate or interest in any residential property to a foreign person appointed to be an additional or new trustee of a trust existing at the date of commencement of this Act;

(d) prevent a foreign person from occupying residential property as a tenant thereof or from entering into any agreement, whether in writing or otherwise, with the landlord thereof for the occupation of residential property, or from acquiring any estate or interest under any agreement, lease or deed of assignment:

Provided that in every such case no term in any such agreement, lease or deed of assignment shall exceed a period of 7 years at any one time, inclusive of any further term which may be granted by way of an option for renewal;

- Cap. 340.
- (e) prohibit the purchase or acquisition by a foreign person of any estate or interest in any residential property by way of tender or otherwise from the Urban Redevelopment Authority constituted under the Urban Redevelopment Authority Act;
- Cap. 129.  
22/82.
- (f) prohibit the purchase or acquisition by any foreign person of an estate or interest in any residential property directly from the Housing and Development Board sold under Part IV of the Housing and Development Act before or after 1st October 1982;
- Cap. 150.
- (g) prevent any permanent resident, being a person married to a citizen, from jointly purchasing or acquiring an estate or interest in a flat or house sold under Part IV of the Housing and Development Act or Part IV of the Jurong Town Corporation Act so long as the Housing and Development Board or the Jurong Town Corporation has given its written consent to such purchase or acquisition; and any such estate or interest in that flat or house may, with the written consent of the Board or the Corporation, be transmitted on the death of both the joint owners to such of their children as are permanent residents;
- (h) apply to the purchase or acquisition by any foreign person of any estate or interest in any residential property directly from the Government; or
- (i) prevent any foreign person from acquiring an estate or interest in a HUDC flat or any dwelling-house sold directly by the Housing and Urban Development Company (Private) Limited before 1st May 1982 notwithstanding that the instrument of transfer may be executed

by the Housing and Development Board after that date.

**34.**—(1) If any dispute shall arise or should a ruling be required as to whether — Direction of Minister to be conclusive evidence.

(a) any property is a residential property within the meaning of this Act;

(b) any flat is a flat comprised in a building containing 6 or more levels including the ground level and any level below the ground; or

(c) two or more structures in an approved development constitute one building or two or more separate buildings for the purposes of this Act,

a direction by the Minister to the effect that such property is or is not a residential property, or that such a flat is or is not in a building containing 6 or more levels, or that the structures in an approved development constitute one building or two or more buildings, as the case may be, shall be conclusive evidence for all purposes.

(2) A direction of the Minister under this section shall be final and shall not be called in question in any court.

**35.** Where the Minister has granted —

(a) his approval for purchase, acquisition or retention of any estate or interest in any residential property pursuant to section 25 or 26;

(b) his approval for a change of use of any immovable property pursuant to section 28; or

(c) an exemption under section 32 in respect of any person or property,

subject to any condition imposed by the Minister, any approved purchaser who fails to comply with any such condition shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 and in the case of a continuing offence to a further fine not exceeding \$1,000 for every day during which the offence continues after conviction.

**36.**—(1) Any person who contravenes or fails to comply with any of the provisions of this Act for which no penalty is expressly provided shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 3 years or to both. General penalty.



(2) Notwithstanding any of the provisions of this Act, no person who has, at any time before 1st October 1976\*, contravened or failed to comply with any of the provisions of this Act, shall be punished by way of a fine or imprisonment in respect thereof.

(3) If the person committing an offence under this Act is a company, society, association or other organisation or body, every individual who at the time the offence was committed was a director, general manager, manager, president, secretary or other officer of the company, society, association, organisation or body concerned in the management of the company, society, association, organisation or body or who was purporting to act in any such capacity, as well as the company, society, association, organisation or body, as the case may be, shall be deemed to be guilty of that offence and shall be liable to be proceeded against and punished accordingly.

(4) It shall be a defence for the individual referred to in subsection (3) if he proves that the offence was committed without his consent or connivance and that he exercised such diligence to prevent the commission of the offence as he ought to have exercised having regard to the nature of his functions and to all other circumstances.

Compound-  
ing of  
offences.  
32/86.

**36A.** The Controller may, in his discretion, compound any offence under this Act or any regulations or rules made thereunder which is prescribed as a compoundable offence by collecting from a person reasonably suspected of having committed the offence a sum not exceeding \$200.

Consent of  
Public  
Prosecutor.

**37.** No prosecution in respect of any offence under this Act shall be instituted except by or with the consent of the Public Prosecutor.

Service of  
notices, etc.

**38.** Service of a notice or direction or of a copy thereof required or authorised by this Act to be served shall be deemed to have been effected —

(a) in the case of a company, society, association or other organisation or body, if sent by registered post to its postal address, its registered office in Singapore or its last known place of business in Singapore, or if it is affixed on the residential

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\*Date on which this Act was published in the *Gazette*.

property described in such notice, direction or copy; and

- (b) in the case of a natural person, if sent by registered post to his last known address, or if it is affixed on the residential property described in such notice, direction or copy,

and in either case service shall be deemed to be made, in the case of service by registered letter, at the time that such registered letter would in the ordinary course be delivered.

**39.**—(1) The Minister may make regulations for the purposes of carrying out any of the provisions of this Act. Regulations.

(2) Such regulations may contain such provisions as the Minister may consider necessary or expedient for the purpose of preventing the frustration or evasion of the provisions of this Act.

(3) All such regulations shall be published in the *Gazette* and shall be presented to Parliament as soon as possible after publication.

**40.**—(1) The Minister may make rules, not inconsistent with this Act, prescribing all matters which are required, necessary, or convenient to be prescribed, for carrying out or giving effect to this Act and, in particular and without limiting the generality of the foregoing power, the Minister may make rules — Rules.

- (a) prescribing the forms to be used under this Act;
- (b) prescribing the fees to be paid for any procedure, function, matter or thing carried out or done under this Act, and for the remission of such fees; and
- (c) generally pertaining to the procedure or practice to be followed in any matter arising under this Act.

(2) All such rules shall be published in the *Gazette* and shall be presented to Parliament as soon as possible after publication.

**41.**—(1) No legal proceedings whatsoever shall lie or be instituted or maintained in any court of law for or on account of or in respect of any act, decision or thing done or taken by the Government, or any Minister, officer or Validation of acts done and directions given by Government, etc.

committee thereof, and arising from, relating to or connected with residential property, during the period from 11th September 1973 to 1st October 1976\* if done or taken in good faith in the execution of duty.

(2) No legal proceedings in respect of any such act, decision or thing, arising from, relating to or connected with residential property, which is alleged to have been done or taken in bad faith in the execution of duty during the period from 11th September 1973 to 1st October 1976\* shall be instituted or maintained in any court of law unless a certificate of the Attorney-General shall first have been obtained sanctioning the institution of such legal proceedings.

(3) All directions whether of a procedural nature or otherwise, arising from, relating to or connected with residential property, made during the period from 11th September 1973 to 1st October 1976\* by or in the name of the Government or any Minister, officer or committee thereof, shall be deemed to be, and always to have been, validly made, notwithstanding that such directions have been revoked or amended or are or have been inconsistent with, or in conflict with, or contrary to any written law or law previously in force.

(4) Except as provided in section 5 (2), any approval granted or refusal to grant approval for the purchase of residential property by the Government, or any Minister, officer or committee thereof, during the period from 11th September 1973 to 1st October 1976\* shall be deemed to have been made under this Act.

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\*Date on which this Act was published in the *Gazette*.

**FIRST SCHEDULE**Section 2.  
22/82.*Description of subdivided buildings*

1. All the subdivided buildings shown on Strata Subdivision Approved Plans Ref. X/Y in DC 949/73 dated 12th December 1977 being part of Lot 4458 of Mukim 27 and known as Laguna Park.
2. All the subdivided buildings shown on Strata Subdivision Approved Plans Ref. S/T in DC 950/73 dated 24th November 1977 being part of Lot 4490 of Mukim 17 and known as Braddell View Phase I Flats.
3. All the subdivided buildings shown on Strata Subdivision Approved Plans Ref. CV/CW in PD(D) 22/74(II) dated 15th October 1980 being part of Lot 4487 of Mukim 17 and known as Braddell View Phase II Flats.
4. All the subdivided buildings shown on Strata Subdivision Approved Plans M/N in PD(D) 22/74 dated 11th September 1976 being part of Lot 1747 of Mukim 15 and known as Lake View Estate.
5. All the subdivided buildings shown on Strata Subdivision Approved Plans Ref. H/J in PD(D) 22/74 dated 21st January 1976 and Ref. K/L in PD(D) 22/74 dated 11th September 1976 being part of Lots 1617, 1619, 1623, 1628, 1750, 1751, 1752 and 1753 of Mukim 2 and known as Farrer Court.
6. All the subdivided buildings shown on Strata Subdivision Approved Plans Ref. AE/AF in PD(D) 22/74 dated 22nd September 1977 and Ref. CK/CC in PD(D) 22/74(II) dated 6th September 1980 being part of Lot 3485 of Mukim 25 and known as Amberville.
7. All the subdivided buildings shown on Strata Subdivision Approved Plans Ref. DN/DW in PD(D) 22/74(III) dated 10th June 1981 being part of Lot 661 of Town Subdivision 28 and known as Chancery Court.

SECOND SCHEDULE

Section 2.  
22/82.

*Description of flats*

All those flats located in the building known as Pearl Bank Apartments and which are hereinafter described:

Reference to Subsidiary Strata Land-Register		Town Subdivision	Description of flats
Volume	Folio		
40	188	22	The whole of Lot 189-15/16-S
40	189		The whole of Lot 189-13/14-S
40	197		The whole of Lot 189-13/14-T
41	4		The whole of Lot 189-15/16-U
41	5		The whole of Lot 189-13/14-U
41	12		The whole of Lot 189-15/16-V
41	13		The whole of Lot 189-13/14-V
41	20		The whole of Lot 189-15/16-W
41	23		The whole of Lot 189-9/10-W
41	29		The whole of Lot 189-13/14-X
41	45		The whole of Lot 189-13/14-Z
41	60		The whole of Lot 189-15/16-2c
41	61		The whole of Lot 189-13/14-2c
41	65		The whole of Lot 189-5/6-2c
41	77		The whole of Lot 189-13/14-2E
41	79		The whole of Lot 189-9/10-2E
41	82		The whole of Lot 189-3/4-2E
41	84		The whole of Lot 189-15/16-2F
41	85		The whole of Lot 189-13/14-2F
41	86		The whole of Lot 189-11/12-2F
41	91		The whole of Lot 189-1/2-2F
41	93		The whole of Lot 189-13/14-2G
41	94		The whole of Lot 189-11/12-2G
41	96		The whole of Lot 189-7/8-2G
41	100		The whole of Lot 189-15/16-2H
41	101		The whole of Lot 189-13/14-2H
41	102		The whole of Lot 189-11/12-2H
41	104		The whole of Lot 189-7/8-2H
41	109		The whole of Lot 189-13/14-2I
41	110		The whole of Lot 189-11/12-2I
41	111	The whole of Lot 189-9/10-2I	
41	113	The whole of Lot 189-5/6-2I	
41	116	The whole of Lot 189-15/16-2J	
41	117	The whole of Lot 189-13/14-2J	
41	118	The whole of Lot 189-11/12-2J	
41	119	The whole of Lot 189-9/10-2J	
41	120	The whole of Lot 189-7/8-2J	
41	121	The whole of Lot 189-5/6-2J	