



THE STATUTES OF THE REPUBLIC OF SINGAPORE

APPRAISERS ACT

(CHAPTER 16)

(Original Enactment: Ordinance 10 of 1906)

REVISED EDITION 2000

(30th December 2000)

Prepared and Published by

THE LAW REVISION COMMISSION
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Appraisers Act

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An Act to provide for the licensing of appraisers.

[22/2000]

[25/2010 wef 22/10/2010]

[1st July 1906]

Short title

1. This Act may be cited as the Appraisers Act.

[22/2000]

[25/2010 wef 22/10/2010]

Definition of appraiser

2. Every person who values or appraises —

- (a) any estate or immovable property, lands, tenements or hereditaments, or any interest in possession or reversion,

remainder or contingency in any estate or immovable property,

[Act 4 of 2021 wef 01/03/2021]

(b) *[Deleted by Act 4 of 2021 wef 01/03/2021]*

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

[4

3. *[Repealed by Act 25/2010 wef 22/10/2010]*

Appraisers to be licensed

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

[5

[22/2000]

[7/2005 wef 01/04/2005]

5. *[Repealed by Act 25/2010 wef 22/10/2010]*

Power to grant licences

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

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

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

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

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

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

[17]

Licences

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

- (a) [*Deleted by Act 4 of 2021 wef 01/03/2021*]
- (b) the true name and place of abode of the person taking it out;
- (c) the true date or time of granting the licence; and
- (d) the principal place of business at which the trade or business for which the licence is granted shall be carried on.

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

(3) Any person who —

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

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

[8 and 9]

8. [*Repealed by Act 4 of 2021 wef 01/03/2021*]

9. [*Repealed by Act 4 of 2021 wef 01/03/2021*]

Refusal and cancellation of licences

10. The Comptroller of Property Tax may refuse any application for a licence or to renew any licence, and may cancel the licence of any person who has been convicted of any offence under this Act or who

has failed to account for or pay over any moneys or property which have come into his possession or control as such licensed person.

[14

[22/2000]

Evidence of misconduct

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

(a) is liable or responsible for any money or property come into his possession or control as a licensed person under circumstances amounting to a breach of trust or duty; or

[25/2010 wef 22/10/2010]

(b) has paid or agreed to pay to his employer any part of his charges or expenses by way of return commission when the employer is a person accountable to any other person for the proceeds of the sale,

[25/2010 wef 22/10/2010]

shall be ground for the cancellation of his licence.

[15

[22/2000]

Offences triable by District Court

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

[16

Power to make regulations

13. The Minister may make regulations necessary for or convenient to carrying out the provisions of this Act.

[18

[22/2000]

[25/2010 wef 22/10/2010]

FIRST SCHEDULE

Section 4

FORM A

APPRAISERS ACT
(CHAPTER 16)

APPRAISER'S LICENCE

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

residing at _____ and carrying on the business of an _____
at _____ is hereby
business licensed to carry on the business of an appraiser at his place of
as described above or elsewhere in Singapore.

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

Given under my hand this _____ day of _____ 20 _____.

Comptroller of Property Tax

Prescribed fee of

\$ _____ paid.

[25/2010 wef 22/10/2010]

FORM B

[Deleted by Act 25/2010 wef 22/10/2010]

SECOND SCHEDULE

[Deleted by Act 4 of 2021 wef 01/03/2021]

LEGISLATIVE HISTORY
APPRAISERS ACT
(CHAPTER 16)

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

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

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

Date of commencement : 1 July 1906

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

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

Date of commencement : 7 September 1906

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

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

Date of Second and Third Readings : 23 August 1949

Date of commencement : 1 January 1950

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

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

Date of Second and Third Readings : 22 February 1950

Date of commencement : 2 March 1950

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

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

Date of Second and Third Readings : 14 October 1952

Date of commencement : 30 April 1955

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

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

Date of Second and Third Readings : 14 December 1954

Date of commencement : 8 January 1955

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

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

Date of Second and Third Readings : 11 November 1959

Date of commencement : 20 November 1959

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

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

Date of Second and Third Readings : 15 June 1963

Date of commencement : 28 June 1963

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

Date of operation : 31 July 1971

10. 1985 Revised Edition — Auctioneers' Licences Act

Date of operation : 30 March 1987

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

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

Date of Second and Third Readings : 3 July 2000

Date of commencement : 1 August 2000

12. 2000 Revised Edition — Appraisers and House Agents Act

Date of operation : 30 December 2000

13. Act 7 of 2005 — Appraisers and House Agents (Amendment) Act 2005

- Date of First Reading : 19 October 2004
(Bill No. 63/2004 published on
20 October 2004)
- Date of Second and Third Readings : 25 January 2005
- Date of commencement : 1 April 2005

14. Act 5 of 2008 — Workmen’s Compensation (Amendment) Act 2008
(Consequential amendments made to Act by)

- Date of First Reading : 12 November 2007
(Bill No. 50/2007 published on
13 November 2007)
- Date of Second and Third Readings : 22 January 2008
- Date of commencement : 1 April 2008

15. Act 25 of 2010 — Estate Agents Act 2010
(Consequential amendments made to Act by)

- Date of First Reading : 16 August 2010
(Bill No. 19/2010 published on
16 August 2010)
- Date of Second and Third Readings : 15 September 2010
- Date of commencement : 22 October 2010

16. Act 4 of 2021 — Statute Law Reform Act 2021

- Date of First Reading : 3 November 2020 (Bill No.
45/2020 published on
3 November 2020)
- Date of Second and Third Readings : 5 January 2021
- Date of commencement : 1 March 2021

COMPARATIVE TABLE
APPRAISERS ACT
(CHAPTER 16)

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

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

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