



THE STATUTES OF THE REPUBLIC OF SINGAPORE

APPRAISERS ACT 1906

2020 REVISED EDITION

This revised edition incorporates all amendments up to and including 1 December 2021 and comes into operation on 31 December 2021.

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Appraisers Act 1906

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An Act to provide for the licensing of appraisers.

[25/2010]

[1 July 1906]

Short title

1. This Act is the Appraisers Act 1906.

[25/2010]

Definition of appraiser

2. Every person who values or appraises 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, for or on expectation of any hire, gain, fee or reward or valuable consideration to be paid to the person therefor, is deemed to carry on the business of an appraiser, and is an appraiser within the meaning of this Act.

[4/2021]

3. [Repealed by Act 25 of 2010]

Appraisers to be licensed

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

[7/2005]

5. [Repealed by Act 25 of 2010]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 must be granted under the hand of the Comptroller of Property Tax.

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

(4) On every such licence there must 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 may be granted or renewed under this Act until the fee has first been paid.

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

Licences

7.—(1) Every licence to be taken out under the authority of this Act must state —

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

[4/2021]

(2) Every licence expires on 31 December and must be renewed annually at least 10 days before the expiry 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 expiry 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. *[Repealed by Act 4 of 2021]*

9. *[Repealed by Act 4 of 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 money or property which has come into his or her possession or control as a licensed person.

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 or her possession or control as a licensed person under circumstances amounting to a breach of trust or duty; or

(b) has paid or agreed to pay to his or her employer any part of his or her 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,

is a ground for the cancellation of his or her licence.

[25/2010]

Offences triable by District Court

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

Power to make regulations

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

[25/2010]

THE SCHEDULE

Section 4

FORM A

APPRAISERS ACT 1906

APPRAISER'S LICENCE

Subject to the provisions of the Appraisers Act 1906 and all regulations made under the Act, _____ residing at _____ and carrying on the business of an _____ at _____ is licensed to carry on the business of an appraiser at the place of business as described above or elsewhere in Singapore.

This licence will continue in force until 31 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.

[7/2005; 25/2010]

LEGISLATIVE HISTORY

APPRAISERS ACT 1906

(Formerly known as the Appraisers and House Agents Act (2000 Ed.))

This Legislative History is a service provided by the Law Revision Commission on a best-efforts basis. It is not part of the Act.

1. Ordinance X of 1906 — The Auctioneers Licensing Ordinance 1906

Bill	:	G.N. No. 175/1906
First Reading	:	16 March 1906
Second Reading	:	23 March 1906
Notice of Amendments	:	11 May 1906
Third Reading	:	11 May 1906
Commencement	:	1 July 1906

2. Ordinance XXI of 1906 — The Auctioneers Licensing Ordinance 1906 Amendment Ordinance 1906

Bill	:	G.N. No. 754/1906
First Reading	:	3 August 1906
Second Reading	:	24 August 1906
Third Reading	:	7 September 1906
Commencement	:	7 September 1906

3. 1920 Revised Edition — Ordinance No. 95 (Auctioneers' Licences)

Operation	:	28 November 1921
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4. Ordinance 32 of 1922 — Statute Laws (Revised Edition) Amendment Ordinance, 1922

(Amendments made by section 12(1) read with the Schedule to the above Ordinance)

Bill	:	G.N. No. 1158/1922
First Reading	:	14 August 1922
Second Reading	:	11 September 1922
Notice of Amendments	:	23 October 1922
Commencement	:	28 November 1921 (section 12(1) read with the Schedule)

- 5. 1926 Revised Edition — Ordinance No. 95 (Auctioneers' Licences)**
 Operation : 1 August 1926
- 6. 1936 Revised Edition — Auctioneers' Licences Ordinance (Chapter 198)**
 Operation : 1 September 1936
- 7. Ordinance 32 of 1949 — Auctioneers' Licences (Amendment) Ordinance, 1949**
 Bill : G.N. No. S 300/1949
 First Reading : 28 July 1949
 Second and Third Readings : 23 August 1949
 Commencement : 1 January 1950
- 8. Ordinance 3 of 1950 — Auctioneers' Licences (Amendment) Ordinance, 1950**
 Bill : G.N. No. S 18/1950
 First, Second and Third Readings : 22 February 1950
 Commencement : 1 January 1950
- 9. Ordinance 33 of 1954 — Auctioneers' Licences (Amendment) Ordinance, 1954**
 Bill : 35/1954
 First Reading : 16 November 1954
 Second and Third Readings : 14 December 1954
 Commencement : 8 January 1955
- 10. Ordinance 37 of 1952 — Law Revision (Penalties Amendment) Ordinance, 1952**
 (Amendments made by section 2 read with item 62 of the Schedule to the above Ordinance)
 Bill : 32/1952
 First Reading : 16 September 1952
 Second and Third Readings : 14 October 1952
 Commencement : 30 April 1955 (section 2 read with item 62 of the Schedule)
- 11. 1955 Revised Edition — Auctioneers' Licences Ordinance (Chapter 190)**
 Operation : 1 July 1956

12. Ordinance 71 of 1959 — Transfer of Powers Ordinance, 1959

(Amendments made by section 4 read with the First Schedule to the above Ordinance)

Bill	:	30/1959
First Reading	:	22 September 1959
Second and Third Readings	:	11 November 1959
Commencement	:	20 November 1959 (section 4 read with the First Schedule)

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

Bill	:	199/1963
First Reading	:	5 April 1963
Second and Third Readings	:	15 June 1963
Commencement	:	28 June 1963

14. 1970 Revised Edition — Auctioneers' Licences Act (Chapter 214)

Operation	:	31 July 1971
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15. 1985 Revised Edition — Auctioneers' Licences Act (Chapter 16)

Operation	:	30 March 1987
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16. Act 22 of 2000 — Auctioneers' Licences (Amendment) Act 2000

Bill	:	17/2000
First Reading	:	22 May 2000
Second and Third Readings	:	3 July 2000
Commencement	:	1 August 2000

Note: The Auctioneers' Licences Act was renamed as the Appraisers and House Agents Act by this Act.

17. 2000 Revised Edition — Appraisers and House Agents Act (Chapter 16)

Operation	:	30 December 2000
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18. Act 7 of 2005 — Appraisers and House Agents (Amendment) Act 2005

Bill	:	63/2004
First Reading	:	19 October 2004
Second and Third Readings	:	25 January 2005

Commencement : 1 April 2005

19. Act 5 of 2008 — Workmen’s Compensation (Amendment) Act 2008

(Amendments made by section 40 read with item (1) of the Schedule to the above Act)

Bill : 50/2007

First Reading : 12 November 2007

Second and Third Readings : 22 January 2008

Commencement : 1 April 2008 (section 40 read with item (1) of the Schedule)

20. Act 25 of 2010 — Estate Agents Act 2010

(Amendments made by section 73 read with item 2 of the Third Schedule to the above Act)

Bill : 19/2010

First Reading : 16 August 2010

Second and Third Readings : 15 September 2010

Commencement : 22 October 2010 (section 73 read with item 2 of the Third Schedule)

Note: The Appraisers and House Agents Act was renamed as the Appraisers Act by this Act.

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

(Amendments made by section 18 of the above Act)

Bill : 45/2020

First Reading : 3 November 2020

Second and Third Readings : 5 January 2021

Commencement : 1 March 2021 (section 18)

Abbreviations

C.P.	Council Paper
G.N. No. S (N.S.)	Government Notification Number Singapore (New Series)
G.N. No.	Government Notification Number
G.N. No. S	Government Notification Number Singapore
G.N. Sp. No. S	Government Notification Special Number Singapore
L.A.	Legislative Assembly
L.N.	Legal Notification (Federal/Malaysian Subsidiary Legislation)
M. Act	Malayan Act/Malaysia Act
M. Ordinance	Malayan Ordinance
Parl.	Parliament
S.S.G.G. (E) No.	Straits Settlements Government Gazette (Extraordinary) Number
S.S.G.G. No.	Straits Settlements Government Gazette Number

COMPARATIVE TABLE
APPRAISERS ACT 1906

This Act has undergone renumbering in the 2020 Revised Edition. This Comparative Table is provided to help readers locate the corresponding provisions in the last Revised Edition.

2020 Ed.	2000 Ed.
THE SCHEDULE	FIRST SCHEDULE
—	SECOND SCHEDULE [<i>Repealed by Act 4 of 2021</i>]