



THE STATUTES OF THE REPUBLIC OF SINGAPORE

RESIDENTIAL PROPERTY ACT 1976

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Residential Property Act 1976

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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.

[11 September 1973]

PART 1

PRELIMINARY

Short title

1. This Act is the Residential Property Act 1976.

Interpretation

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

“approved purchaser” means —

- (a) a Singapore company;
- (b) a Singapore limited liability partnership;
- (c) a Singapore society;
- (d) a foreign person to whom approval has been granted under section 25, 30 or 31;
- (e) any person, company, limited liability partnership, society, association or other organisation or body who or which has been exempted by the Minister under section 32; or
- (f) 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;

“Authority” means the Singapore Land Authority established under the Singapore Land Authority Act 2001;

“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;

“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;

“converted entity”, in relation to sections 9 and 26, means a converted foreign company, converted foreign limited liability partnership or converted society;

“converted foreign company” means any Singapore company which becomes a foreign company on or after 1 October 1976

while being an owner of an estate or interest in any residential property that is not non-restricted residential property;

“converted foreign limited liability partnership” means any Singapore limited liability partnership which becomes a foreign limited liability partnership on or after 11 April 2005 while being an owner of an estate or interest in any residential property that is not non-restricted residential property;

“converted society” means any Singapore society which becomes a foreign society on or after 1 October 1976 while being an owner of an estate or interest in any residential property that is not non-restricted residential property;

“court” means the General Division of the High Court;

“director”, in relation to a company, means any person occupying or acting in the position of director of the company, by whatever name called;

“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 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 meanings given by the Land Titles (Strata) Act 1967);

“foreign company” means any company (whether a holding company or otherwise) other than a Singapore company;

“foreign limited liability partnership” means any limited liability partnership other than a Singapore limited liability partnership;

“foreign person” means any person who is not any of the following:

- (a) a citizen of Singapore;
- (b) a Singapore company;
- (c) a Singapore limited liability partnership;
- (d) a Singapore society;

“foreign society” means any society other than a Singapore society;

“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 before 1 May 1982 for use as a dwelling place;

“land” has the meaning given by the Land Titles Act 1993;

“limited liability partnership” means any limited liability partnership, whether registered in Singapore under the Limited Liability Partnerships Act 2005 or otherwise;

“manager”, in relation to a limited liability partnership, means any person (whether or not a partner of the limited liability partnership) who is concerned in or takes part in the management of the limited liability partnership;

“Master Plan” has the meaning given by the Planning Act 1998;

“mean average of 2 valuations” means the sum of any 2 specified valuations divided by 2;

“member”, in relation to any company, means —

(a) any person who owns a share or holds a membership in the company;

(b) in the case of a share or membership in the company that is held in trust, the person who is the beneficiary of the trust; or

(c) any person, not being an owner of a share or a holder of a membership in the company, who controls any rights attached to any share or membership in the company through a contract or other arrangement;

“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;

“non-restricted residential property” means any residential property described in section 4(1) but not in section 4(2);

“notice to attach and sell” means any notice issued by the Minister under section 3(6), 3A(3), 4(8), 5(7), 9(11), 22(3), 27(3) or 32(2A) directing the Controller to attach and sell in accordance with this Act such estate or interest in such residential property or land as is specified in the notice;

“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;

“partner”, in relation to a limited liability partnership, means any person who has been admitted as a partner in the limited liability partnership in accordance with the agreement expressed or implied between the partners of the limited liability partnership or between the limited liability partnership and its partners which determines the mutual rights and duties of the partners and their rights and duties in relation to the limited liability partnership;

“permanent resident” means any person who is not subject to any restriction as to his or her 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 1993; and
- (b) where the occasion requires, the Registrar of Deeds and includes a Deputy Registrar of Deeds appointed under the Registration of Deeds Act 1988;

“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 1998 or any other written law as a dwelling house or which is lawfully so used;
- (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 —

- (e) 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 1998 or any other written law solely for industrial or commercial purposes or both such purposes;
- (f) any house, building or other premises, or any part thereof, which is permitted to be used pursuant to the Planning Act 1998 or any other written law solely for

industrial or commercial purposes or both such purposes or which is lawfully so used;

- (g) any hotel registered under the provisions of the Hotels Act 1954; and
- (h) 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 any company which satisfies the following requirements:

- (a) the company is incorporated in Singapore and its directors and members are all citizens;
- (b) if any member of the company is another company, that other company satisfies the requirements of paragraph (a);
- (c) if that other company mentioned in paragraph (b) has a member which is a company, which in turn has a member which is also a company and so on, all the members of each such company consist only of any or any combination of the following:
 - (i) citizens; and
 - (ii) companies that satisfy the requirements of paragraphs (a) and (b); and
- (d) if any member of the company is a limited liability partnership, that limited liability partnership is a Singapore limited liability partnership;

“Singapore entity”, in relation to sections 9 and 26, means a Singapore company, Singapore limited liability partnership or Singapore society;

“Singapore limited liability partnership” means any limited liability partnership that satisfies the following requirements:

- (a) the limited liability partnership is registered in Singapore under the Limited Liability Partnerships Act 2005 and all its partners are citizens;
- (b) if any partner of the limited liability partnership is another limited liability partnership, that other limited liability partnership satisfies the requirements under paragraph (a);
- (c) if that other limited liability partnership mentioned in paragraph (b) has a partner which is a limited liability partnership, which in turn has a partner which is also a limited liability partnership and so on, all the partners of each such limited liability partnership consist only of any or any combination of the following:
 - (i) citizens; and
 - (ii) limited liability partnerships that satisfy the requirements of paragraphs (a) and (b); and
- (d) if any partner of the limited liability partnership is a company, that company is a Singapore company;

“Singapore society” means any society 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 licensed under the Trust Companies Act 2005;

“society” means —

- (a) any unincorporated body or association of persons;
- (b) any trade union, cooperative society, mutual benefit organisation or other organisation; 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.

[35/2010; 40/2019]

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

PART 2

PROHIBITION ON PURCHASE OR ACQUISITION OF RESIDENTIAL PROPERTY BY FOREIGN PERSONS

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

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

- (a) a person must not, 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) a person must not create any trust for sale in respect of any residential property or any estate or interest therein in favour of any foreign person; and
- (c) a foreign person must not 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),

is void.

(3) No estate or interest in any residential property belonging to a deceased person who dies on or after 11 September 1973 passes 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 are, subject to subsection (5), bound to sell such estate or interest in the residential property to a citizen or an approved purchaser within a period of 5 years from the date of the death of the deceased person, or within any extension thereof allowed under subsection (12), 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.

[35/2010]

(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 must provide 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 must, 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 issue to the Controller a notice to attach and sell the residential property, and a copy of such notice must be served on —

(a) the legal personal representatives to whom probate or letters of administration have been granted in respect of the residential property in question; and

(b) the subsisting mortgagees or chargees (if any) of the residential property who appear as such in the relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be.

(7) [*Deleted by Act 9 of 2006*]

(8) [*Deleted by Act 9 of 2006*]

(9) [*Deleted by Act 9 of 2006*]

(10) Where the Controller has sold the residential property pursuant to the notice to attach and sell under subsection (6), the Controller must 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 is discharged from all liability in respect of the application of the proceeds of sale; or the Controller, if he or she 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 is entitled to receive and must 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 is entitled to make application to court for payment out of court of the

proceeds of sale to be made to that foreign person, and the payment of the proceeds of sale in either case must be in accordance with the terms of the will or the law of wills or intestate succession, as the case may be.

(12) Despite subsections (4) and (6), the Controller may, after receipt of the statement mentioned 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.

(12A) The Controller may, when allowing an extension of time under subsection (12), impose such conditions as he or she thinks fit, including a condition that the legal personal representatives must provide such security as the Controller may determine for the purposes of complying with any condition imposed by the Controller.

[35/2010]

(12B) If the legal personal representatives fail to comply with any of the conditions imposed by the Controller under subsection (12A), the Controller may forfeit (in part or whole) the security provided by the legal personal representatives under this section, after giving 21 days' notice in writing to the legal personal representatives of the Controller's intention to forfeit the security and the grounds thereof.

[35/2010]

(12C) The legal personal representatives may, upon receipt of the notice under subsection (12B), appeal to the Minister within 3 months from the date of that notice.

[35/2010]

(12D) The Minister may determine an appeal under subsection (12C) by confirming or varying the Controller's decision to forfeit the security, or by ordering the refund (in part or whole) of any security forfeited under subsection (12B); and the decision of the Minister on any such appeal is final and shall not be called in question in any court.

[35/2010]

(13) The provisions of this Act do not apply to a foreign person who is a surviving joint tenant of any estate or interest in land.

[9/2006]

(14) In this section, “letters of administration” and “probate” have the meanings given by the Probate and Administration Act 1934.

Residential property held by former citizens and permanent residents

3A.—(1) Where an individual acquires any residential property (other than non-restricted residential property) or any estate or interest therein as a citizen or permanent resident of Singapore and subsequently —

- (a) renounces or is deprived of his or her Singapore citizenship on or after 17 January 2011; or
- (b) cancels his or her Singapore permanent residence on or after 17 January 2011 other than on the ground of becoming a citizen of Singapore, or has his or her Singapore permanent residence terminated by the Government on or after that date,

that individual must sell that residential property or estate or interest therein to a citizen of Singapore or an approved purchaser within a period of 2 years from the date of cessation of his or her Singapore citizenship or Singapore permanent residence (as the case may be), or within such longer period as the Minister may allow before the end of those 2 years.

[35/2010]

(2) Any individual who contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 3 years or to both.

[35/2010]

(3) Without affecting subsection (2), where any individual mentioned in subsection (1) does not sell his or her residential property or his or her estate or interest therein within the period allowed under subsection (1), the Minister may issue to the Controller a notice to attach and sell the residential property, and a copy of that notice must be served on —

- (a) the individual concerned and every other owner of the residential property; and

- (b) each subsisting mortgagee or chargee (if any) who appears as such in the relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be.

[35/2010]

Flats in buildings and condominiums

4.—(1) Subject to this section, this Act does not apply to any transfer to or any purchase or acquisition by any foreign person of any estate or interest in any of the following residential properties:

- (a) any flat (including any share in land appurtenant to that flat) that is comprised in any building in a development permitted to be used under the Planning Act 1998 for residential purposes, and that is not a landed dwelling house;
- (b) any unit comprised in a development which is shown in an approved plan bearing the title “condominium” and issued by the competent authority under the Planning Act 1998;
- (c) any unit in a development comprising housing accommodation sold under the executive condominium scheme established under the Executive Condominium Housing Scheme Act 1996.

(2) Despite subsection (1) but subject to subsection (7), a foreign person must not, without the prior approval of the Minister, purchase or acquire (whether in a single transaction or a series of transactions) —

- (a) all the flats in every building in a development permitted to be used for residential purposes under the Planning Act 1998;
- (b) all the units in a development approved by the competent authority under the Planning Act 1998 as a condominium development; or
- (c) all the units in a development sold under the executive condominium scheme established under the Executive Condominium Housing Scheme Act 1996.

(3) Any foreign person who contravenes subsection (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000.

[35/2010]

(4) Where a foreign person is convicted of an offence under subsection (3) in respect of any development, the Minister may direct the Controller to serve a notice on that person to divest and transfer, within a period of 6 months from the date of service of the notice on that person or within any extension of time granted by the Minister under subsection (5), all the foreign person's estate or interest in the entire development, or any flat or unit in that development as the Minister may specify to another person who is not —

- (a) the foreign person's nominee; or
- (b) if the foreign person is a company, a related company within the meaning of the Companies Act 1967.

(5) The Minister may, on an application being made by a foreign person before the expiry of the period of 6 months from the date of service of the notice mentioned in subsection (4), grant such extension of time as the Minister thinks fit for the transfer of the foreign person's estate or interest in the development or any flat or unit therein.

(6) Any foreign person who fails to comply with the Controller's notice mentioned in subsection (4) shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$100,000; and
- (b) in respect of a continuing contravention, to an additional fine not exceeding \$500 for every day or part of a day the contravention continues,

and if the contravention continues after the conviction, the foreign person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$1,000 for every day or part of a day during which the contravention continues after conviction.

[35/2010]

(6A) For the purposes of subsection (6), where —

- (a) an act or thing is required or directed to be done within a particular period specified in subsection (4) or any extension thereof granted under subsection (5);
- (b) the failure to do that act or thing within the period or extension mentioned in paragraph (a) constitutes an offence; and
- (c) that act or thing is not done within the period or extension mentioned in paragraph (a),

the obligation to do that act or thing continues, notwithstanding that that period or extension has expired, until that act or thing is done; and a person shall be guilty of a separate offence in respect of each day (including the day of a conviction for any such offence or any later day) or part of a day during which the person continues to refuse or fail to comply with that requirement or direction.

[35/2010]

(6B) The court is to, in respect of any defendant charged with committing any offence under subsection (6) —

- (a) take into account any confiscation order made under section 4A before imposing any fine on the defendant; and
- (b) subject to paragraph (a), leave the confiscation order out of account in determining the appropriate sentence or other manner of dealing with the defendant.

[35/2010]

(7) Nothing in subsection (2) prevents 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.

(8) Without prejudice to subsection (6), where a foreign person on whom a notice under subsection (4) has been served fails to satisfy the Controller that the foreign person has divested and transferred the foreign person's estate or interest in the development concerned or any flat or unit therein within the time limited by subsection (4) or any extension thereof, the Minister may issue to the Controller a notice to

attach and sell the estate or interest in the development or any flat or unit therein.

(9) The notice to attach and sell mentioned in subsection (8) must specify the estate or interest in the development or any flat or unit therein to be attached and sold by the Controller, and a copy of that notice must also be served on —

- (a) the foreign person who is the owner of the estate or interest in the development or any flat or unit therein to be attached and sold; and
- (b) each subsisting mortgagee or chargee thereof (if any) who appears as such in the relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be.

(10) In this section —

“approved plan” means a plan approved by the relevant competent authority;

“competent authority” means a competent authority appointed under the Planning Act 1998;

“landed dwelling house” means a detached house, a semi-detached house or a terrace house (including a linked house or a townhouse), whether or not comprised within a strata title plan registered under the Land Titles (Strata) Act 1967;

“unit” includes a flat or dwelling house.

Confiscation of benefits of offence under section 4(6)

4A.—(1) Where a defendant is convicted of any offence under section 4(6), the court is to, on the application of the Public Prosecutor, make a confiscation order against the defendant in respect of benefits derived by the defendant from the commission of the offence, if the court is satisfied that such benefits have been so derived.

[35/2010]

(2) Where the court is satisfied that benefits have been derived by the defendant from the commission of any offence under section 4(6),

the court is to, before sentencing or otherwise dealing with the defendant in respect of the offence concerned, determine in accordance with subsections (4) to (8) the amount to be recovered in the defendant's case by virtue of this section.

[35/2010]

(3) Subject to subsection (7), the benefits derived by a defendant from the commission of any offence under section 4(6) are —

- (a) any estate or interest in the development (including any income accruing from that estate or interest) held by the defendant in contravention of section 4(6); or
- (b) where that estate or interest is disposed of before conviction, the difference between —
 - (i) the sale price or market value of that estate or interest, whichever is the higher; and
 - (ii) the price paid by the defendant for the purchase or acquisition of that estate or interest.

[35/2010]

(4) The amount to be recovered from the defendant under a confiscation order under this section is the amount the court assesses to be the value of the benefits derived by the defendant from the commission of any offence under section 4(6).

[35/2010]

(5) For the purposes of this section —

- (a) the value of the benefits derived by a defendant from the commission of any offence under section 4(6) is the aggregate of the properties, estates and interests referred to in subsection (3)(a) or (b) (as the case may be) relating to that defendant;
- (b) the value of the estate or interest in the development mentioned in subsection (3)(a) is the market value of the estate or interest at the date of the conviction or the date of the commission of the offence, whichever is the higher;
- (c) the market value of the estate or interest in the development mentioned in subsection (3)(b)(i) is the

market value of the estate or interest at the date of disposal;
and

- (d) in calculating the value of benefits derived by a defendant from the commission of any offence under section 4(6), any expenses or outgoings of the defendant in connection with the commission of the offence must be disregarded.

[35/2010]

(6) Any question of fact to be decided by a court in proceedings under this section is to be decided on a balance of probabilities.

[35/2010]

(7) A benefit derived by a defendant convicted of any offence under section 4(6) must not be taken into account if —

- (a) a confiscation order against the defendant has been made in respect of that benefit under the Corruption, Drug Trafficking and Other Serious Crimes (Confiscation of Benefits) Act 1992;
- (b) a confiscation order against the defendant has previously been made under this section and that benefit is shown to the court to have been taken into account in determining the amount to be recovered under that order; or
- (c) a confiscation order against any other defendant has previously been made under this section in relation to an offence committed in the same transaction as the offence by the firstmentioned defendant and that benefit (being an estate or interest mentioned in subsection (3)(a)) is shown to the court to have been taken into account in determining the amount to be recovered under the order against that other defendant.

[35/2010]

(8) Any relevant evidence admitted in the proceedings against the defendant for any offence under section 4(6) must, if the court thinks fit, be taken into account in determining the amount to be recovered under subsection (2).

[35/2010]

(9) Subject to subsection (1), where a court orders the defendant to pay any amount under a confiscation order made under this section —

- (a) section 319 of the Criminal Procedure Code 2010 has effect as if that amount were a fine imposed on the defendant by the court; and
- (b) for the purposes of section 319(1)(b)(iv) of the Criminal Procedure Code 2010, the term for which the court may direct the defendant to be imprisoned in default of payment of any amount under the confiscation order shall be as follows:
 - (i) if the amount does not exceed \$2 million — imprisonment for a term not exceeding 5 years; and
 - (ii) if the amount exceeds \$2 million — imprisonment for a term not exceeding 10 years.

[35/2010]

(10) Where —

- (a) a warrant to commit the defendant to prison is issued for a default in payment of an amount ordered to be paid under a confiscation order in respect of any offence under section 4(6); and
- (b) at the time the warrant is issued, the defendant is liable to serve any term of imprisonment in respect of the offence,

the term of imprisonment to be served in default of payment of the amount does not begin to run until after the term mentioned in paragraph (b).

[35/2010]

(11) This section does not apply in respect of any offence committed before 17 January 2011.

[35/2010]

Disposal of estate or interest in residential property by foreign companies

5.—(1) Where, on 11 September 1973, a foreign company is the owner of an estate or interest in any residential property in Singapore, the foreign company is 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 11 September 1973 and 1 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 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 firstmentioned foreign company, including its interests in residential properties in Singapore, whether for consideration or otherwise, the firstmentioned foreign company is, despite the grant of such approval, subject to this section.

(3) Every foreign company to which this section applies must, within such period as the Minister may, by notification in the *Gazette*, direct, provide 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 11 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.

(5) A direction given by the Controller under subsection (4) must 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 relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, 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 relevant

records in the Land Titles Registry or the Registry of Deeds of the Authority (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, in his or her discretion, refuse to grant any extension or may grant such an extension of time as the Minister 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 issue to the Controller a notice to attach and sell the estate or interest in that residential property, and a copy of the notice must be served on —

- (a) the foreign company which is the owner of the estate or interest in the residential property; and
- (b) each subsisting mortgagee or chargee (if any) who appears as such in the relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be.

Attachment and sale of residential property by Controller

6.—(1) The Controller must, on receipt of any notice to attach and sell, sell by public auction or otherwise to either a citizen or an approved purchaser the estate or interest in the residential property or land specified in the notice at the following time:

- (a) where any application is made to the Controller within the time limited under section 6A(2) or (3) to fix the reserve price for that estate or interest in the residential property or land — at any time after the reserve price is fixed in accordance with section 6A;
- (b) where no such application to fix the reserve price is made — at any time after the expiry of the time period

allowed for any application to fix the reserve price under section 6A(3)(b)(ii).

(2) In order to attach and sell any estate or interest in any residential property or land specified in any notice to attach and sell, the Controller must lodge with the Registrar —

- (a) in the case of any residential property or land which is registered land — an application in the approved form to register the notice to attach and sell that property or land; or
- (b) in the case of any other residential property or land — a copy of the notice to attach and sell relating to that property or land.

(3) The Registrar must —

- (a) on receipt of the application mentioned in subsection (2)(a) — register the application in the relevant volume and folio of the land-register in the Land Titles Registry of the Authority and enter the appropriate memorial that the Controller has attached the residential property or land concerned and is empowered to transfer the registered estate or interest in that property or land; or
- (b) on receipt of the copy of the notice to attach and sell mentioned in subsection (2)(b) — enter a note in the books and other records maintained at the Registry of Deeds of the Authority that the residential property or land concerned has been attached by the Controller.

(4) On lodgment of an application or a copy of the notice to attach and sell in accordance with subsection (2), the Controller has the power —

- (a) to sell the estate or interest in the residential property or land described in the application or copy (as the case may be) and all other powers relating or incidental thereto as if the Controller were the proprietor of that estate or interest in the residential property or land; and

- (b) to execute any instrument to effect a transfer of that estate or interest in the residential property or land,

and any such transfer executed by the Controller is conclusive and shall not be challenged or called in question in any court.

(5) The foreign person whose estate or interest in the residential property or land remains the subject of any notice to attach and sell, or its subsisting mortgagee or chargee (if any) must —

- (a) within a period of 21 days after the reserve price for that estate or interest is fixed under section 6A; or
- (b) if no application to fix the reserve price is made under section 6A, within a period of 21 days beginning on the date immediately following the expiry of the period specified in subsection (1)(b),

deliver to the Controller the title deed or certificate of title of the residential property or land (as the case may be) and in default of such delivery, the Controller is not obliged to produce to the purchaser of such estate or interest in the residential property or land any other title apart from the certified true copy of the title deed or a replacement certificate of title thereto.

(6) Where the Controller is unable to sell any estate or interest in the residential property or land at or above the reserve price fixed under section 6A for that estate or interest, the Controller must postpone the sale for a period of 2 years, and thereafter must proceed to sell that estate or interest in the residential property or land (as the case may be) by public auction or otherwise at any price, whether that price is higher or lower than the reserve price.

(7) Where the Controller has sold an estate or interest in any residential property or land under this section, the Controller must without delay apply those proceeds of sale —

- (a) firstly, in payment of all costs (such as legal costs, survey costs and valuation costs), charges and expenses properly incurred incidentally to or in connection with the sale of the property or land (including any previous unsuccessful sale under this section) between the date of the notice to

attach and sell that property or land and the date of the sale (both dates inclusive);

- (b) secondly, in payment of all financial penalties payable under this Act in respect of the residential property or land sold; and
- (c) thirdly, in payment of the balance, in order of priority, to the foreign person who was the owner of the estate or interest in the residential property or land sold and any person having a prior interest to such owner or representative as shown in the relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be,

except that where there is any dispute as to the apportionment of these proceeds between the persons mentioned in paragraph (c), the Controller must pay the balance into court.

[35/2010]

(8) Nothing in this section prevents a foreign person on whom a copy of a notice to attach and sell is served from selling on the foreign person's own accord the foreign person's estate or interest in the residential property or land concerned to a citizen or an approved purchaser.

(9) Where a foreign person has sold on the foreign person's own accord the foreign person's estate or interest in the residential property or land concerned under subsection (8), the foreign person shall be liable to reimburse the Controller for all legal costs, survey costs, valuation costs and any other costs, charges and expenses incurred by the Controller with a view to a sale (including any previous unsuccessful sale) under this section of the property or land between the date of that notice to attach and sell and the date the Controller is informed by the foreign person that the property or land has been sold by the foreign person (both dates inclusive).

(10) Where the Controller is of the opinion that circumstances have arisen since the lodgment of the application or copy of the notice mentioned in subsection (2) which renders the sale of any estate or interest in any residential property or land concerned impracticable, whether on account of an earlier sale by a person permitted under

subsection (8) or the occurrence of an event, such as the winding up of a foreign company, the issue of an order of attachment for the same property or land by any court or otherwise, the Controller must refer the relevant particulars of the residential property or land to the Minister with a statement setting out his or her reasons as to why it is impracticable to sell the property or land.

(11) The Minister may, on receipt of the Controller's statement under subsection (10), countermand his or her direction to the Controller to attach and sell the estate or interest in the residential property or land in question by cancelling his or her notice to attach and sell that residential property or land.

(12) Where the Minister has, under subsection (11), countermanded his or her direction to the Controller to attach and sell any residential property or land, the Registrar must —

- (a) in the case of any residential property or land which is registered land — cancel the registration of the notice to attach and sell that property or land on receipt from the Controller of an application for that purpose made in the approved form; or
- (b) in the case of any other residential property or land — register a memorial of discharge of the notice to attach and sell that property or land,

and thereafter, the Controller does not have any power mentioned in subsection (4) in relation to any estate or interest in that residential property or land.

(13) In this section and section 6A, any reference to a foreign person includes —

- (a) a reference to a mortgagee or chargee; or
- (b) a reference to the person's legal personal representatives if he or she is deceased and a notice has been issued by the Minister under section 3(6) in relation to any estate or interest of the foreign person in residential property or land.

Reserve price

6A.—(1) Where the Minister has issued a notice to attach and sell an estate or interest in any residential property or land specified in the notice, the following persons may, subject to subsection (3), apply to the Controller to fix a reserve price for that estate or interest in the residential property or land:

- (a) any foreign person who is the owner of that estate or interest in the residential property or land, or the foreign person's legal personal representatives if he or she is deceased;
- (b) the mortgagee or chargee of that residential property or land first entitled in priority (called in this section the first mortgagee or chargee); or
- (c) any mortgagee or chargee of that residential property or land next or subsequently entitled in priority (called in this section the subsequent mortgagee or chargee).

(2) Any application under subsection (1) by a foreign person must be made no later than 28 days after the foreign person receives a copy of the notice to attach and sell.

(3) An application under subsection (1) by a mortgagee or chargee of any residential property or land must be made as follows:

- (a) in the case of the first mortgagee or chargee —
 - (i) if and only if there is no application under subsection (1) by the owner of the same residential property or land, or the owner's legal personal representative if he or she is deceased; and
 - (ii) no later than 45 days after the expiry of the period limited under subsection (2) for the owner or the owner's legal personal representative to make such an application; or
- (b) in the case of a subsequent mortgagee or chargee —
 - (i) if and only if there is no application under subsection (1) by the owner of the same residential property or land, or the owner's legal personal

representative if he or she is deceased, and there is no application under this subsection by the first mortgagee or chargee; and

- (ii) no later than 45 days after the expiration of the period limited under paragraph (a)(ii) for the first mortgagee or chargee to make such an application.

(4) The reserve price for any estate or interest in any residential property or land is the mean average of 2 valuations of that property or land, namely, one submitted by a valuer appointed by the Controller and the other by a licensed valuer appointed by the foreign person or the mortgagee or chargee (as the case may be), applying to fix the reserve price.

(5) The expenses of any valuation made under this section must be borne by the foreign person (or by the foreign person's estate if he or she is deceased) or the mortgagee or chargee applying to fix a reserve price under subsection (1), as the case may be.

Foreign companies to file declarations with Controller

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

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

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

Section 5 not applicable to foreign natural persons or societies

8. Section 5 does not require any foreign person who is a natural person or a society to dispose of any estate or interest in any residential property vested in the foreign person or, in the case of a society, vested in its trustees, immediately before 11 September 1973.

Position of Singapore entities with residential properties wishing to become or becoming converted entities

9.—(1) A Singapore company which is the owner of any estate or interest in any residential property that is not non-restricted residential property, whether purchased or acquired before, on or after 11 September 1973 must not, on or after 1 October 1976, become a converted foreign company without first seeking and obtaining the written approval of the Controller, 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 those residential properties which such Singapore company intends should remain vested in the converted foreign company upon such conversion.

[35/2010]

(2) A Singapore limited liability partnership which is the owner of any estate or interest in any residential property that is not non-restricted residential property, whether purchased or acquired before, on or after 11 April 2005 must not become a converted foreign limited liability partnership without first seeking and obtaining the written approval of the Controller, 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 those residential properties which such Singapore limited liability partnership intends should remain vested in the converted foreign limited liability partnership upon such conversion.

[35/2010]

(3) A Singapore society which is the owner of any estate or interest in any residential property that is not non-restricted residential property purchased or acquired on or after 11 September 1973 must not, on or after 1 October 1976, become a converted society without first seeking and obtaining the written approval of the Controller, 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 those residential properties which such Singapore society intends to retain after conversion.

[35/2010]

(4) If the written approval sought under subsection (1), (2) or (3) 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 entity sought approval, it must, either before it becomes a converted entity or within a period of 2 years from the date on which it became a converted entity, transfer to any citizen or approved purchaser all its estate or interest —

- (a) in such of its residential properties that are not non-restricted residential properties in respect of which it has not been granted approval for retention under section 26; and
- (b) in all its other residential properties that are not non-restricted residential properties (if any) in respect of which it did not seek approval for such retention.

(5) If the written approval sought under subsection (1), (2) or (3) is not granted in respect of such conversion or for the retention of all of the residential properties in respect of which the Singapore entity sought approval, the Singapore entity must not become a converted entity.

(6) If any Singapore entity becomes a converted entity in contravention of subsection (5) —

- (a) the converted entity shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000;
- (b) any person who, by virtue of section 36(3), is guilty of that offence shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 3 years or to both; and
- (c) the converted entity must, within a period of one year from the date on which it became a converted entity, transfer to any citizen or approved purchaser all its estate or interest in

every residential property that is not non-restricted residential property owned by it.

[35/2010]

(7) If any Singapore entity becomes a converted entity, without first seeking and obtaining the written approval required under subsection (1), (2) or (3) —

- (a) the converted entity shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000;
- (b) any person who, by virtue of section 36(3), is guilty of that offence shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 3 years or to both; and
- (c) the converted entity must, within a period of one year from the date on which it became a converted entity —
 - (i) transfer all its estate or interest in all its residential properties that are not non-restricted 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 sub-paragraph (ii); and
 - (ii) 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 that are not non-restricted residential properties as are not transferred as provided in sub-paragraph (i).

(8) Where —

- (a) a converted foreign company to which subsection (4) applies has not, at the expiry of a period of 2 years from the date on which it became a converted foreign company, transferred to any citizen or approved purchaser all its estate or interest in the residential properties (that are not non-restricted residential properties) still remaining vested in it and in respect of which approval for retention was not sought or, if sought, was not granted under section 25 or 26; or

- (b) a converted foreign company to which subsection (6) or (7) applies has not, at the expiry of a period of one year from the date on which it became a converted foreign company, transferred to any citizen or approved purchaser all its estate or interest in the residential properties (that are not non-restricted residential properties) still remaining vested in it and in respect of which approval 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 from the date of service of such direction by the Minister.

(9) A direction given by the Minister under subsection (8) must 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 relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be.

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

(11) Where a converted foreign company which is directed under subsection (8) 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 (10), the Minister may issue

to the Controller a notice to attach and sell the estate or interest in that property, and a copy of such notice must be served on 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 relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be.

(12) Subsections (8) to (11) apply, with the necessary modifications, to the procedure for the disposal of any estate or interest in residential property owned by a converted foreign limited liability partnership or 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.

(13) A mortgagee or chargee who, on or after 1 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 that is not non-restricted residential property owned by a Singapore entity may, despite any prior agreement made between the mortgagee or chargee and the mortgagee's or chargee's 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 the mortgagee's or chargee's mortgagor or chargor, if such mortgagor or chargor, having represented itself as a Singapore entity, 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 entity.

(14) If the repayment of the loan or advance mentioned in subsection (13) is not made on the expiry of the 3 months' notice given by the mortgagee or chargee under that subsection, such loan or advance is deemed to 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 1886, the Land Titles Act 1993 or any other written law; or
- (c) any power implied by law.

Vesting of residential properties in Singapore companies

10.—(1) Despite anything in any written law, a Singapore company which intends to acquire any estate or interest in any residential property other than non-restricted residential property must, prior to the vesting of the estate or interest in that residential property in the company, provide the Controller with a list of its directors and members containing the particulars of their nationality and such other particulars as the Controller may require.

(2) The Controller may, if he or she is satisfied that the requirements of subsection (1) are complied with and that the company is 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.

(3) The Controller may at any time require a Singapore company which has been issued a certificate under subsection (2) to produce its register of members and directors for his or her inspection if the Controller desires to ascertain whether the Singapore company has ceased to be a Singapore company.

(4) The Controller may at any time cancel a certificate issued under subsection (2) if he or she is satisfied that —

- (a) in the case of a Singapore company which does not own any residential property that is not non-restricted residential property — the Singapore company has become a foreign company without obtaining the prior written approval of the Controller under section 14; or
- (b) in the case of a Singapore company which owns any residential property that is not non-restricted residential property — the Singapore company has become a converted foreign company without obtaining the prior written approval of the Controller under section 26.

[35/2010]

(5) The Controller must, upon the application by any Singapore company which is a holder of a certificate issued by the Controller under subsection (2), cancel the certificate if the Controller is satisfied that the Singapore company does not own any residential property that is not non-restricted residential property.

(6) Any Singapore company which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

[35/2010]

Vesting of residential properties in Singapore limited liability partnerships

11.—(1) Despite anything in any written law, a Singapore limited liability partnership which intends to acquire any estate or interest in any residential property other than non-restricted residential property must, prior to the vesting of the estate or interest in that residential property in the limited liability partnership, provide the Controller with a list of its partners containing the particulars of their nationality and such other particulars as the Controller may require.

(2) The Controller may, if he or she is satisfied that the requirements of subsection (1) are complied with and that the limited liability partnership is a Singapore limited liability partnership, issue to the limited liability partnership a certificate stating that the limited liability partnership may acquire and retain residential properties subject to the provisions of this Act.

(3) The Controller may at any time require a Singapore limited liability partnership which has been issued a certificate under subsection (2) to produce its register of partners for his or her inspection if the Controller desires to ascertain whether the Singapore limited liability partnership has ceased to be a Singapore limited liability partnership.

(4) The Controller may at any time cancel a certificate issued under subsection (2) if he or she is satisfied that —

- (a) in the case of a Singapore limited liability partnership which does not own any residential property that is not non-restricted residential property — the Singapore limited liability partnership has become a foreign limited liability partnership without obtaining the prior written approval of the Controller under section 14A; or
- (b) in the case of a Singapore limited liability partnership which owns any residential property that is not

non-restricted residential property — the Singapore limited liability partnership has become a converted foreign limited liability partnership without obtaining the prior written approval of the Controller under section 26.

[35/2010]

(5) The Controller must, upon the application by any Singapore limited liability partnership which is a holder of a certificate issued by the Controller under subsection (2), cancel the certificate if the Controller is satisfied that the Singapore limited liability partnership does not own any residential property that is not non-restricted residential property.

(6) Any Singapore limited liability partnership which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

[35/2010]

Registrar may refuse to register instrument of transfer in favour of Singapore company

12. The Registrar may refuse to register an instrument of transfer of an estate or interest in any residential property that is not non-restricted residential property in favour of a Singapore company unless he or she is satisfied that —

- (a) all the directors of the company are citizens; and
- (b) all the members of the company are either citizens, Singapore limited liability partnerships or Singapore companies.

Registrar may refuse to register instrument of transfer in favour of Singapore limited liability partnership

13. The Registrar may refuse to register an instrument of transfer of an estate or interest in any residential property that is not non-restricted residential property in favour of a Singapore limited liability partnership unless he or she is satisfied that all the partners of the limited liability partnership are either citizens, Singapore limited liability partnerships or Singapore companies.

Singapore company becoming foreign company

14.—(1) Despite anything in any written law, a Singapore company must not become a foreign company unless —

- (a) in the case of a Singapore company which owns any residential property that is not non-restricted residential property — it has obtained the prior approval of the Controller 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 apart from non-restricted residential property — it has obtained the prior approval of the Controller under subsection (2) to become a foreign company.

[35/2010]

(2) For the purposes of subsection (1)(b), the Controller must grant the approval for the Singapore company to become a foreign company if he or she is satisfied that the Singapore company does not own any residential property apart from non-restricted residential property.

(3) Upon a Singapore company being granted an approval under subsection (1)(a) or (b), the Controller must cancel the certificate issued to the Singapore company under section 10(2).

(4) Despite any approval given by the Minister or the Controller for the purposes of subsection (1)(a) or (b), as the case may be, the Controller may —

- (a) if the Controller subsequently discovers that the company owns any residential property in respect of which the Minister or the Controller (as the case may be) has not granted any approval under section 25 or 26 for the company to purchase, acquire or retain the residential property and the residential property is not non-restricted residential property; or
- (b) if the Controller subsequently discovers that the company had made a misrepresentation to the Controller,

obtain the Minister's direction to require the company to dispose of the residential property.

[35/2010]

(5) Where any residential property is to be disposed of pursuant to the Minister's direction obtained under subsection (4), section 9(8) to (14) applies, with the necessary modifications, to the manner of disposal of the residential property and the rights of a mortgagee or chargee (if any) of the residential property.

Singapore limited liability partnership becoming foreign limited liability partnership

14A.—(1) Despite anything in any written law, a Singapore limited liability partnership must not become a foreign limited liability partnership unless —

- (a) in the case of a Singapore limited liability partnership which owns any residential property that is not non-restricted residential property — it has obtained the prior approval of the Controller to become a converted foreign limited liability partnership pursuant to section 26; or
- (b) in the case of a Singapore limited liability partnership which claims that it does not own any residential property apart from non-restricted residential property — it has obtained the prior approval of the Controller under subsection (2) to become a foreign limited liability partnership.

[35/2010]

(2) For the purposes of subsection (1)(b), the Controller must grant the approval for the Singapore limited liability partnership to become a foreign limited liability partnership if he or she is satisfied that the Singapore limited liability partnership does not own any residential property apart from non-restricted residential property.

(3) Upon a Singapore limited liability partnership being granted an approval under subsection (1)(a) or (b), the Controller must cancel the certificate issued to the Singapore limited liability partnership under section 11(2).

(4) Despite any approval given by the Minister or the Controller for the purposes of subsection (1)(a) or (b), as the case may be, the Controller may —

- (a) if the Controller subsequently discovers that the limited liability partnership owns any residential property in respect of which the Minister or the Controller (as the case may be) has not granted any approval under section 25 or 26 for the limited liability partnership to purchase, acquire or retain the residential property and the residential property is not non-restricted residential property; or
- (b) if the Controller subsequently discovers that the limited liability partnership had made a misrepresentation to the Controller,

obtain the Minister's direction to require the limited liability partnership to dispose of the residential property.

[35/2010]

(5) Where any residential property is to be disposed of pursuant to the Minister's direction obtained under subsection (4), section 9(8) to (14) applies, with the necessary modifications, to the manner of disposal of the residential property and the rights of a mortgagee or chargee (if any) of the residential property.

Conversion of Singapore company to Singapore limited liability partnership

14B.—(1) Any certificate issued by the Controller under section 10 to a Singapore company and which is in force immediately before the date of registration of the conversion of the Singapore company to a Singapore limited liability partnership continues in force on and after that date as if it were a certificate issued by the Controller to the Singapore limited liability partnership under section 11(2).

(2) The Singapore limited liability partnership mentioned in subsection (1) must, as soon as practicable after the date of registration of the conversion thereto, notify the Controller of the conversion and of the particulars of the Singapore limited liability partnership, including the nationality of its partners and such other particulars as the Controller may require.

(3) The Controller may, if he or she is satisfied that the requirements of subsection (2) are complied with and that the limited liability partnership is a Singapore limited liability partnership, issue to the Singapore limited liability partnership a fresh certificate stating that the limited liability partnership may acquire and retain residential properties subject to the provisions of this Act and upon the issuance of the fresh certificate to the Singapore limited liability partnership, the certificate mentioned in subsection (1) is deemed cancelled.

Conversion of foreign company or converted foreign company to foreign limited liability partnership

14C.—(1) Any approval granted by the Minister or the Controller (as the case may be) under section 25 or 26 to a foreign company or a converted foreign company to purchase, acquire or retain residential property that is not non-restricted residential property and which is valid immediately before the date of registration of the conversion of the foreign company or the converted foreign company to a foreign limited liability partnership continues in force on and after that date as if it were an approval granted by the Minister or the Controller (as the case may be) to the foreign limited liability partnership; and —

- (a) if the approval was granted subject to conditions, the foreign limited liability partnership must comply with all the conditions imposed as if the approval had been granted to the foreign limited liability partnership instead of the foreign company or the converted foreign company; and
- (b) if any undertaking in writing was given by the foreign company or the converted foreign company, such undertaking in writing is deemed to be an undertaking in writing given by the foreign limited liability partnership and is enforceable against the foreign limited liability partnership as if it had been given by the foreign limited liability partnership instead of the foreign company or the converted foreign company.

[35/2010]

(2) The foreign limited liability partnership mentioned in subsection (1) must, as soon as practicable after the date of

registration of the conversion thereto, notify the Controller of the conversion and of the particulars of the foreign limited liability partnership, including the nationality of its partners and such other particulars as the Controller may require.

[17/2005]

15. [Repealed by Act 9 of 2006]

Vesting of residential properties in Singapore societies

16.—(1) Despite anything in any written law, a Singapore society which intends to acquire any estate or interest in any residential property other than non-restricted residential property must, prior to the vesting of the estate or interest in that residential property in the trustees of the society, provide the Controller with a list of its trustees and members containing the particulars of their nationality and such other particulars as the Controller may require.

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

(3) The Controller may at any time require a Singapore society which has been issued a certificate under subsection (2) to produce its list of members and trustees for his or her inspection if the Controller desires to ascertain whether the Singapore society has ceased to be a Singapore society.

(4) The Controller may at any time cancel a certificate issued under subsection (2) if he or she is satisfied that —

- (a) in the case of a Singapore society which does not own any residential property that is not non-restricted residential property — the Singapore society has become a foreign society without obtaining the prior written approval of the Controller under section 17; or
- (b) in the case of a Singapore society which owns any residential property that is not non-restricted residential property — the Singapore society has become a converted

society without obtaining the prior written approval of the Controller under section 26.

[35/2010]

(5) The Controller must, upon the application by any Singapore society which is a holder of a certificate issued by the Controller under subsection (2), cancel the certificate if the Controller is satisfied that the Singapore society does not own any residential property that is not non-restricted residential property.

(6) Any Singapore society which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

[35/2010]

Singapore society becoming foreign society

17.—(1) Despite anything in any written law, a Singapore society must not become a foreign society unless —

- (a) in the case of a Singapore society which owns any residential property that is not non-restricted residential property — it has obtained the prior approval of the Controller to become a converted society pursuant to section 26; or
- (b) in the case of a Singapore society which claims that it does not own any residential property apart from non-restricted residential property — it has obtained the prior approval of the Controller under subsection (2) to become a foreign society.

[35/2010]

(2) For the purposes of subsection (1)(b), the Controller must grant the approval for the Singapore society to become a foreign society if he or she is satisfied that the Singapore society does not own any residential property apart from non-restricted residential property.

(3) Upon a Singapore society being granted an approval under subsection (1)(a) or (b), the Controller must cancel the certificate issued to the Singapore society under section 16(2).

(4) Despite any approval given by the Minister or the Controller for the purposes of subsection (1)(a) or (b), as the case may be, the Controller may —

- (a) if the Controller subsequently discovers that the society owns any residential property in respect of which the Minister or the Controller (as the case may be) has not granted any approval under section 25 or 26 for the society to purchase, acquire or retain the residential property and the residential property is not non-restricted residential property; or
- (b) if the Controller subsequently discovers that the society had made a misrepresentation to the Controller,

obtain the Minister's direction to require the society to dispose of the residential property.

[35/2010]

(5) Where any residential property is to be disposed of pursuant to the Minister's direction obtained under subsection (4), section 9(8) to (14) applies, with the necessary modifications, to the manner of disposal of the residential property and the rights of a mortgagee or chargee (if any) of the residential property.

Registrar may refuse to register instrument of transfer in favour of Singapore society

18. The Registrar may refuse to register an instrument of transfer of any estate or interest in any residential property that is not non-restricted residential property in favour of a Singapore society unless he or she is satisfied that —

- (a) all the members of the society are citizens; and
- (b) the trustees of the society are either citizens or a trust company licensed under the Trust Companies Act 2005.

Every transfer of land to specify citizenship status of purchaser or place of registration or incorporation of body corporate

19.—(1) In every instrument of transfer of land (other than a mortgage, charge or reconveyance) lodged with the Registrar on or after 1 July 1977 there must be specified, after the name of the person

acquiring an estate or interest in land, the name of the country of which he or she is a citizen, together with the number of the identity card issued to him or her under the National Registration Act 1965 or other evidence of his or her citizenship if he or she is a citizen of Singapore and, if he or she is a citizen of any other country, the number of his or her passport and of his or her identity card (if he or she has been issued with one); and where the purchaser is a body corporate there must be specified its place of registration or incorporation.

(2) Every such person acquiring a title or interest in land under such instrument must 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 that person, the advocate and solicitor must so certify in such form as the Registrar may approve. For the purposes of this subsection, the Registrar may require the production of such document as he or she 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 or she 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 or her 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, the Registrar must give written notice to that effect, and must 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 is not bound to give any further notice before effecting such cancellation.

(5) This section applies 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 11 September 1973 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 the person, the Registrar may require the advocate and solicitor to provide an appropriate certificate or certificates in such form or forms as the Registrar may require. Such certificates must 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 or she is not satisfied with the evidence produced in accordance with subsection (1); or
- (b) where any certificate required under subsection (2) has not been provided.

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

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

(2) Any transfer made in contravention of subsection (1) is void.

Sale of residential property by mortgagee or chargee

22.—(1) A mortgagee or chargee, when exercising the mortgagee's or chargee's power of sale in respect of any estate or interest in any

residential property that is not non-restricted residential property, must not transfer the estate or interest to a foreign person.

(2) Every mortgagee who, in relation to an estate or interest in any residential property that is not non-restricted 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, must 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 has power to extend the period, from time to time, for such cause as appears to the Minister to be just and reasonable.

(2A) The Minister may, when extending the period under subsection (2), impose such conditions as he or she thinks fit, including a condition that the mortgagee must provide such security as the Minister may determine for the purposes of complying with any condition imposed by the Minister.

[35/2010]

(2B) If a mortgagee fails to comply with any of the conditions imposed by the Minister under this section, the Controller may forfeit (in part or whole) the security provided by the mortgagee under this section, after giving 21 days' notice in writing to the mortgagee of the Controller's intention to forfeit the security and the grounds thereof.

[35/2010]

(2C) A mortgagee may, upon receipt of the notice under subsection (2B), appeal to the Minister within 3 months from the date of that notice.

[35/2010]

(2D) The Minister may determine an appeal under subsection (2C) by confirming or varying the Controller's decision to forfeit the security, or by ordering the refund (in part or whole) of any security forfeited under subsection (2B); and the decision of the Minister on any such appeal is final and shall not be called in question in any court.

[35/2010]

(3) Where such mortgagee does not sell the estate or interest in the residential property that is not non-restricted residential property within the period specified in subsection (2) (including any extension

thereof), the Minister may issue to the Controller a notice to attach and sell the mortgagee's estate or interest in that residential property.

(4) Subsections (2), (2A), (2B), (2C), (2D) and (3) apply only to mortgagees who are foreign persons.

[35/2010]

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

23.—(1) A —

- (a) citizen or approved purchaser must not purchase or acquire any estate or interest in any residential property that is not non-restricted residential property as a nominee of any foreign person with the intention that the citizen or approved purchaser is to hold it in trust for that foreign person; and
- (b) foreign person must not authorise or appoint as the foreign person's nominee any citizen or approved purchaser to purchase or acquire any estate or interest in any residential property that is not non-restricted residential property with the intention that that citizen or approved purchaser is to hold it in trust for that foreign person.

(2) Any trust created in whatever manner or form pursuant to subsection (1) is void and there is 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 is void.

(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, must enter a note in that instrument or the registration copy thereof (as the case may be) stating that such trust is void by virtue of subsection (2).

(4) Any person who contravenes subsection (1)(a) or (b) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 3 years or to both.

[35/2010]

(5) The court is to, in respect of any defendant charged with committing any offence under subsection (1)(a) or (b) —

- (a) take into account any confiscation order made under section 23A before imposing any fine on the defendant; and
- (b) subject to paragraph (a), leave the confiscation order out of account in determining the appropriate sentence or other manner of dealing with the defendant.

Confiscation of benefits of offence under section 23

23A.—(1) Where a defendant is convicted of any offence under section 23(1)(a) or (b), the court is to, on the application of the Public Prosecutor, make a confiscation order against the defendant in respect of benefits derived by the defendant from the commission of the offence if the court is satisfied that such benefits have been so derived.

(2) Where the court is satisfied that benefits have been derived by the defendant from the commission of any offence under section 23(1)(a) or (b), the court is to, before sentencing or otherwise dealing with the defendant in respect of the offence concerned, determine in accordance with subsections (4) to (8) the amount to be recovered in the defendant's case by virtue of this section.

(3) Subject to subsection (7), the benefits derived by a defendant from the commission of any offence under section 23(1)(a) or (b) are —

- (a) any estate or interest (including any income accruing from such estate or interest) in residential property held in trust by or for the benefit of the defendant in contravention of section 23(1)(a) or (b); or
- (b) where that estate or interest in residential property is disposed of before conviction, the money, or the market value of any property other than money, paid to or received by the defendant, or another person at the request or

direction of the defendant, on account of the disposal of the estate or interest in the residential property.

(4) The amount to be recovered from the defendant under a confiscation order under this section is the amount the court assesses to be the value of the benefits derived by the defendant from the commission of any offence under section 23(1)(a) or (b).

(5) For the purposes of this section —

(a) the value of the benefits derived by a defendant from the commission of any such offence is the aggregate of the properties, estates and interests referred to in subsection (3)(a) or (b) (as the case may be) relating to that defendant;

(b) the value of the estate or interest in residential property mentioned in subsection (3)(a) is the market value of the estate or interest at the date of conviction or the date of the commission of the offence, whichever is the higher; and

(c) in calculating the value of benefits derived by a defendant from the commission of any offence under section 23(1)(a) or (b), any expenses or outgoings of the defendant in connection with the commission of the offence must be disregarded.

(6) Any question of fact to be decided by a court in proceedings under this section is to be decided on a balance of probabilities.

(7) A benefit derived by a defendant convicted of any offence under section 23(1)(a) or (b) must not be taken into account if —

(a) a confiscation order against the defendant has been imposed in respect of that benefit under the Corruption, Drug Trafficking and Other Serious Crimes (Confiscation of Benefits) Act 1992;

(b) a confiscation order against the defendant has previously been made under this section and that benefit is shown to the court to have been taken into account in determining the amount to be recovered under that order; or

- (c) a confiscation order against another defendant has previously been made under this section in relation to an offence committed in the same transaction as the offence by the firstmentioned defendant and that benefit, being an estate or interest mentioned in subsection (3)(a), is shown to the court to have been taken into account in determining the amount to be recovered under the order against that other defendant.

(8) Any relevant evidence admitted in the proceedings against the defendant for any offence under section 23(1)(a) or (b) must, if the court thinks fit, be taken into account in determining the amount to be recovered under subsection (2).

(9) Subject to subsection (1), where a court orders the defendant to pay any amount under a confiscation order —

- (a) section 319 of the Criminal Procedure Code 2010 has effect as if that amount were a fine imposed on the defendant by the court; and
- (b) for the purposes of section 319(1)(b)(iv) of the Criminal Procedure Code 2010, the term for which the court may direct the defendant to be imprisoned in default of payment of any amount under the confiscation order is as follows:
 - (i) if the amount does not exceed \$2 million — imprisonment for a term not exceeding 5 years; and
 - (ii) if the amount exceeds \$2 million — imprisonment for a term not exceeding 10 years.

[15/2010]

(10) Where —

- (a) a warrant to commit the defendant to prison is issued for a default in payment of an amount ordered to be paid under a confiscation order in respect of an offence under section 23(1)(a) or (b); and
- (b) at the time the warrant is issued, the defendant is liable to serve any term of imprisonment in respect of the offence,

the term of imprisonment to be served in default of payment of the amount does not begin to run until after the term mentioned in paragraph (b).

(11) This section does not apply in respect of any offence committed before 31 March 2006.

Final registration to be suspended if Act contravened

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

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

(a) in the case of land subject to the provisions of the Land Titles Act 1993 — in the land-register; and

(b) in the case of land subject to the provisions of the Registration of Deeds Act 1988 — in the relevant Index of Land Book and other land records maintained at the Registry of Deeds of the Authority,

that final registration is suspended.

(3) No action or claim may 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 that party's successors in title or assigns who appear as such in the records of the Registrar must be served with a written notice 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 void; if the court makes a declaration that the transfer is void, the declaration must be served on the Registrar, and upon service of the declaration, the Registrar must cancel the registration of the transfer and any relating instrument and make such appropriate entries in the Registrar's records as may be necessary.

(5) All costs incidental to the action taken by the party claiming under the transfer or that party's successors in title or assigns who appear as such in the records of the Registrar, despite the declaration of the court, must 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 written notice 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 must, without giving further notice to the party claiming under the transfer or that party's 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 may 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 must 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 are recoverable by the Controller from the person who so transfers.

(8) Every application to the court made under this section must be by originating summons.

PART 3

APPROVAL TO PURCHASE, ACQUIRE OR
RETAIN RESIDENTIAL PROPERTY**Application by foreign person for approval to purchase,
acquire or retain residential property**

25.—(1) For the purposes of this Act, a committee called the Residential Property Advisory Committee is established which consists of a Chairperson and such number of other members as the Minister may, from time to time, appoint for such period as he or she may think fit. Any member so appointed who ceases to be a member is eligible for re-appointment.

(2) Subject to subsection (14), any foreign person who desires to purchase, acquire or retain any estate or interest in any residential property other than non-restricted residential property must apply to the Minister through the Controller for the grant of the Minister's approval to acquire or to retain residential property, as the case may be.

(3) Every such application must be in such form and must state such particulars as the Controller may require.

(4) The Controller must forward every such application to the Committee; and after consideration thereof, the Committee must make recommendations thereon to the Minister who may, in his or her 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 limiting the powers of the Minister under subsection (4), the Minister may, in his or her 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 the applicant's own occupation and that of the applicant's 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 Minister's opinion, is of economic benefit to Singapore or who, in the Minister's opinion, 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 Minister's opinion, are of value or of benefit or advantageous to Singapore.

(6) Without limiting the powers of the Minister under subsection (4), he or she may grant approval, with or without conditions, to an applicant, being a foreign company or a foreign limited liability partnership which —

- (a) in the Minister's opinion —
 - (i) is of economic benefit to Singapore; or
 - (ii) 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, partners, employees or other personnel and their families and not for any other purpose.

(7) The conditions that the Minister may impose under subsection (4), (5) or (6) include all or any of the following:

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

- (ii) being a foreign company or a foreign limited liability partnership, must use the residential property for occupation as a dwelling house by its executives, managers, partners, employees or other personnel and their families and not for any other purpose;
- (aa) that the applicant must not sell, assign, transfer or otherwise dispose of the applicant's estate or interest in the residential property within such period as may be specified by the Minister;
- (b) that the applicant must provide such security as the Minister may determine for the purposes of complying with any condition imposed by the Minister;
- (c) that the applicant must give an undertaking in writing to comply with the conditions imposed by the Minister.

[35/2010]

(7A) Where an applicant has failed to comply with any of the conditions imposed by the Minister under this section, the Minister may forfeit (in part or whole) the security provided by the applicant under this section after giving 21 days' notice in writing to the applicant of the Minister's intention to forfeit the security and the grounds thereof.

[35/2010]

(7B) An applicant may, upon receipt of the notice under subsection (7A), appeal to the Minister within 3 months from the date of that notice.

[35/2010]

(7C) The Minister's decision on any appeal made under subsection (7B) is final and shall not be called in question in any court.

(8) [*Deleted by Act 35 of 2010*]

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

(b) Every applicant mentioned in subsection (6) must provide a declaration as to whether the applicant owns residential property in Singapore, and if so must state full particulars thereof; and such declaration must —

- (i) where the applicant is a foreign company — be made by a director, manager or secretary thereof or a person holding an analogous position; and
- (ii) where the applicant is a foreign limited liability partnership — be made by a manager or partner thereof or a person holding an analogous position.

(10) Nothing in this section is to 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 Minister's decision to approve or to refuse to approve any application must be conveyed to the applicant by the Controller by written notice.

(12) Where the Minister has refused an application and the Controller has conveyed the Minister's decision by written notice 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 or her decision; and if the applicant makes representations within that period (including any extension which may be allowed), the Minister, having considered those representations, must direct the Controller to convey to the applicant his or her decision to accept or to reject the representations.

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

(14) Where a foreign person is a natural person or a society, the foreign person is not required to make application for the retention of any estate or interest in any residential property vested in the foreign person immediately before 11 September 1973.

Minister may direct Controller to lodge caveat

25A.—(1) Where the Minister has granted his or her approval under section 25 to any foreign person to purchase, acquire or retain any estate or interest in any residential property (other than non-restricted residential property) subject to the condition that the foreign person must not sell, assign, transfer or otherwise dispose of that estate or interest in that residential property within the period specified by the Minister, the Minister may direct the Controller to lodge a caveat, on the relevant volume and folio of the land-register in the Land Titles Registry of the Authority, forbidding the registration under the Land Titles Act 1993 during that period of any dealing affecting that residential property against which the caveat is directed unless the Controller, or some person nominated by the Controller in the caveat, has consented in writing to such registration.

[35/2010]

(2) The Controller must withdraw the caveat mentioned in subsection (1) upon the expiry of the period specified by the Minister, unless the Minister directs that the caveat be withdrawn at any time earlier.

[35/2010]

Penalty for contravening condition mentioned in section 25(7)(a)

25B.—(1) Where an approved purchaser, by lease or agreement, grants to another the right to occupy any residential property (other than non-restricted residential property) in contravention of any condition mentioned in section 25(7)(a), the Controller may, by written notice, require the approved purchaser to pay, within a specified period, a financial penalty of such amount (as the Controller thinks fit) not exceeding the highest of one of the following amounts:

- (a) \$10,000;
- (b) 3 times the amount of rental payable and collected —
 - (i) in any case where the lease or agreement was made before 17 January 2011 — during the period of contravention falling on or after that date; or

- (ii) in any other case — during the period of contravention; or
- (c) 3 times the assessed rental reasonably expected to be collected for that residential property —
 - (i) in any case where the lease or agreement was made before 17 January 2011 — during the period of contravention falling on or after that date; or
 - (ii) in any other case — during the period of contravention.

[35/2010]

(2) The quantum of the financial penalty referred to in subsection (1) must take into account any security provided by the approved purchaser under section 25(7)(b) and which has been forfeited under section 25(7A) in respect of the same contravention of any condition mentioned in section 25(7)(a).

[35/2010]

(3) Where an approved purchaser is a company or a limited liability partnership, and the Controller is of the opinion that the failure of the approved purchaser to comply with any condition mentioned in section 25(7)(a) was committed with the consent or connivance of, or was attributable to any neglect on the part of, any person who is a director of the company or a partner of the limited liability partnership (as the case may be), the Controller must, together with the notice under subsection (1) to the approved purchaser, inform the person concerned of the Controller's opinion, and that person is then jointly and severally liable with the company or limited liability partnership to pay the financial penalty imposed under subsection (1).

[35/2010]

(4) Any financial penalty payable by any approved purchaser or other person under subsection (1) or (3) is recoverable by the Controller as a debt due to the Controller from that approved purchaser or other person.

[35/2010]

(5) In this section, “assessed rental”, in relation to any residential property, means the market rental for that residential property as assessed by an independent valuer appointed by the Controller.

[35/2010]

Penalty for failure to comply with other conditions imposed by Minister

25C. Where —

- (a) the Minister grants his or her approval under section 25 for an approved purchaser to purchase, acquire or retain any estate or interest in any residential property (other than non-restricted residential property), subject to any condition; and
- (b) the approved purchaser fails to comply with any such condition, other than a condition mentioned in section 25(7)(a),

the approved purchaser shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$200,000 or to imprisonment for a term not exceeding 3 years or to both and, in the case of a continuing offence, to a further fine not exceeding \$2,000 for every day or part of a day during which the offence continues after conviction.

[35/2010]

Application for approval by Singapore entity with residential properties to become converted entity and for retention of its residential properties

26.—(1) Any Singapore entity which, pursuant to section 9, intends to seek the prior written approval of the Controller for its conversion to a converted entity, and for the retention of all its estate or interest in all or in one or more of its residential properties, not being non-restricted residential properties, which the Singapore entity intends should remain vested in the converted entity upon such conversion, must make application to the Controller, in such form as he or she may require, for the grant of approval for such conversion and for such retention.

[35/2010]

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

(3) The Controller must forward every such application to the Committee; and after consideration thereof, the Committee must

make recommendations thereon to the Controller who may, with the Minister's approval, grant, with or without conditions (or refuse to grant), approval for —

- (a) the conversion of the Singapore entity to a converted entity; and
- (b) the retention of all or one or more of its residential properties in respect of which it has made application therefor.

[35/2010]

(3A) The conditions that the Controller may impose under subsection (3) include all or any of the following:

- (a) that the applicant must carry out and complete the development of any residential property retained by the applicant within such period as the Controller may determine;
- (b) that the applicant —
 - (i) must not sell, assign, transfer, sublease or otherwise dispose of such residential property or any part thereof in its vacant or undeveloped state without the prior approval of the Controller, which may be granted with or without conditions; or
 - (ii) must sell all the flats or dwelling houses in the development or, where the residential property comprises one or more buildings which have not been subdivided into units for sale, must sell the whole development, to citizens or approved purchasers within a period of 2 years from the date of the issue by the relevant authority of a temporary occupation permit or certificate of statutory completion, whichever is the earlier, in respect of such flats, dwelling houses or any of the buildings;
- (c) that, where the applicant is a company, limited liability partnership or society, a person who holds any shares in the company or who is a partner in the limited liability partnership or member of the society must not, without the

approval of the Controller (which may be granted with or without conditions), sell, assign, transfer or otherwise dispose of any of the person's shares or any interest in such shares to any other person, or resign as such partner or member, as the case may be;

- (d) that the applicant must provide such security as the Controller may determine for the purposes of complying with any condition the Controller imposes;
- (e) that the applicant must give an undertaking in writing to comply with the conditions the Controller imposes.

[35/2010]

(3B) Subject to subsections (3C) and (3D), the Controller may extend any period mentioned in subsection (3A)(a) or (b)(ii) and may, in his or her discretion, dispense with the requirement to provide security referred to in subsection (3A)(d).

[35/2010]

(3C) The Controller may, when extending any period mentioned in subsection (3A)(a) or (b)(ii), require the applicant to pay an extension charge of such amount as the Controller may determine.

[35/2010]

(3D) Any extension charge payable under subsection (3C) need not bear any relationship to the cost of considering an application for and granting an extension of any period mentioned in subsection (3A)(a) or (b)(ii).

[35/2010]

(3E) Where an applicant has failed to comply with any condition imposed by the Controller, the Controller may do all or any of the following:

- (a) in the case of a condition the compliance with which security has been provided under subsection (3A)(d) — the Controller may forfeit (in part or whole) the security provided by the applicant after giving 21 days' notice in writing to the applicant of the Controller's intention to forfeit the security and the grounds thereof;
- (b) in the case of any condition mentioned in subsection (3A)(b)(i) relating to residential property or in

subsection (3A)(c) relating to shares in a company — the Controller may, by written notice, require the applicant to pay, within a specified period, a financial penalty of such amount (as the Controller thinks fit) not exceeding 50% of the market value of the residential property or shares concerned.

[35/2010]

(3F) The quantum of the financial penalty required to be paid under subsection (3E)(b) must take into account any security provided by the applicant under subsection (3A)(d) and which has been forfeited under subsection (3E)(a) in respect of the same contravention of any condition mentioned in subsection (3A)(b) or (c).

[35/2010]

(3G) Where the Controller is of the opinion that the failure of the applicant to comply with any condition mentioned in subsection (3A)(b)(i) or (c) was committed with the consent or connivance of, or was attributable to any neglect on the part of any person who is a director, partner or member of the governing body or board of trustees of the applicant (as the case may be), the Controller must, together with the notice under subsection (3E)(b) to the applicant, inform the person concerned of the Controller's opinion, and that person is then jointly and severally liable with the applicant to pay the financial penalty imposed under subsection (3E)(b).

[35/2010]

(3H) Any financial penalty payable by any applicant or any other person under subsection (3E)(b) or (3G) is recoverable by the Controller as a debt due to the Controller from that applicant or other person.

[35/2010]

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

(4A) Upon approving under subsection (3) the retention by an applicant of all or one or more of its residential properties subject to the condition mentioned in subsection (3A)(b)(i), the Controller must immediately inform the Registrar who must enter —

- (a) on the relevant volume and folio of the land-register in the Land Titles Registry of the Authority; or
- (b) in the books or other records maintained at the Registry of Deeds of the Authority,

as the case may be, a notice warning persons dealing with the registered proprietor named therein that the registered proprietor is prohibited from selling, assigning, transferring, subleasing or otherwise disposing of the residential property comprised therein in its vacant or undeveloped state.

[35/2010]

(4B) The Registrar must cancel the notice of warning mentioned in subsection (4A) if the Controller directs that the notice be cancelled; and the Controller must make such a direction if he or she is satisfied that the temporary occupation permit or the certificate of statutory completion for the whole of the development has been issued by the relevant authority.

[35/2010]

(4C) No claim may be made by any person against the Registrar for any loss or damage suffered if the notice mentioned in subsection (4A) is not entered on the land-register in the Land Titles Registry of the Authority or in the books or other records maintained at the Registry of Deeds of the Authority (as the case may be), or is cancelled pursuant to subsection (4B).

[35/2010]

(5) Section 25(6) to (13) applies, with the necessary modifications, to every application made under subsection (1) for the retention of any estate or interest in such residential property.

(6) For the purpose of determining under subsection (3E) the financial penalty for contravening a condition, “market value” —

- (a) in relation to residential property, means the market value of the residential property at the date of the contravention of the condition as assessed by an independent valuer appointed by the Controller; and

- (b) in relation to shares in a company, means the market value of the shares at the date of the contravention of the condition.

[35/2010]

Minister may issue direction for sale of residential property

27.—(1) Where the Minister or the Controller (as the case may be) has at any time before or after 1 October 1982 —

- (a) granted his or her approval under section 25, 26 or 31 to any foreign person to purchase, acquire or retain any estate or interest in any residential property that is not non-restricted residential property;
- (b) exempted, pursuant to section 32, any foreign person from all or any of the provisions of this Act;
- (c) granted his or her approval under section 28 to any foreign person for a change of use of any land owned by that foreign person; or
- (d) granted his or her approval under section 28A to any foreign person for the development of any land,

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

[35/2010]

(2) A direction given by the Minister under subsection (1) must 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 relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be.

(3) Where a person who has been directed under subsection (1) to dispose of the person's estate or interest in any residential property or land fails to satisfy the Controller that the person has transferred the

person's estate or interest within the period specified in subsection (1) or within any further period extended by the Minister, the Minister may issue to the Controller a notice to attach and sell the estate or interest in that residential property or land, and a copy of that notice must be served on —

- (a) the owner of the residential property or land; and
- (b) each subsisting mortgagee or chargee (if any) who appears as such in the relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be.

Change of existing use to use for residential purposes

28.—(1) Where any foreign person is the owner or purchaser of any land other than residential property prior to 11 September 1973, or has after that date acquired or purchased any such land, that foreign person is required to make application to the Controller for the grant of approval to change the existing use of such land (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 the foreign person making an application to the competent authority, appointed under the Planning Act 1998, for such change; and such foreign person must not be granted permission under that Act for such change of use unless the foreign person has been granted approval by the Controller for the change.

[35/2010]

(2) The Controller may, with the Minister's approval, grant approval under subsection (1) subject to such conditions as the Controller thinks fit, including all or any of the following:

- (a) that the applicant must carry out and complete the development of the land within such period as the Controller may determine;
- (b) that the applicant —
 - (i) must not sell, assign, transfer, sublease or otherwise dispose of the land or any part thereof in its vacant or undeveloped state without the prior approval of the

Controller, which may be granted with or without conditions; or

- (ii) must sell all the flats or dwelling houses in the development or, where the land comprises one or more buildings which have not been subdivided into units for sale, must sell the whole development, to citizens or approved purchasers within a period of 2 years from the date of the issue by the relevant authority of a temporary occupation permit or certificate of statutory completion, whichever is the earlier, in respect of such flats, dwelling houses or any of the buildings;
- (c) that, where the applicant is a company, limited liability partnership or society, a person who holds any shares in the company or who is a partner in the limited liability partnership or member of the society must not, without the approval of the Controller (which may be granted with or without conditions), sell, assign, transfer or otherwise dispose of any of the person's shares or any interest in such shares to any other person, or resign as such partner or member, as the case may be;
- (d) that the applicant must provide such security as the Controller may determine for the purposes of complying with any condition the Controller imposes;
- (e) that the applicant must give an undertaking in writing to comply with the conditions the Controller imposes.

[35/2010]

(3) Subject to subsections (4) and (5), the Controller may extend any period mentioned in subsection (2)(a) or (b)(ii) and may, in his or her discretion, dispense with the requirement to provide security referred to in subsection (2)(d).

[35/2010]

(4) The Controller may, when extending any period mentioned in subsection (2)(a) or (b)(ii), require the applicant to pay an extension charge of such amount as the Controller may determine.

[35/2010]

(5) Any extension charge payable under subsection (4) need not bear any relationship to the cost of considering an application for and of granting an extension of any period mentioned in subsection (2)(a) or (b)(ii).

[35/2010]

(6) Where an applicant has failed to comply with any condition imposed by the Controller, the Controller may do all or any of the following:

- (a) in the case of a condition the compliance with which security has been provided under subsection (2)(d) — the Controller may forfeit (in part or whole) the security provided by the applicant after giving 21 days' notice in writing to the applicant of the Controller's intention to forfeit the security and the grounds thereof;
- (b) in the case of any condition mentioned in subsection (2)(b)(i) relating to land or in subsection (2)(c) relating to shares in a company — the Controller may, by written notice, require the applicant to pay, within a specified period, a financial penalty of such amount (as the Controller thinks fit) not exceeding 50% of the market value of the land or shares concerned.

[35/2010]

(7) The quantum of the financial penalty required to be paid under subsection (6)(b) must take into account any security provided by the applicant under subsection (2)(d) and which has been forfeited under subsection (6)(a) in respect of the same contravention of any condition mentioned in subsection (2)(b) or (c).

[35/2010]

(8) Where an applicant is a company, limited liability partnership or society and the Controller is of the opinion that the failure of the applicant to comply with any condition mentioned in subsection (2)(b)(i) or (c) was committed with the consent or connivance of, or was attributable to any neglect on the part of any person who is a director of the company, a partner of the limited liability partnership or a member of the governing body or board of trustees of the society (as the case may be), the Controller must, together with the notice under subsection (6)(b) to the applicant,

inform the person concerned of the Controller's opinion, and that person is then jointly and severally liable with the company, limited liability partnership or society to pay the financial penalty imposed under subsection (6)(b).

[35/2010]

(9) Any financial penalty payable by any applicant or any person under subsection (6)(b) or (8) is recoverable by the Controller as a debt due to the Controller from that applicant or person.

[35/2010]

(10) Upon approving under subsection (1) a change of use by an applicant of its land subject to the condition mentioned in subsection (2)(b)(i), the Controller must immediately inform the Registrar who must enter —

- (a) on the relevant volume and folio of the land-register in the Land Titles Registry of the Authority; or
- (b) in the books or other records maintained at the Registry of Deeds of the Authority,

as the case may be, a notice warning persons dealing with the registered proprietor named therein that the registered proprietor is prohibited from selling, assigning, transferring, subleasing or otherwise disposing of the land in its vacant or undeveloped state.

[35/2010]

(11) The Registrar must cancel the notice of warning mentioned in subsection (10) if the Controller directs that the notice be cancelled; and the Controller must make such a direction if he or she is satisfied that the temporary occupation permit or the certificate of statutory completion for the whole of the development has been issued by the relevant authority.

[35/2010]

(12) No claim may be made by any person against the Registrar for any loss or damage suffered if the notice mentioned in subsection (10) is not entered on the land-register in the Land Titles Registry of the Authority or in the books or other records maintained at the Registry of Deeds of the Authority (as the case may be), or is cancelled pursuant to subsection (11).

[35/2010]

(13) For the purpose of determining under subsection (6) the financial penalty for contravening a condition, “market value” —

- (a) in relation to land — means the market value of the land at the date of the contravention of the condition as assessed by an independent valuer appointed by the Controller; and
- (b) in relation to shares in a company — means the market value of the shares at the date of the contravention of the condition.

[35/2010]

Approval for residential development on land deemed non-residential

28A.—(1) Where any foreign person is the owner of any vacant land (whether or not with a vacant or disused building or structure thereon) which has been —

- (a) zoned for any of the purposes declared to be industrial, commercial or non-residential by the Minister under paragraph (h) of the definition of “residential property” in section 2(1); and
- (b) rezoned at any time on or after 1 April 1998 pursuant to any alteration to the Master Plan (other than an alteration made in relation to any application for permission to develop under the Planning Act 1998) and is still zoned for a purpose other than that declared by the Minister under that paragraph (h),

that foreign person —

- (c) is required to make an application to the Controller for the grant of approval to develop the land for that purpose prior to the foreign person making an application to the competent authority appointed under the Planning Act 1998 for permission to develop; and
- (d) must not be granted planning permission or conservation permission unless the foreign person has been granted prior approval by the Controller in accordance with this section.

[35/2010]

(2) A certification by the competent authority appointed under the Planning Act 1998 certifying that an alteration to the Master Plan was approved by the Minister in relation to an application for planning permission or conservation permission under that Act is conclusive evidence of the matters stated therein.

(3) The Controller may, with the Minister's approval, grant approval under subsection (1) subject to such conditions as the Controller thinks fit, including all or any of the following:

- (a) that the applicant must carry out and complete the development of the land within such period as the Controller may determine;
- (b) that the applicant —
 - (i) must not sell, assign, transfer, sublease or otherwise dispose of the land or any part thereof in its vacant or undeveloped state without the prior approval of the Controller, which may be granted with or without conditions; or
 - (ii) must sell all the flats or dwelling houses in the development or, where the land comprises one or more buildings which have not been subdivided into units for sale, must sell the whole development, to citizens or approved purchasers within a period of 2 years from the date of the issue by the relevant authority of a temporary occupation permit or certificate of statutory completion, whichever is the earlier, in respect of such flats, dwelling houses or any of the buildings;
- (c) that, where the applicant is a company, limited liability partnership or society, a person who holds any shares in the company or who is a partner in the limited liability partnership or member of the society must not, without the approval of the Controller (which may be granted with or without conditions), sell, assign, transfer or otherwise dispose of any of the person's shares or any interest in such shares to any other person, or resign as such partner or member, as the case may be;

- (d) that the applicant must provide such security as the Controller may determine for the purposes of complying with any condition the Controller imposes;
- (e) that the applicant must give an undertaking in writing to comply with the conditions the Controller imposes.

[35/2010]

(4) Subject to subsections (5) and (6), the Controller may extend any period mentioned in subsection (3)(a) or (b)(ii) and may, in his or her discretion, dispense with the requirement to provide security referred to in subsection (3)(d).

[35/2010]

(5) The Controller may, when extending any period mentioned in subsection (3)(a) or (b)(ii), require the applicant to pay an extension charge of such amount as the Controller may determine.

[35/2010]

(6) Any extension charge payable under subsection (5) need not bear any relationship to the cost of considering an application for and granting an extension of any period mentioned in subsection (3)(a) or (b)(ii).

[35/2010]

(7) Where an applicant has failed to comply with any condition imposed by the Controller, the Controller may do all or any of the following:

- (a) in the case of a condition the compliance with which security has been provided under subsection (3)(d) — the Controller may forfeit (in part or whole) the security provided by the applicant after giving 21 days' notice in writing to the applicant of the Controller's intention to forfeit the security and the grounds thereof;
- (b) in the case of any condition mentioned in subsection (3)(b)(i) relating to land or in subsection (3)(c) relating to shares in a company — the Controller may, by written notice, require the applicant to pay, within a specified period, a financial penalty of such amount (as the Controller thinks fit) not exceeding 50% of the market value of the land or shares concerned.

[35/2010]

(8) The quantum of the financial penalty required to be paid under subsection (7)(b) must take into account any security provided by the applicant under subsection (3)(d) and which has been forfeited under subsection (7)(a) in respect of the same contravention of any condition mentioned in subsection (3)(b) or (c).

[35/2010]

(9) Where an applicant is a company, limited liability partnership or society and the Controller is of the opinion that the failure of the applicant to comply with any condition mentioned in subsection (3)(b)(i) or (c) was committed with the consent or connivance of, or was attributable to any neglect on the part of any person who is a director of the company, a partner of the limited liability partnership or a member of the governing body or board of trustees of the society (as the case may be), the Controller must, together with the notice under subsection (7)(b) to the applicant, inform the person concerned of the Controller's opinion, and that person is then jointly and severally liable with the company, limited liability partnership or society to pay the financial penalty imposed under subsection (7)(b).

[35/2010]

(10) Any financial penalty payable by any applicant or any person under subsection (7)(b) or (9) is recoverable by the Controller as a debt due to the Controller from that applicant or person.

[35/2010]

(11) Upon granting approval under subsection (1) to develop land subject to the condition mentioned in subsection (3)(b)(i), the Controller must immediately inform the Registrar who must enter —

- (a) on the relevant volume and folio of the land-register in the Land Titles Registry of the Authority; or
- (b) in the books or other records maintained at the Registry of Deeds of the Authority,

as the case may be, a notice warning persons dealing with the registered proprietor named therein that the registered proprietor is prohibited from selling, assigning, transferring, subleasing or otherwise disposing of the land in its vacant or undeveloped state.

[35/2010]

(12) The Registrar must cancel the notice of warning mentioned in subsection (11) if the Controller directs that the notice be cancelled; and the Controller must make such a direction if he or she is satisfied that the temporary occupation permit or the certificate of statutory completion for the whole of the development has been issued by the relevant authority.

[35/2010]

(13) No claim may be made by any person against the Registrar for any loss or damage suffered if the notice mentioned in subsection (11) is not entered on the land-register in the Land Titles Registry of the Authority or in the books or other records maintained at the Registry of Deeds of the Authority (as the case may be), or is cancelled pursuant to subsection (12).

[35/2010]

(14) For the purpose of determining under subsection (7) the financial penalty for contravening a condition, “market value” —

- (a) in relation to land — means the market value of the land at the date of the contravention of the condition as assessed by an independent valuer appointed by the Controller; and
- (b) in relation to shares in a company — means the market value of the shares at the date of the contravention of the condition.

[35/2010]

PART 4

MISCELLANEOUS

Controller of Residential Property to administer this Act

29.—(1) The Minister must appoint a Controller of Residential Property who has charge of the administration of this Act, subject to any general or special directions of the Minister.

(2) The Minister 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, that Deputy Controller or

Assistant Controller of Residential Property must carry out the provisions of this Act, subject to the general or special directions of the Controller.

(4) The Comptroller of Property Tax appointed under the Property Tax Act 1960, the Controller of Immigration appointed under the Immigration Act 1959 and any competent authority appointed under the Planning Act 1998 must render all possible assistance and make available all necessary information to the Controller for the purpose of carrying out the provisions of this Act.

(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.

Diplomatic and consular missions and religious groups in Singapore

30.—(1) Any government of a foreign State or territory outside Singapore or any accredited agent of that government or any religious group in Singapore which intends to purchase or acquire any estate or interest in any residential property which is not non-restricted residential property for any diplomatic, consular or official purpose of that government or for the purposes of an official residence for any accredited agent of that government or, in the case of a religious group, for its use is not bound by the procedures laid down in section 25 but must first seek the written permission of the Minister for such purchase or acquisition.

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

(3) The requirement under subsection (1) for the written permission of the Minister does not apply to the purchase or acquisition (whether by lease, deed of assignment or other agreement) of a leasehold estate or interest for a term not exceeding 7 years, inclusive of any further term which may be granted by way of an option for renewal.

Housing developers

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

(2) A housing developer must, before the housing developer purchases or acquires an estate or interest in any residential property, apply to the Controller for approval to purchase or acquire the residential property.

(3) Upon receipt of an application under subsection (2), the Controller may, with the Minister's approval, grant approval subject to such terms and conditions as the Controller may think fit, including all or any of the following:

- (a) that the housing developer must carry out and complete the development of the residential property and must not sell, assign, transfer, sublease or otherwise dispose of the residential property or any part thereof in its vacant or undeveloped state without the prior approval of the Controller which may be granted with or without conditions;
- (b) that where the housing developer is a company, a limited liability partnership or a society, a person who holds any shares in the company or who is a partner in the limited liability partnership or member of the society must not, without the approval of the Controller (which may be granted with or without conditions), sell, assign, transfer or otherwise dispose of any of the person's shares or any interest in such shares to any other person, or resign as such partner or member, as the case may be;
- (c) that the housing developer must provide such security as the Controller may determine for the purpose of developing that residential property, and that such security may be forfeited if the housing developer —
 - (i) does not proceed with or complete the development within such period as the Controller may determine;
 - (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 2 years from the date of the issue by the relevant authority of a temporary occupation permit or certificate of statutory completion, whichever is the earlier, in respect of such flats, dwelling houses or any of the buildings; or

- (iii) does not comply with any other terms and conditions which the Controller may impose under this section;
- (d) that the applicant must undertake, in writing, to comply with the conditions imposed by the Controller after the applicant has become the registered owner of that residential property under a transfer registered with the Registrar.

(4) Where a housing developer desires to retain one or more flats or dwelling houses in the development after having completed the development, the housing developer may apply for such retention in the manner provided in section 25.

(5) Subject to subsections (5A) and (5B), the Controller may extend any period mentioned in subsection (3)(c) and may, in his or her discretion, dispense with the requirement to provide security mentioned in subsection (3)(c).

[35/2010]

(5A) The Controller may, when extending any period mentioned in subsection (3)(c), require the housing developer to pay an extension charge of such amount as the Controller may determine.

[35/2010]

(5B) Any extension charge payable under subsection (5A) need not bear any relationship to the cost of considering an application for and of granting an extension of any period mentioned in subsection (3)(c).

[35/2010]

(6) Where a housing developer fails to comply with any of the conditions mentioned in subsection (3)(c) within the period determined by the Controller or any extension thereof, the Controller may forfeit the security provided by the housing

developer under that subsection after giving 21 days' notice in writing to the housing developer of the Controller's intention to forfeit the security and the grounds thereof.

(7) Where a housing developer fails to comply with any condition mentioned in subsection (3)(a) or (b), the Controller may, by written notice, require the housing developer to pay, within a specified period, a financial penalty of such amount (as the Controller thinks fit) not exceeding 50% of the purchase price of the residential property paid by the housing developer in its purchase or acquisition of the residential property, or of the market value of the shares, as the case may be.

[35/2010]

(8) The quantum of the financial penalty mentioned in subsection (7) must take into account any security provided by the housing developer under subsection (3)(c) and which has been forfeited under subsection (6).

(9) Where a housing developer is a company, limited liability partnership or society and the Controller is of the opinion that the failure of the housing developer to comply with any condition mentioned in subsection (3)(a) or (b) was committed with the consent or connivance of, or was attributable to any neglect on the part of any person who is a director of the company, a partner of the limited liability partnership or a member of the governing body or board of trustees of the society (as the case may be), the Controller must, together with the notice under subsection (7) to the housing developer, inform the person concerned of the Controller's opinion, and that person is then jointly and severally liable with the company, limited liability partnership or society to pay the financial penalty imposed under subsection (7).

[35/2010]

(10) Any financial penalty payable by any housing developer or any person under subsection (7) or (9) is recoverable by the Controller as a debt due to the Controller from that housing developer or person.

(11) *[Deleted by Act 35 of 2010]*

(12) *[Deleted by Act 35 of 2010]*

(13) Upon approval being granted by the Controller to the housing developer to purchase or acquire any estate or interest in a residential property, the Controller must inform the Registrar.

(14) The Registrar may, before registering any instrument of transfer in respect of any residential property made in favour of a housing developer, require a statutory declaration from that housing developer to be endorsed on the instrument of transfer in such form as the Registrar may require.

(15) The Registrar may refuse to accept or to register the instrument of transfer mentioned in subsection (14) unless the statutory declaration made by that housing developer has been endorsed on the instrument of transfer.

(16) The Registrar must, after registering the instrument of transfer mentioned in subsection (14), enter a notice on the relevant volume and folio of the land register in the Land Titles Registry of the Authority or in the books or other records maintained at the Registry of Deeds of the Authority (as the case may be) warning persons dealing with the registered proprietor therein named that the registered proprietor is prohibited from selling, assigning, transferring, subleasing or otherwise disposing of the land comprised therein in its vacant or undeveloped state.

(17) The Registrar must cancel the notice mentioned in subsection (16) upon receipt of satisfactory evidence from the registered proprietor that the temporary occupation permit or the certificate of statutory completion for the whole of the development has been issued by the relevant authority, and no claim may be made by any person against the Registrar for any loss or damage suffered if the notice mentioned in subsection (16) is not entered on the land-register in the Land Titles Registry of the Authority or in the books or other records maintained at the Registry of Deeds of the Authority (as the case may be) or is cancelled pursuant to this subsection.

(18) In this section, “housing developer” means any person, being —

- (a) an individual who is not a citizen;

- (b) a foreign company, a converted foreign company, a foreign limited liability partnership, a converted foreign limited liability partnership, a foreign society or a converted society;
- (c) a Singapore company which has not complied with section 10(1);
- (d) a Singapore limited liability partnership which has not complied with section 11(1); or
- (e) a Singapore society which has not complied with section 16(1),

who or which constructs or intends to construct flats or dwelling houses for sale, whether or not such person, company, limited liability partnership or society is licensed or required to be licensed as a housing developer under the Housing Developers (Control and Licensing) Act 1965.

(19) For the purpose of determining under subsection (7) the financial penalty for contravening a condition, “market value”, in relation to shares in a company, means the market value of the shares at the date of the contravention of the condition.

[35/2010]

Appeals to Minister

31A.—(1) Any —

- (a) approved purchaser who is aggrieved by any notice of the Controller under section 25B(1) requiring the approved purchaser to pay a financial penalty;
- (b) applicant under section 26 who is aggrieved —
 - (i) by any decision of the Controller not to extend the period mentioned in section 26(3A)(a) or (b)(ii); or
 - (ii) by any notice of the Controller under section 26(3E)(a) or (b) forfeiting security or requiring the applicant to pay a financial penalty;

- (c) person mentioned in section 26(3G) who is aggrieved by the opinion of the Controller in any notice under section 26(3G);
- (d) applicant under section 28 who is aggrieved —
 - (i) by any decision of the Controller not to extend the period mentioned in section 28(2)(a) or (b)(ii); or
 - (ii) by any notice of the Controller under section 28(6)(a) or (b) forfeiting security or requiring the applicant to pay a financial penalty;
- (e) person mentioned in section 28(8) who is aggrieved by the opinion of the Controller in any notice under section 28(8);
- (f) applicant under section 28A who is aggrieved —
 - (i) by any decision of the Controller not to extend the period mentioned in section 28A(3)(a) or (b)(ii); or
 - (ii) by any notice of the Controller under section 28A(7)(a) or (b) forfeiting security or requiring the applicant to pay a financial penalty;
- (g) person mentioned in section 28A(9) who is aggrieved by the opinion of the Controller in any notice under section 28A(9);
- (h) housing developer under section 31 who is aggrieved —
 - (i) by any decision of the Controller not to extend the period mentioned in section 31(3)(c)(i) or (ii); or
 - (ii) by any notice of the Controller under section 31(6) or (7) forfeiting security or requiring the housing developer to pay a financial penalty; or
- (i) person mentioned in section 31(9) who is aggrieved by the opinion of the Controller in any notice under section 31(9),

may, within 3 months from the date of the notice or the date of being notified of the decision, as the case may be, (or such longer period as the Minister may allow in exceptional circumstances, whether before

or after the end of the 3 months), appeal to the Minister in the manner prescribed.

[35/2010]

(2) The Minister may determine an appeal under subsection (1) by confirming, varying or reversing the Controller's decision or opinion in the notice or notification (which may include ordering the refund of any security forfeited or any financial penalty paid); and the decision of the Minister on any such appeal is final and shall not be called in question in any court.

[35/2010]

Exemption

32.—(1) The Minister may, if he or she considers it to be in the economic interest of Singapore or for any other cause which appears to him or her necessary or expedient or if in his or her 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 or she may think fit and subject to such conditions as he or she may consider necessary, from all or any of the provisions of this Act —

- (a) any person, company, limited liability partnership, 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) Where the Minister revokes any regulation or notification made under this section (whether made before, on or after 31 March 2006), he or she may give directions in writing to any person affected by the revocation, being an owner of residential property that is not non-restricted residential property, to transfer all the person's estate or interest in all or any of such residential property to any citizen or approved purchaser within such period as the Minister may specify.

(2A) Where the person directed under subsection (2) does not satisfy the Minister that the person has complied with the direction within the time specified in the direction or any extension thereof

allowed by the Minister, the Minister may issue to the Controller a notice to attach and sell the estate or interest in the residential property.

(2B) The notice to attach and sell mentioned in subsection (2A) must specify the residential property to be attached and sold by the Controller, and a copy of that notice must also be served on —

- (a) the foreign person who is the owner of the estate or interest in the residential property to be attached and sold; and
- (b) each subsisting mortgagee or chargee (if any) who appears as such in the relevant records in the Land Titles Registry or the Registry of Deeds of the Authority, as the case may be.

(2C) Where the Minister grants (before, on or after 17 January 2011) an exemption under this section in respect of any person or property referred to in subsection (1)(a) or (b) subject to any condition, any person who fails to comply with any such condition on or after that date shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,000 for every day or part of a day during which the offence continues after conviction.

[35/2010]

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

Savings

33. Nothing in this Act —

- (a) affects 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 1929 at any time before 11 September 1973; or
 - (ii) any HUDC flat made and stamped in accordance with the provisions of the Stamp Duties Act 1929

before 31 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) prohibits the mortgage, charge or reconveyance of any estate or interest in any residential property to a foreign person;
- (c) affects 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 on 11 September 1973;
- (ca) affects any transfer of any estate or interest in any residential property to a foreign company (which is also a trust company licensed under the Trust Companies Act 2005) to hold on trust for a citizen or an approved purchaser;
- (cb) affects any transfer of any estate or interest in any residential property to the Official Assignee;
- (d) prevents 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 may 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;

- (e) prohibits 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 1989 or from any other person or body that is duly appointed as an agent of the Government in the sale of any estate or interest in any residential property;

- (f) prohibits the purchase or acquisition by any foreign person of an estate or interest in any residential property directly from —
 - (i) the Housing and Development Board under Part 4 of the Housing and Development Act 1959 before or after 1 October 1982; or
 - (ii) an approved developer under Part 4B of the Housing and Development Act 1959;
- (g) prevents the transfer to any foreign person of an estate or interest in any residential property sold under Part 4 or 4B of the Housing and Development Act 1959 in any case where —
 - (i) the prior written consent of the Housing and Development Board has been obtained; and
 - (ii) no instrument has been registered in respect of that residential property under section 126 of the Land Titles (Strata) Act 1967; or
- (h) applies to any direct purchase or acquisition on or after 11 September 1973 by any foreign person from the Government of any estate or interest in any residential property other than by a regrant of State title on or after that date to a foreign company upon the surrender of any estate or interest in residential property existing before that date.

[34/2017; 4/2021]

Direction of Minister to be conclusive evidence

34.—(1) If any dispute should arise or should a ruling be required as to whether —

- (a) any property is a residential property within the meaning of this Act;
- (b) any flat is a landed dwelling house as defined in section 4(10); or

- (c) 2 or more structures in an approved development constitute one building or 2 or more separate buildings for the purposes of this Act,

a direction issued by the Minister to the effect —

- (d) that such property is or is not a residential property;
- (e) that such a flat is or is not a landed dwelling house as defined in section 4(10); or
- (f) that the structures in an approved development constitute one building or 2 or more buildings,

as the case may be, is conclusive evidence for all purposes.

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

35. [*Repealed by Act 35 of 2010*]

General penalty

36.—(1) Any person who contravenes 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 \$20,000 or to imprisonment for a term not exceeding 3 years or to both.

[35/2010]

(2) Despite any of the provisions of this Act, no person who has, at any time before 1 October 1976, contravened 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, a limited liability partnership, a society, an association or other organisation or body, every individual who at the time the offence was committed was a director, partner, general manager, manager, president, secretary or other officer of the company, limited liability partnership, society, association, organisation, or body concerned in the management of the company, limited liability partnership, society, association, organisation or body or who was purporting to act in any such capacity, as well as the company, limited liability partnership, 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 is a defence for the individual referred to in subsection (3) if he or she proves that the offence was committed without his or her consent or connivance and that he or she exercised such diligence to prevent the commission of the offence as he or she ought to have exercised having regard to the nature of his or her functions and to all other circumstances.

Composition of offences

36A.—(1) The Controller or any person authorised by the Controller in writing may compound any offence under this Act or any rules or regulations made under this Act that is prescribed as a compoundable offence by collecting from a person reasonably suspected of having committed the offence a sum not exceeding \$10,000.

[35/2010]

(2) The Minister may make regulations to prescribe the offences that may be compounded.

(3) On payment of the sum, no further proceedings are to be taken against that person in respect of the offence.

(4) All sums collected under this section must be paid into the funds of the Authority.

Jurisdiction of court

36B. Despite any provision to the contrary in the Criminal Procedure Code 2010, a District Court has jurisdiction to try any offence under this Act and has power to impose the full penalty or punishment in respect of the offence.

Consent of Public Prosecutor

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

Service of notices, etc.

38.—(1) Any notice or direction or a copy thereof required or authorised by this Act to be served on any person, and any summons issued by a court against any person in connection with any offence under this Act may be served on the person —

- (a) by delivering it to the person or to some adult member or employee of his or her family or household at his or her last known place of residence or the residential property described in such notice, direction or summons;
- (b) by leaving it in an envelope addressed to the person at the person's usual or last known place of residence or business or the residential property described in such notice, direction or summons;
- (c) by sending it by registered post addressed to the person at the person's usual or last known place of residence or business or the residential property described in such notice, direction or summons; or
- (d) in the case of a body corporate or an unincorporated body —
 - (i) by leaving it in an envelope addressed to the body corporate or unincorporated body at its registered office, principal place of business, last known place of business in Singapore or the residential property described in such notice, direction or summons; or
 - (ii) by sending it by registered post addressed to the body corporate or unincorporated body at its registered office, principal place of business, last known place of business in Singapore or the residential property described in such notice, direction or summons.

(2) Any notice or direction or a copy thereof or any summons sent by registered post to any person in accordance with subsection (1) is deemed to be duly served on the person 2 days after the day the notice or direction or a copy thereof or the summons was posted, notwithstanding that it is returned undelivered.

(3) In proving the service of any notice or direction or a copy thereof or any summons effected under this section by registered post, it is sufficient to prove that the envelope containing the same was properly addressed, stamped and posted by registered post.

Regulations

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

(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 must be published in the *Gazette* and must be presented to Parliament as soon as possible after publication.

Rules

40.—(1) The Authority, with the approval of 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 foregoing power, the Authority, with the approval of the Minister, may make 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 must be published in the *Gazette* and must be presented to Parliament as soon as possible after publication.

Fees to be paid to Authority

40A. All fees and charges collected under or in connection with any service provided by the Controller under this Act or any rules or regulations made under this Act must be paid into the funds of the Authority.

Validation of acts done and directions given by Government, etc.

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 committee thereof, and arising from, relating to or connected with residential property, during the period from 11 September 1973 to 1 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 11 September 1973 to 1 October 1976 may be instituted or maintained in any court of law unless a certificate of the Attorney-General is first 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 11 September 1973 to 1 October 1976 by or in the name of the Government or any Minister, officer or committee thereof, are 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 11 September 1973 to 1 October 1976 is deemed to have been made under this Act.

FIRST SCHEDULE

Section 2

DESCRIPTION OF SUBDIVIDED BUILDINGS

1. All the subdivided buildings shown on Strata Subdivision Approved Plans Ref. X/Y in DC 949/73 dated 12 December 1977 being part of Lot 4458 of Mukim 27 and known as Laguna Park.

FIRST SCHEDULE — *continued*

2. All the subdivided buildings shown on Strata Subdivision Approved Plans Ref. S/T in DC 950/73 dated 24 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 15 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 11 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 21 January 1976 and Ref. K/L in PD (D) 22/74 dated 11 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 22 September 1977 and Ref. CK/CC in PD (D) 22/74 (II) dated 6 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 10 June 1981 being part of Lot 661 of Town Subdivision 28 and known as Chancery Court.

SECOND SCHEDULE

Section 2

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	22	The whole of Lot 189-13/14-S
40	197	22	The whole of Lot 189-13/14-T

SECOND SCHEDULE — *continued*

Reference to Subsidiary Strata Land-Register		Town Subdivision	Description of flats
Volume	Folio		
41	4	22	The whole of Lot 189-15/16-U
41	5	22	The whole of Lot 189-13/14-U
41	12	22	The whole of Lot 189-15/16-V
41	13	22	The whole of Lot 189-13/14-V
41	20	22	The whole of Lot 189-15/16-W
41	23	22	The whole of Lot 189-9/10-W
41	29	22	The whole of Lot 189-13/14-X
41	45	22	The whole of Lot 189-13/14-Z
41	60	22	The whole of Lot 189-15/16-2C
41	61	22	The whole of Lot 189-13/14-2C
41	65	22	The whole of Lot 189-5/6-2C
41	77	22	The whole of Lot 189-13/14-2E
41	79	22	The whole of Lot 189-9/10-2E
41	82	22	The whole of Lot 189-3/4-2E
41	84	22	The whole of Lot 189-15/16-2F

SECOND SCHEDULE — *continued*

Reference to Subsidiary Strata Land-Register		Town Subdivision	Description of flats
Volume	Folio		
41	85	22	The whole of Lot 189-13/14-2F
41	86	22	The whole of Lot 189-11/12-2F
41	91	22	The whole of Lot 189-1/2-2F
41	93	22	The whole of Lot 189-13/14-2G
41	94	22	The whole of Lot 189-11/12-2G
41	96	22	The whole of Lot 189-7/8-2G
41	100	22	The whole of Lot 189-15/16-2H
41	101	22	The whole of Lot 189-13/14-2H
41	102	22	The whole of Lot 189-11/12-2H
41	104	22	The whole of Lot 189-7/8-2H
41	109	22	The whole of Lot 189-13/14-2I
41	110	22	The whole of Lot 189-11/12-2I
41	111	22	The whole of Lot 189-9/10-2I
41	113	22	The whole of Lot 189-5/6-2I
41	116	22	The whole of Lot 189-15/16-2J

SECOND SCHEDULE — *continued*

Reference to Subsidiary Strata Land-Register		Town Subdivision	Description of flats
Volume	Folio		
41	117	22	The whole of Lot 189-13/14-2J
41	118	22	The whole of Lot 189-11/12-2J
41	119	22	The whole of Lot 189-9/10-2J
41	120	22	The whole of Lot 189-7/8-2J
41	121	22	The whole of Lot 189-5/6-2J

LEGISLATIVE HISTORY

RESIDENTIAL PROPERTY ACT 1976

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. Act 18 of 1976 — Residential Property Act, 1976

Bill	:	33/1975
First Reading	:	29 July 1975
Second Reading	:	19 August 1975
Select Committee Report	:	Parl. 2 of 1976
Third Reading	:	3 September 1976
Commencement	:	11 September 1973

2. Act 22 of 1982 — Residential Property (Amendment) Act, 1982

Bill	:	12/1982
First Reading	:	27 July 1982
Second Reading	:	31 August 1982
Notice of Amendments	:	31 August 1982
Third Reading	:	31 August 1982
Commencement	:	31 May 1982 (sections 2, 3, 14 and 17) 1 October 1982 (except sections 2, 3, 14 and 17)

3. 1983 Reprint — Residential Property Act, 1976

Reprint	:	20 January 1983
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4. Act 32 of 1986 — Statutes (Miscellaneous Amendments) Act 1986

(Amendments made by section 2 read with item (7) of the Schedule to the above Act)

Bill	:	24/1986
First Reading	:	27 October 1986
Second and Third Readings	:	9 December 1986
Commencement	:	23 January 1987 (section 2 read with item (7) of the Schedule)

5. 1985 Revised Edition — Residential Property Act (Chapter 274)

Operation	:	30 March 1987
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6. Act 7 of 1997 — Statutes (Miscellaneous Amendments) Act 1997
(Amendments made by section 7 read with item (29) of the Second Schedule to the above Act)

Bill	:	6/1997
First Reading	:	11 July 1997
Second and Third Readings	:	25 August 1997
Commencement	:	1 October 1997 (section 7 read with item (29) of the Second Schedule)

7. Act 3 of 1998 — Planning Act 1998
(Amendments made by section 65 read with item (9) of the Second Schedule to the above Act)

Bill	:	18/1997
First Reading	:	19 November 1997
Second Reading	:	14 January 1998
Notice of Amendments	:	14 January 1998
Third Reading	:	14 January 1998
Commencement	:	1 April 1998 (section 65 read with item (9) of the Second Schedule)

8. Act 17 of 2001 — Singapore Land Authority Act 2001
(Amendments made by section 38(1) read with item (14) of the Fourth Schedule to the above Act)

Bill	:	17/2001
First Reading	:	5 March 2001
Second and Third Readings	:	19 April 2001
Commencement	:	1 June 2001 (section 38(1) read with item (14) of the Fourth Schedule)

9. Act 17 of 2005 — Statutes (Miscellaneous Amendments and Repeal) Act 2005

(Amendments made by section 10 of the above Act)

Bill	:	7/2005
First Reading	:	18 April 2005
Second and Third Readings	:	16 May 2005
Commencement	:	15 July 2005 (section 10)

10. Act 29 of 2005 — Housing and Development (Amendment) Act 2005
(Amendments made by section 14 of the above Act)

Bill	:	19/2005
First Reading	:	18 July 2005
Second and Third Readings	:	15 August 2005
Commencement	:	15 September 2005 (section 14)

11. Act 42 of 2005 — Statutes (Miscellaneous Amendments) (No. 2) Act 2005
(Amendments made by section 5 read with item (30) of the First Schedule to the above Act)

Bill	:	30/2005
First Reading	:	17 October 2005
Second and Third Readings	:	21 November 2005
Commencement	:	1 January 2006 (section 5 read with item (30) of the First Schedule)

12. Act 11 of 2005 — Trust Companies Act 2005
(Amendments made by section 84 read with item (6) of the Fifth Schedule to the above Act)

Bill	:	1/2005
First Reading	:	25 January 2005
Second and Third Readings	:	18 February 2005
Commencement	:	1 February 2006 (section 84 read with item (6) of the Fifth Schedule)

13. Act 9 of 2006 — Residential Property (Amendment) Act 2006

Bill	:	1/2006
First Reading	:	16 January 2006
Second and Third Readings	:	14 February 2006
Commencement	:	31 March 2006

14. 2009 Revised Edition — Residential Property Act (Chapter 274)

Operation	:	31 July 2009
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15. Act 15 of 2010 — Criminal Procedure Code 2010
(Amendments made by section 430 read with item 89 of the Sixth Schedule to the above Act)

Bill	:	11/2010
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First Reading	:	26 April 2010
Second Reading	:	18 May 2010
Third Reading	:	19 May 2010
Commencement	:	2 January 2011 (section 430 read with item 89 of the Sixth Schedule)

16. Act 35 of 2010 — Residential Property (Amendment) Act 2010

Bill	:	30/2010
First Reading	:	18 October 2010
Second and Third Readings	:	22 November 2010
Commencement	:	17 January 2011

17. Act 34 of 2017 — Jurong Town Corporation (Amendment) Act 2017
(Amendments made by section 7(2) of the above Act)

Bill	:	28/2017
First Reading	:	1 August 2017
Second and Third Readings	:	11 September 2017
Commencement	:	1 January 2018 (section 7(2))

18. Act 40 of 2019 — Supreme Court of Judicature (Amendment) Act 2019
(Amendments made by section 28(1) read with item 137 of the Schedule to the above Act)

Bill	:	32/2019
First Reading	:	7 October 2019
Second Reading	:	5 November 2019
Notice of Amendments	:	5 November 2019
Third Reading	:	5 November 2019
Commencement	:	2 January 2021 (section 28(1) read with item 137 of the Schedule)

19. Act 4 of 2021 — Statute Law Reform Act 2021
(Amendments made by section 22(7) of the above Act)

Bill	:	45/2020
First Reading	:	3 November 2020
Second and Third Readings	:	5 January 2021
Commencement	:	1 March 2021 (section 22(7))

20. 2020 Revised Edition — Residential Property Act 1976

Operation : 31 December 2021

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