

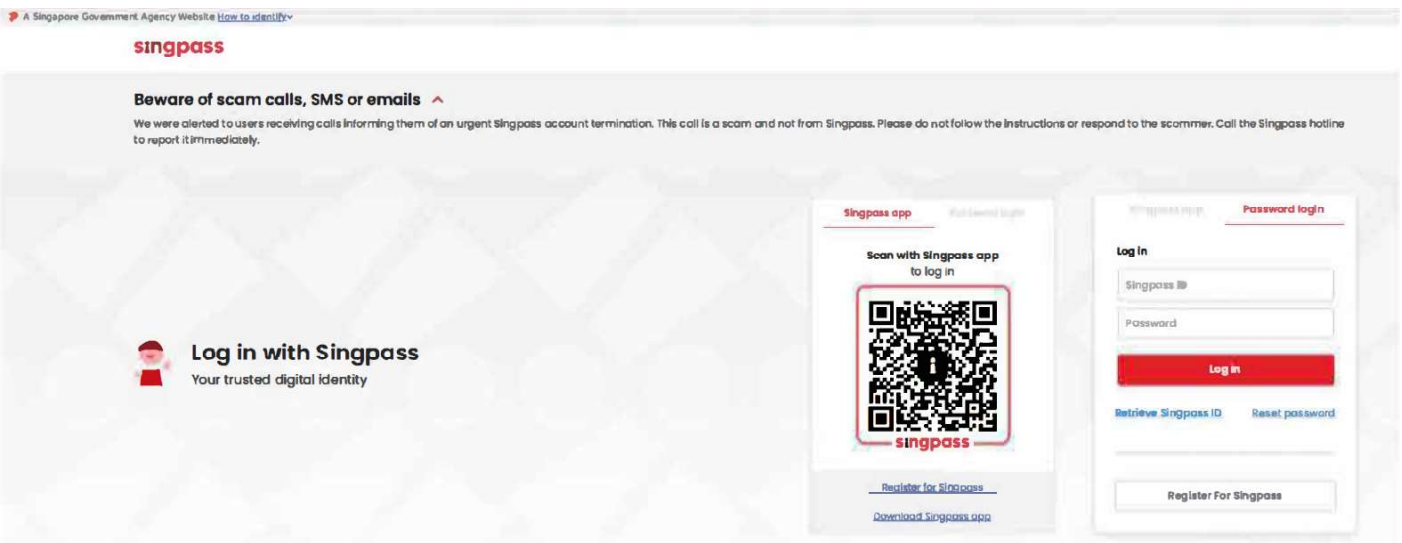
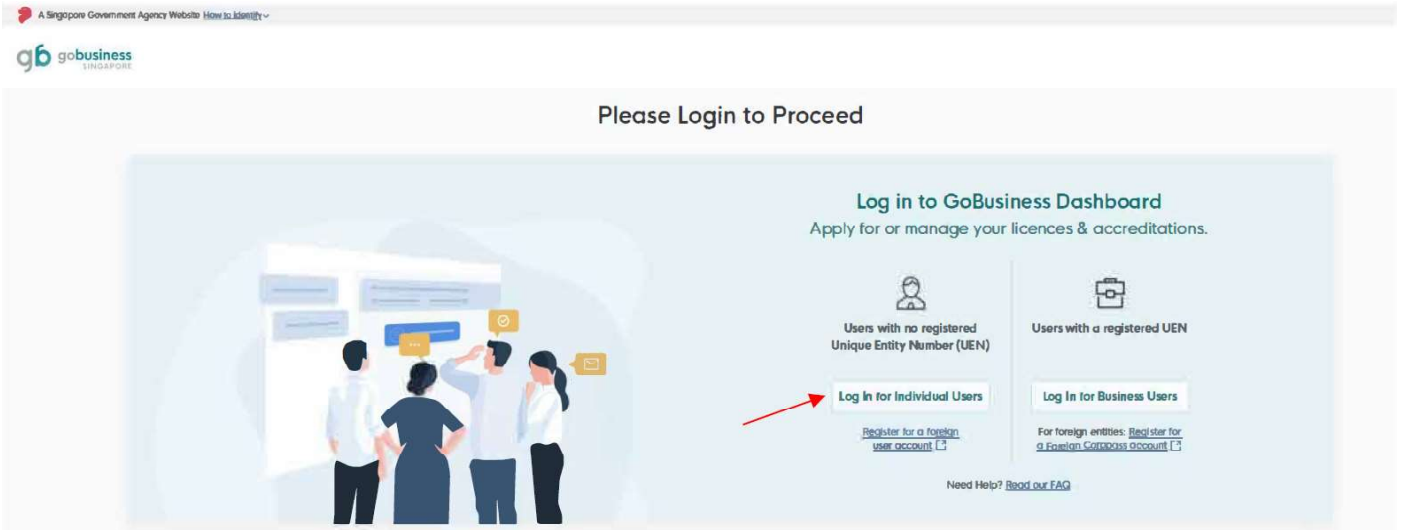


**IRAS – Inland Revenue Authority of Singapore
(New Licence Application System Guide)**

Licence Application

Login and Registration

Go to <https://www.gobusiness.gov.sg/licences> and click Login for Individual Users



Note: You may scan the QR with your SingPass app or enter SingPass ID and Password to log in.

Apply Licences

A Singapore Government Agency Website [How to identify](#)

gb **gobusiness** SINGAPORE [Dashboard](#) [My Submissions](#) [Licences](#) [Help](#)

Search by Government Agency, Licence or Application name/number

Welcome

Quick Links [Early Access](#)
For Taxi & PHV Drivers, Bus Attendants and Security Guards

Renew your Taxi, Private Hire Car & Bus Vocational Licences.

Apply Licences
My Licences
Renew Licences
Amend Licences
Submit Returns
Verify Licence

Choose Agency

A Singapore Government Agency Website [How to identify](#)

gb **gobusiness** SINGAPORE [Dashboard](#) [My Submissions](#) [Licences](#) [Help](#)

Search by Government Agency, Licence or Application name/number

Find licence
Browse the full list of licences sorted by government agency.

A

Animal & Veterinary Service (AVS)

AGENCY PORTAL (AP)

Choose Licence

I

Infocomm Media Development Authority (IMDA)

Intellectual Property Office of Singapore (IPOS)

Inland Revenue Authority of Singapore (IRAS)

Apply for Appraiser's Licence (Lands and Buildings) [Apply](#)

Enabling Employment Credit [Learn More](#)

[For Business Users](#)

Note: Click Apply

Apply for Appraiser's Licence (Lands and Buildings)

Licences (New) - IRAS

Apply

Details

This application allows you to apply for new licence to appraise lands and buildings in Singapore.

FAQ

- 1. Do I need an appraiser licence to appraise?**
Yes. You require a licence under the Appraisers Act to appraise Lands and Buildings in Singapore.
- 2. What is the criteria for new licence application?**
 - a) Applicant must hold a degree in Real Estate from NUS or its equivalent and have at least 2 years of relevant practical experience under the supervision of a licensed appraiser.
 - b) Applicant must be a Member or Fellow of Singapore Institute of Surveyors and Valuers (SISV). With effect from 1 Jan 2014, an applicant with Probationer membership is not eligible for the application. For SISV membership, refer to <http://www.sisv.org.sg>
- 3. Is the licence issued to the individual and/or company?**
The Appraiser's Licence is issued to an individual only.
- 4. What are the documents required for new licence application?**
 - a) Copy of NRIC / FIN (front and back)
 - b) Copy of Real Estate degree certificate from NUS or its equivalent.
 - c) Copy of Singapore Institute of Surveyors and Valuers (SISV)'s letter certifying your membership with the Valuation and General Practice Council.
 - d) A Letter from the company where you will be acting as an appraiser for. For self-employed appraiser, please indicate your current employment status and your company details.
 - e) A testimonial from a licensed appraiser whom you have worked under his/her supervision and cite 3 key appraisers report prepared by you with supporting details.
- 5. I have difficulty navigating through the application process, what should I do?**
Please call GoBusiness Licensing helpdesk at 6774 1430 during support hours for assistance.
- 6. I am an existing licence holder, what do I have to do now?**
In Nov of each year, you shall receive an email sent to your registered email. You are to login to GoBusiness Licensing with your SingPass to submit your renewal application.
If you have changed your contact details since your last renewal, please update us at appraiserlicence@iras.gov.sg
- 7. Can I delegate my renewal application to my company?**
As the Appraiser's Licence is issued to an individual and not to the company, corporate login is not available. Individual licensee holder would need to log in with your SingPass and validate your submission.
- 8. When do I expect to receive the licensed licence?**
Upon approval of application, the licence certificate will be generated and made available for download.
- 9. Will I receive a copy of the licence mailed to my residential address?**
No. An electronic licence will be available in the portal upon approval. You can download the licence for your appraising purpose.
- 10. What is the cut-off date for the renewal application?**
You are required under the Appraisers Act to renew your licence for next year before 21 Dec of the current year.
- 11. What is the validity of the Appraiser's Licence?**
The Appraiser's Licence is valid for a year and will expire by 31 Dec of each year. It is an offence to practice without a valid licence under the Appraisers Act.
- 12. What is the fee payable for new Appraiser's Licence?**
The licence fee payable is \$125 for new licensee.
- 13. What is the fee payable for amending the company name on Appraiser's Licence?**
The processing fee payable is \$28. Please upload the required supporting documents when amending the licence.
- 14. Do I need to pay processing fee if I change my residential address on Appraiser's Licence?**
The amendment fee payable is \$20. Please upload the required supporting documents when amending the licence.
- 15. What is the fee payable for renewing Appraiser's Licence?**
The licence fee payable is \$125 for renewal licence.
- 16. What are the acceptable payment modes?**
Debit and Credit cards (VISA/Master)
- 17. Can I cancel my licence after I made the application?**
Yes. Please note that there is no refund upon cancellation after the licence is approved.
- 18. Who is the agency in-charge of administering Appraiser Licence?**
Inland Revenue Authority Of Singapore (IRAS)
- 19. Where can I search for a list of valid licensed appraisers?**
Yes. Please click [here](#).

Fees and additional information

Fee
The Appraiser's Licence for Lands and Buildings costs \$125 and is valid till and will expire on 31 Dec of each year.

Documents

- Copy of NRIC / FIN (front and back)**
File format: jpg, jpeg, gif, doc, docx, pdf
Maximum upload per application: 2 MB
- Copy of Real Estate degree certificate from NUS or its equivalent**
File format: jpg, jpeg, gif, doc, docx, pdf
Maximum upload per application: 2 MB
- Copy of Singapore Institute of Surveyors and Valuers (SISV)'s letter certifying your membership with the Valuation and General Practice Council**
File format: jpg, jpeg, gif, doc, docx, pdf
Maximum upload per application: 2 MB
- A testimonial from a licensed appraiser**
A testimonial from a licensed appraiser to certify that the applicant can do appraisal work independently and quote the appraisers reports prepared by the applicant. Click [here](#) to download template.
File format: jpg, jpeg, gif, doc, docx, pdf
Maximum upload per application: 2 MB
- A Letter from the company where you will be acting as an appraiser**
A letter from the company where you will be acting as an appraiser for, verifying that upon the issuance of the licence, you will be acting as an appraiser or valuer of the company. For self-employed appraiser, please indicate your current employment status and your company details.
File format: jpg, jpeg, gif, doc, docx, pdf
Maximum upload per application: 2 MB
- Valuation Reports**
Please upload 3 set of valuation reports which you have worked on as stated in the testimonial.
File format: jpg, jpeg, gif, doc, docx, pdf
Maximum upload per application: 2 MB

Requirements

- Applicant must hold a degree in Real Estate from NUS or its equivalent and have at least 2 years of relevant practical experience under the supervision of a licensed appraiser.
- Applicant must be a Member or Fellow of Singapore Institute of Surveyors and Valuers (SISV). With effect from 1 Jan 2014, an applicant with Probationer membership is not eligible for the application. For SISV membership, refer to <http://www.sisv.org.sg>
- For self-employed persons (SEPs) who are Singapore Citizens or Permanent Residents and earn an annual net trade income (NTI) of more than \$6,000, please ensure that your MediSave payable is up-to-date. IRAS will only process your licence application if you have either paid your MediSave in full or have an active GPRO arrangement with the Central Provident Fund (CPF) Board. For more information, refer to <https://cpf.gov.sg/self-employed/matter>

Apply

1/2

Note: Click Apply

General Information

cb **business**

General Info

- Application Details
- Review Form
- Declaration
- Make Payment

You are applying for Appraiser's Licence (Lands and Buildings) (IRAS)
All fields are mandatory unless stated as optional. Please note that processing time may be delayed if incomplete or inaccurate information is submitted.
Estimated 15 mins to complete

2/29 / 1
General Information
Review and fill the following details for application.

Profile

I am applying
 As an applicant
 On behalf of applicant

Applicant Detail

Subjection
IRAS

Name
Default User

ID Type
NRIC

ID No.
****0000

Email
id@cb@nra.gov.sg

Phone Number
+65 9771 1234

Address

Address Type
 Singapore Address Foreign Address

Postal Code
400156

Block/Room No.
130

Street Name
Raffles Place

Floor/Level (Optional)
12

Unit (Optional)
111

Building Name
Raffles Tower

[Save Draft](#) [Application Details](#)

Note: Click Application Details to proceed.

Application Details

STEP 1
Application Details for Appraiser's Licence (Lands and Buildings) (IRAS)
Fill in the following details.

Additional Applicant Details

Citizenship
SINGAPORE CITIZEN

Date of Birth
03/03/1999

Sex
Male

Residential Address

Postal Code
460136

Block/Flouse No.
136

Street Name
BEDOK NORTH AVENUE 3

Floor/Level (Optional)
12

Unit (Optional)
111

Building Name (Optional)
N4

Current Employment Details

Employment Status
 Substant Employee
 Self-employed

Name of Company
ABC Pte Ltd

Designation
Valuation Manager

Date Joined
01/01/2020

Office Tel Number
+65 1177 1234

Company Address

Postal Code
207229

Block/Flouse No.
2

Street Name
600 SENSE DRIVE

Floor/Level (Optional)
Eg: 01, 01, 01M

Unit (Optional)
Eg: 402, 01, 01

Building Name
CITY SQUARE RESIDENCES

Details of Work Histories

Name of Company (Optional)

Designation (Optional)
Mentor to Substant Employee

Date Joined (Optional)
DD/MM/YYYY

Number of Years as Appraiser for Company (Optional)
Please give details and upload copies of submissions, supporting documents etc. in "Supporting Documents" step

Name of Company	Designation	Date Joined	Number of Years as Appraiser for Company	Actions
No data available in table				

Details of Professional Membership

NOTE: You are eligible to apply for licence if you are a member or fellow of Singapore Institute of Surveyors and Valuers (SISV).

SISV Membership Type
Member

SISV Membership No.
e.g. V072017/0001, V072017/01234
V072017/0001

Validate

Membership Status
Active

I intend to renew my SISV membership and undertake to inform IRAS, if this does not happen, my licence will be revoked.
 Yes
 No

Note: Click Validate to validate your SISV Membership.

Declaration

Have you been convicted in a court of law in any country?

Yes

No

Have you been declared a bankrupt?

Yes

No

Note: Check the declaration boxes accordingly.

Declaration

Have you been convicted in a court of law in any country?

Yes

No

Have you been declared a bankrupt?

Yes

No

If your answer to the above is yes, please save your application as Draft and provide details of the incident to appraisers@iras.gov.sg

Are you up-to-date with your CPF Medisave contributions?

Yes

No

Note: Medisave query applies to Self-Employed only.

Supporting Documents

Copy of FRIC / FPA (Issue and bank)
 Only 1 file of 2 MB or less.
 File name must have no more than 100 characters and no spaces. Only letters (a-z), numbers (0-9), underscores (_), and hyphens (-) are allowed.
 Support only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Request only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Drop a file here or click to upload.

Copy of Real Estate degree certificate from NUS or its equivalent
 Only 1 file of 2 MB or less.
 File name must have no more than 100 characters and no spaces. Only letters (a-z), numbers (0-9), underscores (_), and hyphens (-) are allowed.
 Support only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Request only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Drop a file here or click to upload.

Copy of Singapore Institute of Surveyors and Valuers (SISV)'s letter certifying your membership with the Valuation and General Practice Council
 Only 1 file of 2 MB or less.
 File name must have no more than 100 characters and no spaces. Only letters (a-z), numbers (0-9), underscores (_), and hyphens (-) are allowed.
 Support only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Request only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Drop a file here or click to upload.

A testimonial from a licensed appraiser
 Only 1 file of 2 MB or less.
 File name must have no more than 100 characters and no spaces. Only letters (a-z), numbers (0-9), underscores (_), and hyphens (-) are allowed.
 Support only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Request only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Drop a file here or click to upload.

Click [here](#) to download the template.

A letter from the company where you will be acting as an appraiser
 Only 1 file of 2 MB or less.
 File name must have no more than 100 characters and no spaces. Only letters (a-z), numbers (0-9), underscores (_), and hyphens (-) are allowed.
 A letter from the company where you will be acting as an appraiser for, bearing full upon the business of the business, you will be acting as an appraiser or valuer of the company. For self-employed appraiser, please indicate your current employment status and your company details.
 Support only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Request only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Drop a file here or click to upload.

Recent Valuation Report 1
 Only 1 file of 2 MB or less.
 File name must have no more than 100 characters and no spaces. Only letters (a-z), numbers (0-9), underscores (_), and hyphens (-) are allowed.
 Support only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Request only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Drop a file here or click to upload.

Recent Valuation Report 2
 Only 1 file of 2 MB or less.
 File name must have no more than 100 characters and no spaces. Only letters (a-z), numbers (0-9), underscores (_), and hyphens (-) are allowed.
 Support only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Request only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Drop a file here or click to upload.

Recent Valuation Report 3
 Only 1 file of 2 MB or less.
 File name must have no more than 100 characters and no spaces. Only letters (a-z), numbers (0-9), underscores (_), and hyphens (-) are allowed.
 Support only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Request only .pdf, .png, .jpg, .doc, .docx, .xlsx, .xls.
 Drop a file here or click to upload.

← General Information Save Draft Review Form →

Note: Please provide a testimonial from a licensed appraiser. Click on the indicated link to download template. Click Review Form to proceed.

Review Form

A Singapore Government Agency Website [View all websites](#)

g6 **g6** **Business**
REGISTRATION

- General Info
- Application Details
- Review Form**
- Declaration
- Make Payment

STEP 3
Review Form

Please review the following details carefully. You will not be able to edit these details when you proceed to the next step.

General Information

Profile

I am applying
As an applicant

Applicant Detail

Salutation
Mr

Name
Default User

ID Type & ID Number
NRIC: *****169G

Email
defaultuser@gmail.com

Contact Number
+65 9771 1234

Address
136 Bedok North Avenue 3, #12-111 Bedok Tower, Singapore 460136

Application Details for Appraiser's Licence (Lands and Buildings) (IRAS)

Additional Applicant Details

Citizenship
SINGAPORE CITIZEN

Date of Birth
01/01/1999

Sex
Male

Residential Address
136 BEDOK NORTH AVENUE 3, #12-111 N1L, Singapore 460136

Current Employment Details

Employment Status
Salaried Employee

Name of Company
ABC Pte Ltd

Designation
Valuation Manager

Date Joined
01/01/2025

Office Tel Number
+65 6545 1234

Company Address
2 KITCHENER LINK, CITY SQUARE RESIDENCES, Singapore 207229

Details of Work Histories

Name of Company	Designation	Date Joined	Number of Years as Appraiser for Company
No data available in table.			

Details of Professional Membership

NOTE: You are eligible to apply for licence if you are a member or fellow of Singapore Institute of Surveyors and Valuers (SISV).

SISV Membership Type
Member

SISV Membership No.
e.g. V01700170001_V09/2017/01/134
VGP/2017/9997

Membership Status
Active

I intend to renew my SISV membership and undertake to follow IRAS. If this does not happen, my licence will be revoked.
Yes

Declaration

Have you been convicted in a court of law in any country?
No

Have you been declared a bankrupt?
No

Supporting Documents

Copy of NRIC / FIN (front and back)
Only 1 file of 2 MB or less.
Support only JPG, PNG, GIF, DOC, DOCX, PDF format.
[Download](#) (4.7 KB)

Copy of Real Estate degree certificate from NUS or its equivalent
Only 1 file of 2 MB or less.
Support only JPG, PNG, GIF, DOC, DOCX, PDF format.
[Download](#) (15.6 KB)

Copy of Singapore Institute of Surveyors and Valuers (SISV)'s letter certifying your membership with the Valuation and General Practice Council
Only 1 file of 2 MB or less.
Support only JPG, PNG, GIF, DOC, DOCX, PDF format.
[Download](#) (4.4 KB)

A testimonial from a licensed appraiser
Only 1 file of 2 MB or less.
A testimonial from a licensed appraiser to certify that the applicant can do appraiser work independently and quote the appraiser reports prepared by the applicant.
Support only JPG, PNG, GIF, DOC, DOCX, PDF format.
[Download](#) (15.6 KB)

Click [here](#) to download the template.

A letter from the company where you will be acting as an appraiser
Only 1 file of 2 MB or less.
A letter from the company where you will be acting as an appraiser for, verifying that upon the issuance of the license, you will be acting as an appraiser or valuer of the company. For self-employed appraisers, please indicate your current employment status and your company details.
Support only .JPG, .JPEG, .GIF, .DOC, .DOCX, .PDF format.
[Example PDF](#) (2.7 KB)

Recent Valuation Report 1
Only 1 file of 2 MB or less.
Support only .JPG, .JPEG, .GIF, .DOC, .DOCX, .PDF format.
[Example PDF](#) (4.2 KB)

Recent Valuation Report 2
Only 1 file of 2 MB or less.
Support only .JPG, .JPEG, .GIF, .DOC, .DOCX, .PDF format.
[Example PDF](#) (4.2 KB)

Recent Valuation Report 3
Only 1 file of 2 MB or less.
Support only .JPG, .JPEG, .GIF, .DOC, .DOCX, .PDF format.
[Example PDF](#) (3.6 KB)

[← Back to Edit](#) [Declaration →](#)

Note: Review your application details and click Declaration to proceed.

Declaration

The screenshot shows a web interface for a Singapore Government Agency. The top navigation bar includes the agency's name and logo. A sidebar on the left contains a progress indicator with five steps: General Info, Application Details, Review Form, Declaration (highlighted), and Make Payment. The main content area is titled 'STEP 4 Declaration' and contains the following text:

Please scroll to read and acknowledge the following clauses.

General Declaration

I declare that all the information given in this application form is true and correct.

I am aware that legal action may be taken against me if I had knowingly provided false information.

I agree that in any legal proceedings, I shall not dispute the authenticity or accuracy of any statements, confirmations, records, acknowledgements, information recorded in or produced in this application.

Approver's Licence (Lands and Buildings) (IRAS)

I certify that the all above statements are true and correct, and I undertake to update IRAS immediately if there are changes.

I accept that the licence issued will be revoked, and penalties applied if this declaration is false, or IRAS is not updated of changes in my details.

I hereby declare that all of the above is true.

At the bottom right of the form, there are two buttons: 'Review Form' and 'Make Payment'.

Note: Check the declaration box and click Make Payment to proceed.

Payment



Payment

Please review your fees and make payment.

DESCRIPTION	DEBT	AMOUNT
Appraiser's Licence (Lands and Buildings)		
Application Fee	-	\$125.00
	Subtotal	\$125.00
	Amount Payable	\$125.00

Payment method

Please choose a payment method.

We Accept  

Add Card Details

What is a CVV?

Save as my new default card

Note: Fill in your card details and click Make Payment to proceed.

Acknowledgement

A Singapore Government Agency Website [View All Pages](#)

gb go-business

We have received your application
Thank you for your application. You will receive updates on it via email.

Payment Summary

DESCRIPTION	GST	AMOUNT
Appraiser's Licence (Lands and Buildings)		
Application Fee	-	\$125.00
	Subtotal	\$125.00
	Total Paid	\$125.00

[Download Tax Invoice](#) Receipt No: TN250127000013

Next Steps
We will send you an email notification when there are changes to your application status. Alternatively, you may log in to track your status via the dashboard below.
For application enquiries, you may contact GoBusiness Helpdesk at 6363373 or email AskGoBiz@crimsonlogic.com.sg

[Return to Dashboard](#) →

Note: Click Download Tax Invoice to view the Payment Receipt. Upon agency's review, you shall receive a notification via email that your licence application is approved.

View Receipt

Tax Invoice
TN250127000013
27 January 2025, 11:55am



Applicant:
Default User

Payment Mode:
Credit Card - Visa

Appraiser's Licence (Lands and Buildings)

Inland Revenue Authority of Singapore (IRAS)
55, Newton Road, Revenue House, SINGAPORE 307987

GST Registration No.:
MB81000004

Application ID:
FC254811918

Payment Transaction ID:
pr_3GijPuFCasrcRKKCOBR1bwHe

DESCRIPTION	GST	AMOUNT
Application Fee	-	\$125.00

Subtotal		\$S125.00
Total Paid		\$S125.00

View Application

A Singapore Government Agency Website [View in Malay](#)

gb go**business** LICENSING Dashboard My Submissions Licences Help

Search by Government Agency, Licence or Application name/number

My Submissions

Last updated at 11:50am [Sync](#)

All Submissions Action Required Draft Processing Completed

New To download your payment invoice or licence file for your applications:
1. Click within the "Select Action" menu
2. Select Download Invoice or Download Licence Files if they are available

Appraiser's Licence (Lands and Buildings) Licence (New) - BRAS	Approved	Application: FC254811918 Licence: AD250101-01-2801D	Updated: 28 Jun 2025, 11:36am	Select Action
---	----------	--	-------------------------------	---------------

Note: Login to GoBusiness Licensing > Click My Submissions to view status of application.

View and Retrieve Licence

The screenshot shows the 'My Licences' page on the go!business portal. The page includes a search bar and navigation tabs for 'Dashboard', 'My Submissions', 'Licences', and 'Help'. Below the search bar, there are filters for 'All Licences (8)', 'Due for Renewal (2)', 'Active Licences (3)', 'Other Licences (3)', and 'Submit Returns (0)'. The main content is a table with the following columns: LICENCE NAME AND NUMBER, AGENCY, STATUS, ISSUE DATE, EXPIRY DATE, and ACTION. The table contains three rows of 'Appraiser's Licence (Lands and Buildings)' with status 'Active'. A red arrow points to the 'Select Action' dropdown menu for the first row, which has opened to show options: 'Download', 'View Form', and 'Amend'.

LICENCE NAME AND NUMBER	AGENCY	STATUS	ISSUE DATE	EXPIRY DATE	ACTION
Appraiser's Licence (Lands and Buildings) Licence No: AD061-20100287 - IRAS	IRAS	Active	2 Jul 2024	31 Dec 2025	Select Action Download View Form Amend
Appraiser's Licence (Lands and Buildings) Licence No: AD0307 - IRAS	IRAS	Active	3 Jul 2024	31 Dec 2025	
Appraiser's Licence (Lands and Buildings)					

Note: Click on Licences > My Licences > Active Licences > Choose licence > Click Select Action > Click download to retrieve a PDF copy of your approved licence.