



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

Licence Application

Licence Directory > Appraiser's Licence (Lands and Buildings)

INLAND REVENUE AUTHORITY OF SINGAPORE (IRAS)

Appraiser's Licence (Lands and Buildings)

- Applicable for Individual, Foreign Individual users only
- Application is not available for third party filers

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

In this page:

- Overview
- Who Can Apply
- Validity, Fees, and Payment
- Additional Information
- Documents to Prepare
- FAQ



INLAND REVENUE
AUTHORITY
OF SINGAPORE

About

Estimated processing time is 15 working days

15 minutes to complete

Apply on GoBusiness

Agency Helpdesk

For enquiries, email appraiserlicence@iras.gov.sg

For technical support, [contact GoBusiness](#)



Login and Registration



Welcome to GoBusiness

Log in to GoBusiness Dashboard

Apply for or manage your licences & accreditations.

Users with no registered Unique Entity Number (UEN)

[Log in for Individual Users](#)

[Register for a Singpass user account](#)

Users with a registered UEN

[Log in for Business Users](#)

For foreign entities: [Register for a Foreign Companies account](#)

Need Help? [Read our FAQs](#)



Beware of impersonation scams ^

Government officials will NEVER ask you to transfer money or disclose bank log-in details over a phone call. Call the 24/7 ScamShield Helpline at 1799 if you are unsure if something is a scam.



Log in with Singpass

Your trusted digital identity

Singpass app

Password login

Log in

Log in

[Retrieve Singpass ID](#)

[Reset password](#)

Register for Singpass

Singpass app

Password login

Scan with Singpass app to log in

[Register for Singpass](#)

[Download Singpass app](#)

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

Information

Appendix

Licences (New) = IRAS

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

1. **Do I need an appraisal 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 real estate appraisal?**
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 of official 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) 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 fee. 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 their 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 helpline 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.gov.sg with your SingPass to submit your renewal application.
If you have changed your contact details since your last renewal, please update it at appraisallicensing@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 sign is not available. Individual licence holder would need to log in with your SingPass and validate your submission.
8. **Where do I expect to receive the renewed 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 appointing 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 licence.
13. **What is the fee payable for amending the company name on Appraiser's Licence?**
The amending fee payable is \$28. Please upload the required supporting documents when amending the licence.
14. **Delisted 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](#).

Fee
The Appraiser's Licence for Lands and Buildings costs \$5125 and is valid till and will expire on 31 Dec of each year

- **Copy of NRIC / FIN (front and back)**
File format: jpg, jpeg, gif, doc, docx, pdf
Maximum upload per application: 2 MB
- **Copy of Road 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 appraiser reports prepared by themselves. [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

- 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 (SIV). With effect from 1 Jan 2014, an applicant with Probationer Membership is not eligible for the application. For SIV membership, refer to <http://www.siv.org.sg>
- For self-employed persons (SEPs) who are Singapore Citizens or Permanent Residents and earn an annual net income (NTI) of at least \$40,000, please ensure that your MediSave payable is up-to-date. IRAS will only process your license application if you have either paid/your MediSave in full or have an active GPO arrangement with the Central Provident Fund (CPF) Board. For more information, refer to <https://cpf.gov.sg/selfemploymentdetails>

Note: Click Apply

General Information

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

Subdivision

Site

Name

Default User

ID Type

NBRC

ID No.

****00000

Email

id@defaultuser@gmail.com

Account Number

455

1234 5678

Address

Address Type

☒ Singapore Address

☐ Foreign Address

Postal Code

400136

Search Address

Block/Room No.

126

Street Name

Block North Avenue 5

Room/Land # (Optional)

12

Unit (Optional)

111

Building Name

Block Tower

Search Address

Save Draft

Application Details

Note: Click Application Details to proceed.

Application Details

q-b business

Application Details

Review Form

Qualification

Make Payment

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

03/01/1999

Sex

Male

Residential Address

Postal Code

460335

Retrieve Address

Block/Store No.

136

Street Name

SECKON NORTH AVENUE 3

Floor/Level (Optional)

12

Unit (Optional)

111

Building Name (Optional)

HL

Reset Address

Current Employment Details

Employment Status

Substant Employee

Self-employed

Name of Company

ABC Pte Ltd

Designation

Valuation Manager

Date Joined

01/01/2025

Office Tel Number

+65 1177 1234

Company Address

Postal Code

107229

Retrieve Address

Block/Store No.

3

Street Name

633/HERNIM DRIVE

Floor/Level (Optional)

Eg: 01, 01L, 01RM

Unit (Optional)

Eg: 405-01, 104-01

Building Name

CITY SQUARE RESIDENCES

Reset Address

Details of Work Histories

Name of Company (Optional)

Designation (Optional)

Assistant or Substant Employee

Date Joined (Optional)

DD/MM/YYYY

Number of Years as Appraiser for Company (Optional)

Please give details and submit copies of subordinates, supporting documents etc. in "Supporting Documents" step

Add

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

Details of Professional Membership

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

SISV Membership Type

Member

SISV Membership No.

n/a NCP/2017/0001, NCP/2017/01/1234

NCP/2017/0001

Validate

Membership Status

Active

I intend to renew my SISV membership and undertake to inform IRAS, if this does not happen, my license will be revoked.

Yes

No

Note: Click Validate to validate your SISV Membership.

Review Form

A Singapore Government Agency Website

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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: ****0169G

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 NBL, 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. VGP/2017/0001, VGP/2017.01/1234
VGP/2017/9997

Membership Status
Active

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

Declaration

Have you been connected 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 at 2 MB or less.
Support only JPG, PNG, GIF, DOC, DOCX, PDF format
[download](#) (4.3 KB)

Copy of Real Estate degree certificate from NUS or its equivalent
Only 1 file at 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 at 2 MB or less.
Support only JPG, PNG, GIF, DOC, DOCX, PDF format
[download](#) (9.4 KB)

A testimonial from a licensed appraiser
Only 1 file at 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

Declaration

Singapore Government Agency Website

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1 General Info

2 Application Details

3 Review Form

4 Declaration

5 Make Payment

STEP 4

Declaration

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.

Review Form

Make Payment

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

Payment

Payment

Please review your fees and make payment.

DESCRIPTION	GST	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.


Credit/Debit Card →


PayNow QR →

← Back to Form

Note: Select your preferred payment method and make the payment accordingly.

Acknowledgement

A Singapore Government Agency Website

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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 63633373 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.

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: pt_3GijPuFCasrcRKKC08R1bwHe

DESCRIPTION	GST	AMOUNT
Application Fee	-	\$125.00

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

View Application

A Singapore Government Agency Website

Log in to gov.sg

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DashboardMy SubmissionsLicencesHelp

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: FC264811918

Licence: AD260101-01-2801D

Updated: 28 Jun 2025, 11:36am

Select Action

Note: Go to dashboard > Click My Submissions to view status of application.

View and Retrieve Licence

A Singapore Government Agency Website

How to search?

gobusiness

DashboardMy SubmissionsLicencesHelp

Search by Government Agency, Licence or Application name/number

My Licences

Last updated at 10:46am Sync

All Licences (8)Due for Renewal (2)Active Licences (3)Other Licences (3)Submit Returns (0)

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 ActionDownloadView FormAmend
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.