

**Residential Property Act
(CHAPTER 274)**

Table of Contents

Long Title

Part I PRELIMINARY

1 Short title

2 Interpretation

**Part II PROHIBITION ON PURCHASE OR ACQUISITION OF
RESIDENTIAL PROPERTY BY FOREIGN PERSONS**

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

4 Flats in buildings and condominiums

**5 Disposal of estate or interest in residential property by foreign
companies**

6 Attachment and sale of residential property by Controller

6A Reserve price

7 Foreign companies to file declarations with Controller

8 Section 5 not applicable to foreign natural persons or societies

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

10 Vesting of residential properties in Singapore companies

11 Vesting of residential properties in Singapore limited liability partnerships

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

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

14 Singapore company becoming foreign company

14A Singapore limited liability partnership becoming foreign limited liability partnership

14B Conversion of Singapore company to Singapore limited liability partnership

14C Conversion of foreign company or converted foreign company to foreign limited liability partnership

15 (Repealed)

16 Vesting of residential properties in Singapore societies

17 Singapore society becoming foreign society

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

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

20 Presumption by Registrar

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

22 Sale of residential property by mortgagee or chargee

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

23A Confiscation of benefits of offence under section 23

24 Final registration to be suspended if Act contravened

Part III APPROVAL TO PURCHASE, ACQUIRE OR RETAIN RESIDENTIAL PROPERTY

25 Application by foreign person for approval to purchase, acquire or retain residential property

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

27 Minister may issue direction for sale of residential property

28 Change of existing use to use for residential purposes

28A Approval for residential development on land deemed non-residential

Part IV MISCELLANEOUS

29 Controller of Residential Property to administer this Act

30 Diplomatic and consular missions and religious groups in Singapore

31 Housing developers

32 Exemption

33 Savings

34 Direction of Minister to be conclusive evidence

35 Penalty for failure to comply with condition imposed by Minister

36 General penalty

36A Composition of offences

36B Jurisdiction of court

37 Consent of Public Prosecutor

38 Service of notices, etc.

39 Regulations

40 Rules

40A Fees to be paid to Authority

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

FIRST SCHEDULE Description of subdivided buildings

SECOND SCHEDULE Description of flats

Legislative History

RESIDENTIAL PROPERTY ACT

(CHAPTER 274)

(Original Enactment: Act 18 of 1976)

REVISED EDITION 2009

(31st July 2009)

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.

[11th September 1973]

PART I

PRELIMINARY

Short title

1. This Act may be cited as the Residential Property Act.

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 (Cap. 301);

“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;