Property Tax Valuation Programme

Insights from Singapore's former Chief Assessor

DATE
19 OCT 2026

TIME
9am to 5pm

VENUE
Tax Academy Hub
Revenue House, 55 Newton Road, #01-05

Property tax valuation is one of the least understood and yet most contentious areas of professional valuation practice. It is where **valuation principles, statutory requirements and professional judgement converge**, and where high-value disputes begin.

EIGHT QUESTIONS THAT DIVIDE THE ROOM

- Should all rental payments be included in the Annual Value?
- How should rent-free periods and landlord incentives be treated?
- What valuation adjustments are appropriate, and when are they justified?
- How should capital costs be amortised in assessing the Annual Value?
- How should the Tenant's share of the Profits and Goodwill be determined in the Profits Method of Valuation?
- How is Depreciated Replacement Cost estimated for specialised properties?
- What is the justification for using certain discount rates and decapitalisation rates, and other valuation parameters?
- How is land valued for property tax purposes?

WHAT YOU WILL GAIN

By attending this programme, participants will:

- Develop a sound understanding of the **valuation methodologies** used for property tax purposes.
- Appreciate the **rationale behind valuation adjustments** and professional judgement.
- Better understand **contentious valuation issues** and how they are addressed in practice.
- Learn from **landmark property tax appeal cases** and significant valuation assignments.
- Enhance their ability to **analyse and evaluate property tax valuations** with greater confidence.

COURSE FEE
$577.70 inclusive of GST

Includes a copy of *Property Tax in Singapore – A Practical Guide* by Ang Sock Tiang.

Seats are limited. Register early to secure your place.

SCAN TO REGISTER
go.gov.sg/ptval2026reg

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ABOUT THE TRAINER

Ms Ang Sock Tiang

Former Chief Valuer & Chief Assessor, IRAS

Ms Ang Sock Tiang is one of Singapore's foremost authorities on property valuation and taxation.

She previously served as **Chief Valuer** and **Chief Assessor**, heading the Property Tax Division of the Inland Revenue Authority of Singapore (IRAS). During her distinguished public service career, she oversaw numerous landmark property tax appeal cases and directed several nationally significant valuation projects, including the valuation of Singapore's Integrated Resort sites and the valuation for the land exchanges between the Malayan Railway Authority and the Government of Singapore.

Following her retirement from IRAS, she was appointed Adjunct Associate Professor at the National University of Singapore, where she taught Statutory Valuation and Commercial Real Estate Valuation to undergraduate and postgraduate students.

She is the author of *Property Tax in Singapore – A Practical Guide*, a valuable reference for practitioners and property owners.

Ms Ang currently teaches **Real Estate Valuation & Taxation** in the Master of Science (Applied Finance) programme at Singapore Management University. She also conducts professional training for the Singapore Institute of Surveyors and Valuers (SISV) and the Tax Academy of Singapore, and provides specialised consultancy and executive training to both government agencies and private-sector organisations.

She presently serves as a **Panel Member of the Appeals Board (Land Acquisition)** under the Ministry of Law.

INCLUDED WITH REGISTRATION

Property Tax in Singapore – A Practical Guide

Her practitioner's reference, given to every participant.

WHO SHOULD ATTEND

- Valuers and real estate professionals
- Lawyers involved in property and taxation
- Tax accountants and tax consultants
- Financial advisers and financial controllers
- Real estate investors and fund managers
- Property developers and asset managers
- Government officers involved in property matters
- Property owners seeking a deeper understanding of property tax valuation

WHY THIS PROGRAMME

Learn from the person who once led Singapore's property tax valuation practice. Benefit from practical insights that extend beyond textbooks, understand how valuation decisions are made in practice, and gain a deeper appreciation of the principles that underpin Singapore's property tax assessments.

Whether you are advising clients, making investment decisions, managing property portfolios or conducting valuations, this programme will equip you with knowledge and perspectives that are seldom available in a classroom setting.

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