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NEWS

Newsletter of the Singapore Institute of Surveyors and Valuers

The background of the entire page is a collage of photographs from the SISV Annual Dinner 2011. The top half shows three men in suits sitting at a table with wine glasses and plates, engaged in conversation. The bottom half is a collage of several smaller photos: on the left, two men are clinking glasses; in the center, a man is presenting a large trophy to another man; on the right, a group of men are standing together, some in suits and some in casual attire. The text 'SISV Annual Dinner 2011' is overlaid in a large, stylized, yellow font with a black outline.

SISV *Annual Dinner 2011*

In this issue:

LS Division Technical Visit to Johor on 23rd July 2011

Case law up-date on real estate law

Ayubowan (Welcome) to the Pearl of Indian Ocean!

AVA Pre Congress



SISV News is a quarterly newsletter of the Institute. It is distributed to members, students and friends of the surveying profession free of charge. Anyone wishing to receive a copy may contact the Secretariat.

25th COUNCIL 2011-2013

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EDITORIAL CONTRIBUTIONS

All contributions of suitable articles are welcome. Article submissions should include both printed copy and softcopy in word format. Submissions should reach the Secretariat before 25th March/June/September/ December.

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CONGRATULATIONS AND A WARM WELCOME TO OUR NEW MEMBERS/MEMBER FIRMS

FELLOW

Division	Name
VGP	Sim Boon Hwee

MEMBER

Division	Name
QS	Attrill Kevin John
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QS	Tan Ay Jy
QS	Wong Kwok Fai Steven
QS	Wong Yi Min
QS	Yeo Poh Tin
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VGP	Hoh Choon Yen Stella
VGP	Lee Ghee Chin
VGP	Lee Hsing Hui
VGP	Lim Chen Wan Jenny
VGP	Lim Hai Yen Michelle
VGP	Lim Seow Ting
VGP	Lim Teck Yung Rachel
VGP	Lim Yin Sze
VGP	Lit Wai Choy Derek
VGP	Liu Chen Yin
VGP	Mak Mei Fong Evelyn
VGP	Nee Kai Chaang
VGP	Ong Lay Hong Rita
VGP	Poon Yau Loy
VGP	Quek Kay Wee Angus
VGP	Shi Meiyun
VGP	Sivakumar s/o Sivalingam
VGP	Tan Peck Hwa Cynthia
VGP	Tan Tee Khoon
VGP	Tan Wee Tiam
VGP	Tang Woei Loon Frederick
VGP	Tay Choon Kwan Richard
VGP	Tay Liam Hiap

Division	Name
VGP	Tay Pei Li
VGP	Teh Chong Yen Thomas
VGP	Toh May Ling Magdeline
VGP	Woo Pek Yin Claire
VGP	Zheng Rujuan Mandy

TECHNICAL MEMBER

Division	Name
QS	Loo Ee Lee Jane
QS	Natasha M A Osmanbhoy
QS	Surayah Bte Abdul Wahab
VGP	Ng Lay Wah

PROBATIONER

Division	Name
QS	Chia Cheng Fen Charlene
QS	Goh Suhan Marie
QS	Goh Yi Sian
QS	Koh Guet Ping Josephine
QS	Lak Li Chin
QS	Lam Jien Peng
QS	Lau Ngie Huo
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VGP	Seah Lynn Li Karen
VGP	Tan Pei Jia Amenda
VGP	Tay Jang Chyuan Sam
VGP	Teo Junrong
VGP	Wu Xiao Wei
VGP	Yew Hwee Victor

NOTICE

RESIGNED

Division	Name
QSM	Chan Vincent
QSMO	Onn Soon Lee Dennis
VGPP	Choong Zheng Hong Vincent
VGPP	Yang Yifei
VGPS	Tan Luck Khng

RETIRED

Division	Name
LSM	Yip Wan Kee
QSM	Tan Wee Soon Joseph
VGPM	Koh Chong Yih

DECEASED

Division	Name
VGPF	Low Fatt Onn
VGPM	Choon Siang Victor

CONGRATULATIONS

The following members are being conferred the Public Service Medal, PBM in the 2011 Singapore National Day honours list.



Ms Goh Woei Lih,
Honorary Treasurer,
LS Council



Mr Tan Choo Haw,
Past President of the
LS Division

ANNOUNCEMENT

The Bachelor of Building and Project Management (BBPM) programme is a partnership programme between the SIM University and the BCA Academy (BCCA). The programme besides equipping students with a repertoire of specialist knowledge and skills for the productive management of projects, students will be trained in a broad spectrum of competencies including interdisciplinary studies in building design and technology, construction management, international project management, cost management, contract administration, safety management and sustainability.

Graduates with a degree in BBPM will stand to enjoy a wide range of career opportunities. They will have the flexibility and

proficiency to take up roles in areas such as Construction Project Management, Cost Management and Contract Administration. Interested applicants, please visit : www.unisim.edu.sg or bcaa.gov.sg for more information. Subject to other admission requirements, the pre-requisites for admission to this course include the possession of the following qualifications:

- GCA 'A' level with two passes (prior to 2006) or two H2 passes (from 2006),
- or local polytechnic diploma; two years of work experience or currently employed on a full time basis; and 21 years old and above.

This course is supported by SISV.

SISV HELMS NEW SECRETARIAT FOR AFLAG

On 16 August 2011, LS Div. President Mr Loi Hwee Yong and Mr Gerry Ong (AFLAG Secretary General) officially received the reigns of the secretariat of the ASEAN Federation of Land Surveying and Geomatics. It was a simple ceremony held at Le Meridian Hotel, Kuala Lumpur.

President of PEJUTA, Mr Mohammad Azmi b Mohd Zin, AMN and Councillor Mr Syed Mohamad Nasir Dato' Syed Tahir, DTM handed the "Minutes Book" to Mr Loi. The event was witnessed by LS Div. Council members, Mr Geoffrey Morris and Mr Chua Keng Guan, and Ms Judy Poh, SISV Secretariat.



SISV will now perform the administrative role for AFLAG, which covers seven founding member nations. Mr Gerry Ong will carry on as Secretary General, and will play a key role in the organisation of a major survey congress in Singapore in 2015 – the 13th South East Asian Survey Congress. Mr Chua KG will lead the congress as Congress Director.

LS DIVISION TECHNICAL VISIT TO JOHOR

ON 23RD JULY 2011



▲ Fruitful discussions with ISM and PEJUTA office bearers in Johor.



▲ New Bridge crossing averts the need to go via Kota Tinggi.



▲ New Senai-Desaru (E22) Expressway cuts travelling to Desaru by 1 hour.



▲ Up close and personal to 1,000 banana fruit!



▲ The King of Fruits!



▲ The King of Fruits - after the feast!



▲ After lunch, members learnt about the unique fruits at Desaru Fruit Farm.



▲ LS and ISM members in front of new Bridge.

SISV Annual Dinner 2011

a night of

MASQUERADE

Handshakes of appreciation, commemoration of SISV award winners and corporate milestones; all these took place at the Pan Pacific Ballroom on 9 September 2011, with the accompaniment of masquerade fun. Guests enjoyed a night of cocktail, games, entertainment, dinner, lucky draws and ceremonial prize-giving.



Mr Tang Tuck Kim, Council Chairman of SISV, addressed the guests at the event in his welcome speech. Mr Tang highlighted that SISV has successfully launched a course in Diploma in Geo Spatial Information and Technology with BCA Academy. SISV is currently an appointed dispute resolution centre for mediation and arbitration under the Council for Estate Agencies' (CEA) prescribed dispute resolution scheme to protect the consumers' interests and to enhance the professionalism of estate agency practice in Singapore. SISV is also active in engaging the government agencies such as the Building Construction Authority, the Singapore Land Authority, the Urban Redevelopment Authority, the Monetary Authority of Singapore, the Inland Revenue Authority of Singapore and the Housing Development Board. He is heartened to witness the collaborations the Institute have with other industry and professional bodies in its constant drive to engage other professionals related to the real estate and construction industry. He added that the Quantity Surveying Division is working on the formulation of the QS Act under the auspices of the Law Reform Committee, Singapore Academy of Law. He also touched briefly on the SISV's revamped website which will provide a brand new and refreshing experience for members.

On the international front, he was pleased to note that SISV is actively establishing valuable network and professional relations with its counterparts both regionally and internationally. These include its close neighbour, the Royal Institution of Surveyors Malaysia (RISM), the ASEAN Federation of Land and Geometric Surveys (ASEAN FLAG), the Hong Kong Institute of Surveyors (HKIS), the Pacific Association of Quantity Surveyors (PAQS), the

International Cost Engineering Council (ICEC), the Federation of International Real Estate (FIABCI), the ASEAN Valuers Association (AVA) and the World Association of Valuation Organisations (WAVO).

Mr Tang extended his congratulations to Ms Goh Woei Lih, Honorary Treasurer of the Land Surveying Council and Mr Tan Choo Haw, Past President of the Land Surveying Division who were recently awarded by the Immediate Past President S.R. Nathan, the Pingat Bakti Masyarakat (PBM) for their sterling service to the community.

In conclusion, he thanked Guest of Honour, Mr Tan Tee How for gracing the occasion, all invited guests and sincere appreciation to all sponsors and partners whose support had made the event possible, and to members of the Dinner Organising Committee for their hard work in putting this together.

After the Chairman's speech, Mr Loi Hwee Yong, President of the Land Surveying Division was invited for the Investiture Ceremony and the 25th Council members were introduced.

Every year, SISV recognizes the outstanding graduates from the various tertiary institutions in the field of real estate and construction. Guest of Honour, Mr Tan Tee How, Permanent Secretary of Ministry of National Development and Mr Tang Tuck Kim were invited to present the Institute's Awards and Book prizes to outstanding graduates.

After the presentation of Awards and Sponsors, Mr Tang presented a memento to Mr Tan for gracing the event.



57 Lucky draw prizes were drawn by Mak Weng Tat, 1st Vice President, Land Surveying Division, Mr Silas Loh, 1st Vice President, Quantity Surveying Division, Ms Kwang Heng Lee, 2nd Vice President, Valuation & General Practice Division, Mr Teoh Wool Sin, President, Quantity Surveying Division and Mr Loi Hwee Yong, President, Land Surveying Division and the top 3 prizes were Hldrawn by Council Chairman.

The night ended with sweet surprises leaving yet another mark in the hearts of many guests.



25TH COUNCIL 2011 / 2013

(from left to right)

• **Presidents** - Loi Hwee Yong (LS Division) | Teoh Wooli Sin (QS Division) • **1st Vice Presidents** - Mak Weng Tat (LS Division) Loh Peng Wai Silas (QS Division) • **2nd Vice Presidents** - Dr Tor Yam Khoo (LS Division) | Khoo Sze Boon (QS Division) • **Chairman** - Tang Tuck Kim • **2nd Vice President** - Ms Kwang Heng Lee (VGP Division) • **Honorary Secretary** - Sim Tze Kwan Sunny • **Honorary Treasurer** - Seah Hsiu-Min Eugene • **Divisional Honorary Secretaries** - Goh Chin Cheng Terence (LS Division) | Koh Thong Chuan Terence (QS Division) • **Divisional Honorary Treasurers** - Ms Goh Woei Lih (LS Division) | Wong Kin Hoong (QS Division) | Loh Kai Chieh Ian (VGP Division) • **Council Members** - Goh Ngan Hong (Fellow) Raymond Lim (Member)

(not in photo)

• **President & Immediate Past Chairman** - Dr Lim Lan Yuan (VGP Division) • **1st Vice President** - Chan Kim Mun Eric (VGP Division) • **2nd Vice President** - Ms Gan Bee Ghee (VGP Division)

SISV AWARDS WINNERS:



SISV GOLD MEDAL

- **Ms Sherly Gho**
Most Outstanding Graduate 2010/2011
MSc(Project Management)
National University of Singapore
- **Ms Quek Li Ting**
Most Outstanding Graduate 2010/2011
BSc(Project & Facilities Management)
National University of Singapore
- **Ms Goh Yu Tian**
Most Outstanding Graduate 2010/2011
BSc(Real Estate)
National University of Singapore
- **Ms Lee Xin Xia Angeline**
Most Outstanding Graduate 2010/2011
Diploma in Property Development & Facilities Management
Singapore Polytechnic
- **Ms Yee Xiao Wah**
Most Outstanding Graduate 2010/2011
Diploma in Real Estate Business
Ngee Ann Polytechnic

M H GOH AWARD

- **Mr Wong Ming Guo Danny**
Top 1st Year Student 2010/2011
Building & Real Estate
(Project & Facilities Management)
National University of Singapore
- **Mr Caleb Joseph Leow Jia Le**
Top 1st Year Student 2010/2011
Building & Real Estate
(Real Estate)
National University of Singapore



APPRECIATION PLAQUES WERE ALSO PRESENTED TO THE PLATINUM AND GOLD SPONSORS:

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- Sanchoon Builders Pte Ltd
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CASE LAW UP-DATE ON REAL ESTATE LAW

By Dr Philip Chan, Associate Professor, Department of Building,
School of Design and Environment, National University of Singapore.

In this issue, two cases from the Court of Appeal would be examined.

In the first case from the Court of Appeal, *Hat Holdings*, it was an appeal against the decision of the High Court that held that it did not have the jurisdiction to determine the title of a foreign land. Accordingly, the High Court stayed the action in court and ordered to parties to obtain from the Thai courts a decision on the title of a house that was the subject matter of the dispute in collecting the balance of payment in respect of the house concerned. However, the Court of Appeal reversed the decision of the High Court. This case would be of interest on all who are involved in the buying and selling of real property whether it is limited to land or together with a building built on it.

In the second case from the Court of Appeal, *Foo Song Mee*, it was an appeal against the High Court decision that held that the person who assisted a buyer in the negotiation of the reduction of the price of multiple units of apartments in a development is not entitled to the commission allegedly promised by the buyer to the agent. The High Court had relied on several reasons in reaching the finding that there was no contract for the buyer to pay a commission to an agent. However, the Court of Appeal reversed the decision of the High Court. This case would be of interest to agents and buyers to beware that whilst the industry norm does not oblige a buyer to pay a commission to an agent, this norm does not apply where the evidence adduced is able to prove that such a contract exists.

Ng Teck Sim Colin and another v Hat Holdings Pte Ltd and another and another appeal [2011] SGCA 34 [Chao Hick Tin JA, Andrew Phang Boon Leong JA and V K Rajah JA]

The case before the Court of Appeal involved a, "claim for the final payment due to ...the sale of a house in Phuket, Thailand under an agreement which was governed by Singapore law. The defendants' defence was that the final payment was not due because Hat had not been given good title to the house. The defendants also counterclaimed for damages and specific performance of the agreement." [see paragraph 1 of the judgment]

The High Court had earlier, "following the principle established in *Companhia de Mocambique v British South Africa Co* [1892] 2 QB 358 ("Mocambique"), which is that the court does not have jurisdiction to entertain proceedings involving the determination of title to foreign land ("the Mocambique principle"), stayed the action and ordered the parties to have the Thai courts determine the issue of title to the house before their contractual rights and obligations under their contract for the sale and purchase of the property could be determined." [see paragraph 2 of the judgment]

The Court of Appeal allowed the appellant's appeal and held, *inter alia*, at paragraph 45 that, "In our opinion, we did not think the present dispute between the parties would necessarily involve determining title to foreign land."

The following were used by the court to support its holding:

"...on the evidence before the court, there was no dispute at all as to who was then entitled to the title to Villa 2." [46];

"...All the relevant parties, ...were in agreement that Hat was entitled to Villa 2, which stands on land already leased to Hat." [46];

"...the fact was that all third parties who could have a legal claim to Villa 2 had not demurred to Hat's entitlement." [46];

"...What was also undisputed was that Hat had enjoyed undisturbed *de facto* ownership rights and quiet possession of Villa 2 for the last 2½ years." [46];

"...what was needed to be done to regularise Hat's title to Villa 2, based on the position taken by Hat, was purely procedural." [47];

"It would be wholly unnecessary for this Court to rule on title." [47];

"the focus of the inquiry would not be on whether the Ngs ever had title to Villa 2 but whether the Ngs had breached their contractual obligations to provide Hat with a good title to Villa 2." [47].

The issue of whether the Singapore courts had jurisdiction to hear the case came about because of the unique law in Thailand which provides that, "the transfer of land is distinct from the transfer of a building on the land. As such, the land and the house on it must be separately transferred and registered for legal ownership to both to be passed to the transferee. As the Land has been effectively transferred to Hat, the dispute between the parties related only to Villa 2."

Foo Song Mee v Ho Kiau Seng [2011] SGCA 45 [Chao Hick Tin JA, Andrew Phang Boon Leong JA and V K Rajah JA]

Before the Court of Appeal was an appeal that, "arose out of a suit brought by *Foo Song Mee* ("the Appellant") against *Ho Kiau Seng* ("the Respondent") to recover outstanding commission monies amounting to \$271,913.40, before interest. Her claim was dismissed by the trial judge ...in *Foo Song Mee v Ho Kiau Seng* [2011] SGHC 4, where it was held that the Appellant had not proved that there was a contract between the parties under which any payment of commission monies was due to her. At the conclusion of the hearing of the appeal on 6 July 2011, [the court] allowed the appeal." [See paragraph 1 of the judgment]

The High Court judge dismissed the agent's claim because "there was no contract between the parties for the payment of the alleged commission." [11] the following reasons were relied upon:

"...although the Respondent agreed to pay the Appellant a commission for the discount she had managed to obtain ... there was no agreement as to what was the amount of the commission or the formulae on which the commission was to be calculated." [11];

"What was concluded was only an agreement to pay an unascertainable sum. That being the position, and absent the crucial factor as to the quantum of the commission, a contract could not have come into being..." [11];

"The Judge also gave two further reasons as to why there could not be an agreement of the kind claimed by the appellant" [12]

"First, it was unusual for an estate agent to collect commission from the buyer. Normally it would be the seller who would pay the estate agent's commission." [12]

"Second, the alleged commission of \$437,870.10 amounted to 1.14% of the purchase price which was higher than the normal 1% payable to an estate agent for such services." [12];

This case was decided based on the credibility of the evidence put before the High Court. Whereas, the High Court chose to believe the evidence of the Respondents, the Court of Appeal accepted the evidence of the Appellant.

Accordingly, the Court of Appeal held that the following facts existed based on the evidence put before the court:

"...it was clear that on the evidence, the Respondent had agreed, before the grant of the Option, that he would pay the Appellant a commission for the Price Reduction Services even though the exact quantum or the formula to determine the same might not have been agreed before the Option was granted." [14];

"The parties had shortly after the grant of the Options agreed on the precise amount of commission due to the Appellant, applying the formula of 30% of the savings which the Appellant had obtained for the Respondent." [20].

In reversing the decision of the High Court, several interesting legal principles were pronounced by the Court of Appeal.

"...the law would imply that the Respondent would pay her a reasonable sum for those services which she had rendered."

when, "it was clear that on the evidence, the Respondent had agreed, before the grant of the Option, that he would pay the Appellant a commission for the Price Reduction Services even though the exact quantum or the formula to determine the same might not have been agreed before the Option was granted." and, "As the Appellant had already performed her part of the bargain, and not only did the evidence not suggest that the services were rendered out of goodwill but that she would be remunerated..." [14];

"This implication is based on the doctrine of quantum meruit which allows a claimant to recover a reasonable amount of remuneration for services rendered..." [15];

"...that it was not normal for a buyer of property to pay commission to the estate agent who clinches a deal." [20] as observed by the High Court was not disputed by the Court of Appeal. However, the Court of Appeal had, "ruled that the parties had indeed entered into an agreement whereby the Appellant was to render the Price Reduction Services to the respondent for a commission." and, "Thus the normal practice as to the payment of commission to an estate agent could have no relevance in a case like the present where there was an agreement for special services and for commission in regard thereto." [21];

While the Court of Appeal acknowledged that, "the commission asked for by the Appellant amounted to 1.14% of the purchase price, when the normal rate of commission payable to an estate agent is only 1%.", it noted two points, "First, the Price Reduction Services were expressly requested for by the Respondent. Second, the commission to be paid for those services was computed on an entirely different basis. It was not based on purchase price but on the actual savings which the Appellant could obtain for the Respondent from the seller, Gazelle, and the rate was not 1% but 30%." [22].

SISV Dialogue with the Council of Estate Agencies (CEA) on 29th September 2011

With the setting up of the CEA and the implementation of the Estate Agents Act, it has brought about many changes in the practice of salespersons and estate agents. Whether holding an Agent's licence or practising as a Salesperson, it has no longer been business as usual since January this year. Estate agents and salespersons undertake a whole lot of new responsibilities and liabilities, and in the process, there was feedback received from time to time that some practice issues are not very clear with different interpretations going around at the CPD talks conducted.

Dr Lim Lan Yuan, President of VGP Division gave his opening address and warmly welcomed representatives from CEA, Deputy Executive Director, Mr Soh Kee Hean, Director, Mr Lee Say Kee, Deputy Directors, Ms Lim Gaik Hua and Mr Yeap Soon Teck and Senior Legal Counsel Timothy Kho and fellow SISV members attending the dialogue.

The session was chaired by Reymond Fernandez, Chairman of the SISV Real Estate Sub-Committee. The 45 participants at the dialogue were drawn to a wide array of issues and the ensuing interactive exchange was both insightful and useful. CEA assured that the current framework in place was work in progress which would evolve to an equilibrium where the many real estate agency practice issues faced would have been fully addressed in the near future. SISV thanked CEA for its participation in the dialogue and expressed its interest in engaging CEA for more dialogues with CEA in future for mutual exchange of views on the regulated estate agency practice in Singapore.



15TH PACIFIC ASSOCIATION OF QUANTITY SURVEYORS CONGRESS



AYUBOWAN (WELCOME) TO THE PEARL OF INDIAN OCEAN!

The 15th PAQS Congress was held in Colombo, Sri Lanka from 22 to 27 July 2011, hosted by the Institute of Quantity Surveyors Sri Lanka (IQSSL) at the Cinnamon Grand Colombo with the congress theme "Cost management in a world emerging from adversity".

The QS Division President of the Singapore Institute of Surveyors and Valuers (SISV), Mr Teoh Wooi Sin, together with a team of 8 Singapore delegates from SISV attended the event. The PAQS Board Meeting was held on 24th July 2011. This year, we witnessed the end of the 2-year term of Mr Teoh Wooi Sin as the PAQS Chairman and Mr Silas Loh as PAQS Secretary. It was a splendid occasion for all fellow professional members of the Pacific Association of Quantity Surveyors meeting for a time of networking and fellowship. Following the Board meeting, its members were led to a heart warming session of souvenirs exchange and photo taking.

The 15th PAQS Congress was officially opened on 25th July 2011 by Mr Basil Rajapaksa, Minister of Economic Development, Sri Lanka, representing His Excellency Mahinda Rajapaksa, the President of the Democratic Socialist Republic of Sri Lanka who extended his apologies for his inability to be present. Mr Patali Champika Ranawaka, Minister of Power and Energy and Mr Gitanjana Gunawardena, Minister of Finance and Planning also graced the opening ceremony.

The topics encapsulated under the conference theme included Cost Planning and Control, Contract and Procurement Strategies, Global Challenges in Construction, Crisis Management, Project Financing and Risk Management, Best Practices, Quality and Productivity as well as Knowledge, Learning and Innovative Management. Representing the Singapore delegation,

Mr Khoo Sze Boon and Mr Eugene Seah delivered their papers respectively, as follows:

1. Adoption of Precast and Prefab Technology in Singapore Construction Industry – A Cost and Procurement Perspective (Khoo Sze Boon, QS Div Vice President). This paper garnered the Best Paper Award for the Non –Academic Category.
2. Knowledge Management and the QS: A Necessity for Survival and Innovation? (Eugene Seah, SISV Council Treasurer)

We would like to extend our heartiest congratulations to Mr Eugene Seah who was presented the PAQS Academic Excellence Award in recognition of his outstanding service excellence in academic and research performance that provides both application and benefits transcending national boundaries.

Being a debut for the Institute of Quantity Surveyors Sri Lanka (IQSSL) playing host for this event, IQSSL showcased one of the best and most successful PAQS congresses ever organised. With the diverse activities lined up throughout our stay in Sri Lanka, all of us in the PAQS family had a whale of a time, not forgetting the warm hospitality and friendship extended to us. And last but not least, we would like to congratulate IQSSL, in particular Professor Chitra Weddickara, the President of IQSSL and Mr Hemantha Aponso, the Organising Chairman for a remarkable 15th PAQS Congress that must go down as a significant event in the PAQS history.

The 16th PAQS Congress and Board Meeting would be held in Brunei Darussalam PUJA; 7-10 July 2012 bearing the theme, "Innovating and Sustaining: Challenges and Opportunities".

Report By: Irene Tan Bee Fong,
Singapore Institute of Surveyors and Valuers

AVA PRE CONGRESS

The 17th Asean Valuers Association (AVA) Pre-Congress Conference and Council Meeting were successfully held in Siem Reap, Cambodia from 20 - 22 July 2011. This acts as a lead up to the 17th AVA Congress to be held in Brunei in Year 2012.

Representatives from Singapore, Brunei, Cambodia, Indonesia, Malaysia, Philippines, Thailand, Vietnam and Japan gathered to share country updates as well as to discuss various valuation issues. Dr Lim Lan Yuan led a delegation which comprised Mr John Teo, Mr Ian Loh and Ms Kwang Heng Lee.



With the input and articles from various member countries, Singapore managed to spearhead an exercise to publish the maiden issue of the ASEAN Valuer journal which focus on the Land Information in ASEAN. It was agreed among member countries that Singapore will continue to be in charge of the journal. In addition, it was also agreed that Singapore would be hosting the next Pre-Congress Conference in Year 2013.