

SISV News

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Newsletter of the Singapore Institute of Surveyors & Valuers



Dinner & Dance 2009 *'A Night of Chance'*

Singapore Institute of Surveyors & Valuers
'A NIGHT OF CHANCE'
Dinner & Dance 2009
Guest-of-Honour
Assoc. Prof. Ho Peng Kee
Senior Minister of State for Law and Home Affairs

Lectrum
Shangri-La hotel
SINGAPORE



PLUS // News from the Divisions

SISVnews

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.

24th COUNCIL 2009-2011

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President (LS)

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Ong Kung Yew (QS Division)

Gan Bee Ghee (VGP Division)

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Silas Loh (QS Division)

Esther Sim (VGP Division)

Council Fellows

Lee Li Chuan

Wong Chak Wai

Council Members

Albert Goh

Tan Keng Chiam

Manager

Candy Tan

EDITORIAL CONTRIBUTIONS

All contributions of suitable articles are welcomed. Article submissions should include both hard (printed) copy and a softcopy (via email or diskette) in word format. Contributions should reach the Secretariat before 25 March, June, September and December.

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

FELLOW

QS Dr Ling Yean Yng Florence
QS Wong Hwee Boon Daniel
VGP Gurjit Singh

MEMBER

LS Tan Chwee Hock Jimmy
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VGP Lit Wai Choy Derek
VGP Ong Huimin Sherlyn
VGP Tee Jing Yi Michelle
VGP Xing Yun Dawn
VGP Zhang Ruina

STUDENT

VGP Chan Tze Hui Christelle

THE FOLLOWING MEMBERS/MEMBER FIRMS HAVE RESIGNED FROM THE INSTITUTE:

Div/Grade Name

QSM	Goh Kwee Choon Christina	VGPP	Tasani Elvin
QSM	Han Jee Heng Veronica	VGPP	Tay Choon Kuan Dennis
QSM	Lim Ah Eng Patrick	VGPTech	Lau Li Hsiang Jasmine
QSOM	Chiang Team Chai	VGPTech	Tham Run Quan Eric
QSOM	Khoo Sew Gaik	VGP Firm	Steven Loh Consulting
QSOM	Yap Ken Can Cassie		
VGPM	Teo Ho Pin (Dr)		
VGPP	Chan Ping Yuen Godfrey		
VGPP	Chen Yilin		
VGPP	Khaw Sing Ping Charmaine		

NOTICE

The following members have been appointed as members of the Land Surveyors Board for a period of 2 years with effect from 1 June 2009:

Loi Hwee Yong
See Seng Guan
Lee Li Chuan

New Staff

Yvonne Loo provides support for the IT functions in SISV Services and assists in general administration of SISV and SISV Services. She also takes charge of the SISV Information technological needs and requirements. Besides that, she handles specific tasks and projects assigned by SISV Council and SISV Services.



Michelle Ong's job scope includes assisting in registration and administration of the CEHA project. She also handles any other duties or tasks that may be assigned by the management.



CONFERENCE

Map India 2010

Date : 19th - 21th January 2010
Venue : Epicentre, Gurgaon, India
Website : <http://www.mapindia.org>

XXIV FIG International Congress 2010 and XXXIII General Assembly Facing the Challenges - Building the Capacity

Date : 11th -16th April 2010
Venue : Sydney, Australia
Website : <http://www.fig2010.com>

16th AVA Congress

Date : July 2010
Venue : Bangkok, Thailand
Website : www.aseanvaluers.org

7th ICEC World Congress & 14th PAQS Congress

Date : 23th - 27th July 2010
Venue : Singapore
Website : <http://www.sisv.org.sg>

25th Pan Pacific Congress

Date : 5th - 8th October 2010
Venue : Bali, Indonesia
Email : mappi@cbn.net.id

11th South East Asian Survey Congress

Date : 22th - 24th June 2011
Venue : Kuala Lumpur, Malaysia
Website : <http://www.ism.org.my>

LIBRARY SECTION

You can now browse the list of SISV Library collections from the web. If you come across books or wish to donate books that are useful to the surveying profession, please contact the secretariat.

Property Market Information 2Q 2009

- Private Residential Properties
 - Commercial Properties
 - Industrial Properties
 - Details of Project Under Development
- Singapore Construction Adjudication Review By Chow Kok Fong, Christopher Chuah, Mohan Pillay

CIRCULAR

URA

Issued by Urban Redevelopment Authority. These circulars are also available at <http://www.ura.gov.sg>

URA/PB/2009/13-DCG

URA/DC PLAN RELEASE 1/2009E Streetblock Plan For House No. 2 To 38 (Even) Ernani Street, House No. 1 To 41 (Odd & Even) Rienzi Street And House No. 1 To 41 (Odd) Norma Terrace (Bedok Planning Area)

URA/PB/2009/14-CUDG

Urban Design (UD) Plans And Guidelines for Orchard Planning Area
A. Revision to Urban Verandah Guidelines
B. Revision To Façade Articulation Guidelines

URA/PB/2009/15-DCG

Revised method of apportioning the common areas GFA on service floors for business park, business park-white and business-white developments

URA/PB/2009/16-DCG

Planning authorisation for change of use within commercial, HDB shops and industrial premises

URA/PB/2009/17-CUDG

Design Guidelines Waiver Committee (DGWC)

URA/PB/2009/18-DCG

Revised method of levying civil penalty for retention of unauthorised works or use for non-conservation developments

FSSD

Issued by Fire Safety & Shelter Bureau. These circulars are also available at <http://www.scdf.gov.sg>

CD/FSSD/12/01/03/04

Mandatory Electronic Payment Scheme for Waiver Applications & Lodgement of minor additions & alterations (MAA) applications – reminder

CD/FSSD/12/01/03/04

Fire Safety Engineering Designs involving Structural solution

CD/FSSD/12/01/03/04

Review of fire safety engineering report by the peer reviewer

CD/FSSD/12/01/03/04

Permissible variations for storey shelter (SS) technical requirements

CD/FSSD/12/01/03/04

Certification of fire safety special building materials

CD/FSSD/12/01/03/04

Implementation of SS 332:2007 – Specification for fire doors

CD/FSSD/12/01/03/04

Photo Luminescent Marking

CD/FSSD/12/01/03/04

Amendment to the technical guidelines on fire safety requirements for petroleum service station

CD/FSSD/12/01/03/04

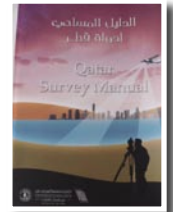
Certification of regulated fire safety products/materials

CD/FSSD/12/01/03/04

Technical requirement for household shelter 2008

Singapore surveyors achieved another breakthrough in BAHRAIN

In May 2009, a team of Singapore surveyors successfully delivered the QATAR Survey Manual. The 345 pages Manual set the standards and directives for all surveying and mapping activities in Qatar. Congratulations to the project team, comprising Mr Tan Choo Haw, Dr Tor Yam Khoon, Mr Kwoh Leong Keong, Mr Leong Kin Weng, Prof Kearsley (Australia) and Mr See Seng Guan.



Qatar Survey Manual

On the heels of the Qatar Project, Singapore secured another prestigious project in spatial data management in Bahrain. The expert team, comprising surveyors and GIS specialists, led by Surbana International Consultants Pte Ltd is currently engaged by the Centre for Information Organisation (CIO), Bahrain to review and recommend improvements to the Bahrain National Spatial Data Infrastructure (NSDI). Project Director, Mr See Seng Guan said 'Singapore's well regulated Land Administrations and Survey System are highly regarded internationally. The Bahrain NSDI project is another attestation to international recognition of our system and surveying professionals.'



< Project Team with Officials from CIO, Bahrain



< Project Team outside the CIO Building in Bahrain.



SISV Annual Dinner 2009 *'A Night of Chance'*



On the 23 Oct 2009, SISV held its Annual Dinner at Shangri-La Singapore. Associate Professor Ho Peng Kee, Senior Minister-of-State for Law and Home Affairs was the Guest of Honour for the dinner. In his speech, he commended SISV for playing a key role in the development of modern Singapore. He also applauded SISV for taking initiatives to network with overseas partners as it boosts international recognition for Singapore in the fields of valuation, surveying and geospatial expertise. He ended his speech by expressing his confidence in the Institute and its members in meeting the challenges of a global economy.

Chairman, Dr Lim Lan Yuan highlighted the two key thrusts in the SISV's Work Plan. The first being purchasing of a larger office premises to house both the Institute and SISV Services so as to streamline the

office administration and operations. The second is the restructuring of its Secretariat to engage a Chief Executive with a professional team to move the Institute forward. He also unveiled the new Institute's logo which was refined after 27 years to keep up with new challenges in the industry.

Members of the 24th Council were introduced during the dinner. SISV Awards were also presented to outstanding graduates from various tertiary institutions in the field of real estate and construction studies.

The dinner ended with games and a grand lucky draw.



SISV AWARDS

– NUS / Polytechnics Outstanding Graduates



SISV Gold Medal

Ms Jiang Lingchen

Most Outstanding Graduate of 2008/2009
MSc(Project Management),
National University of Singapore

Ms Wong Shu En Christine

Most Outstanding Graduate of 2008/2009
BSc(Building), National University of Singapore

Mr Koh Deng Hao

Most Outstanding Graduate of 2008/2009
Diploma in Facilities Management for Business,
Ngee Ann Polytechnic

Mr Wee Yi Xiang Daryl

Most Outstanding Graduate of 2008/2009
Diploma in Real Estate Business,
Ngee Ann Polytechnic

M H Goh Award

Ms Lim Li Ping

Top First Year Student of 2008/2009
Real Estate, National University of Singapore

Mr Vo Xuan Quang

Top First Year Student of 2008/2009
Project & Facilities Management,
National University of Singapore

Ms Tang Yong Ching

Most Outstanding Graduate of 2008/2009
BSc(Real Estate), National University of Singapore

Ms Ng Lishan

Most Outstanding Graduate of 2008/2009
Diploma in Property Development &
Facilities Management, Singapore Polytechnic

Lucky Draw Winners

Cynthia Ng,
Hon Secretary gave
away top prizes



Thank you

Aequitas Law LLP
EM Services Pte Ltd
Geberit South East Asia Pte Ltd
GPS Lands Singapore Pte Ltd

Table Sponsors

Albert Goh, Chairman of Dinner Committee
presenting token of appreciation to sponsors



Gift Sponsors

Chesterton Suntec International
Davis Langdon & Seah Singapore Pte Ltd
Far East Organization
Hansgrohe AG
Marina Square
Shangri-La Hotels and Resorts
Singapore Pools Pte Ltd
Mr Goh Ngan Hong
Mr Peter Tan



The Implications of **Horizon Towers Enbloc Sale**

On 15 May, a talk on enbloc sales took place at York Hotel. Held by SISV, the only speaker was Dr Lim Lan Yuan, Chairman of SISV and Chairman Of The World Association Of Valuation Organisations (WAVO).

As 50 delegates attended the seminar, Dr Lim gave invaluable insight on the implications of the recent Court of Appeal's decision on the Horizon Towers' enbloc sale and the impact on the procedure for future enbloc sales as well the various factors which marketing agents and valuers should take note in future. Dr Lim stressed that while studying the case, it is important to stay aware of the roles of the Sale Committee and the Strata Titles Board, for it highly affected the Court of Appeal's decision.

Share Values, Strata Survey & Encroachments for Consultants & Developers

On 27 May 2009, a joint seminar by the Land Surveyors Board and SISV was held at the Singapore Management University. More than 100 participants attended and asked many questions of the four guest speakers, which led to lively discussion followed by refreshments and networking. It was pleasing to see so many architects and developers amongst the attendees, and the event provided opportunities for our members to mingle and exchange personal experiences on the challenges faced when doing strata title surveys, four guest speakers provided very useful and informative talks relevant to the practices of the participants comprising SISV members, architects and developers.

The first speaker was Mr George Pereira, partner of Pereira & Tan LLP. He is a senior lawyer specializing in civil litigation involving estate and land matters. Mr Pereira provided some insight into the legal issues and ramifications of encroachment. In addition to citing examples and the most common forms of encroachment, Mr Pereira expounded on the legal consequences of encroachments.

The second speaker was Mr Leong Kai Weng, manager of Central Cadastral Team in Survey Services of SLA. With the focus on strata area in cadastral survey, he gave an overview on the registration of strata title & approval of strata title plan, strata survey, strata area, provisional lots in strata development and accessory lots.

The third speaker was Mr Lee Li Chuan, a partner of M/s Lee Boon Haw Registered Surveyor. With more than 20 years in the practice, Mr Lee covered the different strata survey tasks involved, such as strata spaces and survey process scheduling.

Last but not least, Mr Tang Tuck Kim, the principal of Tang Tuck Kim Registered Surveyor gave an overview on pitfalls to avoid. He gave several interesting examples of pitfalls to avoid so that purchasers and developers would avert the inconveniences and unnecessary delays in the strata title process.



As the Court of Appeal deemed that the Sale Committee breached its duties by virtue of various lapses in its conduct of the sale process, Dr Lim pointed out that in future, the Sale Committee must act with due diligence and that there must be a proper follow up on offers while valuers must remain unbiased towards trustees. The session then ended off with a Q & A session before proceeding for a tea break.



Valuation In Adversity

On 26 Jun 2009, about 26 delegates attended the talk conducted by Ms Cynthia Ng, Hon Secretary at Singapore Management University.

Cynthia shared her 25 years of working experience in the real estate industry as a valuers. She highlighted on the pressure faced by valuers and the correct code of ethic as a professional valuer. How is a proper valuation carried out and striking a balance as a Profession and requestor, particularly in current uncertain climate.

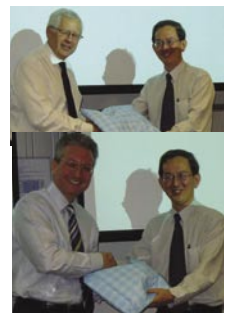
Cynthia pointed out the typical methods used by valuers and the world standard of valuation. She encouraged delegates to look beyond the short term pessimism.

A fruitful session then ended off with a Q & A session after proceeding for a tea break.



Getting Paid In **Singapore**

The seminar on Getting Paid in Singapore was held on 14 Jul 2009. The 2 1/2 hour session took place at the Lee Kong Chian School of Business in Singapore Management University. SISV had great honour to have invited both Chartered Quantity Surveyors; Mr Michael Charlton, Managing Director of Charlton Martin Consultants Limited (HK) and Mr Rodney Martin, Managing Director of Charlton Martin Consultants Sdn Bhd (Malaysia) to present the talk.



Over 80 people had turned up for the seminar. The first speaker, Mr Michael Chalton, touched upon the practical realities of late or non-payment and the immediate actions to be taken in the event of employer's insolvency or contractor's insolvency. He also presented a general overview of the Building and Construction Industry Security of Payment Act 2004 (SOP Act). The second speaker, Mr Rodney Martin covered the contract remedies such as suspension of work and Determination. Mr Rodney also cited 2 cases to present the common law right to determine the contract due to non payment.

In the later part of the session, both Mr Michael and Mr Rodney touched on the issues on payments after insolvency and a general overview of the clauses which address insolvency in the SIA 8th Edition and PSSCOC 6th Edition Contracts Forms. Both speakers concluded their talk providing practical considerations and practical steps to be taken generally for main contractor insolvency.

The seminar ended off with a Q & A session.

Property Pulse

The Mid Year Property Market Update seminar held at the Tudor Ballroom, Goodwood Park Hotel on 24 Jul 2009 was well presented by the invited speakers of industrial, residential, office and retail sectors of the property market. The residential sector has been a hot topic on everyone lips in last few months. About 40 participants came to listen, share and network.

Mr Tan Boon Leong, Industrial Leasing and Sales Director of Colliers International gave very statistical presentations on net new demand, supply and occupancy for factory, warehouse and business parks on island-wide basis. Short term demand are affected by current grim economic outlook, slow down in company expansions, more downsizing, end of spill-over demand from office and the impact of H1N1 virus. Going forward the industrial sector can look to signs of stabilizing of the manufacturing sector and Purchasing Managers' Index indicating some expansion in the manufacturing sector in May and June this year. In all, rents and capital values of industrial space will likely decline up to 15% in the second half of 2009.

Mr David Neubronner, Executive Director & Head of Residential Service from Credo Real Estate gave a delightful speech highlighting a host of reasons for the sudden surge in first half of 2009, attributing pent up demand and rapid turnaround in sentiments, strength of HDB market, aggressive price strategies by developers and stock market rebound, green shoots and investors and foreign buying interest. He foresees the opportunities and challenges of the future of current prices are still below the last high in 2007, rents are firming up in recent weeks, market supported by stronger fundamental where buyers are financial sound, buying commitment for a longer term and confidence from bottom up.

Minimising Common Disputes from The Sale and Purchase of Landed Property

The seminar was held on 18 Sep 2009 at Singapore Management University. The seminar, conducted by Mr Albert Goh attracted an attendance of 60 people. Mr Goh is a Council member has 30 years of experience in construction and property development.

Landed property has the longest life span and is a safeguarded housing form with some built in the 60s still standing. They survive numerous rules updates hence a delicate class to transact. The seminar which lasted three hours was aimed at shedding light on minimising common disputes in the selling and buying of such property.

Mr Goh shared with participants some interesting but rarely known development guidelines. Next he touched on some of the areas of common disputes like land area, boundary encroachment, building defects, road and drainage widening. He also advised participants on how a trouble free transaction is possible, by being practical minded, reasonable and tolerant.



For the office market, Mr Ang Choon Ben, Director of Research and Business Analytics, Cushman & Wakefield has a different perspective in that demand is not matching up to increasing fringe & central area supply coming into the market from this year to 2011. Office demand started to shrink in last quarter of 2008 with 'shadow' office space grabbing the spotlight. There is 2.3 m sq ft of space being deferred by private developers in view of the dire conditions. To reduce inventory URA lifted the ban of office space conversion in central area and existing site for sale shifted from confirmed list to reserve list, thereby reducing production of projected unused space. Mr Ang's presentation was well supported by meaningful stats and participants are given the opportunity to interpret those information.

Ms Sherene Sng, Head of Retail, Knight Frank, spoke about new retail space to be introduced into the market in the next few years. Major supply in 2009 coming from ION Orchard, Marina Bay Sands IR, 313 Somerset, Mandarin Gallery, Orchard Central, Iluma, City Square Mall and Tampines 1. Total estimated lettable space would be in the region of 325,348 square meters. From 2010 to 2011 more spaces will come from Resorts World at Sentosa, MBFC Phase 1, NEX, Scotts Square and Clementi Downtown. Ms Sng touched on price & rentals, quarterly retail sales and analysis, visitor arrivals to show the current demand and supply levels in the sector.



VGP Young Member Gathering

The Young Members Committee, headed by Ms Esther Sim, held a gathering for the young members of the Valuation Division on 6 Aug 2009 at The Bristo, NUSS Suntec City. Turn out was good. The members exchanged contacts and network among themselves over light snacks.

Vice President (VGP), Mr Eric Chan, shared with the young members the vision and mission of the Institute, the VGP Division. He also shared the challenges the Institute faces e.g. leadership renewal, upholding and forging ahead the professional status of valuers, getting more young members to rejuvenate, to forge ahead and bring to fruition the many goals, plans, tasks the existing leaderships has in place.

The young members were very forthcoming with their views and shared spontaneously on issues faced at work and their views on the industry. Interest was stirred among many members to want to come forward and volunteer their expertise to the Institute.

The institute looks forward to working with these young members in the coming months.

OUT goes the old, IN comes the new

Taking over Standard Method of Measurement of Building Works (SMM2), Construction Electronic Measurement Standards for Building Works (CEMS) introduces new structure and IT perimeters for automated quantity take-off from Computer Aided Design (CAD). This change also brings along improvements to the procurement process via the definition of items and work sections that synchronize with the Classification of Construction Cost Information and Classification of Construction Resources Information. To help the participants better understand CEMS and its relation to other CORENET initiatives, a seminar titled "Construction Electronic Measurement Standards for Building Works" on 21 Aug 2009. Attended by 49 participants, this kicked started the series of monthly half-day seminar cum workshop. Dr Evelyn Teo, Assistant Professor of the Department of Building, National University of Singapore was the guest speaker for the seminar.

13th Pacific Association of Quantity Surveyors Congress

It was a meeting of minds in the environment of "Building the Future Together". Representation from 14 countries and the presence of 500 delegates made the PAQS 13th Congress in Kuala Lumpur from 15 to 18 Aug 2009 a resounding success. A 20 men Singapore team was present to witness the event. At the Board meeting, Mr Teoh Wooi Sin was elected as the PAQS Chairman and Mr Silas Loh as PAQS Secretary for the 2-year term from 2009 to 2011.

The lessons learned in professional integration, project management, sustainable development, rethinking contract management & dispute, info on latest industry practices and exhibitions on latest findings in facility management were invigorating. It started with the plenary session with the keynote address by Dr Dennis Lenard on Cost Management Futures; Fostering Business Value through Global Integration. Managing Building Services Costs & Sustainable Environment by Mr Kenny Chan, A Lean Approach to Sustainable Construction by Richard Fellows and Anita Liu and Revamping Outsourcing Maintenance Strategies and Practices by Mr K.H. Chan highlighted dynamic perspectives on the industry. Other topics on life cycle costing, professional practices in nearby countries and recent researches also added to the cauldron of knowledge.

It was also an opportune time to catch up with the happenings around the world after the global economic melt-down. Friends, colleges and fellow professionals were entwined in their conversations as they discussed the latest happenings in their regions while taking a photo opportunity as and when they can.

There was much to learn and lots to share but alas, so little time to do it all. As with all good things, it had to end....

Singapore will be hosting the joint 7th ICEC World Congress and 14th PAQS Congress from 23 to 27 July 2010 at Resort World Sentosa.



FIABCI Prix D'Excellence Awards Dinner 2009

On the 28 Aug 2009, FIABCI Prix D'Excellence Awards Dinner 2009 took place at St Regis Singapore. The prestigious FIABCI Prix D'Excellence recognizes the project that best embodies excellence in all the real estate disciplines involved in its creation. Awarded by an international panel comprising of top real estate profession and experts, the award recognizes overall merit and not just aesthetics, functionality or size.

Gracing the event was Senior Minister of State for National Development and Education, Ms Grace Fu. Works of the winners were showcased via a powerpoint presentation to the 200 guests.

We are proud that three of our Singapore property projects won the Prix d'Excellence 2009. The Orchard Scotts by Far East Organization was top in the residential category, while Newton Suites by UOL Group, came in second. The St Regis Singapore by City Developments, Hong Leong Holdings and TID Pte Ltd won in the hotel category.



"Does Green = Go?"

With the nation's Green Mark Scheme in place, there would be more green-mark certified buildings in the near future. On 29 Sep a seminar lead by Chairman Dr Lim Lan Yuan was held at Marina Mandarin on the sustainability of green buildings and infrastructures in Singapore. The seminar touched on green sustainability on buildings in Singapore and the impacts it has both on the industry and for the public.

