

# Sisv News

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Issue Sep 2006



Newsletter of the Singapore Institute of Surveyors & Valuers

## 14th ASEAN VALUERS CONGRESS VALUATION IN ASIA

3 - 5 July 2006 Meritus Mandarin SINGAPORE

Guest of Honour Mrs Lim Hwee Hua Minister of State for Finance & Transport

Organized by: Singapore Institute of Surveyors and Valuers, International Valuers' Association (IVA), International Federation of Real Estate Valuers (IFREVA), International Union of Real Estate Appraisers (IUREA), International Union of Public Appraisers (IUPA), International Union of Professional Appraisers (IUPA), International Union of Real Estate Appraisers (IUREA), International Union of Public Appraisers (IUPA), International Union of Professional Appraisers (IUPA)



# 14th ASEAN VALUERS ASSOCIATION (AVA) CONGRESS

V&GP Annual Conference  
Surbana USPL Collaboration



# 10th PAQS Congress

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.

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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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**EDITORIAL & DESIGN CONSULTANT**  
**Design Fusion**

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Division	Name
LS	Peh Cheng Kiat
LS	Pang Choon Chew

**PROBATIONER**

Division	Name
VGP	Chew Ren Gee Christine
VGP	Hoe Cheng Meng
VGP	Khoo Kian Chai Perry
VGP	Lau Chyi Yiing
VGP	Lee Tze Wee Andrew
VGP	Toh May Ling Magdeline
VGP	Sing Mui Kiang Avril

**PROBATIONER**

Division	Name
VGP	Tan Kim Choo
VGP	Wee Yue Liang Peter

**FIRM**

Division	Name
LS	A-Geo. Survey Consultants
VGP	Global Real Estate Services Pte Ltd

**REINSTATED**

Division	Name
VGP	NAI GSK International Ltd

**NOTICE**

*The following members / member firms have resigned from the Institute:*

**MEMBER**

Division	Name
QS	John Peacock
QS	Loh Yong Kian
QS	Phan Chin Poh
QS	William Cromby
VGP	Ng Ching Boon Eric

**PROBATIONER**

Division	Name
QS	Tan Ai Nee
QS	Tan Kok Meng
VGP	Lee Hwee Hwee

**CIRCULARS**

*Contents of the circulars will be made available to FSISV and MSISV only. Please call Joe of Secretariat at Tel: 6222 3030 to request for a copy. For SISV Probationers and CREA, please contact the originator directly.*

**URA**

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

**URA/PB/2006/12-CUDD**

Streetblock plan and guidelines for envelope control sites at Nos. 87 to 107 (odd nos) Emerald Hill Road and Nos. 32 to 56 (even nos) Saunders Road (Emerald Hill Conservation Area)

**URA/PB/2006/13-CUDD**

Relaxation of residential building heights in the Downtown Core, Orchard and Rochor (part) Planning Areas within Central Area

**URA/PB/2006/14-DCD**

Revised guidelines on redevelopment of one half of an existing pair of semi-detached dwelling houses into terrace houses

**URA/PB/2006/15-DCD**

Changes to the Electronic Development Application (EDA) Form and release of EDAS Form Version 3.1

**URA/PB/2006/16-DCD**

Clarification circular on guidelines on breaking away of existing landed housing within non-safeguarded landed housing area

**FSSD**

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

**CD/FSSB/12/01/03/04**

Relevant QPs and RIs for submission of plans on combustible gas/hazardous material installation

## CONFERENCE

### FIG XXIII Congress and XXIX General Assembly - Shaping the Change

Date: 8 - 13 Oct 2006  
Venue: Munich, Germany  
Website: [www.fig2006.de](http://www.fig2006.de)

### The 27th Asian Conference on Remote Sensing

Date: 9 - 13 Oct 2006  
Venue: Chinggis Khaan Hotel, Ulaanbaatar, Mongolia  
Website: [www.acrs2006.mn](http://www.acrs2006.mn)

### 2006 Realtors Conference & Expo

Date: 10 - 13 Nov 2006  
Venue: New Orleans, USA  
Website: [www.Realtor.org/Conference](http://www.Realtor.org/Conference)

### 1st WAVO Valuation Congress

"Valuation in the Globalised Economy"  
Date: 27 - 29 Nov 2006  
Venue: Meritus Mandarin, Singapore  
Website: [www.wavoglobal.org](http://www.wavoglobal.org)

### Singapore Institute of Surveyors and Valuers

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Contact Persons: Ms Jean Lian / Ms Janet Han

### Property & Facilities Management Conference 2006

"Destination Integrated Resort Era-The Merlion's Roar of Politics and Property"

Date: 30 Nov - 1 Dec 2006  
Venue: Meritus Mandarin, Singapore  
Website: [www.apfm.org.sg](http://www.apfm.org.sg)

### Association of Property and Facility Managers

336 Smith Street #05-308 New Bridge Centre  
Singapore 050336  
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## LIBRARY SECTION

You can now browse for 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 secretariat at 6222 3030.

Property Market Information - 2Q2006

- Private Residential Properties
- Industrial Properties
- Commercial Properties
- Details of Project under Development

The Journal of the Australian Institute of Quantity Surveyors  
The Building Economist - June 2006

The Journal of the Canadian Institute of Quantity Surveyors  
Construction Economist - Spring 2006

Realtor Magazine

- June 2006 / July 2006

## CONGRATULATIONS & BEST WISHES TO...



Dr Amy Khor, *Chairperson SISV*

Appointed as Senior Parliamentary Secretary, Ministry Environment & Water Resources

Re-elected as Member of Parliament Hong Kah GRC

Re-appointment as Mayor of South West CDC and appointed as Chairman of Feedback Unit



Dr Lim Lan Yuan,  
*President, 22nd V&GP  
Divisional Council*

Conferred as Honorary Member by National Association of Romanian Valuers (ANEVAR)



Dr Muhammad  
Faishal Ibrahim  
Khan Suratee  
*Member, V&GP*

Elected as Member of Parliament for Marine Parade GRC



Wilson Lim  
*Hon Secretary,  
22nd V&GP  
Divisional Council*

On Being Conferred The Public Service Medal (PBM)

## INVITATION TO ALL MEMBERS TO PARTICIPATE IN THE INTER-PROFESSIONAL GAMES 2006

The 2006 Inter-Professional Games (IPG) is here again! We are inviting you to give your very own Institute your fullest support by participating in this annual event. This is also a very good opportunity for you to interact with professionals from other disciplines.

There are a total of 6 participating Institutes. They are the Singapore Institute of Architects (SIA), Institute of Engineers, Singapore (IES), Law Society of Singapore (LSS), Singapore Medical Association (SMA), Institute of Certified Public

Accountants of Singapore (ICPAS) and your Institute. This year, the main organiser of the Games is Institute of Engineers, Singapore.

The games will be played from October 2006. If you are interested to participate in the games, please email to the SISV Secretariat, Ms Judy Poh email [judy@sisv.org.sg](mailto:judy@sisv.org.sg). The respective Games' Captains will keep all participants informed of the progress and the details of the fixtures. Sign up now! We want to do better this year!

## Surbana International Consultants & United Surveyors signed MOU

Surbana International Consultants Pte Ltd, which provides a holistic suite of building and infrastructure solutions and one of the largest survey services providers, and United Surveyors Pte Ltd, a leading provider of hydrographic & land surveying solutions, have signed a Memorandum of Understanding to collaborate in providing hydrographic and land survey services for master planning, township development, infrastructure and land reclamation projects.

The agreement was signed by Surbana's Regional Director (Middle East/South

East Asia/Africa), Mr Chua Keng Chay and United Surveyors' Managing Director, Mr Tan Choo Haw on 29 March 2006.

Mr Chua says "Surbana is very pleased with the cooperation with United Surveyors. The sharing of knowledge, expertise and experience will enhance the confidence and capabilities to undertake large integrated projects in overseas markets"

Mr Tan says "The collaboration provides our company opportunities to further exploit and offer our services globally,

which on our own has limitations. Though we have been in the industry for some 35 years, and have also operated extensively in this region, we believe that combining the resources we can undertake very large international projects and have the advantage of economy of scale"

President of SISV Land Surveying Division, Mr See Seng Guan who is also the Surbana's Director (Land Survey), commented that the MOU between the two land survey companies is an historic event for the land surveying fraternity.



## 25th ASEAN FLAG Meeting In Kunming

The ASEAN Federation of Land Surveying & Geomatics (ASEAN FLAG) held its 25th Council Meeting on 10 April 2006 in the 'spring city' of Kunming. It was keenly hosted by the Yunnan Association for Surveying & Mapping (YASM).

Some 50 delegates from Brunei, Cambodia, Hong Kong, Indonesia, Malaysia, Singapore and Yunnan attended the meeting. Representatives from Singapore included Mr See Seng Guan, Mr Tan Choo Haw, Mr Tang Tuck Kim & Mr Wee Soon Kiang.

The 2-day program included an exhibition of a wide range of land survey equipment designed and manufactured in Yunnan, a visit to the Kunming Metallurgy College which runs a graduate course in land surveying and a discussion with the Governor of Yunnan Province. YASM also made sure the delegates had the opportunity to relax

with a visit to the Stone Forest and even to the Yunnan Tea Research Institute to learn more about the famous PU'ER tea.

In an enthusiastic conclusion to the excellently-organised meeting, YASM offered to host the 11th South East Asian Survey (SEAS) Congress which is scheduled to be held in 2011. ASEAN FLAG welcomed the wonderful gesture and joined YASM to invite all land surveyors to gather in Kunming in 2011.



# Ensure Value for Project Stakeholders

*The forum was discussed at the 1st ICEC & IPMA Joint Global Congress in the capital of Slovenia – Ljubljana, April 2006. ICEC represented at least 44 countries under 4 Regions – America, Europe, Africa & Eastern coast of Pacific. Many approaches on Value Management were reviewed, and Gurus were invited to share in-depth knowledge on how stakeholders of the project (both external customers and internal stakeholders) could impart their Corporate Management values (corporate plans & strategies) over the Project Management team (responsible for delivering the product in return).*

These values include Corporate Mission Strategic Plans, Balanced Score Card (project delivery process vs customer satisfaction, financial sustainability vs employees' knowledge growth.), Analysis on Risk and Earned Value on ventured Capital.

Expected competency on Project Management and success factors were analyzed, which among them include the emotional quotient soft skill. In the aspect of Quantity Surveying and Cost Engineering, the need to speed up the processes through automation and the importance of gathering quality Cost Data were emphasized. Also the traumatic iceberg effect on estimating IT software project before requirements known was shared.

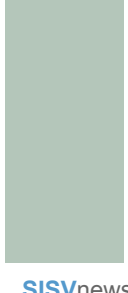
The CD Rom of the proceedings is available in SISV Library.

SISV delegates at the Congress were Mr Goh Ngan Hong, Mr Seah Kwee Yong and Ms Iris Teng. They had also during the ICEC world

board meeting (held once every 2 years) bid for Singapore to host the 2010 World Congress. This bidding was the second reading and provisional approval has been granted. The final confirmation would be resolved in the 2008 ICEC world congress to be held in Toronto when Ms Ginette Basak of Region I: Canada would be the Chairperson of ICEC.

Two of the SISV delegates also shared their papers with the congress. Mr Seah spoke on "Impact of Corporate Governance on Project Management" while Mr Goh shared his research findings on "Construction Project Risk Identification".

The delegates were also pleased to hear an announcement at the farewell dinner that one of the "ICEC Distinguished International Fellow" Awards for the year went to Mr Edward Tang of SISV. Mr Goh received the award on his behalf.





# 14th AVA Congress

hosted by Singapore after 14 years

*A landmark event for Singapore's Valuation fraternity as the last Congress was held here more than a decade ago*



Held on local shores back in 1983 and 1992, the 14th ASEAN Valuers Congress went over a century and return to Singapore when it was held at the Meritus Mandarin from 3 - 5 July 2006, attended by over 200 guests and delegates from ASEAN member countries.

Prior to the Opening, the Guest-of-Honour, Mrs Lim Hwee Hua, Minister of State for Finance and Transport was received by the Asean Valuation Association President Dr Lim Lan Yuan and AVA Acting Secretary General Mr MA Muttaqin. She was introduced to the Chief Delegates as well as Ambassadors from member countries.

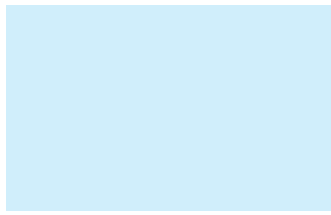


The Opening Ceremony was a grand affair where the Ambassadors, Embassy representatives, delegates and guests were regaled with a procession of flag bearers together with the Chief Delegates from each member country entering the ballroom with the Guest-of-Honour and Singapore being the host country going up to the stage.

In his welcome address, Dr Lim Lan Yuan reiterated the Association's goal to put forward the interests of valuers and the profession as a whole, while Mrs Lim Hwee Hua spoke on the theme of this event "Valuation in Asia" and the region's economic boom. She then declared the Congress opened.



After this, Chief Delegates from member countries gave a Country Report of their respective real estate market situation. In the afternoon whilst delegates were hosted with networking lunch, the AVA Council members had a lunch-cum-meeting. Some of the issues raised at that meeting are: (i) amendment to the Constitution to change all financial matters to be taken charge by Treasurer instead of AVA Secretary General; (ii) venue for the Pre-Congress meeting being confirmed to be held in Brunei 2007; (iii) Indonesia would be hosting the 15th AVA Congress; (iv) Singapore be the AVA Permanent Secretariat and Dr Lim Lan Yuan appointed the Secretary General for 4 years from 2006.



Besides seven plenary sessions over the three days, participants were also treated to a technical visit to either Sentosa or JTC Corporation on the second day. Over 100 participants opted for "Singapore's Island Resort" and were cued in on the leisure resort's recent investments. Others preferred to have a feel of the JTC Corporation's involvement in building a unique local new town in One-North.

And of course, networking is another raison d'être for such conventions; the welcome cocktail, lunches and tea-breaks all saw delegates and participants from various countries touch base with one another and exchanges of each other's experiences.

The closing ceremony on Day 3 provided an elaborate finale to the congress. After the final session, tokens of appreciations were presented to country representatives. In his closing speech, Dr Lim encouraged other members to develop their own real estate profession by enhancing professional standard and service quality.

And finally, the farewell dinner at Keppel Club saw all delegates and participants coming together and enjoying local and international cuisine amidst entertaining performances.

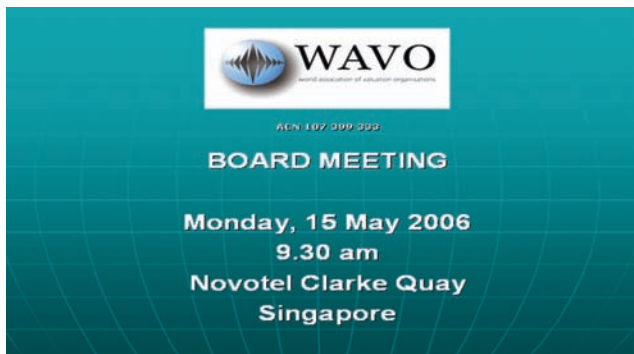
And those who wanted to learn more about General Valuation or Real Estate Investment Trusts (REITs) Valuation attended a short post-congress course on 6 July 2006 morning.

See you at the 15th Congress in 2008 in Indonesia!



# Embracing the Challenges Ahead

**Consecutive meetings - WAVO Board Meeting and the Valuation & General Practice (VGP) Annual Conference – at the Novotel Clarke Quay prepare industry for the challenges ahead**



The World Association of Valuation Organizations (WAVO) Board Meeting was held on 15 May 2006 with its Chairman Dr Lim Lan Yuan updating members of various issues, one of which is that SISV will be hosting and maintaining the WAVO website. Members were also informed of its 1st Valuation Congress to be held here in November. There was also a certificate presentation ceremony where the President of ANEVAR (Romania) presented certificates to WAVO board members who spoke at the ANEVAR Conference in October 2005 in Romania.

And as if in tandem, the VGP Annual Conference was held the next day at the same location, which saw more than 100 participants cued in on the latest in both the local and overseas property market.

First to take the floor were the panel of foreign speakers: Mr Clyde Eastaugh from the Australian Property Institute, Mr Keith Goodwin from the Appraisal Institute of Canada, Mr Ion Anghel from the National Association of Romania Valuers and Mr Yue Gangxia from the China Appraisal Society.

Each spoke on the challenges and opportunities within the property market in their respective country. Remarkd Ms Goh Seow Leng of Colliers International, "I am encouraged to know that the same challenges faced here are also encountered abroad. We can learn from each other."



Next to grace the pulpit was Dr Lim Lan Yuan, President (VGP), SISV whose topic was "Update on Developments in Real Estate Practice", specifically, on Valuation & Finance, Agency & Marketing, Property Management and Practice Development.

The Sentosa Leisure Group, represented by Mr Gurjit Singh, Director Property and Mr Daniel Wong, Property Manager, were clearly in the business of 'fun' with their lively presentation of the "three PMs": Place Making, Place Management & Project Management. Citing Sentosa as a case study, they showed how proper application of the PMs, allow business and construction works to take place concurrently.

Said Miss Ong Poh Suan of Pasir Ris – Puggol Town Council, "It was an eye-opener to see how they divided the island into various precincts for the various market segments."

Next, Mr Tay Kah Poh Senior Vice President (Research & Strategic Planning) of Pacific Star Asset Management Pte Ltd spoke on the "Real Estate Investment Trust (REIT) & the Valuer", touching on the its growth and its evolution, the local REIT framework and others.

After the morning of information fodder, it was food for hungry stomachs as all broke for lunch, after which Ms Sherene Sng, Director (Retail) of Knight Frank Pte Ltd spoke on Shopping Centre Patronage and the changing face of the retail sector.

Ms Chee Hok Yean Executive Vice President of Jones Lang Lasalle Hotels Corporate Advisory Services, touched on the development of REITS specifically in Asia, the prospects of Hotel REITS in Asia and its future outlook; there is growing popularity of REITS as a divestment instrument as companies go asset light.

Finally, the conference was wrapped up by Ms R Ambika and Mr Harry Goh of Alexander Forbes giving their insights on Professional Indemnity Insurance, focusing on the Salient Aspects of Professional Indemnity Insurance.

After a Q&A session, the participants went back more equipped for the challenges facing the real estate profession.







## Sensing the Past, Present and Future

**Landsat. SPOT. IRS. These were just some of the Remote Sensing Programs discussed at the Land Surveying Seminar and Feedback on Continuing Professional Development.**

It was an expectant crowd that greeted Mr Kwoh Leong Keong when he began his speech on Civilian Remote Sensing at the SISV office conference room on 8 July 2006. The Director of the Centre for Remote Imaging, Sensing and Processing, National University of Singapore, Mr Kwoh is a subject matter expert, whose renown and extensive experience packed the room to maximum capacity.

The audience comprised chiefly of surveyors who were seeking to upgrade their professional competence by keeping in touch with the latest technological developments in their field of work. Mr Andrew Yap, a registered surveyor who has just returned from furthering his studies overseas, quipped that part of the allure of the event is the opportunity to meet and interact with fellow professional surveyors, thus expanding one's network and providing a forum to discuss issues close to their hearts.



Some diversity was provided with a scattering of architects within the audience. For them, the presentation was good exposure to a field that is separate and distinct from their own, yet closely related at the same time.

Mr Kwoh began his presentation with an introduction to the history of the satellites, and built up to a discussion of their capabilities, specifications and benefits. An issue that provoked healthy debate amongst members of the audience was the freeware – googleearth, and the implications of its introduction.

After the tea break, Mr Kwok moved on to the Mapping Applications of Satellite Imagery. He covered some of the more technical calculations used in photo geometry and wrapped up his presentation by unveiling a video clip of a 3-D rendering of Singapore's waterfront and commercial district using satellite mapping technology. This latter generated quite a bit of excitement in the audience who were curious about the software it used. A participant even remarked that it even had the potential to be used in video games.

## 1st Land Surveying Division Annual President's Cup Golf Championship Tournament

*It was raining cats and dogs on the morning of Friday the 14 July 2006.*

*This had not stopped 31 participants from making their way to Johor Bahru, Ponderosa Golf Course for our first annual Land Surveying Division President's Cup Golf Tournament. The trophy is sponsored by Mr See Seng Guan, President of the Land Surveying Division.*

The 31 participants comprising of members, member's firm staffs and their guest had a treat when buffet of chicken rice was served before teeing off at 1.30pm in perfect weather. To spice up the game, the prize money of Malaysian ringgit of \$2,000 was sponsored by M/S Chartered Survey Services Consultant and Regional Survey for a hole in one for all par 3 holes.

The event was finally concluded with prize giving and lucky draws at Tai Son Seafood restaurant. Even though those who had not play so well, went home fully contented with the generous large helping of delicious exotic ten course dinner with beer and wine thrown in. We all are looking forward for the next annual tournament in 2007.



# Harnessing GPS Technology in Land and Marine Surveying

*From 1 Sept 2006, surveyors will be able to apply Global Positioning System technology in their field of work, if they have not been already doing so.*

A joint seminar by SISV, the Land Surveyors Board (LSB) and the Singapore Land Authority (SLA) on "GPS Infrastructure and Applications in Singapore" held on 29 July 2006 at Furama City Centre allowed 130 participants insights into the island wide Global Positioning Satellite (GPS) network and of the SiReNT system.

In his opening address, Mr See Seng Guan, President, Land Surveying, SISV explained that SiReNT - Singapore Satellite Positioning Reference Network - was developed by the SLA at a cost of about \$1 million and took about a year to put together. Mr Victor Khoo, SLA Survey Services Manager, foresees considerable cost savings from the new system, while Mr Leong Kin Weng, Vice President of Land Survey at Surbana International Consultants Pte Ltd emphasised that this meant it would benefit customers in the long run.

Mr Parry Oei, Maritime Port Authority of Singapore Chief Hydrographer, Mr Ken Yap, Dinkum Technology Pte Ltd Business Development Executive (Communications) and Ms Loh Sook Yee, Principal Executive of Survey Services also spoke on their respective areas of expertise.



Participants were also treated to an exhibition of the latest in land and maritime surveying equipment by vendors like GPSLands, Sokkia, DKSH and Hydronav. GPSLands even conducted a live equipment demonstration for the participants.

Participant Mr Peh Cheng Kiat from Sembcorp Design & Construction Pte Ltd, said he learnt about the "latest technology for surveying" and said the program was worth considering.

Guests also seemed keen to take up the technology, as seen by flurry of activity during the Q&A session about how the technology could be applied to their specific needs. Questions were also raised about the compatibility of the SiReNT system with different brands of GPS receivers.



(Figure 1)  
On board EH Inverstigator



## Technical Visit to Hydrographic Department Maritime Port Authority

On a wet and rainy Tuesday afternoon of 15 August 2006, a group of 18 members from the LS Division (see Figure 1 & 2) braved the awkward weather to make a trip to the Pasir Panjang Ferry Terminal. They were there as part of a technical visit organized by SISV to experience first hand what hydrographic survey was all about. It turned out to be an unforgettable trip on board the two survey vessels, EH Investigator and EH Discovery, despite one or two cases of mild seasickness.

joined by the MPA staff who briefed on the various aspects of hydrographic surveys - horizontal positioning using Differential Global Positioning System (DGPS), equipment that measured speed, roll & pitch and velocity, survey datum to be used, the field acquisition of hydrographic data using a multi-beam transducer, calibration of survey equipment and corrections to be done before the final product can be obtained. A sample of the survey output (a digital terrain model of the seabed) can be seen in Figure 3.

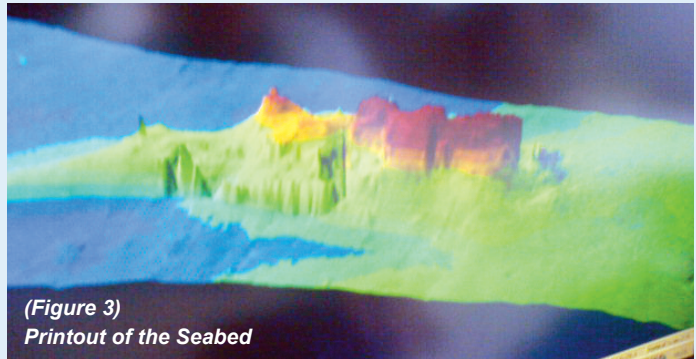
The day ended with the presentation of a memento from LS Division President, Mr See Seng Guan to Mr Parry Oei. Without a doubt, the participants departed with a better understanding of how different hydrographic surveying is as compared to those done on land.



(Figure 2)

On board EH Discovery

Chief Hydrographer (Hydrographic Dept, MPA), Mr Parry Oei, gave a warm welcome to the participants and after a brief introduction, he handed the time over to his staff to conduct the actual survey on board. The eager participants were divided equally and ushered into the two vessels and



(Figure 3)

Printout of the Seabed

## Visitors from Yunnan Association for Science and Technology (YAST)

**An 8-member delegation from Yunnan Association for Science and Technology (YAST) visited SISV on 29 August 2006.**

The delegations were led by Duan Jia-Lu, Vice Director, Consulting Center of Yunnan Association for Science and Technology, the team was made up of engineers from Kunming Research Institute for Surveying and Mapping and vice-professors from Kunming Metallurgy College.

The delegates attended a dialogue session, held at the Institute's premises, with land surveying council members.

Prior the dinner, the delegates were treated for a sightseeing tour to the Esplanade and some housing estate at the east of Singapore. The night ended with a sumptuous seafood dinner at East Coast Seafood Centre hosted by SISV, where members and delegates could mingle and interact.





# Advancing New Frontiers

**10 years on since 1997, Singapore again  
has the honour of hosting**


## *10th Pacific Association of Quantity Surveyors Congress*

The 10th Pacific Association of Quantity Surveyors (PAQS) Congress, held from 21 - 24 May 2006 at the newly refurbished Marina Mandarin, was overwhelmed with a high turnout of 170 delegates from the member countries. The Congress was filled with presentations, plenary and parallel sessions, board and committee meetings and of course, recreations.

The event kicked off with the PAQS Board Meeting on 21 May 2006, with the record number of 43 delegates from member countries making major decisions which would significantly impact the future of Quantity Surveyors in the region. Following the full day of intense discussions, it was time to let the hair down at the President's Dinner. Over 60 key members and their spouses took cable car ride at Mount Faber; a welcomed treat for the senses before adjourning to Altivo for a sumptuous buffet.

After a night of Rest & Relax, it was back to the ballroom next morning for the opening ceremony on 22 May 2006. More than 170 delegates heard speeches by the Guest-of-Honour, SISV Chairperson and Mayor of South West District Dr Amy Khor, the PAQS Chairman Mr Takayoshi Sato, SISV QS Division President Mr Seah Choo Meng and Organizing Committee Chairman Mr Teoh Wooi Sin. There was also a signing ceremony of Reciprocity Agreement between Building Surveyor Institute of Japan (BSIJ) and SISV by Mr Takayoshi Sato and Mr Seah Choo Meng, witnessed by First Secretary of Embassy of Japan Mr Shoichiro Suzuki and Dr Amy Khor, and elaborately accompanied with lion dance.

Besides ten plenary and parallels sessions with more than 30 papers presented over the two days, the participants also had a Theme Dinner cum City Tour on 22 May 2006. It was a raining day but it didn't stop the 150 delegates from taking the open-top hippo ride round the city and to Labrador Park for their sumptuous dinner at The Olive Risorante.



What better way to say adieu to our guests than something truly Singaporean: Food. So it was Farewell Dinner at the Marina Mandarin on 23 May 2006, sponsored by Tiong Seng Contractors (Pte Ltd). Delegates tasted our local culinary skills, while listening to farewell speeches by Mr Seah Choo Meng and Mr Takayoshi Sato. Tokens of appreciation were presented to the Congress' main sponsors Tiong Seng Contractors (Pte Ltd), San Choon Builders Pte Ltd and the Royal Institution of Chartered Surveyors. Mr Seah Choo Meng also handed the PAQS flag to Ms Cathy Giddens, President of New Zealand Institute of Quantity Surveyors (NZIQS), as the 11th PAQS Congress would be held on 8 - 12 June 2007 in Auckland. The kiwis did a preview of what we could expect there.

On 24 May 2006, it was time to unwind ourselves with a PAQS Golf Tournament amidst the serenity of Bintan. 17 golfers displayed their Tiger Woods' swings. Nevertheless, there could only be one champion and it went to Canadian George Clive Evans. With this parting shot, the 10th PAQS concluded with great success.

