

# SISV News

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Newsletter of the Singapore Institute of Surveyors & Valuers

## SISV 28<sup>th</sup> *Annual General Meeting*



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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Secretariat  
Assistant Manager  
**Janet Han**

**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**

**LS** Loi Hwee Yong

**MEMBER**

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**LS** Loh Suat Yen  
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**VGP** Sim Lee Choo Esther  
**VGP** Soh Choon Siang Victor  
**VGP** Soh Kian Peng David  
**VGP** Tan Hui Lan Joan  
**VGP** Teo Haw Teck

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**QS** Lim Siew Huay  
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**QS** Moey Sheau Chyi Angeline

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**VGP** Koh Siok Hui  
**VGP** Lau Li Hsiang Jasmine  
**VGP** Loo Chee Kang Winson  
**VGP** Ng Siu Bee Sherina  
**VGP** Phang Siew Ling  
**VGP** Quek Yi Xuan  
**VGP** Sham Hui Ting  
**VGP** Sim Hui Boon Daphne  
**VGP** Tay Pei Li  
**VGP** Tay Ying Hui  
**VGP** Teo Yimei Christine  
**VGP** Toh Shu Hui Christine  
**VGP** Yang Yifei

**TECHNICAL MEMBER**

**QS** Leong Choy Mei Christina  
**QS** Ng Cheong Ting Zac

**FIRM**

**VGP** APAC Properties Pte Ltd

**NOTICE**

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

**Div/Grade**

<b>QSP</b> Chin Jenn Keng	<b>VGPM</b> Ang Moo San
<b>QSP</b> Lim Gek Luan	<b>VGPP</b> Lee Kin Pang
<b>QSP</b> Quek Yuan Bing Lilin	

**SISV 1st M&E Quantity Surveyor**

The SISV Council approved the introduction of the M&E Quantity Surveyor membership (M&E QS) in January 2008 to cater for the growing professionals who are practising quantity surveying specialising in mechanical and electrical works. The QS Divisional Council is pleased to announce the election of our 1<sup>st</sup> M&E QS member.

Mention the words M&E QS, the name Sunny Li comes to mind. Currently the Director-in-charge of the Mechanical & Electrical QS department of Davis Langdon & Seah Singapore office overseeing a team of 15 M&E QS., Sunny Li Ka Ming is also the first M&E QS member admitted by SISV. He gained his Bachelor of Engineering (Hons) in Building Services Engineering in 1991 and eventually his Masters of Science in Environmental Management 4 years later.

Having gained experience in design and coordination of various M&E systems in a M&E consultancy firm for 8 years, Sunny embarked his journey with Davis Langdon & Seah as a M&E Quantity Surveyor in 1999.

His expertise has grown tremendously from working a multitude of sectors such as offices, retail, hotels, residential, educational, industrial, high tech, air, road and rail transportation projects. He also is an active member of several associations including Chartered Engineer for Chartered Institution of Building Services Engineers of UK and The Hong Kong Institution of Engineers and is continually publishing many M&E related articles for DLS for the industry.

## CONFERENCE

### The 2009 ESRI Survey & Engineering GIS Summit

Date : 11th – 14th July 2009  
Venue : San Diego Convention Center, California, USA  
Website : [www.esri.com/events/survey/index.html](http://www.esri.com/events/survey/index.html)

### 10<sup>th</sup> South East Asian Survey Congress (SEASC'09)

Date : 4th – 7th August 2009  
Venue : Bali International Convention Center (BICC)  
Email : [info@seasc2009.org](mailto:info@seasc2009.org)  
Website : [www.seasc2009.org](http://www.seasc2009.org)

### The 13<sup>th</sup> Pacific Associations of Quantity Surveyors Congress

Date : 15th – 18th August 2009  
Venue : Crowne Plaza Mutiara Hotel, Kuala Lumpur, Malaysia  
Website : [www.ism.org.my](http://www.ism.org.my)

### MAP Asia 2009

Date : 18th – 20th August 2009  
Venue : Suntec Singapore International Convention & Exhibition Centre  
Email : [info@mapasia.org](mailto:info@mapasia.org)  
Website : [www.mapasia.org](http://www.mapasia.org)

### 7<sup>th</sup> FIG Regional Conference. Spatial Data Serving People. Surveying & Mapping for Land Administration and Environment Management

Date : 19th – 22nd October 2009  
Venue : Hanoi, Vietnam  
Website : [www.fig.net/vietnam](http://www.fig.net/vietnam)

### 25<sup>th</sup> Pan Pacific Congress of Real Estate Appraisers, Valuers & Counselors

Date : 5th – 8th October 2010  
Venue : Bali, Indonesia  
Website : [mappi@cbn.net.id](mailto:mappi@cbn.net.id)

### 4<sup>th</sup> WAVO Valuation Congress

Date : 23rd – 26th November 2009  
Venue : Nan Ning, Guang Xi, China  
Website : [www.wavoglobal.org](http://www.wavoglobal.org)

## CIRCULAR

Contents of the circulars will be made available to FSISV and MSISV only. Please call Joe to request for a copy.

### URA

<http://www.ura.gov.sg>

**URA/PB/2009/01-CDUG**  
2009 URA Architectural Heritage Awards (AHA)

**URA/PB/2009/02-DCG**  
Guidelines for redevelopment or Additions & Alterations (A&A) of existing flats & condominiums within safeguarded landed housing areas

**URA/PB/2009/03-DCG**  
Framework for managing bonus gross floor area incentives

**URA/PB/2009/04-DCG**  
Green mark gross floor area incentive scheme for private developments that achieved higher-tier green mark ratings

**URA/PB/2009/05-CDUG**  
Revision to the lighting incentive scheme for developments in the central business district (cbd) and marina centre

**URA/PB/2009/06-CDUG**  
Revision to the art incentive scheme for new developments in central area

**URA/PB/2009/07-PPG**  
Revised guidelines for the integration of community and sports facilities in commercial developments

**URA/PB/2009/08-CDUG**  
Night lighting master plan of developments in the central business district (cbd), marina centre and marina bay

**URA/PB/2009/09-CDUG**  
Guidelines for landscape replacement areas within new developments in (part) downtown core, (part) straits view, (part) kallang and (part) jurong east planning areas

**URA/PB/2009/10-DCG**  
Gross floor area incentives for outdoor refreshment area on roof tops of existing buildings in orchard and downtown core planning areas to encourage the provision of landscaping on the roof top

**URA/PB/2009/11-DCG**  
Review of the landscape deck guidelines for residential flat and condominium developments

**URA/PB/2009/12-DCG**  
Revised gfa exemption criteria for sky terraces to encourage more attractive communal spaces and greater provision of planting

### 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

## NOTICE

### Cessation of SMM2 Publication

As announced by Construction Industry IT Standards Technical Committee (CITC) on 2 Feb 2005 to the Permanent Secretaries of government ministries, CEOs of statutory boards, all professional institutions and contractors' associations, the CP97: Construction Electronic Measurement Standards (CEMS) had been launched since 2005. The Singapore Institute of Surveyors & Valuers (SISV) would like to inform that the Standard Method of Measurement of Building Works, 2nd Edition (SMM2), established by SISV since 1986, will cease to be available for sales by end of 2009.

## 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 1Q 2009

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

### New Staff

Miss Candy Tan implements strategies and business plans of SISV and also handle SISV's external relations and communications with the public, government authorities and the media. She also focuses on specific tasks and projects assigned by SISV Council. Her job scope also includes having to oversee the day to day operations of the Secretariat and ensure overall efficient operations of SISV.



**Candy Tan**  
Manager

# SISV 28<sup>th</sup> Annual General Meeting

On 21<sup>st</sup> March, the Divisional AGMs, 28<sup>th</sup> AGM and EGM were held at the Grand Copthorne Waterfront Hotel. Divisional Council members to the 24<sup>th</sup> Council were nominated and elected at the Divisionals AGM :

## Land Surveying Division

President	Loi Hwee Yong
Vice President	Mak Weng Tat
Hon. Secretary	Tan Boon Teck
Hon. Treasurer	Paul O'Connor
Immd. Past President	See Seng Guan
Council Member 1	Ong Gerry
Council Member 2	Tang Tuck Kim
Council Member 3	Hwang Huat Eng
Council Member 4	Dr Tor Yam Khoon
Council Member 5	Leong Kin Weng
Council Member 6	Lee Li Chuan
Council Member 7	Geoffrey Morris
Council Member 8	Pang Choon Chew
Council Member 9	Goh Chin Cheng Terence
Council Member 10	Chai Kok Vui Christopher



## Quantity Surveying Division

President	Goh Ngan Hong
Vice President	Khoo Sze Boon
Hon. Secretary	Ong Kung Yew
Hon. Treasurer	Loh Peng Wai Silas
Council Member 1	Wong Hwee Boon Daniel
Council Member 2	Lim Cheng Jin
Council Member 3	Seah Hsiu-Min Eugene
Council Member 4	Teoh Wooli Sin
Council Member 5	Dr Ling Yean Yng Florence
Council Member 6	Seah Kwee Yong
Council Member 7	Wong Kin Hoong
Council Member 8	Sim Tze Kwan Sunny
Council Member 9	Tan Bee Fong Irene
Council Member 10	Lim Keat Heng Raymond





### Valuation & General Practice

President	Dr Lim Lan Yuan
Vice President	Eric Chan Kim Mun
Hon Sec	Gan Bee Ghee
Hon Treasurer	Esther Sim
Ex Officio	Dr Amy Khor
Council Member 1	Albert Goh
Council Member 2	Alfred Chng
Council Member 3	Joseph Yee
Council Member 4	Kwang Heng Lee
Council Member 5	Lydia Sng
Council Member 6	Raymond Ng
Council Member 7	Reymond Fernandez
Council Member 8	Robin Cheng
Council Member 9	Tan Choi Heng
Council Member 10	Wilson Lim
Council Member 11 - Coopt	Bernard Chen
Council Member 12 - Coopt	Hoe Boon Leong



After the divisionals' AGM, members proceeded to the Institute's AGM. More than 100 members attended the meeting. As there was quorum, Chairman called the meeting to order.

Minutes of the 27 AGM and Annual report of the 23<sup>rd</sup> Council and accounts 2008 were adopted and confirmed.

Chairman briefly highlighted the salient features the Council has undertaken :

i) The Institute has been very active in the international activities. The QS would be hosting the 7<sup>th</sup> ICEC World Congress and 14<sup>th</sup> PAQS Congress in May 2010 and VGP would be hosting the 27<sup>th</sup> PPC in 2014. Mr See Seng Guan, President of LS Division is currently President of the ASEAN Flag.

(ii) Restructuring of SISV Secretariat, Chairman informed meeting that the Council held a Retreat on 10 January 2009 to discuss strategic plans for the Institute to move forward. The two main thrusts are namely (i) relocation of SISV premises and (ii) restructure of SISV Secretariat.

The EGM was held immediately after Institute's AGM. Six proposed changes were made and all six were unanimously approved. These are i) mandatory CPD, ii) changes in composition of Divisional Council iii) strengthening the Divisional Council iv) having 2 Vice Presidents (1<sup>st</sup> VP and 2<sup>nd</sup> VP), v) having 2 Secretaries (1 Hon Sec and 1 Asst Hon Secretary) and vi) having not more than 5 council members.

The day ended with presentation of diplomas to members.

### The 24th Council 2009/2011 were nominated and elected

Post	Nominee
Chairman + VGP President	Dr Lim Lan Yuan
President (LS)	Loi Hwee Yong
President (QS)	Goh Ngan Hong
Hon Secretary	Cynthia Ng Choy Peng
Hon Treasurer	Lee Tuck Onn
Div Vice President (LS)	Mak Weng Tat
Div Vice President (QS)	Khoo Sze Boon
Div Vice President (VGP)	Eric Chan Kim Mun
Div Hon Secretary (LS)	Tan Boon Teck
Div Hon Secretary (QS)	Ong Kung Yew
Div Hon Secretary (VGP)	Gan Bee Ghee
Div Hon Treasurer (LS)	Paul O'Connor
Div Hon Treasurer (QS)	Loh Peng Wai Silas
Div Hon Treasurer (VGP)	Esther Sim Lee Choo
Council Member (Fellow)	Lee Li Chuan
Council Member (Fellow)	Wong Chak Wai
Council Member (Member)	Albert Goh Hoon Leum
Council Member (Member)	Tan Keng Chiam

# THIRD WAVO VALUATION CONGRESS 2008

## Understanding valuation in diversified emerging economies

The 3<sup>rd</sup> WAVO Valuation Congress was held at the Crowne Plaza Hotel in Bucharest, Romania from 17<sup>th</sup> to 18<sup>th</sup> November 2008. The two-day event attracted delegates from Australia, Canada, Malaysia, China, Philippines, Singapore and all over Europe. It was co-hosted by the National Association of Romanian Valuers (ANEVAR) and World Association of Valuation Organisations (WAVO).

The first day began with welcoming speeches by Mr Adrian Vascu, President of ANEVAR and Dr Lim Lan Yuan, Chairman of WAVO. These were followed by plenary sessions, which included Valuation in Cross Border Issues and Valuation in Diversified and Emerging Economics. These were presented by delegates from Australia, Canada, Romania and Singapore.

After a short break, 2 workshops were held. One was on Sustainability, where delegates were presented with issues such as an appraisal of an Independent Education in Singapore.

The other workshop was based on Real Estate & The Capital Market and it focused on topics such as Investment Appraisal & Methodologies in Singapore.

Several more workshops were held on the following day. Workshops on Green Developments, Business & Finance Valuation and Valuation Practice occurred simultaneously.

Among those who presented their papers were Professor Yunus Abd Rahman from Malaysia, Professor Horia Cristea, Mr Jim Catty from Canada, Mr Yan Shao Bing from China.



### Awards Presentation

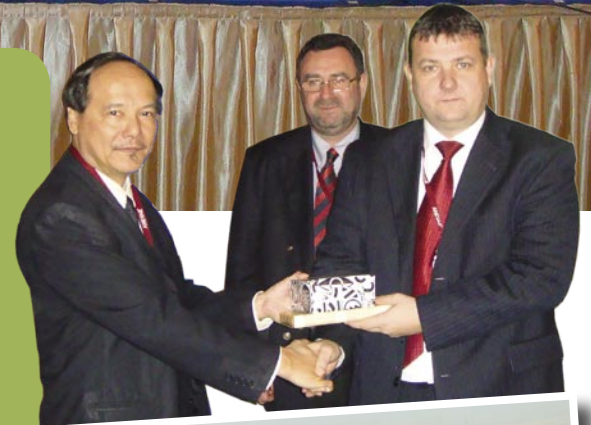
As tokens of appreciation, the following individuals were presented awards for their effort:

#### Technical Research

- Professor Horia Cristea & Professor Alexandra Buglea, Romania – The Financial Reports and Enterprise Appraisal
- Mr Yan Shaobing, China - Illiquid Stocks Control Premiums Study: Evidence from China

#### Practice Papers

- Mr Sorin Stan, Romania - Coherence between concepts and methodologies of valuation - the direction of improvement for valuation standards
- A/P Ciprian Sipos & Mr Adrian Crivii, Romania – A Linear Regression Model for Real Estate Appraisal



### Parliament Palace Technical Tour

The delegates proceeded, after their lunch break for technical tour around the colossal Parliament Palace - the world's second largest administrative building in the world after the Pentagon. The palace which is 12-storey high has 1,100 rooms and a massive 328 ft long grand lobby. Built in the 80s, it currently houses the Romania's Parliament House and serves as an international conference centre.

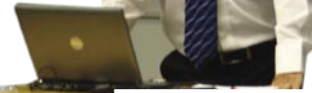
Over at the farewell dinner in the evening, delegates from WAVO countries hailed the Congress in Romania as a success and plans were already in the pipeline for the next meeting in 2009.

## COSTS versus RISKS

Organised by SISV, a seminar was held on 16<sup>th</sup> January at the Singapore Management University. Aimed to understand the impact of costs and risks in any project execution, the seminar addressed the issue of bearing costs, benefits and risks as a contractor and was based on a case study of a multimillion dollars "Engineering, Procurement, Construction and Management" (EPCM) project.

Over 40 people attended the event. Guest speaker, Mr Terence Goh, a Regional Director of Faithful + Gould touched upon how to apportion Cost and Risks in a fair and balanced manner and what should be done to provide a realistic bid. He also shared his thoughts on how to manage the project, and how to manage risks efficiently so that both client and contractor reach a fair and equitable agreement.

Mr Yoosuff Ali, Project Controls and Risk Manager of Faithful + Gould, was then invited to reveal his take on Risk Management. The 3 hour seminar ended off with a simple Q & A session and Mr Terence Goh advised contractors and consultants that it's best to be honest with clients, face problems and move on.



## Key **CHANGES** and **UPDATES** on Construction Law And Contracts Administration

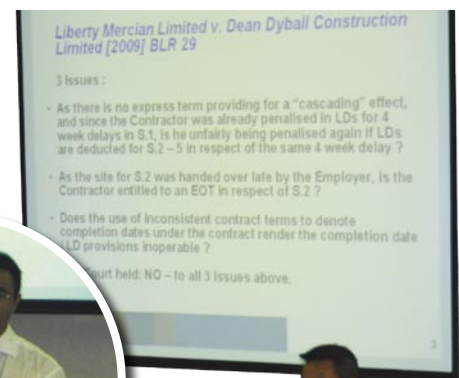
The seminar on Construction Law Development and Contract Administration Update was held on 25<sup>th</sup> March 2009. Organized by SISV, the 3 1/2 hour session took place at the Singapore Management University. Participants who turned up for the events include those from the engineering and construction industry, property developers, legal firms and even quasi- government bodies.

The first speaker for the afternoon was Mr Choy Chee Yean - the head of Knowledge & Risk Management Department, Rajah and Tann. He was practicing as a construction and arbitration lawyer for more than 15 years before assuming his current appointment.

Mr Choy cited 4 cases in his presentation to show the recent developments in Construction Law. These cases provided insights into areas such as:

- Challenging liquidated damages in projects providing for sectional completion
- Valuing damages for defective works – when claims become unreasonable
- Circumstances when contractor can be liable to the Employer for subcontractor's negligence
- Do's and don'ts on resisting a call on an on-demand performance bond

In the later part of the afternoon Ms Eugenie Lip Contracts Director, Head of KPK Contracts Support Group, KPK Quantity Surveyors gave updates on key practices in contract administration. Ms Lip, a sought-after speaker both locally and internationally, started her presentation with an overview on the key changes in the SIA 8<sup>th</sup> Edition and PSSCOC 6<sup>th</sup> Edition Contract Forms. She listed out the details and their implications and urged participants to be extra careful when administering their contracts.



# How Is The **Economic Crisis** Impacting The **Construction Industry**

A seminar on The Impact of Current Financial Crisis On Construction jointly organized by the Pacific Association of Quantity Surveyors (PAQS), the Australian Institute of Quantity Surveyors (AIQS) and SISV was held at the Singapore Management University on Friday 27<sup>th</sup> February 2009. Over 60 participants from across the industry turned up for the 4-hour session.

The first speaker Mr Seah Choo Meng is a well-respected name in the industry. A director with Davis Langdon & Seah, Singapore, he is currently serving as Honorary Advisor to SIA and an accredited panel member of the Inquiry Panel under the Legal Professional Act. His talk on Construction Cost: Trend and Outlook In Times of Economic Crisis looked at the various factors that are impacting the industry especially in 2008 and 2009. He concluded in his talk that the current recession is going to last for at least two years and the industry can look forward to a very low volume of works from the private sector and an even more competitive tendering scene in 2010.

The second speaker for the afternoon, Mr Trevor Main, is a past President of the Australian Institute of Quantity Surveyors and the current Chairman of the Pacific Association of Quantity Surveyors - an international group that represents quantity surveyors throughout Asia and the Pacific, Canada and South Africa. He started his presentation with a general overview of the construction industry against the backdrop of the current economic crisis especially the impact that it has on the quantity surveying profession in the PASQ region. His solution? Put in place proper financial policies to bring the economy back from the current global turmoil. He believes Dubai, China, India and South America as having the greatest potential for growth after this present recession.



## PAQS Chairman's Regional Tour - **Singapore**

Chairman, PAQS, Mr Trevor Main made his visit to Singapore for the PAQS/ SISV/ AIQS Joint Seminar held at the Singapore Management University on 27<sup>th</sup> Feb 09 sharing his perspectives on the Construction Industry concerning the PAQS member-countries after the financial crunch. Accompanied him were Dato Isahak Md Yusuf of ISM, and Dr A T Ong of AIQS. The discussion with SISV also touched on the possibility of common membership time logging among various regional Institutions and the setting up of modular post graduate education system where trainees could take up their training in the various PAQS countries for a rotational period of not more than three-month each. They could also be in a form of internship attachment. This, it is hoped could enlarge the membership pool of the PAQS in rival with RICS globalisation, with proper adaptation training for countries like China and South East Asia.

Dato Isahak Md Yusuf has extended his invitation to SISV members to come for the 13<sup>th</sup> PAQS Congress on "Building the Future Together" to be held in KL on 17<sup>th</sup> to 18<sup>th</sup> Aug 09. [www.ism.org.my](http://www.ism.org.my)

