

7th October 2016 (Friday)  
CONCORDE HOTEL  
100 Orchard Road, Singapore 238840



# SISV Valuation Conference 2016

Theme :  
Challenges &  
Opportunities  
In Valuation



**Enquiries :**

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**SISV (VGP) : 6 CPD Credit Hours**

# CHALLENGES & OPPORTUNITIES IN VALUATION

## SISV Valuation Conference 2016

This Conference, which provides an insight on **Challenges and Opportunities in Valuation**, is to keep valuers in both real estate and business professionals informed on the latest development in the valuation industry. It also serves as a gathering where valuers and other real estate professionals can engage in dialogue sessions and establish social networking. The purpose of this Conference is to discuss what are the challenges and opportunities in an increasingly competitive environment faced by practicing valuers in Singapore and in the region.



For the **morning** session, the speakers will share their expertise and knowledge on valuation and investment of properties for a REIT. We would also hear speakers sharing on Green Technologies and Smart Initiatives for Public Housing in Singapore. After the break, our speaker will share with you on the topic What is Best Practice as an Expert Witness. Following which is a session on changes in development control and latest planning policies that would shape new development projects.

In the **afternoon** session, the speakers will discuss the factors for consideration in valuation for financial instrument, new Financial Reporting Standards and Challenges and Business Valuation from Corporate Perspectives. Just before the Q&A session, we would have an expert speaker sharing his views on the regional economies and real estate market.

The Conference will benefit valuers and practicing professionals in the industry and others who are involved and interested in valuation work.

Conference Fee (includes Lunch, Teabreaks & GST)	Fee
SISV Members, Staff of Member Firms & CREA Members (Register on/before 2nd September 2016)	S\$ 165.00
SISV Members, Staff of Member Firms & CREA Members (Register after 2 <sup>nd</sup> September 2016)	S\$ 185.00
Student Members and Students	S\$ 75.00
Others/Public	S\$ 280.00

For Registration : <http://www.nationproperty.sg/svc2016/registration.aspx>

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# DISTINGUISHED SPEAKERS



**Dr Lim Lan Yuan**  
President (VGP), SISV



**Ng Hsueh Ling**  
CEO & ED  
Keppel REIT  
Management Ltd

Ms Ng is responsible for working with the Board to set the strategy for Keppel REIT and make recommendation to the Trustee of Keppel REIT. Ms Ng leads the management team of the Manager to deliver stable and sustainable returns to unit holders by proactively optimising and enhancing the property portfolio. With over 26 years of experience in the real estate industry, Ms Ng has been involved in strategic sourcing, investment, asset and portfolio management, as well as the development of assets in key Asian cities.



**Heru Santoso  
Soedarsono**  
Deputy Director  
Infocomm & IP Hub  
HDB

Mr Soedarsono has vast experience in research and development to bring about implementation of innovative solutions for greater sustainability in Singapore's public housing. He also manages HDB's IPs which includes exporting and marketing of HDB's patents, knowledge and expertise beyond Singapore's public housing arena locally and internationally. His current research focuses in smart home solutions. He leads a team to carry out trials and develop standards, guidelines and requirements to enable HDB flats to be smart-ready.



**Loh Kia Meng**  
Partner  
Dentons Rodyk &  
Davidson

Mr Loh's key area of practice is in dispute resolution involving civil and commercial litigation and arbitration. He also advises clients on corporate governance and transactions involving leasing, insurance, construction and cross-border deals. In relation to dispute resolution, Mr Loh's focus is on real estate, leasing, construction and insurance, disputes. He has advised a wide spectrum of clients on matters involving insolvency, employment and director/shareholder disputes.



**Mieko Otsuki**  
Director  
Development Control  
URA

Ms Otsuki is an urban planner with the Urban Redevelopment Authority (URA). She studied Geography at NUS and has a Master Degree in Town Planning from University College London. Following a secondment to the Ministry of National Development, she is now Director (Development Control, City) at the URA. She oversees policy matters under the Development Control Group.

Mr Yuen is a Chartered Financial Analyst charter-holder and a Financial Risk Manager (FRM) – certified by the Global Association of Risk Professionals. He holds a Bachelor of Science in Electrical Engineering and a Master degree of Science in Finance. Mr Yuen has over 10 years of experience in valuation of business entities, tangible and intangible assets and financial instruments for private and public companies in various industries. His qualifications and experience are well recognized by the Hong Kong Stock Exchange.



**William Yuen**  
Director  
Ascent Partners  
Valuation Services  
Ltd  
(Hong Kong)

Sr Ho has broad experience in the field of asset (tangible and intangible) valuations and advisory, and has done numerous assignments in Hong Kong and many other countries around the world since 1988. He has actively participated in promoting the Hong Kong valuation system and practices to China and maintained good relationships with the relevant China appraisal bodies. Sr is a Fellow of the HKIS, FRICS, Registered Business Valuer registered with HKBVF and a Registered Real Estate Appraiser in China.



**Sr Joseph Ho**  
Managing Director  
LCH (Asia Pacific)  
Surveyors Pte Ltd  
(Hong Kong)

Mr Chan has provided a wide range of valuation services to numerous listed companies across many different industries in China, Hong Kong, Singapore and US. He has participated in large-scale IPOs of state-owned and privately-owned enterprises in China. He has also successfully assisted various multinational companies in investing in China. Mr Chan has obtained Bachelor of Commerce with majors in accountancy and finance. He is a Fellow of HKICPA, and Fellow of Certified Public Accountants of Australia.



**Simon Chan**  
Regional Director  
Corporate Appraisal  
Jones Lang LaSalle  
(Hong Kong)

Dr Lee heads research in Edmund Tie and Company (SEA) Pte Ltd. He is responsible for spearheading the data analytics and manages the gathering of market intelligence on the real estate market in South East Asia. His department also publishes a series of quarterly real estate market reports which is heavily subscribed by major financial institution, developers and government agencies. Prior to current appointment, Dr Lee has lectured in NUS after graduating from MIT. His expertise was in Urban Economics and Econometrics.



**Dr Lee Nai Jia**  
Head, Research  
Edmund Tie & Co.

## Conference Programme

9.00am	Registration	
9.30am	Welcome Speech by Dr Lim Lan Yuan, President (VGP) SISV	
9.45am	<b>Session 1</b> Speaker Synopsis	<b>Valuation and Investment of REITs – Perspectives from A REIT Manager</b> <b>Ms Ng Hsueh Ling</b> , CEO & Executive Director of Keppel REIT Management Ltd The session outlines the consideration or factors undertaken by a REIT manager in the valuation and acquisition of properties for a REIT.
	<b>Session 2</b> Speaker Synopsis	<b>Green Technologies &amp; Smart Initiatives for Public Housing in Singapore</b> <b>Mr Heru Santoso Soedarsono</b> , Deputy Director, Infocomm and Intellectual Property Hub, HDB The session elaborates the latest green technologies & smart initiatives for public housing in Singapore.
	Networking Break	
	<b>Session 3</b> Speaker Synopsis	<b>Best Practice as an Expert Witness and Representation</b> <b>Mr Loh Kia Meng, Partner</b> , Dentons Rodyk & Davidson The session elaborates the good practice in Expert Witness and representation.
	<b>Session 4</b> Speaker Synopsis	<b>Development Control, Guidelines and Planning for a Sustainable and Liveable City</b> <b>Ms Mieko Otsuki</b> , Director, Development Control (City), URA The session provides the recent changes in development control, guidelines and policies that would shape new development projects for greater sustainability and liveability.
12.30pm	Lunch	
1.30pm	<b>Session 5</b> Speaker Synopsis	<b>Valuation for Financial Instruments</b> <b>Mr William Yuen</b> , Director, Ascent Partners Valuation Service Limited (Hong Kong) The session describes what are Financial Instruments, Importance of Valuation of Financial Instruments, Valuation Methodologies and the Governing Accounting Standards.
	<b>Session 6</b> Speaker Synopsis	<b>New Financial Reporting Standards and Challenges</b> <b>Sr Joseph Ho</b> , Managing Director, LCH (Asia-Pacific) Surveyors Ltd (Hong Kong) The session describes the new Financial Reporting Standards and Challenges and what this means for Valuers in the Real Estate Market.
	<b>Session 7</b> Speaker Synopsis	<b>Business Valuation from Corporate Perspectives</b> <b>Mr Simon Chan</b> , Jones Lang LaSalle Corporate Appraisal and Advisory (Hong Kong) The session describes the various methods of business valuation and challenges in its application.
3.00pm	Networking Break	
3.30pm	<b>Session 8</b> Speaker Synopsis	<b>Singapore Real Estate : A Safe Haven?</b> <b>Dr Lee Nai Jia</b> , Head, Research, Edmund Tie and Company After UK voted for Brexit during its referendum, growth prospects for global economy grew murkier. Despite the increased uncertainty, prices of S-REITs have risen as investors seek shelter in them. Likewise, will Singapore real estate market follow suit? The presentation offers a market update of Singapore real estate market and its regional economy in view of recent external events.
4.00pm	<b>Questions and Answers Discussion</b>	
4.45pm	Close of Conference	