

## An e-learning initiative by



- Course Title:** Day of Conveyancing Highlights
- Speakers:**
- Go Theng Theng – Principal Tax Officer (PT – Valuation & Stamp Duty), Inland Revenue Authority of Singapore
- Tan Hong Boon – Regional Director, Capital Markets, Jones Lang LaSalle Property Consultants Pte. Ltd.
- C. Nandakumar – Director (Professional and Financial Risks), Lockton Companies (Singapore) Private Limited
- Chin Cheong – Managing Director, Building Appraisal Pte Ltd
- Tang Hang Wu – Professor and Director, Centre for Cross-Border Commercial Law in Asia, Singapore Management University; Consultant, TSMP Law Corporation
- Duration:** 206 minutes
- Course description:** The legal practice of real estate in Singapore requires, in addition to a good understanding of property law, an appreciation of peripheral issues including principles of stamp duties, process of land development, and relevant policies of statutory boards which control different aspects of dealings in real estate.
- We are pleased to welcome the following expert panelists who will share their expertise and experiences:
- Speaker from Inland Revenue Authority of Singapore (IRAS) who will elucidate the legal and regulatory requirements in their respective area of focus;
  - An esteemed Professor from SMU who will give a summary update on recent cases of land law in Singapore;
  - A Regional Director from Jones Lang Lasalle Singapore who will explain the enbloc potential of a property development;
  - An experienced Chartered Building Surveyor from Building Appraisal Pte Ltd who will discuss about defects in the context of property sale and purchase transactions; and
  - A Director from Lockton Companies who will remind the legal pitfalls of conveyancing.

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### About the speakers:



#### **Go Theng Theng – Principle Tax Officer (PT – Valuation & Stamp Duty), Inland Revenue Authority of Singapore**

Trained in real estate management, Theng Theng has 24 years of work experiences in the real estate field. She first joined IRAS in 2000 where she started with Property Tax assessment before being posted to Stamp Duty Branch. Together with a team of officers, Theng Theng's current portfolios include handling appeals and complex stamp duty queries. Before joining IRAS, she had worked in the private sector for 7 years in the real estate industry.



#### **Tan Hong Boon - Regional Director, Capital Markets, Singapore, Jones Lang LaSalle Property Consultants Pte. Ltd.**

Hong Boon is a regional director with the JLL Investments team with more than 25 years of public and private sector experience in the real estate industry spanning across valuation, research, training, consultancy, investment sales and advisory, both locally and in the region. He currently oversees a market-leading team of consultants, executives and analysts in the land sales and collective sales businesses.

Hong Boon started his career with the Chief Valuer's Office and moved on to private sector after 5 years to join an international real estate consultancy firm handling regional valuations, research and consultancy works. He then moved on to investment sales and advisory for several years before striking out with two other partners to grow the real estate investment sale business of a boutique consultancy, Credo Real Estate, which became the leader in the collective sale business in Singapore. One of the headline-grabbing deals he was involved in was Singapore's largest collective sale of Farrer Court, involving owners of 618 units, sold for \$1.3388 billion to a CapitalLand-led consortium. JLL acquired the Credo business in 2012 and merged it with its team to form the largest and leading land and collective sale team in the property consultancy industry.

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### **C. Nandakumar – Director (Professional and Financial Risks), Lockton Companies (Singapore) Private Limited**

Nanda had 6 years in legal practice as a litigator involving in commercial and marine litigation, followed by many years of general insurance claims management and insurance broking. He has handled Professional Indemnity claims involving many different professionals and financial institutions.

As an Insurance Broker, he is actively involved in the negotiation, placement and management of Professional Indemnity insurance for many professions and financial institutions. Also involved in broking and placing Directors' & Officers' Liability, Project and Construction Professional Indemnity Insurance and Bankers Blanket Bond risks.

In addition, Nanda has been a key part of the risk management team involved in analysing risk exposures, advising clients on policy wordings and conducting seminars on insurance related topics.



### **Chin Cheong – Managing Director, Chartered Building Surveyor, Building Appraisal Pte Ltd, B.Sc.(Hons). MCABE. FRICS MSISV ASI Arb. MRISM**

Building Appraisal Pte Ltd is established by Mr Chin Cheong in 1995 and we have been appointed by clients to carry out survey & investigative work both locally and overseas.

As a Chartered Building Surveyor, he has offered advice on many aspects of detailing and construction, including condition of defects, maintenance, repairs, addition and alterations, refurbishment and restoration of proposed and existing buildings, external facade repairs, fire reinstatement works, dilapidation survey, due diligence survey, landlord/tenant matters on repairing covenants, property damage due to construction and development works as well as acting as expert witness on building defects cases.

Mr Chin Cheong is a Chartered Building Surveyor who is a Fellow of the Royal Institution of Chartered Surveyors (RICS) of the United Kingdom and the local Professional Body the Singapore Institute of Surveyors and Valuers.

Mr Chin Cheong has been appointed as Experts for several cases arising from Sale and Purchase transactions in Singapore. He would illustrate some of the cases during his talk.

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### **Tang Hang Wu – Professor and Director, Centre for Cross-Border Commercial Law in Asia, Singapore Management University; Consultant, TSMP Law Corporation**

Tang Hang Wu is a Professor at the School of Law, Singapore Management University and a consultant at TSMP Law Corporation where he co-heads the Trusts and Private Wealth practice. Hang Wu has published widely and his work has been relied on by all levels of the Singapore courts, the Royal Court of Jersey, the Caribbean Court of Appeal, the Federal Court of Malaysia, law reform committees in the Commonwealth, major textbooks and law journals. He has acted as Counsel both in the High Court and Court of Appeal on matters involving property, equity, trust, restitution and charities and recently advised the U.S. Department of Justice on points of Singapore trust law in relation to a matter regarding civil forfeiture pursuant to its Kleptocracy Asset Recovery Initiative.

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