

[Webinar] Day of Conveyancing Highlights 2021 – Day 2



1 September 2021, Wednesday
2.30pm – 5.45pm



*This programme is conducted as a live
webinar.*



No. of Public
CPD Points:
3.0

Practice Area:
Real Estate

Training Level:
General

About the Programme

The Conveyancing Practice Committee is pleased to present the 'Day of Conveyancing Highlights' for the tenth consecutive year. With the legal community grappling with the effects of disruptions to our practices in view of renewed government measures to tackle resurging COVID-19 cases, this will be the second consecutive year that we are holding this programme via two half-day webinars (albeit covering different topics) to reach out to more people.

The legal practice of real estate in Singapore requires, in addition to a good understanding of property law, an appreciation of other laws including trust laws and rules on stamp duties/GST, as well as relevant policies of statutory boards which control different aspects of dealings in real estate.

We are pleased to welcome the following expert speakers who will share their expertise and experiences;

- Tax expert Teo Wee Hwee sharing his experiences in Real Estate Investment in Singapore including fund structures;
- SLA's Chong Wei Yang covering regulatory policies of the Land Registry;
- IRAS's Angel Lin discussing GST considerations in Real Estate transactions; and
- Last but not least, SLA's director Kevin Teoh explaining the issues on Lease Upgrading and Sale of State Lands.

Programme Outline

Time	Activity
2.30pm – 2.35pm	Welcome Address Lee Liat Yeang – Chair (Conveyancing Practice Committee), The Law Society of Singapore
2.35pm – 3.15pm	GST on Real Estate Transactions in Singapore Angel Lin – Assistant Manager (GST Division-Large Businesses), Inland Revenue Authority of Singapore
3.15pm – 4.00pm	Real Estate Investment – Singapore as a Fund Location/Fund Structures Teo Wee Hwee – Partner (Head of Real Estate & Asset Management, Tax), KPMG Singapore
4.00pm – 4.15pm	Break
4.15pm – 5.00pm	Common Lodgments Errors and New Initiatives by the Land Titles Registry Chong Wei Yang – Head (Legal & Regulatory) Land Titles Registry, Singapore Land Authority
5.00pm – 5.45pm	Issues Relating to Lease Upgrading and Sale of State Lands Kevin Teoh (Director, Land Transfers & Sales, Singapore Land Authority)
5.45pm	End

Speakers' Profile



Angel Lin – Assistant Manager (GST Division-Large Businesses), Inland Revenue Authority of Singapore

Angel is an Assistant Manager with IRAS. She has 20 years of experience in taxation, having spent her first 7 years dealing in personal taxation while working with one of the big four accounting firms. In her role, she helped expatriates from various multinational companies such as those from the logistics, telecommunications and manufacturing industries resolved their Singapore tax matters and enhanced their compliance level in this area. In IRAS, Angel acquired more than 10 years of experience handling the GST matters of businesses in the Real Estate and Construction industry. Other than auditing, she has also rendered advice to these businesses such that they are able to comply with the GST rules.



Teo Wee Hwee – Partner (Head of Real Estate & Asset Management, Tax), KPMG (Singapore)

Having practised tax for over 23 years, Wee Hwee has extensive experience in structuring single country and multiple jurisdictional funds with an Asian focus, both close-ended and open-ended, listed and unlisted, and across various alternative asset classes including real estate, infrastructure, renewable energy, private equity, venture capitalist, hedge funds, crypto currency and debt. He has expertise in fund formations and is also familiar with fund platforms in Singapore, Luxembourg, the Cayman Islands, Labuan, etc., as well as tax efficient divestment planning opportunities for funds with multiple exit strategies (be it trade sale, conversion to income producing funds or IPO exit). He is also an expert in structuring carried interest from both a corporate and personal tax perspective.

Wee Hwee has assisted many Singapore and foreign investors to structure their Singapore real estate investments (both asset and share deals) in a tax efficient manner across various asset classes, ranging from hotels, office, retail mall, residential, data centres, healthcare properties to student housing.

With a Bachelor of Accountancy (Honours) from the Nanyang Technological University of Singapore and as an Accredited Tax Advisor with the Singapore Chartered Tax Professionals, Wee Hwee is regularly called upon to share his expertise at workshops organised by the Asia Pacific Real Estate Association (APREA) and the Real Estate Development Association of Singapore. He is an instructor for the Certificate of Real Estate Investment Finance, a course conducted by APREA, and the NUS Graduate Certificate in Real Estate. Wee Hwee works closely with the Singapore Exchange to promote REIT and Business Trust listings in Singapore and has spoken on fund and real estate tax topics at various conferences in Tokyo, Seoul, Sydney, Melbourne, Hong Kong, Kuala Lumpur, Mumbai and Jakarta.



Chong Wei Yang – Head (Legal & Regulatory) Land Titles Registry, Singapore Land Authority

Mr Chong Wei Yang is the Head of the Land Titles Registry, Singapore Land Authority (“SLA”). He is responsible for leading a team of registration officers in the processing and registration of legal documents for all land transactions involving private, public, commercial and industrial properties to ensure that lodgments are compliant with statutory and regulatory requirements. Together with a team of officers, Wei Yang’s current portfolio also include handling appeals and complex land registration queries. He is also part of SLA’s Conveyancing Planning Unit team and is involved in various projects on conveyancing related topics and has presented to various stakeholders and foreign delegates.

Mr Chong graduated with a Bachelor of Law degree (LLB) from the University of Leicester (UK).



Kevin Teoh - Director, Land Transfers & Sales, Singapore Land Authority

Kevin is responsible for maximising value from the sale of Singapore’s scarce land resources, and administering policies on land sales, lease renewals, and land enhancement charges. Kevin’s presentation will cover various land-related functions of the SLA, and explain how the operational aspects of each process have evolved to meet changing business needs. Kevin will also cover the guiding principles that have shaped land pricing policies and helped optimise land use in Singapore. Before joining SLA, Kevin had served in other public agencies covering areas such as smart regulation, hawker centre policies, intellectual property, insolvency administration, and planning of after-death facilities.

Admin Note to Singapore Practitioners and s36B Foreign Lawyers in relation to the Mandatory CPD Scheme:

No of Public CPD Points: 3.0
Practice Area: Real Estate
Training Level: General

Participants who wish to obtain CPD Points are reminded that they must comply strictly with the Attendance Policy set out in the CPD Guidelines. For this activity, this includes logging in at the start of the webinar and logging out at the conclusion of the webinar in the manner required by the organiser, and not being away from the entire activity for more than 15 minutes. Participants who do not comply with the Attendance Policy will not be able to obtain CPD Points for attending the activity. Please refer to <http://www.sileCPDcentre.sg> for more information.

Note: In the course of the event, photographs/videos/interviews of participants could be taken/conducted by the Law Society or parties appointed by the Law Society for the purpose of post event publicity, either in the Law Society’s official publication/website, social media platforms or any third party’s publication/website/social media platforms approved by the Law Society.

Registration Fees

Membership Category	Fees (Inclusive of 7% GST and course materials)
Law Society Member	\$32.10
SCCA Member	\$57.78
Non-Member	\$64.20

To register, please visit our website at: <https://www.lawsociety.org.sg/CPD-Portal/Law-Society-Events>. For enquiries, please contact us at cpd@lawsoc.org.sg or 6530-0225.

1. Terms and Conditions

- 1.1 Registration closes on the date as stipulated on the registration page or when all seats are filled.
- 1.2 The registration fee is due and payable upon registration and must be received prior to the programme.
- 1.3 Payment must be made by the closing date stated. Registration will only be confirmed upon receipt of full payment.
- 1.4 The Law Society reserves the right to refuse to register or admit any participant, and to cancel or postpone the programme.
- 1.5 If you are unable to attend, a substitute delegate is welcomed, provided that the Law Society is notified in writing of the name and particulars of the substitute delegate at least 3 working days before the programme.

2. Cancellation and Refund of Fees

- 2.1 Allocation of seats is on a first-come-first-served basis and limited seats for each programme.
- 2.2 Participant who cancels their registration before the commencement date shall be liable to pay the percentage of the registration fee set out as follows:
- i. 20 calendar days before commencement date: 25% of registration fee.
 - ii. 8 to 19 calendar days before commencement date: 50% of registration fee.
 - iii. 7 calendar days or less before commencement date: 100% of registration fee.
- 2.3 Participants who cancel their registration without prior payment made shall also be liable to the cancellation fee set out in 2.2. In the event that the payment for cancellation fee is not received despite multiple chasers, a tax invoice will be issued and mailed to your law practice/organisation.
- 2.4 Participant who is unable to attend the programme due to medical exigencies will be subject to a cancellation fee of 50% of registration fee.