

[Webinar] Day of Conveyancing Highlights 2022 - Day 1



14 July 2022, Thursday
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 'Day of Conveyancing Highlights' for the eleventh consecutive year. This will be the third 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, as well as relevant policies of statutory boards which control different aspects of dealings in real estate including use of CPF monies. It is also pertinent to understand the principles of real estate valuation.

The following expert speakers will share their expertise and experiences:

- Law Professor Alvin See discussing Trust created over real estate which has been gaining popularity in recent times;
- Senior Valuer Png Poh Soon explaining the Principles of Real Estate Valuation;
- Law Professor Tang Hang Wu giving an update on recent developments in Real Estate laws; and
- CPF Board manager Shaun Tan talking about the use of CPF funds for housing.

Programme Outline

Time	Programme
2.30pm – 2.35pm	Welcome Address Lee Liat Yeang – Chair (Conveyancing Practice Committee), The Law Society of Singapore
2.35pm – 3.25pm	What You Need to Know About Holding Land on Trust? Alvin See – Associate Professor of Law, Yong Pung How School of Law, Singapore Management University
3.25pm – 4.15pm	Principles of Real Estate Valuation Png Poh Soon – Executive Director and Head of Valuation & Advisory Services Singapore, CBRE
4.15pm – 4.30pm	Break
4.30pm – 5.20pm	Update on Case Law for Property Law Tang Hang Wu – Professor of Law, Yong Pung How School of Law, Singapore Management University
5.20pm – 5.45pm	Application to use CPF in Business Partner Portal Shaun Tan – Manager (Housing Schemes Department), Central Provident Fund
5.45pm	End

Speakers' Profile



Alvin See – Associate Professor of Law, Yong Pung How School of Law, Singapore Management University

Alvin See is an Associate Professor of Law (Education) at the Yong Pung How School of Law, Singapore Management University (SMU). He teaches the Law of Property, the Law of Equity and Trusts and Business Law. He researches mainly on private law, particularly property, trust, unjust enrichment and remedies, and dabbles in animal law. His published works, which appear in leading journals, have been cited by the highest appellate courts in Singapore and Malaysia and by the New Zealand Court of Appeal. In 2020 he was appointed amicus curiae by the Singapore Court of Appeal to provide expert opinion in a dispute concerning execution of judgment against interest in land.



Png Poh Soon – Executive Director and Head of Valuation & Advisory Services Singapore, CBRE

Poh Soon is currently Head of Valuation & Advisory Services Singapore at CBRE. He has over 18 years of real estate experience in the Singapore property market and has conducted valuation and consultancy projects for property developers, financial institutions and institutional investors. Poh Soon has appraised various properties types in the residential, commercial, industrial and retail sectors of the Singapore property market. He has also undertaken valuation work and had served as an expert witness for collective sales of residential properties. Further to this, Poh Soon handles matters relating to property tax and land acquisition. He was involved in a number of recent major land acquisition exercises.



Tang Hang Wu – Professor of Law, Yong Pung How School of Law, Singapore Management University

Tang Hang Wu is a Professor at the School of Law, Singapore Management University. His research interests include land law, restitution, equity, trusts, charity and non-profit law. Hang Wu has published widely and his work has been relied on by all levels of the Singapore courts and other Commonwealth countries. Hang Wu is in demand to provide training for lawyers in Singapore, Hong Kong and Malaysia and he has also provided continuing legal education for judges at the Singapore Judicial College and Family Justice Court. He is frequently instructed by law firms to act as instructed Counsel before the Singapore courts or to advise legal teams on crafting compelling case theories in litigation before the High Court and Court of Appeal. In terms of advisory work, Hang Wu has advised high net worth individuals, banks, trustees, the U.S Department of Justice and international law firms on complex property and trust issues. Outside his work in academia and practice, he serves on boards and committees of multiple non-profit organisations including the Strata Titles Board, Special Needs Trust Company and Community Foundation of Singapore. For his service, he has been presented with awards from the Law Society of Singapore, Ministry of Law, Ministry of National Development and Ministry of Social & Family Development.



Shaun Tan – Manager (Housing Schemes Department), Central Provident Fund

Shaun is a manager in CPF Housing Schemes Department and specialises in handling applications for use of CPF for housing. As someone who is dedicated to delivering good customer experience, he will be sharing with you on some of the good practices when applying to use CPF for your client's property. This talk will empower you to submit a "first-time" right application efficiently via a smooth journey through CPF Business Partners' Portal.

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.

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Membership Category	Fees (Inclusive of 7% GST and course materials)
Law Society Member / Employee from small law firm (i.e. 5 or less lawyers)	\$86.67
Law Society Member / Employee from mid or large law firm (i.e. 6 or more lawyers)	\$96.30
SCCA Member	\$144.00
Non-Member	\$160.00

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 6530-0239.

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. An email confirming your registration will be sent to the email address provided in your registration, and/or a message confirming your registration will be displayed on the Website. If you do not receive confirmation of your registration within twenty-four (24) hours of your registration, please contact the Law Society CPD team at cpd@lawsoc.org.sg.
- 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.

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- 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.

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- 4.3 You agree that any personal information you submit as part of your registration for the programme is accurate and that you have all necessary permissions to submit such personal information.