

# SISV Valuation Conference 2019

5<sup>th</sup> July 2019 (Friday)

Novotel Singapore On Stevens  
28 Stevens Road, Singapore 257878

Supported by



## SISV Valuation Conference 2019

THEME: INDUSTRY 4.0 - FUTURE OF VALUATION PROFESSION

**Save the date!!**

To Register, go to [events.sisv.org.sg/SVC2019/](https://events.sisv.org.sg/SVC2019/)

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

## SISV VALUATION CONFERENCE 2019

This SISV Valuation Conference keeps valuers and practicing professionals up to date on the latest development in the valuation industry, and serves as a gathering for valuers and real estate professionals to engage in dialogue sessions and establish social networking. The purpose of this Conference is to discuss issues and matters faced by professionals in the valuation practice, and also identify trends and challenges ahead for the profession amidst the increasingly competitive market.

For the morning session, the speakers will be sharing their expertise and knowledge on property tax administration, business valuation and intellectual property valuation. In the afternoon, they will be discussing on topics on technology (Block Chain) on valuation process, land pricing and policies and financial reporting issues. There will be a panel discussion towards the end of the session where our speakers and panelists will share their views on business and new economy impact on valuation practice businesses.

This Conference will benefit valuers and practicing professionals in the industry, as well as others who are involved and/or interested in valuation work.

SISV Members, Staff of Member  
Firms & CREA Members

**S\$175.00**  
*(register on/before 4th June  
2019)*

**S\$195.00**  
*(register after 4th June 2019)*

Student Members and  
Students

S\$75.00

Others/Public

S\$280.00

Registration Fee is inclusive of Lunch, Tea, & GST.

**To Register, go to [www.events.sisv.org.sg/SVC2019/](http://www.events.sisv.org.sg/SVC2019/)**

*For enquiries, Corliss (Tel: 64240297 or [corliss@sisv.org.sg](mailto:corliss@sisv.org.sg)) Li Kim (Tel: 64240288 or [likim@sisv.org.sg](mailto:likim@sisv.org.sg))*

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**DISTINGUISHED GUEST & SPEAKERS**

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**PRESIDENT VGP SISV**

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**Dr. Lim Lan Yuan**

President (VGP)  
Singapore Institute of Surveyors and Valuers

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**PROPERTY TAX**

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**Ms Nang Peck Yan (Inland Revenue Authority of Singapore)**

Peck Yan is currently a Tax Director of the Property Tax Division with the Inland Revenue Authority of Singapore. She has more than 15 years of experience in the public service sector. She has been involved in many different nature of work relating to real estate such as valuation, research, policy formulation, lease management and industrial facility planning and development. She is also a part-time lecturer with the National University of Singapore for the Master of Science in Real Estate programme.

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**BUSINESS VALUATION**

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**Mr Simon Chan, Executive Director, Corporate Appraisal and Advisory, Hong Kong, Jones Lang LaSalle**

Simon has over 20 years of work experience in valuation and corporate advisory industry providing company equity valuation, purchase price allocation, intangible and biological asset, goodwill and financial instrument valuation to enterprises in China, Hong Kong, Singapore and the United States. Simon is a Chartered Valuer and Appraiser in Singapore, a member of Australian Institute of Metallurgy and Mining and the fellow members (FCPA) of Hong Kong Institute of Certified Public Accountants and Certified Public Accountants of Australia.

Under Industry 4.0, there are big advancements in 6Cs: Connection, Cloud, Cyber, Content, Community, Customization creating humongous changes and a lot of new businesses & companies. We envisage large volumes of capital market activities in relation to new companies/businesses. Business valuation (BV) is always connected to capital market. To make a good judgement of the potential values of the subject companies/assets, we need to equip ourselves with relevant knowledge, need to be fast learners and open to new technologies, business models, and new valuation technique - creating opportunities as well as challenges to BV practitioners.

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## INTELLECTUAL PROPERTY VALUATION

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**Jerrold Tan Wei Yong**  
**Assistant Director, Commercialisation Cluster IP Management and Markets (IPOS)**

Jerrold studies the needs of the IP ecosystem and formulates policies to support IP commercialization. His focus is on intangible assets valuation and he oversees IPOS's initiatives in this area. Jerrold was a valuation practitioner before his current role and is also a Chartered Accountant.

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## DIGITALISATION OF PROPERTY TRANSACTIONS AND PRICING OF STATELAND

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**Mr. Tan Sian Lip**  
**Managing Director (Halialabs Pte Ltd)**

Sian Lip's IT Career spans for 33 years and three continents, ranging over areas like eGov solutioning & consulting to R&D in AI and blockchain, from core banking systems to regulatory guidelines for security in mobile banking & payments. His previous positions include CTO & VP (Solutions & Consulting) at Crimson Logic, Dy Director at MAS, Vice President of UOB, Sr Engineer at ISS NUS, and Engineer ITI at NCB

Sian Lip will give an overview on why the process of property transactions have resisted digitalization for the last four decades. Even the spectacular successes of Web and Mobile technology in eCommerce and Ride-Sharing have hardly improved matters. Blockchain technology, however, provides some novel ways to better address fundamental issues found in the property transaction ecosystem.

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**Mr Kevin Teoh**  
**Director of Land 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. 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.

Kevin will cover various land-related functions of the SLA, such as the Government Land Sales Programme, lifting of title restrictions, renewal of leases, 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. Valuers will be able to better understand the various processes involved when working with the SLA on land alienation matters.

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## FINANCIAL REPORTING - VALUERS, ARE YOU READY FOR THE FINANCIAL REPORTING IN THE NEW ECONOMY

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### **Ms. Cynthia Ng (Managing Director, Valuation & Advisory, Savills Singapore)**

Cynthia has extensive knowledge and wide-ranging expertise in the real estate field and is widely regarded as one of the esteemed appraisers in the arena. She conducts portfolio valuations for private and public-listed companies, RETS, property developers/owners and institutional funds for sale and purchase, financing, mergers and acquisitions, public listings, accounting, compulsory acquisition and lease renewal purposes.

The world is changing rapidly, so are the requirements for financial reporting in this new digital era. Cynthia has witnessed and gone through the many changes and would like to share her experience as a valuer in dealing with the relevant authorities & stakeholders in carrying out valuation for financial reporting these days. She will highlight the roles and challenges faced by valuers when dealing with audit reporting in Singapore. Suggestions in bridging the gap between valuers and auditors in the new financial reporting will also be discussed.

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## CONFERENCE PROGRAMME

<b>8.30 am</b>	<b>Registration</b>
<b>9.00 am</b>	<b>Welcome Speech</b> by Dr. Lim Lan Yuan, President (VGP) SISV
<b>9.15 am</b>	<b>Signing of MOU between SISV and Ngee Ann Polytechnic with photo-taking</b>
	<b>MORNING SESSION – On Property Tax, Business and Intellectual Property Valuation</b>
<b>9.30 am</b>	<b>Property Tax Administration by IRAS</b> Ms Nang Peck Yan – Property Tax Administration ( <b>Inland Revenue Authority of Singapore</b> )
<b>10.10 am</b>	<b>Business Valuation</b> <b>Mr Simon Chan:</b> Business Valuation – Cross Border Challenges in New Business Economy ( <b>Jones Lang LaSalle Hong Kong</b> )
<b>11.00 am</b>	Morning Networking Tea Break
<b>11.30 am</b>	<b>Intellectual Property Valuation</b> <ol style="list-style-type: none"> <li>1. <b>Mr Jerrold Tan,</b> <b>Intellectual Property Office of Singapore</b></li> <li>2. <b>Dr Lim Lan Yuan:</b> Training and Education of Intellectual Property Valuation</li> </ol>
<b>12.30 pm</b>	Lunch
	<b>AFTERNOON SESSION on Digitalisation, Land Pricing and Financial Reporting</b>
<b>1.30 pm</b>	<b>Digitalisation and Land Pricing</b> <ol style="list-style-type: none"> <li>1. <b>Mr. Tan Sian Lip:</b> Digitalisation of Property Transactions (<b>Hali Labs Pte Ltd</b>)</li> <li>2. <b>Mr Kevin Teoh:</b> Pricing of State Land (<b>Singapore Land Authority</b>)</li> </ol>
<b>2.45 pm</b>	Afternoon Networking Tea Break
<b>3.15 pm</b>	<b>Financial Reporting</b> <ol style="list-style-type: none"> <li>1. Ms. Cynthia Ng: Valuers -are you ready for Financial Reporting in New Business Economy (<b>Savills Singapore</b>)</li> </ol>
<b>4.00 pm</b>	<b>Panel Discussion: Impact on Valuation in the New Business Economy</b> Moderator/Panelists: TBA
<b>5.00pm</b>	Close of Conference