

# NUTS & BOLTS SERIES:

## Updates in Real Estate Law & Practice

Tuesday, 8 August 2006, 2.30pm to 6.00pm

### About this Seminar

Join us for this update on real estate law and the practice of conveyancing and property transactions with our panel of experienced practitioners. Topics covered include:

1. An overview of recent case law developments and procedural changes;
2. An examination of various legal pitfalls in enbloc transactions; and
3. Best practices in conveyancing practice.

Recommended for all lawyers in conveyancing practice or practising real estate law, in-house counsel, conveyancing paralegals, real estate agents or anyone interested in developments in real estate law and practice.

### Programme Outline

2.30–2.50pm	<i>Registration &amp; Refreshments</i>
2.50–3.00pm	<i>Chairperson's Opening Remarks</i>
3.00–4.00pm	<b>Recent Legal Developments in Case Law &amp; Procedure</b> – Ms Hairani Saban Hardjoe
4.00–4.20pm	<i>Break</i>
4.20–5.05pm	<b>Legal Pitfalls in Enbloc Sale Transactions</b> – Mr Ernest Balasubramaniam
5.05–5.30pm	<b>5 Frequently Asked Questions Directed to the Conveyancing Practice Committee</b> – Mr Gan Hiang Chye
5.30–6.00pm	<b>Q&amp;A / Panel Discussion</b> with Panelist Ms Wendy Wong and the speakers, moderated by Chairperson

### About the Speakers (in speaking order)

#### **Ms Hairani Saban Hardjoe – Consultant, Chung Tan & Partners**

Hairani was called to the Singapore Bar in 1970 and practices in the areas of Trust, Estates & Probate, Finance and Security, Corporate Consultation & Documentation, Business & Commercial Documentation, Conveyancing, Landlord & Tenant and Intellectual Property. She has been in practice for 36 years, and has been a Legal Consultant to Chung Tan & Partners, Advocates & Solicitors since July 2003. Hairani has authored various books including:

- Real Property Financing In Singapore, published by Butterworths (Asia) (1988)
- Singapore Conveyancing Practice – Forms, Precedents & Materials, published by Butterworths (Asia) now Lexis Nexis, Butterworths (First published in 1992, Issue 10 published in 2002)
- Buying A Home – Sweet & Maxwell, December 2004.

She has also written numerous legal articles. Hairani is a presenter on "Sale & Purchase Agreement – The Contracting Process" at the National University of Singapore Extension Programme – 2004, 2005, 2006. She was also an Adjunct Professor at the Singapore Management University, Business Law Department for Term 2004 – 2005/2 in Real Estate Law.

#### **Mr Ernest Balasubramaniam – Director, Arfat Selvam Alliance LLC**

Ernest Balasubramaniam graduated from the National University of Singapore with an LLB (Hons) degree. Ernest was admitted as an Advocate & Solicitor of the Supreme Court of Singapore in 1990. He then obtained his LL.M. from the National University of Singapore in 1992 where he read advanced Banking Law, International Business Transactions, Insurance and Tax.

Ernest commenced private practice in June 1993 as a partner with a Singapore firm primarily involved in banking and commercial real estate matters.

He currently heads the Corporate Real Estate practice of Arfat Selvam Alliance LLC.

Ernest enjoys a broad practice, which includes conveyancing, general corporate, banking, project finance, tax and civil litigation and arbitration. He has also acted as instructing counsel in cross-border disputes involving the United Kingdom, the British Virgin Islands and the United States of America. He has also advised several REIT transactions locally.

He frequently advises major institutional clients including the CPF Board, Banks, Real Estate Developers and both private and listed companies.

#### **Mr Gan Hiang Chye – Partner, Khattar Wong**

Mr Gan Hiang Chye is the Head of Banking, Finance & Property Department. He has been an advocate and solicitor for over 30 years. He worked as a government legal officer in various postings, namely: Deputy Public Prosecutor/State Counsel, Magistrate, Deputy Registrar at the Registry of Land Titles and Deeds and Deputy Controller of Residential Property at Land Dealings (Approval) Unit. In 1977, he entered private practice and has since acted as counsel in arbitration proceedings and in many cases heard by the High Court and Court of Appeal, in particular relating to banking and conveyancing matters such as land disputes and enforcement of securities. He is an Arbitrator on the Panel of Arbitrators of the Singapore Institute of Arbitrators.

He is active in the Law Society of Singapore and is the Chairman of the Conveyancing Practice Committee. He is also the Deputy President of the Strata Titles Boards and was awarded the Public Service Medal for his work. He is currently a Board member of the Building Construction Authority.

Mr Gan has been "recommended" under the Real Estate section for Singapore law firms of The Asia Pacific Legal 500 and has been listed under the Real Estate section of The International Who's Who of Business Lawyers.

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## About the Panellist

### Ms Wendy Wong – Director, Sim & Wong LLC

Wendy Wong is a director in the law corporation of Sim & Wong LLC. She graduated from the University of Singapore in 1978 with an LL.B (Hons) degree and was admitted to the Singapore Bar in January 1979.

Wendy Wong has been a legal officer in the Singapore branch of Banque Nationale de Paris and has in her capacity as an advocate and solicitor acted for local and offshore banks and financial institutions in connection with various financing arrangements and instruments and in connection with work undertaken by the banks' private banking and trust departments. Wendy Wong started her own law practice in 1986.

Sim & Wong LLC has an active conveyancing practice. The law corporation has acted for developers, for banks in obtaining mortgages as securities and for purchasers and vendors in properties. The firm undertook the first privatisation exercise of Housing & Urban Development Company (HUDC) estates in 1995; the estates were Pine Grove and Gillman Heights.

Presently, Wendy Wong is a member of the Conveyancing Practice Committee of the Law Society of Singapore.

## About the Chairperson

### Mr Derrick Wong – Managing Partner, Derrick Wong & Partners

Derrick Wong formed the Partnership of Derrick Jeffrey & Ravi which was renamed later to Derrick Ravi Partnership. From its inception Mr Wong concentrated on Conveyancing and Property Related Practice such as "Estate and Trusts, Property Finance, Tax relating to property, Property Development and Registration of Title & Interests. In 1990 Mr Wong was elected into the Council of the Law Society. He has served in various offices and has played many roles within Council. He held positions as Treasurer (1995 to 1996) and Vice-President (1997 to 1998). During his tenure at the Law Society, Mr Wong has served as Chairman in numerous practice Committees.

In the field of Conveyancing Practice, he has represented the Law Society in the Committees set up to review the liberalisation of the conveyancing fixed scale fees or well as the dispensation of the legal requisition. He sat on the Non-contentious Costs Committee acting to review and decide on conveyancing costs issues brought up by opposing conveyancers; and drafting the Conveyancing Practice Directions and Rulings of the Law Society of Singapore.

<b>Venue:</b> <b>Furama City Centre</b> <b>Ballroom 2, Level 5</b> <b>60 Eu Tong Sen Street, Singapore 059804</b> (Registrations will begin at 2.30pm.)	<b>Fee:</b> <b>S\$ 94.50</b> (Members of Law Society, SCCA & Employees of Singapore Law Practices) <b>S\$ 136.50</b> (non-Members) (includes 5% GST, materials & refreshments)
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## REGISTRATION FORM

Name (Dr/Mr/Mrs/Miss/Mdm): \_\_\_\_\_

Name and Address of Law Firm/Law Corporation/Organisation: \_\_\_\_\_

Date of Admission: \_\_\_\_\_ Number of years in Practice: \_\_\_\_\_

AAS No: \_\_\_\_\_ NRIC/Passport No: \_\_\_\_\_  
 (Law Society Members) (Law Society Associate Members & Non Law Society Members)

Position in Law Firm/Law Corporation/Organisation: \_\_\_\_\_

Tel number: \_\_\_\_\_ Fax number: \_\_\_\_\_ Email: \_\_\_\_\_

(A valid email address is required for confirmation of registration.)

**Mode of payment:**

**GIRO DDA** ☐

**Cheque** ☐

(Only for law practices with GIRO accounts with the Law Society)

**Law Society Member** ☐

**Employee of Singapore law practice** ☐

**SCCA Member** ☐

**Other** ☐

Cheque payments should be made payable to "The Law Society of Singapore" & arrive at our office with the completed registration form on or before the closing date, **Tuesday, 1 August 2006:**

The Training & CPD Department  
 The Law Society of Singapore  
 39 South Bridge Road (S) 058673

For further enquiries, please contact  
 The Training & CPD Department at  
 Tel: (65) 6557 2747 Fax: (65) 6557 2751  
 E-mail: [cpd@lawsoc.org.sg](mailto:cpd@lawsoc.org.sg)  
 CPD Portal: [www.lawsociety.org.sg/CPD](http://www.lawsociety.org.sg/CPD)  
 Website: [www.lawsociety.org.sg](http://www.lawsociety.org.sg)

## REGISTRATION, REFUND & CANCELLATION POLICY

1. Registrations will be confirmed upon receipt of full payment accompanied by a duly completed registration form.
2. The Organisers reserve the right to refuse to register or admit any participant, and to cancel or postpone the course.
3. Substitute delegates are welcomed, subject to the Organisers being notified at least 2 working days before the course of the details of the substitute delegate.
4. The Organisers reserve the right to impose a cancellation fee in the event any registrant wishes to withdraw from the course after the registration closing date.
5. The Organisers will not entertain any request for a refund of fees made later than 24 hours before course commencement. However a confirmed registrant who has paid in full the course fees but does not turn up for the course will be entitled to collect a set of the materials provided.