

SISV News

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Newsletter of the Singapore Institute of Surveyors and Valuers

29th SISV Annual General Meeting

PLUS // News from the Divisions

SISVnews

SISV News is a quarterly newsletter of the Institute. It is distributed to members, students and friends of the surveying profession free of charge. Anyone wishing to receive a copy may contact the Secretariat.

24th COUNCIL 2009-2011

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EDITORIAL CONTRIBUTIONS

All contributions of suitable articles are welcomed. Article submissions should include both hard (printed) copy and a softcopy (via email or diskette) in word format. Contributions should reach the Secretariat before 25 March, June, September and December.

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CONGRATULATIONS AND A WARM WELCOME TO OUR NEW MEMBERS/ MEMBERS' FIRMS

FELLOW

VGP Goh Hoon Leum Albert

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LS Tan Siew Siong

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VGP Teo Yiam Gim Kelly

VGP Chang Ya Ning Angel

VGP Foong Sui Han Karen

VGP Ham Kwok Yong

VGP Png Poh Soon

VGP Wong Shi-Min Cherish

THE FOLLOWING MEMBERS/MEMBER FIRMS HAVE RESIGNED FROM THE INSTITUTE:

Div/Grade Name

VGPM Cheong Chee Mun

VGPM Liew Kok Meng

VGPP Choy Wei Mun

New Staff



The Institute appointed **Ms Evelyn Chang** as its executive director with effect from 1 February 2010. Evelyn heads the secretariat of both the SISV and SISV Services Pte Ltd and will be responsible for the overall management and performance of the Institute. She was previously executive director of the Singapore Institute of Arbitrators.

CONFERENCE

16th AVA Congress

Date : 22nd - 24th July 2010

Venue : Bangkok, Thailand

Website : www.aseanvaluers.org

7th ICEC World Congress & 14th PAQS Congress

Date : 23rd - 27th July 2010

Venue : Resorts World Sentosa, Singapore

Website : www.paqs2010.com.sg/

25th Pan Pacific Congress

Date : 27th - 30th September 2010

Venue : Bali, Indonesia

Email : mappi@cbn.net.id

11th South East Asian Survey Congress

Date : 22nd - 24th June 2011

Venue : Kuala Lumpur, Malaysia

Website : www.ism.org.my

LIBRARY SECTION

You can now browse the list of SISV Library collection from the web.

If you come across books or wish to donate books that are useful to the valuation and surveying profession, please contact the secretariat.

Details of Project under Development 1Q 2010

- Private Residential Properties
- Commercial Properties
- Industrial Properties
- The Building Economist March 2010(AIQS)

CIRCULAR

URA

Issued by Urban Redevelopment Authority. These circulars are also available at <http://www.ura.gov.sg>

URA/PB/2010/01-DCG

Streetblock Plan for No. 2 to 12 (Even No.) Jalan Ayer (Kallang Planning Area)

URA/PB/2010/02-DCG

Sensitive Design and Development: An Industry Guide of Good Practices to Minimise Wall-like Developments

URA/PB/2010/03-DCG

Gross Floor Area (GFA) Exemption for Elevated Pedestrian Walkways of Developments in Jurong Gateway

URA/PB/2010/04-DCG

2010 URA Architectural Heritage Awards (AHA)

URA/PB/2009/17-CUDG

Design Guidelines Waiver Committee (DGWC)

URA/PB/2010/05-DCG

Revised Guidelines for Provision of private car/lorry parking lots within strata-titled Commercial and Industrial Developments

FSSD

Issued by Fire Safety & Shelter Bureau. These circulars are also available at <http://www.scdf.gov.sg>

CD/FSSD/12/02/03/01

Responsibilities of Registered Inspectors (Ris) for Architectural (ARCH) & Mechanical & Electrical (M&E)

CD/FSSD/12/02/03/01

Plan Submission for Emergency Voice Communication System

CD/FSSD/12/02/03/01

Compliance Of No Unprotected Opening Requirement for Exit Staircases of Conservation Buildings

CD/FSSD/12/02/03/01

Provision of Exit and Directional Signs in Buildings

CD/FSSD/12/02/03/01

Provision of Adequate Common Areas for Meeting Fire Safety Requirements

CD/FSSD/12/02/03/01

Extent of Responsibility of Qualified Persons in A&A Works

CD/FSSD/12/02/03/01

Lift Rescue Provisions

CD/FSSD/12/02/03/01

Implementation of SS 547:2009 – Code of Practice for Temporary Housing Quarters on Construction Sites

CD/FSSD/12/02/03/01

Implementation of SS 550:2009 – Code of Practice for Installation, Operation & Maintenance of Electric Passenger & Goods Lifts

Calendar of LS CPD Events

Date	Event / Topics	Speakers
3 Jul '10	LS Get-together and Singapore Geoid 1) Familiarisation tour & briefing 2) Height Datum and Height Determination using GPS in Singapore	1) Ms Evelyn Chang & Mr Hwang Huat Eng 2) Dr Victor Khoo
14 Aug '10	Seeing for Future 1) Role of Land Surveying in GPS controlled machines 2) Electronic Measurements – Past, Present & Future	1) Mr Gerry Ong 2) Mr Gregory Tan
18 Sep '10	Surveying Experiences in MRT Construction 1) Datum Transfer Surveys 2) Underground Control Surveys 3) Tunnel Lining As-Built Surveys	1) Mr Toh Say Leong 2) Mr Kelvin Lim 3) Ms Teo Hui Ying
9 Oct '10	Technical Updates 1) (Title to be confirmed) 2) (Title to be confirmed)	1) Dr Tor Yam Khoo 2) Mr Tan Choo Haw

Date	Event / Topics	Speakers
13 Nov '10	Mapping Our Future 1) Sharing Experiences of Conducting Tunnel Geometry Survey 2) Raising Surveying Profiles a. Update on initiatives b. Forum	1) Mr Chua Keng Guan 2) Mr Loi Hwee Yong & Mr Geoffrey Morris
8 Jan '11	Joint SISV-LSB Seminar 1) 3D Cadastre – A Study Report 2) Forum Discussion	1) (To be arranged) 2) (To be arranged)
11 Feb '11	Lunar New Year LS Get-together 1) Dinner 2) Open dialogue on survey issues	1) Mr Paul O'Connor 2) Mr Loi Hwee Yong
Late-Mar '10	AGM 1) LS Division 2) SISV	1) Mr Loi Hwee Yong 2) SISV Council

4th WAVO Valuation Congress



The 4th WAVO Valuation Congress held in Guilin Waterfall Hotel from 24 to 25 November 2009 was a great success. Aptly themed "Financial Market Security and the Valuation Profession" in the light of the current volatile market conditions, the Congress attracted more than 360 delegates from Australia, Brunei, Canada, China, Hong Kong, Korea, Malaysia, Indonesia, Russia, Romania, Singapore and USA.

The Congress began with welcoming speeches by Ms He Bangjing, Vice Minister of Ministry of Finance, China and Dr Lim Lan Yuan, Chairman of WAVO. This was followed by the presentation of 17 papers by delegates from Australia, Canada, China, Hong Kong, Malaysia, Romania, and Singapore.

The presentation included: "Innovation and improvement on value assessment, serving reform and development for financial corporations" by Ms Sun Xiaoxia, Director of Finance Department, Ministry of Finance; "Rental determinations and arbitration: A micro solution to the macro problem" by Mr Don E Gilbert, Australia; and "Financial innovation and the valuation profession" by Mr Zhou Qinye, Vice General Manager of Shanghai Stocks Exchange.

A technical visit to Reed Flute Cave and DieCai Hill followed thereafter. Well known for its natural scenic beauty, the trip also showcased the best of Guilin, China's famous and cultural city.

At the closing ceremony, the Hong Kong Institute of Surveyors was included in the Memorandum of Understanding for the portability of designations. The MOU under the auspices of WAVO was signed at the Inaugural WAVO Valuation Congress held in Singapore in 2006 by four national valuation institutes, the Australian Property Institute, the Appraisal Institute of Canada, the Property Institute of New Zealand and the Singapore Institute of Surveyors and Valuers.

Outstanding Practice papers were presented by Mr George Badescu from Romania on "Optimization Research for a "Lifestyle" Centre and Criterion", Mr Wang Zilin from China on "Early warning, order: Functions of evaluation on the Total Risk Management in Finance" and a technical paper was presented by Ms Norhayati Daud from Malaysia on "Property education in Malaysia: The gap between industry expectation and working graduate's readiness and capabilities in the property industry". Dr Lim presented merit awards to the presenters at the closing ceremony.

To facilitate developing economies in building their valuation capacity, a 2-day pre congress course on "Ethics and conduct of valuers, Valuation of specialized properties and Valuation for financial reporting" was also conducted.

29th SISV Annual General Meeting



The 29th SISV Annual General Meeting was convened on Saturday, 20 March 2010 at Amara Hotel.

Chairman Dr Lim highlighted the salient features of the 1st year term of the council:

- (i) The Council held a retreat last year and worked out a strategic plan for the Institute to be managed like a business entity. The Council had since appointed Evelyn Chang as the Institute's executive director to head the secretariat and the administration of both SISV and SISV Services.
- (ii) The Task Force for Premises headed by Eric Chan having considered several properties based on the requirements of the Institute purchased an office unit at Chiat Hong Building in Middle Road on behalf of the Institute. The Institute and its subsidiary SISV Services would be housed under one roof for optimum use of resources. Chairman thanked the Task Force members comprising Khoo Sze Boon, Hwang Huat Eng, Lee Li Chuan, Albert Goh and Raymond Lim for a job well done.

- (iii) Members received invitations to contribute to the Building Fund from Honorary Fellow Tan Kim Choon in conjunction with the purchase of the new property. A plaque commemorating the contributors would be displayed strategically in the new premises. Chairman Dr Lim added that Mr Tan was also the driving force behind the purchase of the current Maxwell House unit.
- (iv) The Quantity Surveying Division would be hosting the 7th ICEC and 14th PAQS Congress from 23 to 27 July 2010 at the Resorts World Sentosa. Members are encouraged to attend the Congress.

The meeting ended with the presentation of diplomas to the new members present:

Fellow – Goh Hoon Leum Albert, Ng Kim Siong Raymond, Gurjit Singh, Dr Ling Yean Yng Florence and Wong Hwee Boon Daniel.

Member – Chua Chuan Lee Charlz, Matthew Woodman Charlie Chow, Wu Ganming Ivan, Ho Kwai Yuen and Jimmy Tan.

SISV's visit to Institution of Surveyors (ISM)

On 8 and 9 January 2010, the delegation from SISV (comprising the three Presidents, Lee Tuck Onn, Wong Chak Wai and Esther Sim, together with the secretariat staff; Janet Han, Manisah Jalil and Evelyn Chang) visited ISM. The first day entailed a trip to the Smart Tunnel. The following issues were discussed on the second day of the visit:

- (i) Establishing yearly dialogues and visits
- (ii) Signing of MOU by ISM President, Assoc Prof Sr Wan Maimun and SISV Chairman Dr Lim Lan Yuan
- (iii) Mutual recognition of CPD events conducted by SISV and ISM

Both Institutions looked forward to the next dialogue session to be held yearly.



Dialogue session and signing of MOU by ISM President Assoc Prof Sr Wan Maimun Wan Abdullah and SISV Chairman Dr Lim Lan Yuan.



The Right Way to Contract ? An update from recent cases

Organized by SISV, a seminar entitled "The Right Way To Contract?" was held at the Singapore Management University on 20 Nov 2009. 27 participants attended the seminar.

Our guest speaker, Anil Changaroth, recently returned to local practice at Aequitas Law LLP following a year with the international arbitration practice group at a foreign law firm. Prior to that, he was director and head of Davis Langdon & Seah Singapore's Contract Advisory and Dispute Management Services Pte Ltd. His work involved construction industry related dispute resolution work including arbitration, adjudication, and mediation and contract advisory work for developers, building owners, and contractors in residential, commercial, institutional, and infrastructure projects.

A fellow of the Chartered Institute of Arbitrators (UK) and the Singapore Institute of Arbitrators, Anil sits on the council of the SI Arb and Society of Construction Law, Singapore.

Professionals involved in contract negotiations, contracts and project management and

administration often deal with essential issues such as contracts in writing, contractual interpretation, clauses including entire agreement and exclusion of liability clauses, and termination of contracts. Citing several cases from the High Court and English cases, Anil explored and explained these issues such as proving entitlement to claims and seeking reimbursement for sums paid in settlement to others. He also gave a helpful reminder and update on essential aspects of contract administration.

The seminar ended with a fruitful Q&A session.



Settlement of Construction Disputes – The Gulf Way

Over 22 people attended a seminar entitled "Settlement of Construction Disputes – the Gulf Way" given by Dr Chandana Jayalath, who made his way to Singapore for the seminar, held at the Singapore Recreation Club on 30 Nov 2009.

Dr Chandana is a Chartered Quantity Surveyor at the Public Works Authority in the State of Qatar. He is also an author of the book, "Post Contract Administration in Oman" (published

in 2005). He has over 18 years of experience in the construction industry and has published over 100 articles in the subject of construction claims and dispute settlement.

In his presentation, Dr Chandana gave the participants a general overview of the market and industry characteristics of construction within the 6 countries of the Gulf Cooperation Council consisting of Oman, UAE, Kuwait, Qatar, KSA and Bahrain. He also shared his experience and knowledge on topics such as contractual claims, alternative dispute resolutions, dispute settlements etc which he experienced while working in the Gulf Region.



Before the end of the Q&A session, Dr Chandana encouraged and extended his welcome for any organisations or individuals to contact him for project or job opportunities in the Gulf Region.

Topcon GPS Seminar 2010

The Topcon GPS seminar 2010 was held on 23 April at the Singapore Polytechnic Graduates Guild. The full day seminar attracted more than 80 participants of which 22 were Registered Surveyors and SISV members.

The morning session started with the introduction of the next generation of Topcon Hiper II GNSS dual frequency receivers integrated with GPS+GLONASS receivers capable of tracking up to 72 channels. Cable free RTK Base and Rover with internal Radio Transmitter/Receiver. Bluetooth wireless operations with SD/SDHC Memory Card Slot, enabling user with Telephone SIM card to get connected in realtime RTK to SLA Survey Department SIMRSN GPS network for the first time.

Other interesting new receivers were the G3 ENABLED satellite tracking GNSS receiver GPS GR-3. The G3 Satellite consists of the US GPS, Russian GLONASS and European GALILEO. The all new 3G technology chip ensures user to be able to tap into future signals eliminating the need to buy into new GPS receivers. More information can be viewed at www.Tomas.com.sg.

In the afternoon, participants were introduced to the GIS-GRS-1 GPS receiver and field controller capable of capturing all required features on ground with its built-in 2 megapixel camera.



The GRS-1 (Geodetic Rover System) was designed with lower cost in mind. It is robust, smaller and lighter. This versatile GRS-1 has the DGPS capability with internal L1 antenna for use in the GIS and navigation space, add the PGA-1 external and connect to our local GNSS network via internal modem, and instantly move to dual frequency, dual constellation GNSS centimeter RTK accuracy! The GRS-1 can also be used as a stand alone in a static post processed receiver system.

Our members were treated to a good and interesting GPS seminar and for those who missed this opportunity the Land Surveying Division will keep you posted of new events on our webpage.

The Quantity Surveyor : Forensic Investigation in Cost, Contracts and the Quantity Surveying Practice and Procedures

by Eugene Seah, Davis Langdon & Seah Singapore Pte Ltd

Introduction

The role of the Quantity Surveyor (QS) has expanded in many facets, from performing due diligence for buildings, cost reinstatement for insurance purposes to Information Technology in Construction. So far, there are not many papers on the QS and legal support work. This paper thus explores the services provided by the QS in legal support and the factors and considerations needed for this task. The author also explores, based on his experience, the thought processes and possible environment that the QS will be in during cross-examination.

What is Legal Support

The scope of legal support is wide, ranging from expert witnessing to crafting of practical clauses to reinforce procedures and obligations to be imposed on parties. The glamour and highlight akin to this service is the expert witness role or technical support to lawyers. This role is a mixture of legal, QS practice and procedures (QSPP) and practical knowledge of industry norms and the like. The character of this role, apart from experience in the industry and on QSPP, also encompasses the tenacity and quick wittedness of a lawyer and the ability to pre-empt what the other party may say or do and to cater for it.

Supporting the Lawyer or Expert Witness (EW)

Supporting lawyers and expert witnesses are one of the services provided by the QS in the legal support role. The findings are based primarily on the agreed bundle of documents given to them when the parties exchange data and information. The investigative character of the QS starts here whereby he has to comprehend what has taken place in the project that he was not a party of. This requires time and experience to be able to empathise with the parties concerned.

Some basic tools that the QS can use are the 5 "W" and 1 "H" i.e. When, Why, Who, What, Where and How or the Root Cause Analysis. With these tools, the QS can systematically address each head of claims and record down the events that lead to the claim and dispute. It is paramount that the QS leaves no stone unturned, that is to say, to query everything that can be queried and addressed everything that can be addressed. This is required because the QS has to be absolutely sure of what he is going to advise the Expert Witness or if he is the Expert witness himself, to fortify his statements to withstand the stress of cross examination.

No lawyer will allow another party to present evidence harmful to his client's interest and leave it uncontested. This is particularly true if the findings cause his client to lose millions of dollars. Unlike a lawyer, the EW cannot accept a cut of the winnings or a bonus for a favourable outcome. That means that you can count on it that the opposing council will throw and query everything at, including the kitchen sink and the stopper. The main aim: to challenge, firstly, the character, experience and knowledge of the person as the EW. If the EW can withstand this first hurdle, then the lawyer will proceed to

the 2nd stage and that is to cross examine the facts of the case and the statements made by the EW.

With this, it is paramount that the findings by the EW and his team of QS legal support is thorough, true and to the point.

The following sections discuss the processes and steps needed to be taken by the EW and his team.

Basis of the Statement by the EW

As discussed in the previous section, the facts stated by the EW has to be strong, sustentative and substantiated. This is because the character of the EW is simple to address, that is, to ensure that the EW is extremely well qualified, with relevant experience and distinguished in his profession as their character and professionalism, no matter how impeccable, will be questioned and daunted. With this out of the way, the crux of the matter will be cross examined.

The facts presented to the EW and his team, as mentioned, will come from the agreed bundle of documents. Sometimes, the Client does not provide all the data and information for evaluation and important facts may be withheld. It will be up to the EW and his QS team to unearth these missing information and raise the relevant queries with the client's lawyers. Such queries have to be properly recorded and must be in writing. A query list is sometimes used so that the approach to "question and answer" can be properly documented.

When all the information is in, the EW and his team will look into the matter systematically, using the heads of claims as a guide to the issues to be addressed. What is useful is that each head of claim should have one file or individual section so that what ever documentary evidence found in the jungle of papers in the agreed bundle can be systematically sorted and categorised as evidence. This would be a good practice so that no information is left out and unattended.

A tool that is used for tracking would be a time-line tool or mind mapping¹ tool whereby timelines and information spin-offs can be tracked, monitored and systematically addressed.

The Art of Substantiation and Justification

The EW and his team have to be extremely vigilant on the substantiation to back the EW's case. The methodology of getting these substantiation is by itself, a management process. For example, if the QS wants to support the cost of an item with a rate, he has to consider the follow:

- What rate to use?
- Did the rate come from a Bill of Quantities (BQ) or Schedule of Rates (SOR)?
- In what circumstance did this rate from the BQ or SOR come from, that is to say, were the conditions similar?
- What were the preambles and general notes covering the rates in the BQ or SOR? Were they the same conditions as the case?

¹ Off the shelf programmes like Mind Mapper Pro offers an excellent array of tools to capture information and how the information can branch out to several sub information that has to be addressed.

- e) Is the rate appropriate and correct? E.g The rate for left-in sheet piles and sheet piles to be removed later (recyclable) are different.
- f) Are there any other rates that can be used to substantiate?
- g) Any legislation to consider that may affect the rate at that point in time e.g. embargos on that material so the material could have a higher rate at that point in time.
- h) If the QS work the rate from 1st principle, would he get the same rate?

The QS has to review all these factors to justify a simple rate. This process is necessary so to ensure that the rate used to cost an item is beyond reasonable doubt. When challenged, all grounds from industry norms to reasonableness of the rate are covered and addressed. Hence, there is little or no room left for the opposing lawyer to question.

This process would be similar to contractual clauses as well. What the QSs would consider would be:

- a) What is written in the contract i.e. generation terms and conditions in the contract?
- b) What would be the common law stand?
- c) Any case law to support, is the case law the latest?
- d) What would be the implied terms and how would this affect the issues?
- e) Will there be any legislation that will affect the clauses?

One difficult aspect of being an EW for the QS practice would be the justification of rates and the like. The debate on what is the norm can take hours and sometimes days as the QS practice is not something that is clear like Black or White, it is mostly in shades of grey. Therefore, it is common that in litigation or in Alternative Dispute Resolutions (ADR), parties often opt for Witness Conferencing whereby the EWs and/or QSs from both sides would sit together and discuss the rates and issues and come to some finality. What can be agreed will be put in a joint report. What cannot be agreed i.e. agree to disagree, will be stated clearly (facts of the issues with the justifications from both sides) and left to the deciding person (Judge, arbitrator, adjudicator, Independent QS, etc) to make the final decision. This process shave off days in the trial and would save both sides the cost of the trial.

There are times when the EW and the QS team have to go down to the site. Some protocol has to be followed i.e. to inform the lawyer so that he can make the necessary arrangements and more importantly, to inform the other party. Also, it is important to see the issues for yourself to understand what is required and what are the consequential issues to consider. This ensures that your report is wholesome and inclusive.

The Report

The report from the EW and his team has to be simple yet informative. If the story line is convoluted, the effect of the report can be lost. The report has to appear calm, consistent and logical and there must be a clear overall view of the problem. A technique would be to take the heads of claim and formulate the report and justification under these heads. When the EW from the opposing team rebuts your point (assuming you are the Claimant), when you rebut his rebuttal, you can reuse these heads of claim again and, point by point, refute the claim with evidences to show that your point is stronger.

Facts have to be factual and technically coherent and it should not step out of the roles and responsibilities of the EW. Some of the key points in the report are:

- a) Objective and purpose
- b) Preambles (usually done by the lawyer)
- c) Background – Details of the EW
- d) Findings and observations
- e) Analysis
- f) Conclusion and recommendations
- g) Appendices and attachments
- h) Declaration and Signature

The Cross Examination - Strategies used to discredit the QS

There are many strategies used to discredit the EW. This section discusses some of the strategies the EW can adopt.

As discussed above, the qualifications of the EW will often be questioned first. Lawyers of the other party may make attempts to show that EW's academic qualification and professional memberships in institutions, Curricular Vitae, experience etc are insufficient to undertake the case. It is prudent not to accept cases that are over and above your qualifications and experience. At times, lawyers will compare qualifications e.g. that the opposite side has a QS with a PhD in Contracts Evaluation. The simple remedy to this matter is discussed in the prior section, is to ensure that the points put forth are fully justified and can stand scrutinised by the lawyers. Normally, lawyers will prepare the EW well before the trial and will mentally prepare the EW to face this onslaught of verbal "abuse".

Another method to discredit is when the EW has left gaps in the report. What is worst is if the report has small accumulation of errors. This two combined will have a devastating effect to the credibility and trustworthiness of the EW. The work by the EW has therefore to be professional hence his team of QSs supporting him has to be experienced and possess the necessary skills to carry the report through.

The author has also seen situations whereby the opposing lawyer will purposely provoke the EW. This is a distracting technique which can be effective. When the EW is provoked, the normal train of thoughts by a claim EW would be gone and knee-jerk reactions will thus follow leading the EW astray. Lawyers may ask rapid fire questions and leading questions that require a "yes" or "no" reply, sometimes in a tone that is mocking the EW, provoking him further. The trick is to stay calm and collected. Always take reasonable time in your response. One way is to look at the Judge or Arbitrator so that your attention is focussed. Take your time and write down the points. This would alleviate the knee-jerk reactions that you may have in responding to provoking attitude of the opposing lawyer. By doing this, you are breaking the opposing lawyer's rhythm.

Conclusion

This paper discusses the roles and responsibilities of the QS in legal support work. The legal support scope of works is although it is a new area of work for the QS, fast expanding, especially with the support of specialist law courses for the Universities². However, to support the EW in his work and to carry out such forensic investigation on cost and contacts, it takes a special breed of QSs to step forward and take up the challenges of the court room and arbitral environment. Nevertheless, such skills are needed to remain relevant in the industry and profession.

¹ The National University of Singapore used to conduct the Joint MSc in Construction Law and Alternative Dispute Resolution. This course provides the fundamental understanding and practicalities of the law in general, construction law and the related legislations. This is coupled by the spectrum of Alternative Dispute Resolutions.

Construction Electronic Measurement Standards (CEMS) for M&E Works



As a follow-up to a seminar entitled "Construction Electronic Measurement Standards for Building Works" organized by SISV on 21 Aug 2009, another seminar was arranged, "Construction Electronic Measurement Standards for M&E works" on 11 Dec 2009.

A number of 26 participants attended the seminar at the Singapore Management University (SMU). All participants received the SS CP97 Part 2: CEMS as training materials.



During the seminar, Mr Seah Kwee Yong, a Director (CADM) of Davis Langdon & Seah Singapore Pte Ltd and Mr See Choo Lip, a Director of KPK Consultancy Pte Ltd shared their knowledge on CEMS (M&E) and highlighted the methods of measurement for mechanical and electrical works and the differences between the new standard (CEMS) and the old (SMM2). Both speakers also demonstrated how the general principles of the SS CP 97: Part 2 could be adopted and applied for the preparation of the Bill of Quantities. Participants were also introduced to an E-taking off software using the Building Information Model (BIM) for performing automated quantity surveying taking off.



The seminar ended with a lively Q&A session. Mr Sunny Li, Director (M&E) of Davis Langdon & Seah Pte Ltd chaired the Q&A Session. One of the Q&A questions from the participants was whether a Lump Sum contract would be required to apply the CEMS, to which the speakers replied that CEMS may be used for measurement of variation works. Some of the participants were very interested to know more about CEMS and had requested the speakers to provide more samples to show how the general rules of the CEMS could be incorporated into the Bill of Quantities.

What is SS CP97?

SS CP97 Construction Electronic Measurement Standards (CEMS) on CAD is an initiative of Construction Industry IT Standards Technical Committee (CITC) under the purview of the IT Standards Committee (ITSC) <http://www.itsc.org.sg/> sponsored by BCA, SPRING Singapore, IDA, and BuildingSmart Singapore <http://www.buildingsmart.org.sg/> (a rename of IAI Singapore Chapter); championed by SISV together with architects, engineers and contractors associations (SIA, IES, ACES, SCAL, SIBL, specialist Sub-contractors' etc.).

CEMS completely revamps and elevates the Standard Method of Measurement of Building Works, 2nd Edition 1986 (SMM2) established by SISV, to a national code in preparation of e-procurement era. CEMS introduces new structure and IT parameters for automated quantity take-off from Computer Aided Design (CAD). CEMS improves procurement process through the definition of items and work sections that synchronizes with Classification of Construction Cost Information **SS CP80** and Classification of Construction Resources Information **SS CP93**.

SS CP97 CEMS for M&E Works (Building Services) was jointly launched with BCA, SPRING Singapore, IDA, and BuildingSmart Singapore Chapter in Nov 2004, and took effect from 2005. Measurement Contract 8th Edition, Singapore Institute of Architects, Articles and Conditions of Building Contract has also stated the use of CEMS as the basis for Bills of Quantities.

Construction Electronic Measurement Standards for Building Works (CEMS) completely revamps SMM2, the Standard Method of Measurement of Building Works, 2nd Edition 1986 published by the SISV. CEMS introduces new structure and IT parameters for automated quantity take-off from Computer Aided Design (CAD). It also improves procurement process through the definition of items and work sections that synchronizes with the Code of Practice for Classification of Construction Cost Information (CP 80 : 1999) and the Code of Practice for Classification of Construction Resources Information (CP93 : 2002).

CEMS is an initiative of the Construction Industry IT Standards Technical Committee (CITC) under the purview of the IT Standards Committee (ITSC), jointly sponsored by SPRING Singapore and IDA, and BuildingSmart (formerly known as IAI) Singapore Chapter, and is championed by SISV.

SS CP97 CEMS for Building Works was launched in July 2003. After much preparation with NUS and Polytechnics, there will be enough graduates competent to support the switch in the industry. CEMS is now the standard reference for the 8th Edition of SIA Measurement Contract.

Singapore Property Market Update Talk



Karamjit Singh Andrew Tangye Chua Chor Hoon Tay Huey Ying Bernard Chen

The Singapore Property Market Update Talk was held in the very cosy second floor lounge of Harry's Bar, Boat Quay on 5 February 2010. The unusual plush sofas and dim lighting setting created a relaxing atmosphere for the attendees to focus on the serious talk.

The speakers for the afternoon were Mr Karamjit Singh (Managing Director, Credo Real Estate), Mr Andrew Tangye (Director, National Market, Jones Lang Lasalle), Ms Tay Huey Ying (Director, Research & Advisory, Colliers International) and Ms Chua Chor Hoon (Head of SEA Research, DTZ). They delivered both quantitative and qualitative findings on the various property market sectors worthy of note. More than 50 people were given networking opportunity to introduce themselves.

LS Div Annual Gathering cum dialogue session

On 5 March 2010, more than 50 members of the Land Surveying Division attended the LS Division Annual Gathering cum Dialogue at SAFRA-Toa Payoh Clubhouse. It was an eventful evening with members meeting up for a time of sharing and fellowship. President Loi Hwee Yong briefed members on the latest developments in the land surveying practice. Interactive discussions ensued with diverse views exchanged. Serious discussions aside, it was also an occasion for members to let their hair down over mugs of beer, karaoke singing and pool games till late.

MOU Signing Ceremony

On 2 March 2010, the Singapore Institute of Surveyors and Valuers (SISV) entered into a Memorandum of Understanding (MOU) with The Society of Construction Law (Singapore) (SCL). Under the MOU, SISV and SCL would provide the mutual co-operatives for the sharing of expertise and the promotion of education, training and events for members of both organisations.

SCL also entered into similar arrangement under the MOUs signed with the following organisations / representatives at the event:

The Chartered Institute of Building, Singapore Centre
President Mr David Shuttleworth

Singapore Contractors Association Ltd
President Mr Andrew Khng

Singapore Institute of Surveyors & Valuers
Council Chairman Dr Lim Lan Yuan

Singapore Institute of Arbitrators
President Mr Johnny Tan Cheng Hye

Singapore Institute of Architects
President Mr Ashvinkumar s/o Kantilal

National University of Singapore, Law Faculty
Dean Prof Tan Cheng Han SC

