

Dear Members and Associates,



UPCOMING EVENTS

This Month: August

Asset Management Series: Asset Enhancement Initiative (AEI)



Asset Management: Asset Enhancement Initiative [AEI]

Overview

The value of every property or asset will diminish as they get older. This can be due to various reasons such as building fair wear and tear or leasehold and lifespan getting shorter.

As we enter into a new world focusing on digitalisation, many properties that were built years ago have become less attractive with some of the building systems becoming obsolete. This give rise to a demand for asset enhancement initiatives as real estate

Event Details

Date: 18 August 2020, Tuesday

Time: 9.00am – 4.00pm

CEA: 2P credits under P3 - Other Real Estate Knowledge

More information and the access link to join the session will

investors and owners, especially the REITs, work to make sure that their properties and assets remain attractive and continue to meet the demand of the market.

This online training is for professionals already working in this field and wish to widen their knowledge and ability to identify area of improvement to their property which can enhance their asset value to achieve maximum investment performance. It will also address the process and methodology to identify the various type of asset enhancement initiatives.

Learning Objectives

- Comprehend the terminology and key definitions used in asset enhancement project
- Review assets to understand the efficiency and relevancy of their assets in the marketplace
- Able to identify the different kinds of assets enhancement
- Understand how to extract maximum value from an asset enhancement initiative to enable effective decision making from investment perspective
- Prepare a realistic and convincing asset enhancement plan

be shared in the confirmation email upon submission of registration.

Note: For eligible members of the Singapore Business Federation (SBF), this “Capability Upgrading” activity qualifies for support under the SBF Rising in Support of Enterprises (RISE) Programme.

[Read More](#)

[Online Registration](#)

Managing Development Feasibility



Online
Training



Managing Development Feasibility

REDAS-RICS Online Training Series

Overview

When considering the development feasibility of a project, you must 'stand back and look' at various financial and planning considerations rather than rely on a prescriptive method or computer programme. This includes determining where a development is suitable, what are the key inputs and information required, and common pitfalls of a project.

In this online training, participants will understand the valuation theory and elements that are essential to the development of an appraisal model.

Learning Objectives

- Property development process
- Relationship between land uses
- Development project key performance indicators
- Assessment of development margin

Event Details

 **Date: 25 August 2020 (Tuesday)**

 **Time: 9.00am – 12.00pm**

 **CEA: 2P credits under P3 - Other Real Estate Knowledge, PEB – 2 PDUs, SISV QS – 2 CPD points, SPM – 3 PDUs, RICS – 3 CPD hours**

 **More information and the access link to join the session will be shared in the confirmation email upon submission of registration.**

***Note:**

- **For eligible members of the Singapore Business Federation (SBF), this “Capability Upgrading” activity qualifies for**

- Determine land values
- Feasibility study process
- Factors surrounding the construction of an appraisal
- Estimating development costs

support under the SBF Rising in Support of Enterprises (RISE) Programme.

- Eligible for the Employment and Employability Institute (e2i) funding capped at S\$45 per Singaporean and/or Permanent Residents participant. Reimbursement will be done only after full payment is received and attendance is verified. Terms and conditions apply.

[Read More](#)

[Online Registration](#)

Next Month: September



Managing Variations in Construction Projects - Key Principles

11 September 2020 (Fri) | 9am – 12pm

CPD Accreditations: PEB – 2 PDUs, SPM & SISV QS applied, RICS – 3 CPD hours

***Note:**

- For eligible members of the Singapore Business Federation (SBF), this “Capability Upgrading” activity qualifies for support under the SBF Rising in Support of Enterprises (RISE) Programme.
- Eligible for the Employment and Employability Institute



Construction Project Management Series: Extension of Time

17 September 2020 (Thurs) | 9am – 4pm

CPD Accreditations: PEB – 6 PDUs, SPM – 6 PDUs, SISV QS applied, RICS – 6 CPD hours

Note: For eligible members of the Singapore Business Federation (SBF), this “Capability Upgrading” activity qualifies for support under the SBF Rising in Support of Enterprises (RISE) Programme.

Overview

On-time project completion has always been an indicator of project success. However, any construction project will be subjected to

(e2i) funding capped at S\$45 per Singaporean and/or Permanent Residents participant. Reimbursement will be done only after full payment is received and attendance is verified. Terms and conditions apply.

Overview

Works, which are not expressly or impliedly included in the original contract price, are generally termed variation whether they represent a change or alteration of the original work, or simply an addition to or an omission from it.

Variation is one of the main reasons that a contract can fall into dispute and it is important to issue, value and then manage a variation to a contract properly to avoid this potentially costly delay.

This online training will provide a fundamental understanding of the considerations in issuing and managing a variation as well as methods and processes for managing variations in projects.

Learning Objectives

- Formats of instructing variations
- Provisional sums
- Methods and examples of valuing variations
- Variation management
- Record keeping
- Change control procedures

unpredictable circumstances that may hinder the smooth passage of construction process.

Completing the project on time is a shared goal of both owner and contractor. If the project is delayed, both parties will incur additional cost and loss of potential revenue. Delay in construction gives rise to a need of application of extension of time to provide enough time to complete a project.

This online training is designed to address the pressing issues relating to the extension of time in building construction, engineering sector. It will look at the various delay analysis methods correlating to the nature of delays and information available. It will also explain the importance and key actions which should be considered whilst planning any contracts.

Learning Objectives

- Concepts and principles of extension of time
- Contractor's entitlement to extension of time
- Impacts & common challenges of granting extension of time
- Consider the EOT provisions under different contracts (e.g. SIA, PSSCOC, FIDIC)
- Schedule quality assessment
- Project planning anomalies
- Delay analysis methodology
- Cost based delay analysis methods
- Methods proving disruption

[Read More](#)

[Online Registration](#)

[Read More](#)

[Online Registration](#)



Facilities Management Essentials: Operation Productivity and Cost Management

18 September 2020 (Fri) | 9am – 12pm

CPD Accreditations: PEB, SPM & SISV QS applied, RICS – 3 CPD hours

Overview

The global COVID-19 pandemic has caused unprecedented disruptions to the overall economy, including a 2-month lockdown within Singapore where businesses essentially ceased. Within the built environment, the facilities management sector was also impacted considerably; from dealing with shortages of manual labour due to lockdown of foreign worker dormitories, to additional cleaning and disinfection frequencies to minimize risks of cross-contamination and scaling down of preventive maintenance schedules to save costs.

As we move into the recovery phase, there has been greater emphasis on technology adoption and increased productivity, and the market gradually shifts from headcount-based to performance-based contracting with the intention of keeping facilities management expenditures in check. Does technology adoption and performance-based contracting automatically generate cost savings?

This online training will examine the current and emerging trends of the facilities management market and how to plan for future contract from both the service buyer and provider's perspective.

Learning Objectives

Corporate Real Estate Financing - Key Principles

28 September 2020 (Mon) | 9am – 12pm

CEA CPD Accreditation applied, RICS – 6 CPD hours

***Note:**

- **For eligible members of the Singapore Business Federation (SBF), this “Capability Upgrading” activity qualifies for support under the SBF Rising in Support of Enterprises (RISE) Programme.**
- **Eligible for the Employment and Employability Institute (e2i) funding capped at S\$45 per Singaporean and/or Permanent Residents participant. Reimbursement will be done only after full payment is received and attendance is verified. Terms and conditions apply.**

Overview

One key component of the real estate investment and management process which may sometimes be neglected is the financing aspect. Real estate is one of the most leverageable investment asset classes and the appropriateness of the financing arrangement in place (not necessarily simply the cheapest), may result in a significant difference between yield enhancement and value deterioration.

Today, there is a wide range of sources and options for corporate real estate funding depending on the regulatory/legal operating environments and maturity of financial markets of different jurisdictions. As real estate investments become increasingly diversified across different geographical markets and the operating

- Facilities management cost drivers
- Performance Based Contracting analysis
- Evaluating the two biggest cost drivers in FM: Security and Cleaning services
- FM technologies adoption options
- Single Service vs Integrated FM contract model

[Read More](#)

[Online Registration](#)

environments become more volatile and impacted by one-off events (such as Covid-19), there is an increasing need to understand real estate financing fundamentals in ensuring the most appropriate financing arrangements are put in place for your investments. Financing arrangements also impact how real estate investments are to be structured, as with tax and legal considerations.

This online training aims to provide a fundamental understanding of the different corporate real estate funding options available and key considerations in determining the appropriate financing for a specific property/project. Equipped with this understanding, real estate professionals can become more confident in assessing and structuring their real estate investments, engaging financial institutions on funding requirements and improving their business interactions with investors and clients in the real estate industry.

Learning Objectives

- Develop an understanding of the basic fundamentals of corporate real estate financing
- Be aware of key terminologies used in real estate financing arrangements
- Consider appropriate financing structures for specific real estate investments while accounting for the prevailing operating environment
- Take into consideration financing arrangement requirements when assessing their real estate investment transactions
- Be better equipped to engage financial institutions and other debt providers for corporate real estate financing needs
- Broaden knowledge to improve business interactions within the real estate industry

[Read More](#)

[Online Registration](#)

Sincere appreciations for the continued support, and we look forward to your favourable participation. Take care always and have a splendid week ahead!

Thank You & Best Regards,
Andrew NG

