



# Water Seepages and Liabilities



## ABOUT THE SEMINAR

Water seepage is one of the most persistent challenges in the built environment, often resulting in structural deterioration, costly repairs, health risks, and legal disputes if left unresolved. This seminar brings together leading industry experts to provide practical insights into the diagnosis of water seepage, innovative waterproofing technologies, and the legal considerations surrounding building defects.

Through real-world case studies and expert presentations, participants will gain a comprehensive understanding of effective prevention, remediation, and risk management strategies to enhance building performance, protect asset value, and minimise future liabilities.

This seminar is recommended for professionals involved in the design, construction, maintenance, and management of buildings, including:

- Building owners and developers
- Architects and engineers
- Main contractors and subcontractors
- Project managers and site supervisors
- Facilities and property managers
- Building surveyors and consultants
- Quantity surveyors
- MCST council members and managing agents
- Construction lawyers and legal professionals
- Built environment professionals seeking practical knowledge on water seepage prevention, waterproofing solutions, and defects liability

### Seminar Fees :

BEMA/SIBL/  
CIJC members. - \$100  
Non-members. - \$120  
Company registration  
(min. 3 pax). - \$100

### CPD Points :

PEB - 4 PDUs  
SIFMA - 1.5 points  
BOA-SIA - 2 points  
SISV(QS) - 3 points  
SPM - Pending

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**DATE : 16 SEPTEMBER 2026**

**TIME : 8.30AM TO 1.00PM**

**VENUE : INODE @ 200 BRADDELL ROAD,  
BLK D, LEVEL 2, BCA BRADDELL  
CAMPUS.  
SINGAPORE 579700**

## PROGRAMME

|                    |                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.30AM             | : REGISTRATION                                                                                                                                  |
| 9.00AM TO 9.10AM   | : OPENING REMARKS BY DR TEO HO PIN,<br>PRESIDENT, BEMA, NUS                                                                                     |
| 9.10AM TO 9.55AM   | : THE SILENT THREAT: DIAGNOSIS, IMPACT<br>AND MITIGATION OF WATER SEEPAGE<br>- MR JEFFREY TOH (VISION BUILDING<br>FORENSICS PTE LTD)            |
| 9.55AM TO 10.25AM  | : REFRESHMENT BREAK (LIGHT<br>REFRESHMENTS WILL BE PROVIDED)                                                                                    |
| 10.25AM TO 11.10AM | : CRYSTALLINE WATERPROOFING - A<br>LONG LASTING SOLUTION<br>FROM WITHIN THE CONCRETE<br>- MS CHAN HUI YUH, PBM<br>(JINGSLINK MARKETING PTE LTD) |
| 11.10AM TO 11.55AM | : LEGAL ISSUES RELATING TO DEFECTS<br>CLAIMS - MS AMANDA KOH<br>(ALLYED GATEWAY LLC)                                                            |
| 11.55AM TO 12.30PM | : Q & A                                                                                                                                         |
| 12.30PM            | : CLOSING REMARKS BY PRESIDENT, SIBL                                                                                                            |

## TOPIC SYNOPSIS

### **The Silent Threat: Diagnosis, Impact, and Mitigation of Water Seepage by Mr Jeffrey Toh**

Water infiltration is a critical risk in construction and property management. Left unchecked, it poses a silent threat—compromising the longevity of the building fabric, damaging assets, and creating severe indoor health hazards, including allergies. This seminar bridges theory and sustainable facility maintenance to address moisture ingress as a vital risk-management priority.

The presentation examines the mechanics of failure, detailing how water exploits construction defects and failed waterproofing barriers. It highlights the severe consequences of prolonged dampness and introduces modern diagnostic tools, such as infrared thermography, to detect and identify the root causes of water intrusion early.

Attendees will gain insights into mitigating risks, protecting occupant well-being, and preserving long-term asset value, ultimately achieving a moisture-resilient built environment.

### **Crystalline Waterproofing — A Long-Lasting Solution from Within the Concrete - Ms Chan Hui Yuh, PBM**

This session explores how Xypex Concrete Waterproofing By Crystallization™ resolves a wide spectrum of leakage and concrete defect challenges as a standalone system from either side of water pressure — from seepages through hairline cracks, rising damp and pipe penetrations, to static construction joints and cracks. The talk also covers r.c. flat roof repairs, honeycomb rectification, and long-term concrete repair and protection against Microbially Induced Corrosion (MIC). Developed over five decades ago and trademarked as the original Concrete Waterproofing By Crystallization™ system, Xypex remains the benchmark against which crystalline waterproofing solutions are measured — becoming an integral part of the concrete matrix itself and reactivating in the presence of moisture to deliver long-lasting protection for durable and sustainable concrete infrastructure.

### **Legal Issues Relating to Defects Claims – Ms Amanda Koh**

The talk will cover the rights and responsibilities relating to defects claims. It will identify the legal basis for defects claims and the parties who may be liable for such claims. It will also discuss issues such as the limitation period of defects claims, whether claims may be made after the maintenance/ defects liability period, and how compensation for the defects are to be assessed.

**Scan QR code to register**



## About The Speakers

### **Jeffrey Toh Thye Ann, Vision Building Forensics Pte Ltd**

Toh Thye Ann Jeffrey is the founding Director and Principal Consultant of Vision Building Forensics Pte Ltd (VBF), a Singapore-based building surveying and consultancy firm established in 2003. He has more than 20 years' hands-on experience diagnosing building defects, investigating water seepage, and managing building repairs for private and institutional clients across Singapore.

Mr Toh is a Chartered Building Surveyor with the Royal Institution of Chartered Surveyors (RICS) and is listed on the Panel of Expert Witnesses of the Singapore Institute of Surveyors and Valuers (SISV). He has provided Expert evidence in the Singapore High Court, State Courts, and the Strata Titles Board since 2008. Mr Toh has also been jointly appointed by the plaintiffs and the defendants to serve as a Neutral Evaluator. He is an RICS-accredited civil and commercial mediator, offering insight into the technical and dispute-resolution aspects of building dispute matters.

### **Chan Hui Yuh, PBM , Jingslink Marketing Pte Ltd**

With over 25 years of hands-on experience in the waterproofing and concrete repair industry, Chan Hui Yuh brings both the depth of a specialist and the breadth of a practitioner who has seen virtually every form of water ingress that Singapore's built environment can produce. She operates at the intersection of two complementary businesses — Jingslink Marketing Pte Ltd, Singapore's exclusive distributor of Xypex Concrete Waterproofing By Crystallization™, and Infra Waterproofing Pte Ltd, the specialist applicator she founded to deliver Xypex solutions on the ground.

Hui Yuh joined Jingslink in 2000, building on the company's established role as sole distributor of the Xypex system in Singapore and the Riau Islands since 1995. Through Jingslink, she has been instrumental in delivering the Xypex system across an extensive portfolio of landmark projects — among them ION Orchard, the National Heart Centre, the National Centre for Infectious Diseases, Marina Bay Sands, the Esplanade, One Raffles Quay, SMU School of Law, the Singapore History Museum, Resorts World Maritime, the Energy-from-Waste facility on Jurong Island, and prestigious residential developments including Sculptura at Ardmore Park and Skyline at Orchard Boulevard. Across these projects, waterproofing performance has consistently outlasted warranty periods without recurrence of leakage.

Together, Jingslink Marketing and Infra Waterproofing form an integrated distributor-applicator partnership that has delivered rectification works across the full spectrum of Singapore's building stock: HDB soffits and hollow core slabs, condominium and private residential units, commercial offices, industrial facilities, and critical infrastructure including MRT stations, water tanks, chemical tanks, manholes, retaining walls, gable-end walls, and rising damp remediation. Notable deployments include slurry treatment to waterproof shotcrete for concrete shafts up to 85m deep for a PUB Water Reclamation Plant project, and the repair of rubbish chutes from the external face for Tampines Town Council — both technically demanding approaches that prioritise long-lasting results without disruption to surrounding operations or residents.

## About The Speakers

### **Amanda Koh, Allied Gateway LLC**

AMANDA KOH is one of the founders of Allied Gateway LLC, a premier law firm specialising in building and construction disputes.

Amanda is an accredited specialist in Construction Law, recognised by the Singapore Academy of Law for her expertise. She is at the forefront of construction law developments in Singapore and has also acted in several reported court case on construction law.

Amanda regularly provides strategic legal counsel to contractors, developers, consultants, and other stakeholders in the building and infrastructure industry on both contentious as well as non-contentious matters.

Apart from her active practice, Amanda also enjoys advancing legal discourse. She has contributed to legal publications with Lexis Nexis, Sweet & Maxwell and Chow Kok Fong's Law and Practice of Construction Contracts (5th edition, 2018). Amanda has also given talks with the Singapore Institute of Architects, Landscape Industry Association (Singapore), and the Real Estate Developers' Association of Singapore.



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