

REGISTRATION FORM

Seminar on
BUILDING DEFECTS - LIFE CYCLE MANAGEMENT AND LEGAL IMPLICATIONS

Marina Mandarin Hotel
9am - 12noon, 27 August 2010

Please fax your registration form to fax no. 6774 8684 by 20 August 2010.
For enquiries, kindly contact Ms Yvonne Yong by telephone at 6516 6504 or email: rstyal@nus.edu.sg.

BEMA Member @ \$200
Non-member @ \$260
Group of 3 or more persons @ \$230 per delegate

Company _____

Contact Person _____

Address _____

_____ s(_____)

Tel _____ Fax _____ Email _____

Mr/Mrs/Ms/Dr _____ Designation _____

Mr/Mrs/Ms/Dr _____ Designation _____

Mr/Mrs/Ms/Dr _____ Designation _____

BEMA Member
Please tick ✓

I enclose a cheque for the amount of \$ _____ payable to "BEMA, NUS".

Please send cheque to:

Building and Estate Management Alumni
c/o Departments of Building & Real Estate
School of Design and Environment
National University of Singapore
4 Architecture Drive
Singapore 117566

Attention : Ms Yvonne Yong

Cancellation & Transfer: Payment must be received before the event. BEMA reserves the right to cancel or postpone the event due to unforeseen circumstances. Cancellation or withdrawal will not be entertained upon confirmation from BEMA. However, substitution of participants is permissible at no extra charge.

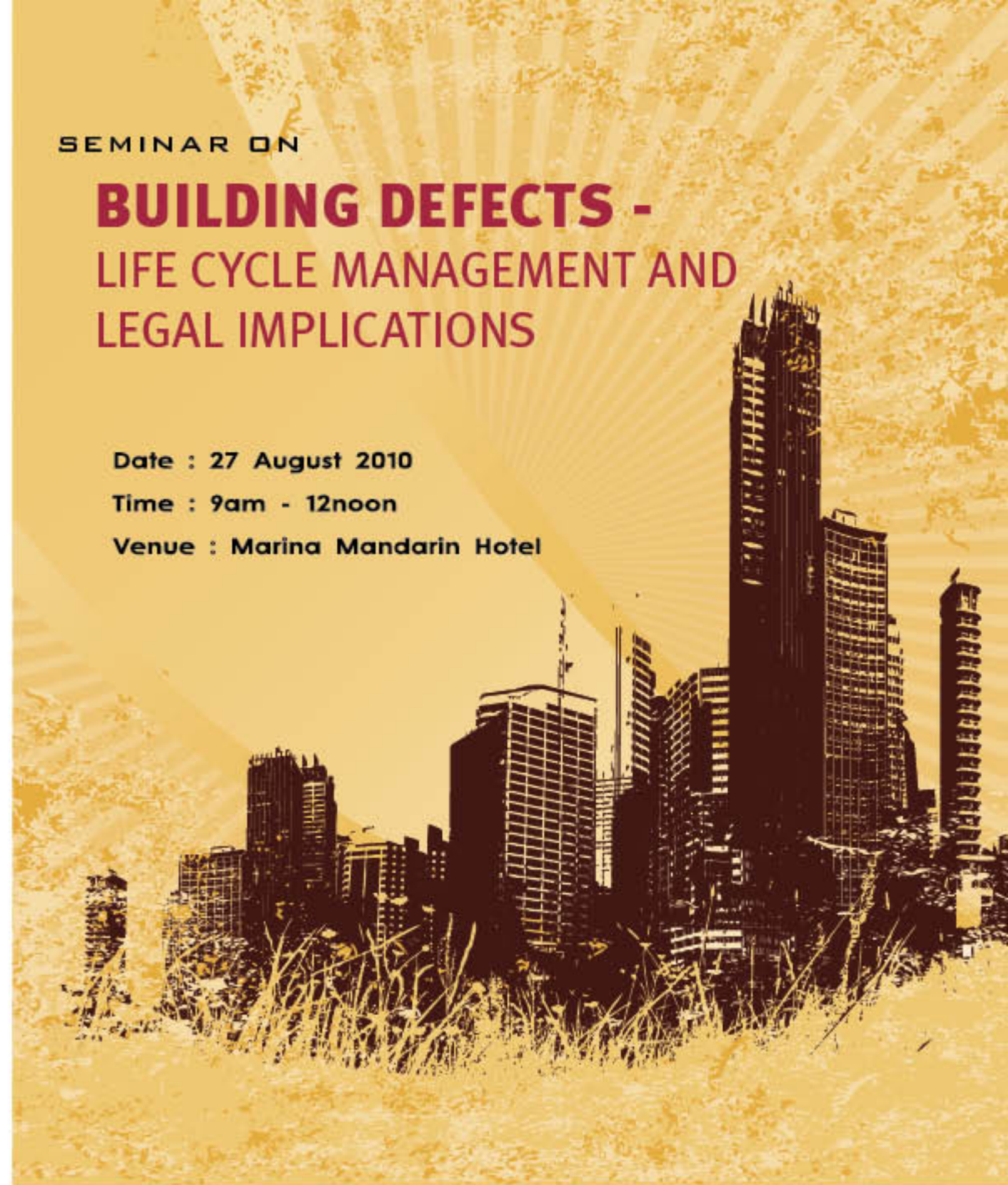
SEMINAR ON

BUILDING DEFECTS - LIFE CYCLE MANAGEMENT AND LEGAL IMPLICATIONS

Date : 27 August 2010

Time : 9am - 12noon

Venue : Marina Mandarin Hotel



Organised by:



Building and Estate Management Alumni

ABOUT THE SPEAKERS

Er Lau Joo Ming

Managing Director, HDB Building Research Institute

Mr Lau has dedicated his 37 years of distinguished service in the HDB to the relentless goals in housing a nation. He is a Registered Professional Engineer, a Chartered Engineer as well as an Accredited Checker. He is currently the President of Professional Engineers Board, Fellow of the Institute of Engineers (Singapore), Fellow of the Institute of Civil Engineers (UK) and Fellow of the Institute of Structural Engineers (UK).

He held the appointment of Chief Structural Engineer (HDB) till June 2003. Thereafter, he was appointed the Director of Building Technology before being promoted to be the Deputy Chief Executive Officer (Building) from June 2006 till August 2009. He is presently the Managing Director of HDB Building Research Institute (BRI).

Mr Lau had spearheaded the drive to upgrade the local public housing construction industry through the implementation of prefabrication construction and raised the construction safety standard. These had led to HDB being conferred many Awards like the ACI Award, BCA Best Buildable Design Awards, ASEAN Engineering Award, ROSPA International Award etc.

Mr Lau was awarded the Public Administration Medal Bronze in 1983 and the Silver in 1993 by the Government. He had also received award from ACI, Derrington Construction Award from Institute of Structural Engineers (UK), and the Distinguished Award from the Standards Council of Singapore.

Mr Edwin Lee

Partner, Eldan Law LLP

In his over 15 years of practice, Edwin has conducted both cases in court as well as at arbitration, and has advised government authorities, developers, contractors, and consultants on numerous aspects of building contract law. He is one of the founding partners in the law firm Eldan Law LLP.

Edwin is an accredited adjudicator with the Singapore Mediation Centre. He has conducted and advised on numerous adjudication applications under the Building and Construction Industry Security of Payment Act.

He also holds adjunct lectureship positions with the National University of Singapore (on International Projects), and the Singapore Institute of Management/ Royal Melbourne Institute of Technology (on Building Contract Law). Edwin is also the author of the book, Building Contract Law in Singapore, into its 2nd Edition (2003).

Mr Tang Ah Lek

Senior Lecturer, Singapore Polytechnic

He has more than 25 years of practical and teaching experience in building defects and rectifications, construction technology and workplace safety and health.

SYNOPSIS OF PRESENTATION

General Causes of Building Defects

by Mr Tang Ah Lek

A building defect can arise from a variety of factors, such as weather, poor workmanship or the use of inferior materials. This paper examines the various general causes of building defects and the Defect Assessment method.

Knowledge Solution In Building Life Cycle Management

by Er Lau Joo Ming

This year, the Housing and Development Board (HDB) is celebrating its 50th Anniversary of Public Housing Development. Over the years, HDB public housing design has been transforming from a simple, basic and spartan, to a vibrant estate that is of higher quality, eco-friendly and high maintainability design that meets with the rising aspirations of the Singaporean.

However, constructing a building with good life cycle performance and avoiding high recurring maintenance cost will have to take into consideration during the up-stream design stage. With more than 5 decades of public housing design and estates development experience, HDB has accumulated substantial amount of knowledge and information on what work best for public housings. HDB has made good progress in the uses of advanced building and construction technology in achieving, not just to raise the construction productivity, but also the finishing quality standards and improving the life cycle performance of the buildings.

In this paper, the speaker will be sharing on how the application of the accumulated public housings design and estates development knowledge, through increasing focus and investment in R&D on materials and repair technologies, and adoption of advanced construction and prefabricated building technology, has helped to improve the building performance and life cycle management of the buildings in HDB estates.

Such effort, no doubt, has enable HDB to achieve a break though in developing quality buildings. Since year 2005, HDB has provided the ASSURE 3 quality warranty scheme to the residents and the Town Councils respectively against major building defects. The ASSURE 3 covers: a) 5 years warranty against water seepage from exterior walls, b) 5 years warranty against water leakage through ceiling; and c) 10 years warranty against spalling concrete. With this, HDB is the first housing developer that provides quality warranty for its housing projects and set a new quality benchmark for the industry.

Beyond that, an estate renewal strategy, such as Main Upgrading Programme (MUP) has been introduced to conserve the quality of the older estates. Two other initiatives were added to the renewal programmes – the Neighbourhood Renewal Programme (NRP) and Home Improvement Programme (HIP), were introduced to existing HDB estates and blocks to maintain their attractiveness and functionality to better meet the needs of resident, as well as to sustain the long-term value of the flats.

HDB has always been making continuing efforts to adopt creative designs and breakthrough technologies to achieving high quality and standard of living environment for resident.

Legal Rights and Responsibilities for Defects

by Mr Edwin Lee

- What constitutes a defect in law?
- Who are the parties liable for defects? Are consultants liable?
- Whether payment can be withheld for defects
- Rights and liabilities during the maintenance and defects liability period
- Is the contractor liable for defects after the defects liability period?
- Can an employer engage other contractors to rectify defects and claim the cost from its original contractor?
- What is claimable for defects? Can cost of rectification be claimed without actual rectification?
- What is the absolute limitation period for defects claims, and how is it calculated?

WHO SHOULD ATTEND

- Architects
- Consultants
- Developers
- Project Managers
- Sub-Contractors
- Management Corporation Representatives
- Home owners
- Contractors
- Contract Managers/ Administrators
- Engineers
- Quantity Surveyors
- Suppliers
- Managing Agents

PROGRAMME

8.30 am	Registration
9.00 am	Welcome Address
9.10 am	General Causes of Building Defects <i>by Mr Tang Ah Lek</i>
9.30 am	Knowledge Solution In Building Life Cycle Management <i>by Er Lau Joo Ming</i>
10.10 am	Tea Break
10.40 am	Legal Rights and Responsibilities for Defects <i>by Mr Edwin Lee</i>
11.40 am	Questions and Answers Session
12.00 noon	End of Seminar

Application has been made to the Singapore Professional Engineers Board for accreditation.