NUS Real Estate Information Session and High-tea Reception 2019

Every year, we look forward to our annual NUS Real Estate Information Session and High-tea Reception held at Shaw Foundation Alumni House, NUS on a Saturday afternoon (11 May 2019). We were excited to meet around 270 prospective students and parents who attended the tea session.

The session was kicked off by Head of Department, Associate Professor Yu Shi Ming, who welcomed the prospective students and family members. Followed by a presentation by Dr. Seah Kiat Ying Sky, Deputy Head (Academic), who spoke about the exciting and important world of Real Estate.

Once again this year, we are very honoured to have lined up a panel of 6 distinguished alumni for the Real Estate Information Session. The panelists include:

- Dr Chua Yang Liang, Head of Research and Strategy, ARA Private Funds, ARA Asset Management;
- Ms Cindy Chow Pei Pei, CEO of Mapletree North Asia Commercial Trust Management Ltd;
- Ms Kemmy Tan, CEO of M+S Pte Ltd;
- Mr Melvin Poh, Founder and Managing Director, Fission Group;
- Ms Tan Chew Ling, Group Director of Estate Administration & Property Group, HDB;
- Mr Terence Tang, Managing Director, Capital Markets & Investment Services, Asia, Colliers International
During the alumni dialogue session moderated by A/Prof Yu, our panel of distinguished alumni shared candidly on how they came to decide on their university course, despite some challenges in the past, “There was no Google in the past, I had to research and find out the hard way” as Mr Terence Tang pointed out. However, they were glad that the choice worked out well for them.

Many of the alumni came from different background, such as Science or Humanities, but none of them regretted their choices. Mr Melvin Poh shared “I got into the real estate course by accident. But I learnt some very useful modules in real estate finance, real estate management, public land policies, valuation, real estate land law, property law and real estate marketing. And I could apply what I’ve learnt in the real world. Although real estate may not have been my first choice of course then, looking back now, I will still choose it.”

Many of the prospective students and parents were also impressed by the plethora of career opportunities available for our real estate graduates both locally and overseas. “Real estate is very multi-disciplinary. You must be nimble, acquire the skillsets, with a global mindset”, added Ms Kemmy Tan.
NUS Real Estate is on social media, check us out at the following platforms:

Youtube Channel – https://www.youtube.com/nusrealestate_sg
Facebook - https://www.facebook.com/realestatenus/
Instagram – https://www.instagram.com/nus_real_estate/
Photo Gallery - https://www.flickr.com/photos/nus_real_estate/
Congratulations to Christina Mahalakshmi on receiving the SkillsFuture Study Award

Christina Mahalakshmi, currently pursuing her Masters degree in Real Estate with NUS School of Design and Environment, is the first recipient of the inaugural SkillsFuture Study Award for Estate Agency industry. Her perseverance and motivation to press on in the industry over the years is derived from the personal fulfilment of knowing that she has in a small way assisted people from all walks of life to settle in their new homes. Other than pursuing more knowledge from the MSc (Real Estate) programme, she values the wisdom that is derived from the knowledge to handle straightforward transactions expediently and complex ones more prudently and productively.

Contributed by Christina Mahalakshmi
Edited by Candy Tan
Department of Real Estate
School of Design & Environment
Apr 2019
For the past decades, Singapore's liveable and sustainable city planning directives have transformed from ‘British Town Planning System’ in the 1960s to ‘Building the City of Character’ in the 2000s. What’s Next? Mr Khoo Teng Chye shared in yesterday’s lecture that the Draft Master Plan (2019) will have the concept of ‘transit-priority corridor’ giving more spaces to buses, cycling paths and pedestrian walkways. Wider sidewalks can provide more space for greens and lend themselves to a host of appealing activities like al-fresco dining. Singapore will be “A global hub for Urban Systems Solution”.

Date: 17th April 2019
Real estate market has undergone many changes as it responds to global trends as well as the Government's macro-prudential policies to promote a stable and sustainable market. The rise of a sharing economy created new business models such as co-working and co-living as shared by Ms Ong Choon Fah at the Public Lecture on 21 Mar titled "Real Estate Trends in 2019 and beyond".

Date: 21st March 2019
Winners at the Frasers Property Idea Jam!

Congratulations to all real estate undergraduates who won the Frasers Property Idea Jam!

The theme of the inaugural competition is “Customer Experiences that Matter”, where teams have to come up with innovative ideas to create experiences that matter for Frasers Property’s customers.

Each team had to decide and take on topics from the 4 thematic challenges:

- Designing Spaces for Extraordinary Experiences;
- Boosting Service Touchpoint with Insights;
- Just in Time Marketing Intelligence; and
- Future Workspaces

There were 5 prizes to be won – 4 winners for the thematic challenges ($500 each) and a Grand Prize of $2000 for the overall winning team. The competition was held over 2 days on 27 and 28 October.

We are indeed proud of our students’ achievements!

Grand Prize Winner: (from left) Hazel Tan, Desmond Tay, Evelyn Eng, Ethan Lee, and Shermaine Ng. Challenge attempted: Designing Spaces for Extraordinary Experiences and Just in Time Marketing Intelligence
Challenge Winner: (from left) Claire Tham, Janice Chin, and Cindy Lim (far right).
Challenge attempted: Designing Spaces for Extraordinary Experiences

Challenge Winner: (from left) Shaun Han, Dilip Bhagwan, Chng Ming Han and Dayna Ang (far right).
Challenge attempted: Boosting Service Touchpoint with Insights

By Candy Tan
Department of Real Estate
School of Design & Environment
15 Nov 2018
We met a small group of real estate graduating students on fast-track yesterday. It is nice to see their happy faces, all ready to move on and contribute to the work force.

We wish everyone the best in their job search!

By Candy Tan
Department of Real Estate
School of Design & Environment
13 Nov 2018

**NUS Real Estate emerged Champion at the CoreNet Global Academic Challenge 4.0!**

We are proud to announce that our Real Estate undergraduate students representing NUS has won the CoreNet Global Academic Challenge 4.0 held at Boston, USA from 14-17 October 2018.
The team comprises Real Estate final year students, Dayna Ang Hui Shan, Loh Yi Min, Tan Yi Jun Vanessa and Tong Lok Lam, who will receive US$5,000 prize money and a complimentary student membership at CoreNet Global.

The team beat 2 other finalist teams from Temple University and University of South Carolina in the finals to emerge Champion. The 3 finalist teams were earlier shortlisted from a list of competing institutions from all over the globe. The competition is open to all students (undergraduate/graduate, full-time/part-time) who are registered at a recognized university.

“The team worked tirelessly and enthusiastically during the hackathon to prepare a most convincing case presentation. At the competition, the team presented a confident and eloquent performance with a well-conceived and beautifully designed set of powerpoint slides. As faculty advisor, I am very pleased with the team’s amazing teamwork and conscientious work attitude, and am extremely proud of their welldeserved achievement.”, noted Dr. Grace Wong, faculty advisor who accompanied the team to Boston.

Congratulations to the team on their achievement!

By Candy Tan
Department of Real Estate
School of Design & Environment
29 Oct 2018
The inaugural NUS Real Estate Mentorship Programme was officially launched on Wednesday, 24 Oct at the Suntec City Guild House. More than 30 students from the various programmes at the real estate department attended the networking dinner. We are very honoured to welcome many of the distinguished mentors who took time off their busy schedule to attend the networking dinner and mingled with the students and potential mentees.

We would like to express our deep appreciation to the list of distinguished mentors who are willing to dedicate their precious time to mentor the undergraduate student mentees.
# List of NUS Real Estate Mentors

<table>
<thead>
<tr>
<th>Name</th>
<th>Designation</th>
<th>Company</th>
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<tbody>
<tr>
<td>Chia Ngiang Hong</td>
<td>Group GM</td>
<td>City Developments Ltd</td>
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<tr>
<td>Pauline Goh</td>
<td>CEO</td>
<td>Singapore &amp; South East Asia, CBRE Pte Ltd</td>
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<tr>
<td>Gerard Lee</td>
<td>CEO</td>
<td>Lion Global Investors Ltd</td>
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<tr>
<td>Danny Yeo</td>
<td>Chairman and Group MD</td>
<td>Knight Frank, Singapore</td>
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<tr>
<td>Chua Ming Lee</td>
<td>MD, Head, Account Mgt &amp; Service Lines</td>
<td>Global Occupier Services, APAC, Cushman &amp; Wakefield</td>
</tr>
<tr>
<td>Tan Swee Yiow</td>
<td>CEO and Executive Director</td>
<td>Keppel REIT Management Limited</td>
</tr>
<tr>
<td>Tay Kah Poh</td>
<td>Executive Director &amp; Head, Consultancy</td>
<td>Knight Frank LLP</td>
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<tr>
<td>Ong Choon Fah</td>
<td>CEO</td>
<td>Edmund Tie &amp; Company</td>
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<tr>
<td>Pauline Oh</td>
<td>Senior Vice President, Asia Pacific</td>
<td>Urban Land Institute (ULI)</td>
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<tr>
<td>Tang Wei Leng</td>
<td>Managing Director</td>
<td>Colliers International, Singapore</td>
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<td>Tony Khoo</td>
<td>CEO</td>
<td>EM Services Pte Ltd</td>
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<tr>
<td>Andrew Melvyn Sim</td>
<td>Business Head (Regional) - Real Estate</td>
<td>OCBC</td>
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<tr>
<td>Ching Meng-Chew</td>
<td>Regional Director, Workplace and Travel Services</td>
<td>Unilever Asia Private Limited</td>
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<tr>
<td>Chng Shih Hian</td>
<td>Senior Executive Director</td>
<td>Suntec Real Estate Consultants Pte Ltd</td>
</tr>
<tr>
<td>Cindy Chow Pei Pei</td>
<td>CEO</td>
<td>Mapletree North Asia Commercial Trust Management Ltd</td>
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Photos are available for viewing at: [https://www.flickr.com/photos/nus_real_estate/albums/72157703045322585](https://www.flickr.com/photos/nus_real_estate/albums/72157703045322585)

By Candy Tan  
Department of Real Estate  
School of Design & Environment  
Nov 2018

**Nurturing Young Leaders Lecture Series:**  
*A Project from the Heart*

**Speaker:**  
Mr Felix Lim, Head of Architecture, Exyte

**Date:** 4 Oct 2018
The Department is pleased to welcome Mr. Felix Lim, Head of Architecture, Exyte. An architect by training, Felix is also our MSc (Real Estate) alumni. Armed with both skills, he has delivered an interesting talk focused on his personal pro bono school project in Cambodia that he has passionately been involved in for the past 10 years.

There are many lessons Felix has accumulated from his project in Cambodia. From building a school from scratch, working with the local community and authorities, funding, etc. An important point he has highlighted when working on such projects in the foreign country, is to “un-learn and re-learn. Do not assume you know best. Respect the locality.”

More information on the school can be found at https://www.facebook.com/sangkhimcanaanschool/.

This is part of the Nurturing Young Leaders Talk series brought to you jointly by NUS Institute of Real Estate Studies, Dept of Real Estate and BEMS society.

Article contributed by Candy Tan
Department of Real Estate
School of Design & Environment
5 Oct 2018

EdgeProp Singapore Excellence Awards Night 2018
The 2nd EdgeProp Singapore Excellence Awards Gala Night was held on Wednesday, 3 Oct, at The Fullerton Hotel. Associate Professor Yu Shi Ming, Head of Department of Real Estate NUS, is one of six judges for the awards. He is also the only returning judge this year.

The awards are set out to recognise the best property players in Singapore. This has been carried out in the belief that the quantitative attributes of a developer alone is not sufficient to earn it the title of an outstanding player.

Full list of 2018 Winners are available here: [http://awards.edgeprop.sg/2018-winners](http://awards.edgeprop.sg/2018-winners)


Article by Candy Tan
Department of Real Estate
School of Design & Environment
5 Oct 2018
Updated 17 Oct 2018

ULI-NUS Speed Mentoring cum Networking Night 2018
On Wednesday (19 Sep 2018), we held the popular annual ULI-NUS Networking Night at Canvas Boat Quay. In this 5th edition, we have introduced a new format – speed mentoring where students get the opportunity to speak with several mentors within an hour. Thereafter, the floor is open for all to mingle freely.

For many years now, this has been one of the opportunities for our alumni to catch up with their peers as well as their juniors, at the same time get to know more senior industry professionals. The students look forward to this event every year. Many of whom were eager to learn from the mentors’ experiences and to solicit advice.
Article by Candy Tan
Department of Real Estate
School of Design & Environment
Singapore Workplace, Safety Health (WSH) Conference 2018 - Symposium 6
(How do Youths view WSH?)

Date: 30th August 2018
Venue: Suntec Convention Hall

The Singapore WSH Conference 2018 is a symposium that highlights Vision Zero, a movement that aims to inculcate a mindset that all injuries and ill health at work are preventable as well as a belief that zero harm is possible. Youth Symposium 6 is one of the programmes within the conference which involves youths from diverse backgrounds sharing their perspectives such as total WSH, how technology helps reduce incidents at workplace and how to build a culture of health and safety.

One of the topics which resonated strongly with me was regarding how millennials are in a dilemma of choosing between social life, academics and sleep, with the latter usually being the one of least priority. I am also guilty of this offence, due to the fear of missing out on numerous activities such as extracurricular activities, social gatherings and studies. As mentioned by the first speaker, Ms Jasmine Tan from NUS, having a sleep deprivation is detrimental to our health because we will be more prone to binge eating and have lesser focus, which thereby increases our risks to injuries. Taking the speaker’s experience as an example, Ms Jasmine’s perpetual sleep deprivation has ended up with stitches on her knee due to a fall into a drain while on a bicycle. She reiterated that it is important to have a balanced lifestyle through proper time management.

Ms Jasmine Tan sharing her view on WSH

Technology is being harnessed to improve the safety, health and wellbeing in the workplace. The use of Virtual Reality (VR), Augmented Reality (AR), Artificial Intelligence (AI), drones and automation are increasingly being adopted in the workplace. For instance, real working environments can be simulated with the help of VR. In order to familiarise workers to new processes, VR can be used to simulate real working environments, which further reduces the exposure to risks. Singpost Ecommerce Logistics Hub houses a fully automated parcel sorting facility which reduces the reliance of manual pick-up from racks. This is beneficial because the repetitive exertions and rapid motion from workers will be eliminated. According to WSH Report 2017, musculoskeletal disorder has an incidence rate of 23.6% per 100,000 employed persons. In hopes that with adopting automation, the situation can be improved. While these advancements generate a safer work environment and promote the well-being of workers, obsolete jobs will be superceded. It is therefore important for workers to be equipped with higher skill sets, be adaptable, have an open mind, and keep up with latest technologies.
Culture influences how safety is perceived. It is important to inculcate the value of safety starting from home and school, which will then be transferred into the workplace. Often, many people view safety as a mandatory obligation, instead of an inclination. The mindset of ‘this will not happen to me’ is prevalent among individuals, which exposes them to unnecessary risks. However, injuries can happen to anyone, anywhere and anytime. The lack of understanding and awareness of danger, and its consequences, increases the chances of injuries. Only through proper education, a shift in mindset as well as good awareness and practice at home can a culture of safety be fostered.

I strongly recommend that future undergraduates participate in future symposiums of this nature as I believe that they will gain valuable insights. Attending the WSH Symposium was an eye-opening and thought-provoking experience for me, as I have learnt that WSH not only revolves around the workplace, but also involves our surrounding environment and most importantly, it starts with the individual to cultivate a mindset of safety.

*The Workplace Safety and Health Council (“WSHC”) has invited students from SDE to join the Youth Symposium, held in conjunction with the biennial Workplace Safety and Health Conference 2018: Transforming for the Future - Healthy Workforce, Safe Workplaces.*

By Koh Jun Li, Year 3 Real Estate undergraduate
Edited by Candy Tan
Department of Real Estate
School of Design & Environment
2018
The Department is very pleased to have established a new student exchange agreement for undergraduate students with Partner University – Shanghai University of Finance and Economics (SUFE), School of Public Economics and Administration.

Professor Lam Khee Poh, Dean of School of Design & Environment, NUS, was accompanied by Associate Professor Yu Shi Ming, Head of Department of Real Estate and Associate Professor Tu Yong, Deputy Head (Research), at the MOU signing ceremony held on 25 May 2018 in Shanghai, China.
Article by SUFE:  http://spea.shufe.edu.cn/5b/e4/c538a89060/page.htm

Article by Candy Tan
Department of Real Estate
School of Design & Environment
31 May 2018
NUS Real Estate Information Session and High-tea Reception 2018

It was a full house on Saturday afternoon (19 May 2018). About 340 prospective students and parents attended the NUS Real Estate Information Session and High-tea Reception held at Shaw Foundation Alumni House, NUS.

Head of Department, Associate Professor Yu Shi Ming, welcomed the prospective students and family members. Followed by a presentation by Dr. Seah Kiat Ying Sky, Deputy Head (Academic), who spoke about the exciting world of Real Estate.

This year, we are very honoured to have lined up a panel of 8 distinguished alumni for the Real Estate Information Session. The panelists include:

- Mr. Augustine Tan, Executive Director of Property Services Division, Far East Organisation;
- Mr. Chia Ngiang Hong, Group General Manager of City Developments Ltd;
- Ms. Chong Siak Ching, CEO of National Gallery Singapore;
- Mr. Gerard Lee, CEO of Lion Global Investors Ltd;
Ms. Lynette Leong, CEO of CapitaLand Commercial;
Associate Professor Muhammad Faishal Ibrahim, Senior Parliamentary Secretary, Ministry of Social and Family Development;
Ms. Ong Choon Fah, CEO of Edmund Tie & Company; and
Ms. Pauline Goh, CEO of CBRE Singapore & South East Asia.

During the alumni dialogue session moderated by A/Pr Yu, our panel of distinguished alumni shared candidly about how they came to decide on their university course and how well the choice turned out to be for them. We found out that their experiences were not very different from what many prospective students are experiencing nowadays. “I was a confused kid”, confessed some of the panelists. Eventually, none of them regretted their choices. The camaraderie among the panelists were also clearly on display during the light-hearted 1.5-hour session.

Many of the prospective students and parents were also impressed by the plethora of career opportunities available for our real estate graduates both locally and overseas. “Real estate is multi-disciplinary” said Ms Leong. Ms Chong added that “The skill sets I’d acquired allowed me to adapt and transcend easily, when I moved into the arts scene.”
We are looking forward to welcoming the new cohort in August 2018!

Article by Candy Tan
Department of Real Estate
School of Design & Environment May 2018
On 19 April, 16 teams of Year 3 real estate students presented their findings on 16 town councils, where they were divided into 4 zones. Students had to present their findings based on the designated 4 areas of assessment – Physical, People, Finance and Organisation.

This is part of a project done by students reading the module Residential Property Management. A panel of 3 judges from the senior management of township management company – EM Services Pte Ltd were present and evaluated all teams. Out of which, 3 teams emerged as winners and received cash vouchers kindly sponsored by EM Services Pte Ltd. The top team presented on People, Central zone. CEO of EM Services, Mr Tony Khoo, presented the prizes to the winning teams.

“You have all done very well. As part of the industry transformation roadmap, the sector will be more exciting in the future. I hope that you will consider facilities management as your career choice.” said Mr Tony Khoo in his closing speech. Associate Professor Yu Shi Ming, who teaches the module has also commented that he is very happy with the quality of work presented by the teams. Students have found the module very useful as they have learned so much about town council management and the important roles that a managing agent play.

Article contributed by Candy Tan
Department of Real Estate, SDE
25 April 2018
NUSS PROFESSORSHIP LECTURE WITH PROFESSOR MARLON BOARNET

NUSS  Professor Marlon Boarnet delivered an informative lecture Thursday, 15 March 2018 at the NUS Kent Ridge Guild House on the topic “The city as experiment – How smart cities and big data can allow urban planners to experiment and innovate”. The power of telecommunication and big data has brought forth many opportunities to revolutionise the process of urban planning in cities.

He also shared through the example of transportation, on how smart technologies can be used to build a tradition of experimentation, evaluation and learning in times of rapid change.

Professor Marlon’s visit is hosted by the Department of Real Estate, School of Design & Environment.

Marlon Boarnet is Professor and Chair of the Department of Urban Planning and Spatial Analysis at the Price School of Public Policy at the University of Southern California. He has studied how transportation planning can reduce greenhouse gas emissions to promote healthier, liveable cities. Professor Boarnet is also an advisor to U.S. agencies as well as the World Bank.

More photos can be found here: http://www.nuss.org.sg/e-gallery/events/dialogues/4/1/2018
CoreNet Global Academic Challenge 3.0

Our RE students, Mah Poh Ee Year 3, were one of three teams at the finals held from 13 – 15 March 2018 at The Ritz-Carlton, Millennia.
NUS Real Estate Open Day 2018 – 10 March

It is March again - NUS Open Day! This is the day where students, faculty and colleagues work together with one goal in mind – To create opportunities and reach out to as many prospective students as possible and spread the NUS Real Estate experience.

We look forward to welcoming our new cohort in AY2018!

Photos are available for viewing at: https://www.flickr.com/photos/nus_real_estate/albums/72157691854872452

By Candy Tan
Department of Real Estate
School of Design & Environment
March 2018
Nurturing Young Leaders Lecture Series: Corporate Real Estate A ‘Real World’ Overview

Speaker:
Mr Ching Meng-Cheng, Regional Director for Workplace and Travel Services, Unilever

Date: 22nd Feb 2018

On 22th February, BSc (Estate Management) alumni, Mr Ching Meng-Chew from Unilever’s Corporate Real Estate division gave us a sneak peek into the importance and roles of Corporate Real Estate (CRE). He spoke on how CRE plays a significant role in providing conducive working environment, creating new business opportunities, spearheading the company’s long-term agenda, and managing risks, especially in major businesses and corporations such as Unilever, from an end to end delivery standpoint.

Read more here: https://sdebems.wordpress.com/.

Article contributed by Building and Estate Management Society (BEMS), NUS
"The National University of Singapore (NUS) … is the top ranking university for the third straight year …. The continued reign of NUS at the top of the rankings is not surprising given the number of authors NUS has in the top 34. In addition to having a large number of publications and productive faculty, the authorship of the publications reveals authors at the beginning of their careers, in addition to existing faculty with well-established research productivity.” (p. 332)


1 Feb 2018 NUS Real Estate Career Fair 2018

The annual NUS Real Estate Career Fair was held on 26 Jan 2018, Friday from 10am – 5pm. 17 employers participated. In addition, 7 separate information sessions were delivered by selected companies. There was a great turnout by students and employers.
Photos are available for viewing at:
https://www.flickr.com/photos/nus_real_estate/albums/72157675960852478

By Candy Tan
Department of Real Estate
School of Design & Environment
2018
The Homer Hoyt Institute has inducted Assoc. Prof. Sing Tien Foo as a Fellow of the prestigious Weimer School of Advanced Studies in Real Estate and Land Economics (USA) in January 2018. Most Weimer School Fellows are faculty members in major university real estate programs and researchers with organizations such as the American Enterprise Institute, the Federal Home Loan Mortgage Corporation, U.S. League of Savings Institutions, and the Joint Center for Housing Studies/Harvard University.

25 January 2018