



Association of Asian Chartered
Certified Valuation Specialists
President & CEO

Biography

A/Prof. Dr Wilson Y K Lim PBM

DBA (IAPD, UK), LLM (UK),

MSc. (Hon.) Mgt., Ireland

Patron (IBA, UK), MPLPR, MBIICL (UK)

FSIArb, FSISV, MPINZ

Licensed Appraiser, Singapore



Biography

A/Prof Dr Wilson is an experienced and qualified specialist covering the various respective real estate and business market segments/fields, and is also a forward looking and innovation leader specialising in valuation, management, consultancy, sale and investments of all aspect of real estate and business products. He is also a Chartered International Arbitrator and had been serving as Expert Witness in the Supreme Court of Singapore's litigation cases and was handling arbitration cases.

A/Prof Dr Wilson has vast experience and equipped with wealth of knowledge in the aspects of Corporate and Real Estate Valuation, Brokerage, and Facilities & Asset Management in Singapore, Malaysia, Hong Kong, Indonesia, Thailand, Indochina, China, Russia, Australia and New Zealand.

His areas of professional expertise and accomplishment covers the various fields which include Real Estate Agency, Business and Real Estate Valuations & Appraisals, Development Project Analyses & Management, Corporate Real Estate Asset Management & Integrated Facilities Management, Feasibility/Viability Studies & Analyses and Business Plans.

In the area of valuation and financial feasibility analysis, A/Prof Dr Wilson has performed numerous special class of real estate valuation, en bloc sales valuation for residential and mixed developments; and business valuation for M & A and investments. Some of the business valuation cases that had been executed by A/Prof Dr Wilson for some clients in Cambodia to attract foreign investors include businesses such as rice farming and distribution in the region, service apartment provider; and beauty and health products retailing and distribution. He is also actively involved in the advisory role for Cambodia Securities Exchange (CSX). For Singapore and other neighbouring

A/Prof. Dr Wilson Y K Lim PBM is the co-founder of **Association of Asian Chartered Certified Valuation Specialists (AACVS)**, the leading organisation in the Indo-China and Asian region established to provide worldwide cross border support to professionals and practitioners who execute and deliver valuation of real estate, business and intangible property of all kinds. AACVS is a Chapter to the International Association of Certified Valuation Specialists (IACVS), one of the largest global accrediting and educational organisation for business valuation professionals and practitioners.

AACVS was established to promote and develop the business valuation professionals in Indo-China and Asian region and AACVS supports the clients and services acquiror of business and intangible asset valuation services and financial forensic services as well as fraud detection and prevention, by training and certifying professionals in these disciplines.



region such as Malaysia, Hong Kong SAR and Taiwan, A/Prof Dr Wilson has also carried out various business valuation services for F&B and Engineering companies in preparing for listing in The Stock Exchange of Hong Kong Limited (SEHK).

As for Singapore, he has completed business cases for a company involving in engineering fabrication company in preparation of listing in the Taiwan Stock Exchange Corporation (TWSE), a metal plating company and another health products manufacturing and distribution company.

Academically, A/Prof Dr Wilson has equipped with a Doctorate in Business Administration and a Master of Science (Hon.) Management of Ireland. He is also conferred with a Master of Laws in International Commercial Law of United Kingdom. To further upgrade his professional skills and enhancing his proficiency in the legal arena, he had also equipped with a Graduate Certificate in International Arbitration of the National University of Singapore.

A/Prof Dr Wilson has equipped with a Bachelor of Commerce (Valuation & Property Management) and Postgraduate Certificate of Proficiency in Advanced Property Investment of Lincoln University of Canterbury, New Zealand and a Diploma in Building Management of Ngee Ann Polytechnic, Singapore.

Over the years, A/Prof Dr Wilson is actively involved in Adjudication, Mediation and Dispute Resolution works. He also sat in various disciplinary committees of the industries' Institutes and Associations. As a professional appraiser and practitioner, he also acts as expert witness at hearings of the Strata Title Boards and Supreme Court of Singapore addressing en bloc sales disputes.

In his capacity as a community volunteer, Dr Wilson also attended training programme on counselling skills that enhance his ability to manage difficult situation and mediate differences and challenging issues.

A/Prof Dr Wilson is a Patron of the International Bar Association (IBA), Member of the International Academic Association on Planning, Law, and Property Rights (PLPR);

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and British Institute of International and Comparative Law (BIICL).

A/Prof Dr Wilson had presented seminars on Singapore real estate market trends and related subjects to real estate organizations and institutions in New Zealand and China. In China, he had also published article on real estate and facilities management in the Chinese environment and presented a few seminars for the local practitioners in the real estate arena. He had also presented papers at the Forums for Professional Valuers and Property Managers respectively at the FIABCI World Congress 2006 in Bangkok. Dr Wilson was being invited to present at ARELLO (USA)'s international conference of real estate regulators in September 2006 in San Antonio, Texas, USA and act as a facilitator for a Roundtable Session on "Global Perspectives". At the 2nd WAVO Valuation Congress 2007 held on October 2007 in Beijing, PRC, he presented a paper on Professional Ethics. On 17th and 18th November 2008, Dr Wilson attended and delivered a joint paper at 3rd World Associations of Valuation Organisation (WAVO) Congress 2008 in Romania titled "Appraisal of an Independent Educational Institution as a Going Concern".

A/Prof Dr Wilson is a Licensed Appraiser for Lands and Buildings registered with the Inland Revenue Authority of Singapore. In addition to his professional accomplishment, A/Prof Dr Wilson is both the Founding Member of New Zealand Property Institute (PINZ) and the Member of New Zealand Institute of Valuers (NZIV). He is also the Fellow Member of Singapore Institute of Surveyors & Valuers (SISV) and was its past Honorary Secretary and elected Council Member of the Valuation and General Practice Division of the Institute. He was also nominated to serve as a panel member of the disciplinary committee of the Singapore Accredited Estate Agencies. A/Prof Dr Wilson was also the former Fellow Member of the Association of Property and Facility Managers (APFM) and was serving in its Council previously as the Honorary Treasurer and Honorary Secretary. He was also a former member of the Association of Singapore Estate Agencies (ASEA) and as its Honorary Secretary. He was a member of the FIABCI (International Real Estate Federation) and was its Singapore Chapter's former Secretary General.



A/Prof Dr Wilson is also the Fellow Member of the Singapore Institute of Arbitrators (SI Arb). He is also the Appointed Member of the Association of Real Estate License Law Officials (ARELLO)'s Appraisal Advisory Group of USA and for passed many years.

He was an Adjunct Lecturer at the School of Engineering-Building & Environment Division, Ngee Ann Polytechnic, Singapore and the Resource member of the School of Engineering Review Committee. During A/Prof Dr Wilson's professional service stint in China, he was elected as the Executive Management Committee member of the Singapore Chamber of Commerce and Industry in China and was the Chairman of the Business Activities Sub-Committee.

It is a great honour that since August 2009, A/Prof Dr Wilson has been appointed as the Resource panel member of the Ministry of National Development (MND) (being the only representative from the private sector of the real estate industry) together with various key national agencies, and an academia for Town Council Management Report (TCMR).

A/Prof Dr Wilson was also one of the key industry members who had appointed to participate and contribute to the Committee in the Ministry of National Development (MND) in assisting the formation of Council for Estate Agencies, Singapore (CEA). He was also one of the professional members of the Fire Code Review Committee of The Singapore Civil Defence Force.

An active community leader, A/Prof Dr Wilson is the current Auditor of Punggol East Citizens' Consultative Committee and had just relinquished his role where he served for over more than 15 years as the Secretary of Punggol East Citizens' Consultative Committee (a single member constituency of Singapore electoral boundary).

He was also a long serving member and Town Councillor of the Pasir Ris - Punggol Town Council. He was the past Vice Chairman and Board Member of the Community Relations Committee – Bonding with Business Organisations Sub-Committee and was chairing the Anti- profiteering

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Committee of the Pasir Ris West division of the Pasir Ris – Punggol Group Representation Constituency (GRC).

For his dedicated voluntary Service to the Citizens' Consultative Committee, he has been awarded the Certificate of Appreciation from the Prime Minister Office of Singapore in Year 2001.

A/Prof Dr Wilson had also been awarded the 20 Years Community Long Service Award from the Prime Minister Office of Singapore for dedicated voluntary service to the Citizens' Consultative Committee in year 2016. With great honour, He had also been conferred by the President of the Republic of Singapore the Public Service Medal Award (PBM – Pingat Bakti Masyarakat) in year 2006.