



**ASSOCIATE ESTATE PLANNING PRACTITIONER (AEPP®)**  
**ADVANCED MODULE -**  
**ESTATE PLANNING AND TRUSTS RELATING**  
**TO REAL ESTATE**



Estate  
Planning  
Practitioners  
Limited



## PURPOSE OF PROGRAMME

This course focuses on the need for property succession and the administration of the properties in the estate. The client may also want their real estate to be held on Trusts for medium to long term capital gains. A good reason to hold on to properties after one's lifetime is that at some point in the future, there could well be en-bloc opportunities.

This course will educate participants how they can advise clients in relation to the inheritance of Real Estate through Will making, Testamentary Trusts and Living Trusts such as the Standby Trust. Clients may have a need to deal with specific issues relating to asset protection and tax issues such as the stamp duty treatment regime.

Participants will get to understand:

1. How an Absolute Property Trust is structured
2. Loans to Trustees in the acquisition of Real Estate
3. Employing the Family Trust as a family bank to lend money to Beneficiaries in the acquisition of residential property.
4. The settling of real estate into Private Family Trust Companies as part of Family Offices for high net worth families.

With death scenarios, the deceased owner or his spouse may own multimillion-dollar properties. With a will in place, the executors and trustees may be empowered to sell real estate and will need to handle everything from valuation through to legal completion to ensure that the process runs smoothly. This course explains the legal aspects involved in the administration of real estate that will concern all property owners and their beneficiaries especially those who may be young, immature or vulnerable through old age and infirmity.

**Who Should attend:** Financial Intermediaries, Bankers, Advisers and Real Estate Consultants

## PROGRAMME TRAINER



### Lee Chiwi

CEO, PreceptsGroup International

Lee Chiwi is the Chief Executive Officer of PreceptsGroup International Pte Ltd and Chairman of Estate Planning Practitioners Limited (EPPL). He was called to the Bar of & Wales as a Barrister-at-Law in 1986 and admitted as an Advocate & Solicitor of Singapore in 1988. He worked in various law firms in Singapore for some 16 years focused in the areas of corporate, funds and private client work. He was appointed Chief Executive of British and Malayan Trustees Limited, then a public listed trust company from 2006 to 2007. In

2008, he joined the Rockwills Group in Singapore as Chief Executive to spearhead Rockwills' business in Estate Planning, Wills, and Trusts. In 2019, in a management buy-out of Rockwills Singapore, he became its substantial owner and the group was renamed as the PreceptsGroup.

He is a TEP member of the Society of Trust and Estate Practitioners and was Chairman of the Singapore STEP Branch (2014/15). He was also designated ChT (Chartered Trustee) by the Singapore Trustees Association in 2015, a title borne only by senior trust practitioners in Singapore. Chiwi is the author of various books including "PreceptsGroup Succession and Trusts in Wealth Management", 4th Edition, 2021; and "Drafting of Trusts and Will Trusts", with James Kessler Q.C., 2nd edition, 2015. He has been invited to speak at many forums, including organizers such as STEP, FPAS, CFA Society Singapore, the IBF and given training on trust structures to tax officers at the Inland Revenue. He has also been adjunct faculty with the Singapore Management University, lecturing in the MSc Program in Wealth Management, (Estate Planning and Tax).

## COURSE STRUCTURE

### INHERITANCE OF REAL ESTATE

#### Drawing up Wills to deal with Real Estate

- Joint Tenancies and Tenancies-In-Common issues
- Outright gifting of property
- Giving shares of the property to Beneficiaries

#### Using Testamentary Trust to deal with Real Estate

- The Life Tenant Trust
- The Trust for Sale
- Trust holding property as an investment

#### Setting up Trust to hold Real Estate for Long Term

- Understanding the issues and existing planning regime
- Asset Protection and Divorce issues
- Trusts and Insurance Planning strategies

### SOPHISTICATED USE OF TRUSTS TO DEAL WITH REAL ESTATE

#### ABSD Issues and the Use of Absolute Property Trust

- Navigating the issues surrounding Stamp Duties, SSD and ABSD
- General Anti-Avoidance Provisions under the Stamp Duties Act
- Acquisition in Trust for Absolute Beneficiary - Stamp Duty Treatment
- Structuring the Absolute Property Trust

#### Loans to Trustees in protection of Real Estate held in Trust

##### Family Trusts as a Family Bank to Beneficiaries

- Loans from Trusts to Beneficiaries in acquiring Real Estate
- Loans to a Beneficiary under s9 Trustees Act
- Trustee's security charge over the Property
- Trustees power to purchase Property for the use of any Beneficiary under s12 Trustees Act

##### The Standby Trust Solution

- Structuring Standby Trusts to receive Real Estate Assets and Other Property

##### Settling Real Estate into Private Family Trust Companies as part of Family Offices

- Solution for Wealthy High Net Worth families with significant Real Estate holdings

##### Dealing of Real Estate with Foreign Owners and their Beneficiaries

- Structuring Tax Compliant reporting structures for Foreign Clients and Beneficiaries under the CRS regime

### ADMINISTRATION OF ESTATES WHERE REAL ESTATE IS INVOLVED

#### Drawing up Wills to deal with Real Estate

- Valuation of Real Estate
- Appointing Real Estate Specialists to market and progress the sales of the Property
- Property management, Rental and Dealing with Tenancy issues
- Payments of Maintenance and Sinking Funds, Property taxes and Utilities
- Appointing the property professionals in Wills to deal with the portfolio of Real Estate

## COURSE FEE

\$600  
Includes course manual and  
assessment fee

Precepts courses are approved under IBF- FTS. Participants can **ONLY** claim **ONE** funding under **EITHER** IBF-FTS **OR** use your SkillsFuture credit to offset the course fee.

Institute of Banking & Finance Funding	SkillsFuture Credit
<p><b>Enhanced Funding Support</b> 1 January 2022 and 30 June 2022 (both dates inclusive)</p> <ul style="list-style-type: none"> <li>90% Funding – Singapore Citizen 40 years old and above</li> <li>80% Funding – Singapore Citizen below 40 years old and Singapore PRs</li> </ul>	<p>Full course fee + 7% GST = \$642 SkillsFuture Credit claimable through SkillsFuture portal, up to available balance.</p>

IBF Funding (Jan-Jun 2022)	IBF Funding (Jan-Jun 2022)		
<p><b>Pre-requisites to qualify:</b></p> <ol style="list-style-type: none"> <li>Working in a Singapore-based financial Institution regulated by MAS</li> <li>Singapore Citizen / SPR</li> <li>Full attendance in class</li> <li>Physically residing in Singapore</li> </ol>	<p><b>SG Citizens age 40 and above 90% IBF Funding</b></p>	<p><b>SG Citizens below age 40 &amp; Permanent Residents 80% IBF Funding</b></p>	
	<p>Course Fee: \$600</p>		
	<p>7% GST: \$42</p>		
	<p>10% Nett Fee: \$60</p>	<p>20% Nett Fee: \$120</p>	
	<p><b>Payable per pax:</b> <b>\$102.00</b></p>	<p><b>Payable per pax:</b> <b>\$162.00</b></p>	

**IBF Programme Code: P210301LDK**

### Terms & Conditions

- IBF Funding Support of 90% is only for Singapore Citizens 40 years old (born in year 1982, regardless of which month) and above from Singapore-based financial Institutions regulated by MAS and physically residing in Singapore.
- IBF Funding Support of 80% is only for Singapore Citizens below 40 years old and Singapore Permanent Residents from Singapore-based financial Institutions regulated by MAS and physically residing in Singapore.
- Full information and payment must be completed before your registration is complete.
- Declaration of information must be true and accurate. If there was any information that was found to be untrue which led to an unsuccessful IBF Funding claim, we reserve the right to claim the full course fees less any fees paid by the participant.
- The IBF Enhanced Funding Support is subject to full attendance. We reserve the right to claim the disbursed course fee subsidy if there is non-attendance.
- If the participant has started on the course and did not complete the course for whatsoever reasons, the participant shall be liable for the full course fee.
- We allow one deferment of the course for valid reason (e.g. on medical ground with medical certificate). If the course is not attended by the next available course date, it will be deemed as cancelled by the participant and cancellation fee stated below will apply for any refund.
- A standard fee of \$53.50 will be charged for any cancellation. An additional 4% of the refunded amount will be levied for credit card transactions to cover merchant fees.
- The GST component is not covered by any funding.

## PROGRAMME DETAILS



**Time:** 9.00am – 5.00pm



**Venue:** Via Zoom



**Payment:** Bank Transfer, Cheque, Credit Card, PayNow.

1. For Bank Transfer, kindly transfer to CIMB Bank 2000414299.
2. For Cheque, payable to "Precepts Academy Pte Ltd".
3. For Credit Card, we will send a payment link to your email address.
4. For PayNow, kindly transfer to  
UEN No: 200917180Z "Precepts Academy Pte Ltd"

Registration closes 1 week before the start of the class respectively.

You may register for the course at <https://www.preceptsgroup.com/education/>  
or contact us at 6221 8633, [academy@preceptsgroup.com](mailto:academy@preceptsgroup.com) for further information.

Apply for IBF Funding

Apply for SkillsFuture

## PARTICIPANT'S DETAILS

Full name: <i>(as per NRIC)</i>	
Surname:	
NRIC Number:	
Nationality: Singaporean/PR	
Email address:	
Contact Number:	
Mailing Address:	
Postal Code:	
Job Title:	
Company:	

<sup>^</sup> Upon filling in your particulars to this form, you hereby acknowledge that you have read, and agree to the terms and conditions to this course registration.