

Module Outline

Module Code : RE1703
Module Title : Principles of Law for Real Estate
Semester : Semester 1, Academic Year 2022/2023
Faculty : NUS Business School
Department : Real Estate

Instructor(s)

Associate Professor Alice Christudason (bizalchr@nus.edu.sg)

Overview

This module provides an understanding of fundamental principles relating to legal systems, contract and tort in Singapore. Topics covered include Law and Morality, Legal Systems of the World, the Law of Contract, and the Law of Tort.

Learning Outcomes

Students will be able to:

- Understand the boundaries and overlaps of Law, Morality, Ethics and Religion.
- Know more about the different legal systems of the world, with particular emphasis on the Common Law system.
- Understand the ingredients for the Formation of Contract.
- Understand the significance of the different types of Terms of Contract.
- Appreciate the difference between the type of Vitiating Factors, and know their implications on a contract.
- Understand the various ways in which a contract may be discharged.
- Learn about the different types of remedies available.
- Know how the law of Tort differs from contract, and learn about negligence, and property-related torts.
- Apply legal principles correctly to case studies.
- Identify the legal issue/s in a dispute without being distracted by irrelevant/immaterial information.
- Use legal reasoning to support the stance taken by different parties in a legal dispute.
- Make better use of the English language through their choice of words and articulate more effectively.

Module Prerequisite(s)

NIL

Module Preclusion(s)

BSP1702, BSP1702X

General Guide & Reading

1. Introduction to Business Law in Singapore, Ravi Chandran, 8th Edition, McGraw Hill

Tentative Schedule & Outline

Lesson/ Week	Date	Topic	Activity (preparation / cases & assignments / follow-up readings & resources)
1	8 – 12 August	Introduction to Law	Consultation
2	15 – 19 August	Legal Systems	Consultation
3	22 – 26 August	Formation of Contract (1)	Tutorial 1 based on L1 - L3 (Odd Week Groups)
4	29 August – 2 September	Formation of Contract (2)	Tutorial 1 (Even Week Groups)
5	5 – 9 September	Terms of Contract	Tutorial 2 based on L4 - 5 (Odd Week Groups)
6	12 – 16 September	Vitiating Factors	Tutorial 2 (Even Week Groups)
Reading week			
7	26 September – 1 October	Discharge of Contract (1)	Mid-Semester Test (based on L1 - L6)
8	3 – 7 October	Discharge of Contract (2)	Tutorial 3 (Even Week Groups) (based on L6 and 7)
9	10 – 14 October	Remedies in Contract	Tutorial 3 (Odd Week Groups)
10	17 – 21 October	Law of Tort Fundamentals	Quiz and Self-Study Questions (based on L7 - L9)
11	24 – 28 October	Property-Related Torts	Tutorial 4 based on L10 - L11 (Odd Week Groups)
12	31 October – 4 November	Tort of Negligence	Tutorial 4 (Even Week Groups)
13	7 – 11 November	Revision	Consultation
Reading week			
Examination (2 weeks)			

Assessment

Assessment Components	Weightage
1. Tutorial and Forum Discussion participation and contribution	25%
2. Mid Semester Test (MCQ and Essay)	15%
3. Final Examination (MCQ and Essay)	60%
4. Total	100%

Academic Honesty & Plagiarism

Academic integrity and honesty are essential for the pursuit and acquisition of knowledge. The University and School expect every student to uphold academic integrity & honesty at all times. Academic dishonesty is any misrepresentation with the intent to deceive, or failure to acknowledge the source, or falsification of

information, or inaccuracy of statements, or cheating at examinations/tests, or inappropriate use of resources.

Plagiarism is “the practice of taking someone else’s work or ideas and passing them off as one’ own” (The New Oxford Dictionary of English). The University and School will not condone plagiarism. Students should adopt this rule - You have the obligation to make clear to the assessor which is your own work, and which is the work of others. Otherwise, your assessor is entitled to assume that everything being presented for assessment is being presented as entirely your own work. This is a minimum standard. In case of any doubt, you should consult your instructor.

Additional guidance is available at:

- <http://www.nus.edu.sg/registrar/administrative-policies-procedures/acceptance-record#NUSCodeofStudentConduct>
- <http://nus.edu.sg/osa/resources/code-of-student-conduct>

About me

I am Associate Professor (Dr) Alice CHRISTUDASON. I teach most of the Law Modules at the Department of Real Estate at the School of Business, National University of Singapore.

On a Commonwealth Universities Scholarship, I obtained my PhD in Law from King’s College London, from where I also obtained my LLM (Master of Laws). I obtained my LLB (Hons.) from the University of Singapore. I am also an Advocate and Solicitor of the Supreme Court of Singapore. After several years in practice doing both corporate and litigation work, I joined NUS to pursue a teaching career.

I have acquired several decades of teaching experience over a wide range of Core and Elective Law Modules at both undergraduate and postgraduate levels. I am a sought-after trainer for Law-related Modules on Executive programs for private organisations as well as Statutory Boards, which include the Singapore Land Authority, Jurong Town Corporation and the Singapore Tourism Board.

I was formerly the Vice-Chair of the NUS Teaching Academy Executive Council, Fellow of the NUS Teaching Academy, Associate Director of the NUS Centre for Development of Teaching and Learning, and member of the Valuation Review Board (Ministry of Finance). Presently I am a Member of the School of Business Teaching Excellence Council.

My research areas/interests include land law, strata law, landlord and tenant law, land acquisition and planning law. I have authored and co-authored texts on real estate law, and published widely in international journals and presented at international conferences on real estate-related, and educational pedagogical issues.

Teaching is my passion and I have won numerous teaching awards including the NUS Annual Teaching Excellence Awards, School of Design & Environment Teaching Excellence Awards as well as GEM (General Education Module) and SS (Singapore Studies) Incentive Scheme Awards.

Student-centred and active-learning strategies are a hallmark of teaching/learning approach. I maintain the rigour of my Modules by engaging students through the use of a combination of Case-studies, inquiry-based learning, the Socratic method, and a measured dose of humour.

Attend my lessons, and I assure you that there will never be a dull moment. You will remember my lessons long after they are over as I will ignite in you a deep and lasting interest in the Law and law-related issues.