

## Module Outline

**Module Code** : RE2702  
**Module Title** : Land Law  
**Semester** : Semester 1, Academic Year 2022/2023  
**Faculty** : NUS Business School  
**Department** : Real Estate

### Instructor(s)

Associate Professor Alice Christudason ([bizalchr@nus.edu.sg](mailto:bizalchr@nus.edu.sg))

### Overview

The module covers basic concepts in Land Law, including the doctrine of estates and tenures, title to land, rights and interests in land, the steps involved in transfer of title, registration of title, landlord and tenant law and estate agency. Through content knowledge, students will gain an appreciation of legal analysis and reasoning, as well as the rationale for the current state of land law in Singapore.

### Learning Outcomes

Students will be able to:

- Understand the background to Land Law in Singapore.
- Familiarise themselves with fundamental concepts in land law
- Understand the reasons for the emergence of Equity and its development alongside Common Law.
- Differentiate between the types of rights and interests in land, and understand their implications.
- Understand the rights of the parties in a lease relationship.
- Understand the implications of the different types of co-ownership and appreciate the application of trust principles on co-owned property.
- Understand the legal steps and flashpoints in the process of transfer of title to land.
- Understand the general principles of Agency, and rules related to Estate Agency.
- Identify the legal issue/s in disputes without being distracted by irrelevant/immaterial information.
- Apply legal principles correctly to case-studies.
- Use legal reasoning to support the stance taken by different parties in legal disputes.
- Make better use of the English language through their choice of words and articulate more effectively.

### Module Prerequisite(s)

RE1703

### Module Preclusion(s)

NIL

### General Guide & Reading

1. **Tan Sook Yee's Principles of Singapore Land Law** Tang Hang Wu et al. (2014) (Lexis Nexis) 4<sup>th</sup> Edition.
2. Other readings as prescribed.

### Tentative Schedule & Outline

Lesson/ Week	Date	Topic	Activity (preparation / cases & assignments / follow-up readings & resources)
1	8 – 12 August	Introduction to Land Law in Singapore	Consultation
2	15 – 19 August	Fundamental Concepts in Land Law	Consultation
3	22 – 26 August	Law and Equity	Tutorial 1 based on L1 - L3 (Odd Week Groups)
4	29 August – 2 September	Rights and Interests in Land (1)	Tutorial 1 (Even Week Groups)
5	5 – 9 September	Rights and Interests in Land (2)	Tutorial 2 based on L4 - 5 (Odd Week Groups)
6	12 – 16 September	Law of Leases	Tutorial 2 (Even Week Groups)
Reading week			
7	26 September – 1 October	Co-ownership of Land	<b>Mid-Semester Test (based on L1 - L6)</b>
8	3 – 7 October	Law of Trusts	Tutorial 3 (Even Week Groups) (based on L6 and 7)
9	10 – 14 October	Application of Trusts Law to Matrimonial and Co-owned property	Tutorial 3 (Odd Week Groups)
10	17 – 21 October	Sale and Purchase of Land (1): Contract Stage	Quiz and Self-Study Questions based on L7 - L9)
11	24 – 28 October	Sale and Purchase of Land (2): Title Registration/Conveyance Stage	Tutorial 4 based on L10 - L11 (Odd Week Groups)
12	31 October – 4 November	Estate Agency	Tutorial 4 (Even Week Groups)
13	7 – 11 November	Revision	Consultation on all topics
Reading week			
Examination (2 weeks)			

### Assessment

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

### **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’s 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.