

Module Outline

Module Code : RE3804
Module Title : Real Estate Development Law
Semester : Semester 2, Academic Year 2022/2023
Faculty : A/Prof Christudason, Alice
Department : Real Estate
Email : bizalchr@nus.edu.sg

Overview

This module deals with the legal issues that affect real estate development. It examines the regulatory framework for real estate development, including taxation. Topics covered include how rights and interests in land concern real estate developers, acquisition of land for public and private development, the regulatory framework for land use planning and zoning, development control, statutory regulation of developers, liability of developers in contract and in tort, the concept of betterment value and the land betterment charge which has replaced development charge and differential premium.

Learning Outcomes

Students will be able to:

- Understand the implications of rights and interests in land from the perspective of real estate development.
- Appreciate the legal framework for land acquisition for public development in Singapore and the compensation provisions.
- Realise the role played by the legal framework for planning and control over development of land in Singapore.
- Understand the ways in which land can be acquired for private development, and the process of transfer of title to the developer.
- Understand the implications of the Land Titles (Strata) Act in relation to collective sales.
- Understand how developers are strictly regulated for uncompleted properties.
- Understand the various types of taxes involved in the development of real estate.
- Understand the liability of developers for building defects in both contract and tort.
- 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 the appropriate choice of words, and articulate more effectively.

Module Prerequisite(s)

RE2702 Land Law

Module Preclusion(s)

Nil

General Guide & Reading

- Tan Sook Yee's Principles of Singapore Land Law Tang Hang Wu et al. (2014) (Lexis Nexis) 4th Edition.

- Relevant material from <https://www.clc.gov.sg/research-publications/publications/urban-systems-studies>
- Other readings as prescribed.

Tentative Schedule & Outline

Lesson/ Week	Date	Topic	Activity (preparation / cases & assignments / follow-up readings & resources)
1	Jan 9 - 13	Introduction and sources of law relating to Real Estate (RE) Development.	Consultation
2	Jan 16 - 20	Fundamental Concepts in Real Estate and applicability to RE Development. (1)	Consultation
3	Jan 23 - 27 *CNY Holiday 22-24 Jan (Mon/Tue)	Rights and Interests in land and applicability to RE Development. (2)	Tutorial 1 based on L1 - L3 (Odd Week Groups)
4	Jan 30 - Feb 3	Planning Law – Planning Framework, and control over Development of Real Estate	Tutorial 1 (Even Week Groups)
5	Feb 6 - 10	Land Acquisition (1): Background, Rationale and Acquisition Provisions.	Tutorial 2 based on L4 - 5 (Odd Week Groups)
6	Feb 13 - 17	Land Acquisition (2): Compensation Provisions.	Tutorial 2 (Even Week Groups)
Recess Week 18 Feb to 26 Feb 2023			
7	Feb 28 – 5 Mar	Real Estate Development Vehicles	Mid-Semester Test (based on L1 - L6)
8	Mar 7 –11	Strata titled property – Basic concepts	Tutorial 3 (Even Week Groups) (based on L6 and 7)
9	Mar 14 -18	Private sector Redevelopment and collective sales.	Tutorial 3 (Odd Week Groups)
10	Mar 21-25	Statutory Regulation of Developers.	Quiz and Self-Study Questions based on L7 - L9)
11	Mar 28- 1 Apr	Taxation for RE Development.	Tutorial 4 based on L10 - L11 (Odd Week Groups)
12	Apr 4- 8	Developers' Liability in Contract and Tort	Tutorial 4 (Even Week Groups)
13	Apr 11-15	Revision	
Reading Week 15 Apr to 21 Apr 2023			
Examination Weeks 22 Apr to 6 May 2023			

Assessment

Assessment Components	Weightage (%)
Tutorial and Discussion Forum participation and contribution	25
Mid-Semester Test (MCQ and Essay/Case study, Closed book)	15
Final Examination (MCQ and Case Study, Open Book with prescribed materials)	60
Total	100

Academic Honesty & Plagiarism

Academic integrity and honesty is 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 highly sought-after trainer for Real Estate Law on Executive programs for private organisations as well as Statutory Boards. I have taught law-related modules to various entities including 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 (CDTL) and member of the Valuation Review Board. 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 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.

I maintain the rigour of my Modules by engaging my 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.