

Course Outline

Course Code : GES1024/GESS1018
Course Title : Real Estate Development & Investment Law
Semester : Semester 1, Academic Year 2023/2024
Faculty : Assoc Prof Alice Christudason & Adj Assoc Prof Helen Chen
Department : Real Estate
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Overview

This course introduces students to the law pertaining to real estate development and investment in Singapore. Students will acquire an understanding and appreciation of the Singapore legal system, as well as the policies which have shaped its application to the ownership, development and usage of real estate in Singapore. Students will also gain insight into legal analysis and modes of legal reasoning. This course is targeted at all students across Faculties who have had no exposure to Real Estate Law, and wish to acquire a broad understanding of the multiple legal issues that pertain to the built environment.

Learning Outcomes

Through this course, students will learn to:

- Understand the role and application of law in the real estate setting.
- Describe the key legislative constructs and mechanisms to achieve policy outcomes
- Explain the rationale for the various legislative controls in real estate development
- Identify issues in balancing the rights and interests of the different parties in property transactions and land development
- Assess the effectiveness of the legislative measures
- Apply legal principles and concepts to real life situations.

The Big Ideas of this Course:

- How legislation is influenced by national and social imperatives
- The rights and obligations of property owners, investors and developers
- The balancing of stakeholders' conflicting interests

Course Prerequisite(s)

Nil

Course Preclusion(s)

This course is offered under two codes: GES1024 and GESS1018. Students taking one Course code are not permitted to take the other. **Students from the Department of Real Estate and Law School are precluded from enrolling in this course.**

General Guide & Reading

- **Tan Sook Yee's Principles of Singapore Land Law, Fourth Edition**, Tang Hang Wu and Kelvin FK Low, eds., 2019, LexisNexis.
- **Land Law, Fifth Edition**, WJM Ricquier, 2017, LexisNexis.

- **Introduction to Business Law in Singapore, 6th Edition**, Ravi Chandran, 2020, McGraw-Hill Education (Asia).
- **Singapore Business Law, 8th Edition**, Benny S. Tabalujan, et al., 2018, CommAsia Resources Pte Ltd.
- **The Law of Torts in Singapore, Second Edition**, Gary Chan Kok Yew and Lee Pey Woan, 2016, Academy Publishing.
- **Singapore Statutes Online (Relevant Acts only)** [<https://sso.agc.gov.sg/Browse/Act/Current>]

Tentative Schedule & Outline

Week	Date	Topic	Activity
1	14 – 18 Aug	Introduction to course <ul style="list-style-type: none"> • Course objectives & structure Real estate development and Investment cycle: <ul style="list-style-type: none"> • <i>What's Law Got to Do With it?</i> • Singapore legal system 	Consultation
2	21 – 25 Aug	The Legal Basis of Rights and Obligations <ul style="list-style-type: none"> • Law of Contract • Law of Tort 	Consultation
3	28 Aug – 1 Sep	Basic land law concepts <ul style="list-style-type: none"> • Bundle of Rights Theory and title to land • Rights and interests in land • Co-ownership 	Tutorial 1 (Odd Week)
4	4 – 8 Sep	Sale and purchase of property <ul style="list-style-type: none"> • Eligibility and Considerations for property purchase • “Good” title • Option to Purchase and Sale and Purchase Agreement • Transfer of Title to land 	Tutorial 1 (Even Week)
5	11 – 15 Sep	Development and Purchase of Real Estate - Legal Issues <ul style="list-style-type: none"> • Completed or Unconstructed Properties? • Strata Titled Property • Statutory Regulation of Development • Taxation for development 	Tutorial 1 (Odd Week)
6	18 – 22 Sep	Investing in Real Estate <ul style="list-style-type: none"> • Law of Leases • REITs 	Tutorial 2 (EVEN Week)
	23 Sep – 1 Oct	RECESS WEEK	
7	2 – 7 Oct	1st HALF TERM TEST (Lectures 1-6) Introduction to 2 nd Half – Rule of Law <i>[By HC]</i>	

8	9 – 13 Oct	Planning Act & Master Plan <ul style="list-style-type: none"> • Planning control, tools & requirements • Land use, plot ratio & development tax 	Tutorial 3 (Even Week)
9	16 – 20 Oct	Land Acquisition Act <ul style="list-style-type: none"> • Redistributive justice & property rights • Fair market compensation • What is public purpose? 	Tutorial 3 (Odd Week)
10	23 – 27 Oct	Land Titles (Strata) Act (En Bloc) <ul style="list-style-type: none"> • Strata area, share value & consent level • Balancing minority interests • Authorities & processes 	Tutorial 4 (Even Week)
11	30 Oct – 3 Nov	Residential Property Act <ul style="list-style-type: none"> • What is foreign entity & restricted property (RP)? • Conditions for purchase of RP • Housing Developer’s Qualifying Certificate 	Tutorial 4 (Odd Week)
12	6 – 10 Nov <i>#NUS Wellness Day on 10 Nov</i>	Construction Law <ul style="list-style-type: none"> • Contract, Tort & Regulation • Negligence • Construction failures 	
13	13 – 17 Nov <i>#Deepavali (Make up) on 13 Nov</i>	2ND HALF-TERM TEST (Lectures 7-12) Course Review <i>[Or AC: Review of 1st half-term test]</i>	
	18 – 24 Nov	READING WEEK	
	25 Nov – 9 Dec	EXAMINATION (2 WEEKS)	

Assessment

Assessment Components	Weightage (%)
<ul style="list-style-type: none"> • Test 1 (Week 7) • Test 2 (Week 13) • Participation in Tutorials • Final Examination (E-Exam; Open Book) 	15
	15
	20
	50
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, including AI tools like ChatGPT.

In this regard, representing an AI's output as your own work is plagiarism. Improper uses of AI tools which can be construed as plagiarism include, but are not limited, to the following:

- a) Generating an output and presenting it as your own work
- b) Generating an output, paraphrasing it and then presenting it as your own work
- c) Processing an original source not created by yourself to plagiarize it (*e.g. using an AI paraphrasing tool to disguise someone else's original work*)

The University and School will not condone plagiarism. If you have used an AI tool to complete any assigned work, in whole or in part, you must acknowledge it at the end of the assignment. Your assessor is entitled to assume that everything being presented for assessment is entirely your own work. You have the obligation to declare when it is not. 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

Assoc Prof Alice Christudason

I am Associate Professor (Dr) Alice CHRISTUDASON. I teach most of the Law courses 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 and LLM (Master of Laws) from King's College London while my LLB (Hons.) was 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 courses at both undergraduate and postgraduate levels. I am a sought-after trainer for Real Estate Law-related courses on Executive programs for private organisations as well as Statutory Boards; the latter 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. I am also a volunteer Mediator at CASE (Consumers Association of Singapore).

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 as well as 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 GE (General Education Course) 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 courses 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.

Adjunct Assoc Prof Helen Chen

A/Prof Chen is a Professional Architect and Project Director. She has won many architectural design awards in private practice. In the public sector, she has headed the Land Policy Department in the Ministry of Law and the Centre for Public Project Management in the Ministry of Finance. She is a member of the Adjunct Faculty and Experts Network of the Chandler Academy of Governance. She currently sits on various boards and advisory committees on project development and dispute resolution.