

Course Outline

Course Code : RE2702
Course Title : Land Law
Semester : Semester 1, Academic Year 2023/2024
Faculty : Associate Professor Christudason Alice
Department : Real Estate
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Overview

The course covers basic concepts in Land Law. These including the doctrine of estates and tenures, title to land, rights and interests in land, 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 to make legally cogent arguments.

Course Prerequisite(s)

RE1703 *Principles of Law for Real Estate* – however note that this course is no longer offered.
The equivalent pre-requisite is BSP1702 *Legal Environment for Business*

Course 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.

Tentative Schedule & Outline

Week	Date	Topic	Activity
1	14 – 18 Aug	Introduction to Land Law in Singapore	Consultation
2	21 – 25 Aug	Fundamental Concepts in Land Law	Consultation
3	28 Aug – 1 Sep	Law and Equity	Tutorial 1 (Odd Week)
4	4 – 8 Sep	Rights and Interests in Land (1)	Tutorial 1 (Even Week)
5	11 – 15 Sep	Rights and Interests in Land (2)	Tutorial 2 (Odd Week)
6	18 – 22 Sep	Law of Leases	Tutorial 2 (Even Week)
	23 Sep – 1 Oct	RECESS WEEK	
7	2 – 7 Oct	Co-ownership of Land	Mid-Term Test
8	9 – 13 Oct	Law of Trusts	Tutorial 3 (Even Week)
9	16 – 20 Oct	Application of Trusts Law to Matrimonial and Co-owned property	Tutorial 3 (Odd Week)
10	23 – 27 Oct	Sale and Purchase of Land (1): Contract Stage	Quiz
11	30 Oct – 3 Nov	Sale and Purchase of Land (2): Title Registration/Conveyance Stage	Tutorial 4 (Odd Week)
12	6 – 10 Nov <i>#NUS Wellness Day on 10 Nov</i>	Estate Agency	Tutorial 4 (Even Week)
13	13 – 17 Nov <i>#Deepavali (Make up) on 13 Nov</i>	Course review (wrap-up)	
	18 – 24 Nov	READING WEEK	
	25 Nov – 9 Dec	EXAMINATION (2 WEEKS)	

Assessment

Assessment Components	Weightage (%)
<ul style="list-style-type: none">• Tutorial and Discussion Forum participation and contribution	25
<ul style="list-style-type: none">• Mid-Term Test (MCQ & Essay/Case Study)	15
<ul style="list-style-type: none">• Final Examination (E-Exam; Open Book)	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, 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

I am Associate Professor (Dr) Alice CHRISTUDASON. I teach *all* the Core Law Modules, the only law-related GESS Module, and one of two law-related Electives 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.