

## Course Outline

**Course Code** : RE2702  
**Course Title** : Land Law  
**Semester** : Semester 2, Academic Year 2023/2024  
**Faculty** : A/P Alice Christudason  
**Department** : Real Estate  
**Email** : bizalchr@nus.edu.sg

### Overview

The course covers concepts in Land Law, including the doctrine of estates and tenures, title to land, rights and interests in land, co-ownership, landlord and tenant law, the steps involved in transfer of title including contract, title registration 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

Through this course, students will learn 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.

### Course Prerequisite(s)

BSP1702

### 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.
- Other readings as prescribed.

### Tentative Schedule & Outline

Week	Date	Topic	Activity
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1	15 – 19 Jan	Introduction to Land Law in Singapore	Consultation
2	22 – 26 Jan	Fundamental Concepts in Land Law	Consultation
3	29 Jan – 2 Feb	Law and Equity	Tutorial 1 based on L1 - L3 (Odd)
4	5 – 9 Feb CNY: 10 – 11 Feb. Following Monday is a PH.	Rights and Interests in Land (1)	Tutorial 1 (Even)
5	12 – 16 Feb 12 Feb PH (see above)	Rights and Interests in Land (2)	Tutorial 2 based on L4 - 5 (Odd)
6	19 – 23 Feb	Law of Leases	Tutorial 2 (Even)
	<b>24 Feb – 3 Mar</b>	<b>RECESS WEEK</b>	
7	4 – 9 Mar	Co-ownership of Land	Mid-Semester Test (based on L1 - L6)
8	11 – 15 Mar	Law of Trusts	Tutorial 3 (Even) (based on L6 and 7)
9	18 – 22 Mar	Application of Trusts Law to Matrimonial and Co-owned property	Tutorial 3 (Odd)
10	25 – 29 Mar 28 Mar: NUS Well-Being Day 29 Mar: Good Friday	Sale and Purchase of Land (1): Contract Stage	Quiz and Self-Study Questions based on L7 - L9
11	1 – 5 Apr	Sale and Purchase of Land (2): Title Registration/Conveyance Stage	Tutorial 4 based on L10 - L11 (Odd)
12	8 – 12 Apr 10 Apr: Hari Raya Puasa	Estate Agency	Tutorial 4 (Even)
13	15 – 19 Apr	<b>Course review (wrap-up)</b>	Consultation
	<b>20 – 26 Apr</b>	<b>READING WEEK</b>	
	<b>27 Apr – 11 May</b> 1 May: Labour Day	<b>EXAMINATION (2 WEEKS)</b>	

### Assessment

Assessment Components	Weightage (%)
• Tutorial and Discussion Forum participation and contribution	25
• Mid-Semester Test (MCQ and Essay/Case Study)	15
• E- Exam (MCQ and Case Study; Open Book)	60

Total
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100
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### **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.