

## Course Outline

**Course Code** : GESS1018  
**Course Title** : Real Estate Development & Investment Law  
**Semester** : Semester 1, Academic Year 2024/2025  
**Faculty** : Assoc Prof Alice Christudason & Adj Assoc Prof Helen Chen  
**Department** : Real Estate  
**Email** : [bizalchr@nus.edu.sg](mailto:bizalchr@nus.edu.sg) and [bizhech@nus.edu.sg](mailto:bizhech@nus.edu.sg)

### 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 in land-scarce Singapore.

### 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
- Learn about how property rights can be safeguarded
- 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)

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	12 – 16 Aug	<b>Introduction to course</b> <ul style="list-style-type: none"> <li>• Course objectives &amp; structure</li> </ul> <b>Real estate development and Investment cycle:</b> <ul style="list-style-type: none"> <li>• What’s Law Got to Do With it?</li> <li>• Singapore legal system</li> </ul>	Consultation
2	19 – 23 Aug	<b>The Legal Basis of Rights and Obligations</b> <ul style="list-style-type: none"> <li>• Law of Contract</li> <li>• Law of Tort</li> </ul>	Consultation
3	26 – 30 Aug	<b>Basic land law concepts</b> <ul style="list-style-type: none"> <li>• Bundle of Rights Theory and title to land</li> <li>• Rights and interests in land</li> <li>• Co-ownership</li> </ul>	Tutorial 1 (Odd Week)
4	2 – 6 Sep	<b>Sale and purchase of property</b> <ul style="list-style-type: none"> <li>• Eligibility and Considerations for property purchase</li> <li>• “Good” title</li> <li>• Option to Purchase and Sale and Purchase Agreement</li> <li>• Transfer of Title to land</li> </ul>	Tutorial 1 (Even Week)
5	9 – 13 Sep	<b>Development and Purchase of Real Estate - Legal Issues</b> <ul style="list-style-type: none"> <li>• Completed or Unconstructed Properties?</li> <li>• Strata Titled Property</li> <li>• Statutory Regulation of Development</li> <li>• Taxation for development</li> </ul>	Tutorial 2 (Odd Week)
6	16 – 20 Sep	<b>Other Investments in Real Estate</b> <ul style="list-style-type: none"> <li>• Law of Leases</li> <li>• REITs</li> </ul>	Tutorial 2 (Even Week)
	<b>21 – 29 Sep</b>	<b>RECESS WEEK</b>	
7	30 Sep – 5 Oct	<b>1<sup>st</sup> HALF TERM TEST on 4 October 2024</b> Introduction to 2 <sup>nd</sup> Half – Rule of Law	
8	7 – 11 Oct	<b>Planning Act &amp; Master Plan</b> <ul style="list-style-type: none"> <li>• Planning control, tools &amp; requirements</li> <li>• Land use, plot ratio &amp; development tax</li> </ul>	Tutorial 3 (Even Week)

9	14 – 18 Oct	<b>Land Acquisition Act</b> <ul style="list-style-type: none"> <li>• Redistributive justice &amp; property rights</li> <li>• Fair market compensation</li> <li>• What is public purpose?</li> </ul>	Tutorial 3 (Odd Week)
10	21 – 25 Oct	<b>Land Titles (Strata) Act (<i>En Bloc</i>)</b> <ul style="list-style-type: none"> <li>• Strata area, share value &amp; consent level</li> <li>• Balancing minority interests</li> <li>• Authorities &amp; processes</li> </ul>	Tutorial 4 (Even Week)
11	28 Oct – 1 Nov <b>*Deepavali 31/10 (Thu)</b>  <b>NUS Well-Being day 1/11 (Fri)</b>	<b>Residential Property Act</b> <ul style="list-style-type: none"> <li>• What is foreign entity &amp; restricted property (RP)?</li> <li>• Conditions for purchase of RP</li> <li>• Housing Developer’s Qualifying Certificate</li> </ul>	Tutorial 4 (Odd Week)
12	4 – 8 Nov	<b>Construction Law</b> <ul style="list-style-type: none"> <li>• Contract, Tort &amp; Regulation</li> <li>• Negligence</li> <li>• Construction failures</li> </ul>	
13	11 – 15 Nov	<b>2<sup>ND</sup> HALF-TERM TEST on 15 November 2024</b> Course Review	
	<b>16 – 22 Nov</b>	<b>READING WEEK</b>	
	<b>23 Nov – 7 Dec</b>	<b>EXAMINATION (2 WEEKS)</b>	

### Assessment

Assessment Components	Weightage (%)
<ul style="list-style-type: none"> <li>• Test 1 (Week 7)</li> <li>• Test 2 (Week 13)</li> <li>• Participation in Tutorials</li> <li>• Final Examination (E-Exam; Open Book)</li> </ul>	15 15 20 50
<b>Total</b>	<b>100</b>

### 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 Christudason Alice

Associate Professor (Dr) Alice CHRISTUDASON teaches *all* the Core Law Modules, the only real estate law-related GESS Module, and one of two real estate law-related Electives at the Department of Real Estate at the School of Business, National University of Singapore.

On a Commonwealth Universities Scholarship, she obtained her PhD in Law and LLM (Master of Laws) from King's College London while her LLB (Hons.) was from the University of Singapore. She is also an Advocate and Solicitor of the Supreme Court of Singapore. After several years in practice doing both corporate and litigation work, she joined NUS to pursue a teaching career.

Alice has acquired several decades of teaching experience over a wide range of Core and Elective Law Modules at both undergraduate and postgraduate levels. She is a sought-after trainer for Real Estate Law-related Modules 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.

Her research areas/interests include land law, strata law, landlord and tenant law, land acquisition and planning law. She has 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.

Alice 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 she is a Member of the School of Business Teaching Excellence Council. Alice is also a volunteer Mediator at CASE (Consumers Association of Singapore).

Student-centred and active-learning strategies are a hallmark of Alice's teaching/learning approach. She maintains the rigour of her 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.

Teaching is her passion and Alice has 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.

Alice is confident that there will never be a dull moment at her lessons which will be remembered long after they are over; she will ignite in students a deep and lasting interest in the Law and law-related issues.

Adj. Assoc Prof Helen Chen:

I am a Professional Architect and Project Director. As the SVP of a large architectural firm, I had led my team to win many design awards. In the public sector, I headed the Land Policy Division in the Ministry of Law and the Centre for Public Project Management at the Ministry of Finance. I am a member of the Adjunct Faculty and Expert Network at the Chandler Academy of Governance. I currently sit on several public sector boards and committees on project development and dispute resolution.