

Course Outline

Course Code : RE3802
Course Title : Real Estate Finance Law
Semester : Semester 2, Academic Year 2024/2025
Faculty : Ms Mak Moo Theng
Department : Real Estate
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Overview

This course deals with the legal aspects of conducting and participating in the business of investing in real estate. Topics covered include the formation, management and liability of business organisations. Students will gain an understanding of the regulatory framework that governs property developers, real estate-backed securities and other forms of real estate financing. The original Trust concept and its adaptation to business trusts and real estate investment trusts (REITs) will also be discussed from the legal perspective.

Learning Outcomes

Through this course, student will be able to:

- Define key legal concepts and laws relating to real estate finance
- Identify different types and legal aspects of business organisations
- Outline regulatory framework of the securities industry affecting companies raising capital via corporate equity financing
- Recognise key financing documentation in corporate debt financing
- Describe regulatory framework governing property developers and define real estate finance legal issues that affect developers
- Describe land registration system and law of mortgages as security in loan financing
- Recognise relationship between credit and security. Identify other types of security
- Outline impact of insolvency law on the different types of security
- Define the concept of a trust and its adaptation to business trusts and REITs

Course Prerequisite(s)

BSP1702 Legal Environment for Business

Course Preclusion(s)

Nil

General Guide & Reading

- Benny S. Tabalujan and others, **Singapore Business Law, 9th Edition**
- Ravi Chandran and Damien Xing, **Introduction to Business Law, 7th Edition**
- Tang Hang Wu and Kelvin FK Low, Tan Sook Yee's **Principles of Singapore Land Law, Fourth Edition**
- WJM Ricquier, **Land Law, Fifth Edition**
- Others - refer to lecture notes

Tentative Schedule & Outline

Week	Date	Topic	Activity
1	13 – 17 Jan	Legal framework for real estate in Singapore	
2	20 – 24 Jan	Real estate ownership and transactions	
3	27 Jan – 31 Jan <i>CNY: 29 – 30 Jan.</i>	Real estate development and developers	
4	3 – 7 Feb	Seminar 1	
5	10 – 14 Feb	Investment vehicles (including REITs)	
6	17 – 21 Feb	Equity and debt financing; Loans and mortgage	
	22 Feb – 2 Mar	RECESS WEEK	
7	3 – 8 Mar	EXAMINATION (MID-TERM)	
8	10 – 14 Mar	Other types of security; Raising finance through public listing	
9	17 – 21 Mar	Seminar 2	
10	24 – 28 Mar <i>28 Mar: NUS Well-Being Day</i>	<i>No lecture on 28 Mar - NUS Well-Being Day</i>	
11	31 Mar – 4 Apr <i>31 Mar: Hari Raya Puasa</i>	Legal proceedings; Insolvency	

12	7 – 11 Apr	Group project presentations; Module summary	
13	14 – 18 Apr <i>18 Apr: Good Friday</i>	<i>No lecture on 18 Apr – Good Friday</i>	
	19 – 25 Apr	READING WEEK	
	26 Apr – 10 May <i>1 May: Labour Day</i>	EXAMINATION (2 WEEKS)	

Assessment

Assessment Components	Weightage (%)
<ul style="list-style-type: none"> • Group Project • Class Participation • E-exam (Open book) 	<p>40</p> <p>10</p> <p>50</p>
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

Advocate and solicitor, Singapore
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