

Course Outline

Course Code : GESS1018
Course Title : Real Estate Development and Investment Law
Semester : Semester 1, Academic Year 2026/27
Faculty : A/Prof Christudason, Alice / Mr Adon Tan
Department : Real Estate
Email : bizalchr@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)

SSD1203, GES1024, LLB students, BSc (RE) students, BBA (RE) students, 2nd Major in RE students, RE2702

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
0	3 – 8 Aug <i>National Day – 9 Aug</i>	Orientation Week	-
1	10 Aug	National Day Public Holiday	
2	17 Aug	Introduction to course • Course objectives & structure Real estate development and Investment cycle: • What's Law Got to Do With it? • Singapore legal system The Legal Basis of Rights and Obligations in Civil Law (1): Law of Contract	Consultation and Discussion
3	24 Aug	Legal Basis of Rights and Obligations in Civil Law (2): Law of Tort	Group Presentation 1
4	31 Aug	Basic land law concepts affecting ownership and investment in real estate Bundle of Rights Theory and title to land	Group Presentation 2
5	7 Sep	Basic land law concepts affecting ownership and investment in real estate • Rights and interests in land • Co-ownership	Group Presentation 3
6	14 Sep	Planning Act & Master Plan • Planning control, tools & requirements • Land use, plot ratio & land betterment charge	Group Presentation 4
	19 – 27 Sep	RECESS WEEK	
7	28 Sep	MID-TERM TEST	Consultation
8	5 Oct <i>NUS Well-being Day – 9 Oct</i>	Land Acquisition Act • Redistributive justice & property rights • What is “public purpose”? • Compensation for compulsory acquisition	Group Presentation 5
9	12 Oct	Investing in real estate (1) • Sale and purchase ◦ Eligibility and Considerations for property purchase ◦ “Good” title ◦ Option to Purchase and Sale and Purchase Agreement • Transfer of Title to land	Group Presentation 6
10	19 Oct	Investing in Real Estate (2) • Strata title – fundamental concepts • Redevelopment via Collective Sale	Group Presentation 7
			Group Presentation 8

11	26 Oct	Investing in Real Estate (3) - Completed or Unconstructed Properties? - Safeguards through Regulation of Developers	
12	2 Nov <i>Deepavali – 8 Nov</i>	Investing in Real Estate (4) - Other Avenues - Law of Leases - REITs	Group Presentation 9
13	9 Nov <i>In-lieu PH – 9 Nov</i>	Your Real Estate Investment: Should you buy, sell, hold, rent or hold – legal aspects	Group Presentation 10
	14 – 20 Nov	READING WEEK	
	21 Nov – 5 Dec	EXAMINATION (2 WEEKS)	

Assessment

Assessment Components	Weightage (%)
- Mid-term Test (Week 7) - Group presentations - Seminar participation and Discussion forum - 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.

Plagiarism is “the practice of taking someone else’s work or ideas and passing them off as one’s 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 Your Instructors:

(1) Alice Christudason

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 LL.M (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.

(2) Adon Tan

Mr Adon Tan is an Adjunct Lecturer at the National University of Singapore and Counsel in the Corporate Real Estate Practice at Allen & Gledhill LLP. His practice focuses on real estate acquisitions and divestments, collective sale transactions, commercial and industrial redevelopment projects, and real estate financing.

Adon regularly advises publicly listed developers, multinational corporations, private property groups, joint-venture consortiums and REIT managers on the acquisition, development, financing and sale of residential, commercial and mixed-use projects, including major Government Land Sale sites. His experience also includes advising on collective-sale processes, asset enhancement and redevelopment strategies, real estate financing mandates and land transactions for statutory boards.

Adon has also acted on a range of significant development and redevelopment projects in Singapore, including complex mixed-use developments. He is an Advocate and Solicitor of the Supreme Court of Singapore and holds an LL.B. (Hons.) from the National University of Singapore.

In addition to practice, Adon has served as Associate Faculty at the Singapore University of Social Sciences since 2020, and previously tutored the Principles of Law for Real Estate module at NUS Business School. His teaching draws on practical transactional experience to help students connect legal principles with the commercial realities of real estate investment, development and financing.

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