

Course Outline

Course Code : RE2702
Course Title : Land Law
Semester : Semester 1, Academic Year 2026/27
Faculty : A/Prof Christudason, Alice
Department : Real Estate
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Overview

The course covers basic concepts in Land Law, including the doctrine of estates and tenures, rights in land, transfer of title, strata law, 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 real estate law.

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. Understand modern day relevance of Trusts.
- Differentiate between the types of rights and interests in land and understand their implications in term of bundles of rights of property owners.
- Understand the rights of the parties in a lease relationship.
- Understand the implications of the different forms of co-ownership and appreciate the application of trust principles to 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)

BSP1702 / BSP1702X Legal Environment of Business

Course Preclusion(s)

GESS1018/GES1024 Real Estate Development and Investment Law

General Guide & Reading

- **Tan Sook Yee's Principles of Singapore Land Law** Tang Hang Wu et al. (2019) (Lexis Nexis) 4th Edition.

Tentative Schedule & Outline

Week	Date	Topic	Activity
0	3 – 8 Aug <i>National Day – 9 Aug</i>	Orientation Week	-
1	11 Aug	Introduction to Land Law in Singapore	Consultation
2	18 Aug	Fundamental Concepts in Land Law	Consultation
3	25 Aug	Law and Equity	Consultation
4	1 Sep	Rights and Interests in Land (1): Covenants	Lecture followed by Discussions
5	8 Sep	Rights and Interests in Land (2): Easements, Natural Rights and Mortgages	Lecture followed by Case Study Discussions/Presentations on Topics 3 and 4
6	15 Sep	Rights and Interests in Land (3): Law of Leases	Lecture followed by Case Study Discussions/Presentations on Topic 5.
	19 – 27 Sep	RECESS WEEK	
7	29 Sep	EXAMINATION (MID-TERM)	Consultation
8	6 Oct <i>NUS Well-being Day – 9 Oct</i>	Rights and Interests in Land (4) Co-ownership and Application of Trusts Law	Lecture followed by Case Study Discussions/Presentations on Topic 6.
9	13 Oct	Sale and Purchase of Land (1): - The -Contract Stage	Lecture followed by Case Study Discussion/ Presentations on Topic 8.
10	20 Oct	Sale and Purchase of Land (2): Title registration / Conveyance stage	Lecture followed by Case Study Discussion/ Presentations on Topic 9.
11	27 Oct	General Principles of Agency	Lecture followed by Case Study Discussion/Presentations on Topic 10.
12	3 Nov <i>Deepavali – 8 Nov</i>	Estate Agency	Lecture followed by Case study Discussion/Presentations of Topic 11.
13	10 Nov <i>In-lieu PH – 9 Nov</i>	Course review (wrap-up)	Revision and Consultation
	14 – 20 Nov	READING WEEK	
	21 Nov – 5 Dec	EXAMINATION (2 WEEKS)	

Assessment

Assessment Components	Weightage (%)
Tutorial and Discussion Forum participation and contribution	15%
Group Work	20%
Mid-Term Test (MCQ & Essay/Case Study)	15%
Final Examination (E-Exam; Open Book)	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 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. I have won numerous teaching awards including the NUS Annual Teaching Excellence Awards (ATEA), been on the Honour Roll of the NUS ATEA, School of Design & Environment Teaching Excellence Awards as well as GEM (General Education Module) 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.

Generations of students who have been taught by me refer to me as the “GOAT” :)