



Jointly developed by REDAS and NUS Department of Real Estate, the course is designed to equip participants with a broad understanding of selected legal concepts, statutory requirements and processes pertinent to the development, sale and leasing, and management of private properties in Singapore.

Real Estate Development Law Executive Course

Date:

21–23 April 2015 (2½ days course)

Venue:

REDAS
190 Clemenceau Avenue
#07-01 Singapore Shopping Centre
Singapore 239924



Target Audience

- ✓ Professionals and industry aspirants who are interested to learn about legal concepts and statutory requirements related to the development, sale and purchase of real estate in Singapore. The focus will be on private properties.
- ✓ Experienced practitioners desiring a refresher and opportunities for networking with professionals and industry leaders.
- ✓ The course is pitched at the level of an audience *without* a formal legal background.

Course Fees (incl. of GST):

☐ **\$1,888*** (\$1283.84 tax savings under PIC[^])

**Discounted rate for REDAS members and Non-members who register before/on 2 April 2015 or who register in groups (minimum 2 per group from the same organisation).*

Normal Registration (after 2 April 2015)

☐ **\$2,088** (\$1419.84 tax savings under PIC[^])

[^]Estimated effective course fees for eligible participants utilizing the Productivity and Innovation Credit (PIC).

Please visit <http://www.iras.gov.sg/irashome/PIcredit.aspx> for more details.

Attain a broad understanding of Singapore's Legal System and Real Estate Development Framework

Learn about the Title, Rights and Interests in Real Estate Law

Gain knowledge of the stages involved in Sale and Purchase of property

Know the purpose of Land Registration and how Land Titles Act fulfils its objectives

Comprehend the fundamental concepts in Strata Law and the *Enbloc* phenomenon

Understand the Rights and Duties of Developers and Purchasers

Appreciate the obligations between Landlord and Tenant

Catch on the other legal issues affecting Real Estate and Practical Conveyancing

Hear from expert practitioners and industry leaders

Share your thoughts and experiences

Receive a Certificate of Completion awarded by REDAS-NUS

Course Programme

Course Programme

Real Estate Institutional Framework

Real estate development and marketing take place within specific local jurisdictions.

What are the unique features of Singapore's institutional framework and how do they impact on real estate business?

Legal Systems and Frameworks

Key Focus: Singapore's Legal System and Real Estate Development Framework

What features underpin Singapore's Legal System and what are the legislations that affect planning and real estate development in Singapore?

Basic Concepts in Real Estate Law

Key Focus: Title, Rights and Interests in Real Estate, Structures for Ownership of Real Estate

What are the fundamental concepts and nature of legal rights in land which form the planks for the proper functioning of the real estate market?

Sale and Purchase of Real Estate & Land Registration Systems

Key Focus: Fundamentals of Contract Law, Land Titles Act

What are the stages involved in the sale and purchase of property and which are the flashpoints in such contracts?

What is the purpose of land registration systems and how does the Land Titles Act fulfil its objectives?

Strata-Titled Property

Key Focus: Fundamental Concepts in Strata Law and the Enbloc (Collective Sale) Phenomenon

What are the key legal concepts relating to strata titled property?

What is the legal framework for collective sales and key issues arising from the *Enbloc* (Collective Sale) phenomenon?

How does the law ensure the protection of minority rights?

Rights and Duties of Developers and Purchasers

Key Focus: Statutory Regulation of Developers, Developers' & Occupiers' Liabilities in Contract and Tort

How does the law achieve a balance between the rights and responsibilities of developers, and buyers of real estate?

How are issues pertaining to defects in buildings resolved?

Legal Framework of Leases

Key Focus: Obligations between Landlord and Tenant

Disputes between landlord and tenant are a frequent occurrence. What are the main rights and responsibilities that both parties should be aware of?

Case Studies and Group Discussions

Through the case studies and group discussions, participants will be able to understand and deal with the different viewpoints and perspectives of the other members in their team. This also strengthens participants' grasp of management theory, by providing real-life examples of the underlying theoretical concepts. By providing rich, interesting information about real business situations, they breathe life into conceptual discussions.

Principal Instructor



Dr. Alice Christudason, Associate Professor, Department of Real Estate, NUS

Dr Alice Christudason is an Associate Professor at the National University of Singapore (NUS). She has taught real estate law at undergraduate and postgraduate levels, and conducted numerous executive training programmes at statutory boards and private organizations in both the United Kingdom and Singapore. She was a litigation lawyer before joining academia and obtained her PhD in Land Law from King's College London. Dr Christudason is presently on the Executive Council and a Fellow of the NUS Teaching Academy, and served for more than six years as Associate Director of the Centre for Development of Teaching and Learning at NUS. She has acted as consultant on property-related disputes and been actively involved in legislative reform on strata title. She is also the main contributor to *Halsbury's Laws of Singapore (Vol 14: Land)*, author and co-author of other reference texts on property law and articles in international refereed journals and on the Editorial Advisory Board of the *International Journal of the Built Environment (UK)*. She is also a member of the Valuation Review Board and involved as volunteer mediator at the Small Claims Tribunal and the Consumers Association of Singapore.

Real Estate Development Law Executive Course

21 – 23 April 2015

Company Information

| | | | |
|----------------|--|-------------|--|
| Company | | | |
| Address | | | |
| Contact Person | | Designation | |
| Tel No | | Email | |
| Company Stamp | | | |

Payment

| | | | | |
|--|----------|------------------------|---|---|
| <input type="checkbox"/> \$1,888 (\$1,283.84 tax savings under PIC [^]) *Discounted rate for REDAS members and Non-members who register before/on 2 April 2015 or who register in groups (minimum 2 per group from the same organisation). | X | No. of Participant (s) | = | <input style="width: 40px; height: 20px;" type="text"/> |
| <input type="checkbox"/> \$2,088 (\$1,419.84 tax savings under PIC [^]) | | | | <input style="width: 40px; height: 20px;" type="text"/> |

**All fees inclusive of 7% GST
 *Breakfast, lunch, tea breaks and course materials are provided.
 Please submit PIC scheme application to enjoy the tax savings!

**Closing date: 9 April 2015
 No refunds or cancellation after the issuance of Confirmation Letter and "no shows".

Enclosed Crossed Cheque No.

Cheque should be made payable to **REDAS**
190 Clemenceau Avenue
#07-01 Singapore Shopping Centre
Singapore 239924

Participants Information

| | Participant 1 | Participant 2 | Participant 3 |
|--|---------------|---------------|---------------|
| Name | | | |
| Designation | | | |
| Email | | | |
| Years of Experience | | | |
| Prior Real Estate Training / Qualification | Yes / No | Yes / No | Yes / No |

REDAS-NUS Real Estate Development Law Executive Course
Tuesday, 21 April 2015

| | |
|-------------------------|--|
| 9.00am – 9.30am | <p>Registration & Breakfast*</p> <p>Time to connect and share with your industry peers</p> |
| 9.30am – 10.00am | <p>Real Estate Institutional Framework</p> <p>Real estate development and marketing take place within specific local jurisdictions. What are the unique features of Singapore's institutional framework and how do they impact on real estate business?</p> |
| 10.00am – 1.00pm | <p>Legal Systems and Frameworks</p> <p>Key Focus: Singapore's Legal System and Real Estate Development Framework</p> <p>What features underpin Singapore's Legal System and what are the legislation that affect planning and real estate development in Singapore?</p> |
| 1.00pm – 2.00pm | <p>Lunch Time*</p> |
| 2.00pm – 5.15pm* | <p>Basic Concepts in Real Estate Law</p> <p>Key Focus: Title, Rights and Interests in Real Estate, Modes of Ownership of Real Estate</p> <p>What are the fundamental concepts and nature of legal rights in land which form the planks for the proper functioning of the real estate market?</p> |
| | <p>Tea Break*</p> |
| | <p>Sale and Purchase of Real Estate & Land Registration Systems</p> <p>Key Focus: Fundamentals of Contract Law, Land Titles Act</p> <p>What are the stages involved in the sale and purchase of property and which are the flashpoints in such contracts? What is the purpose of land registration systems and how does the Land Titles Act fulfill its objectives?</p> |

**Note: Breakfast, Lunch & Tea Break are provided.*

**REDAS-NUS Real Estate Development Law Executive Course
Wednesday, 22 April 2015**

| | |
|-------------------------|--|
| 9.30am – 12.30pm | <p>Strata-Titled Property Key Focus: Fundamental Concepts in Strata Law and the Enbloc (Collective Sale) Phenomenon What are the key legal concepts relating to strata- titled property? What is the legal framework for collective sales and the key issues arising from the <i>Enbloc</i> (Collective Sale) phenomenon? How does the law ensure the protection of minority rights?</p> |
| 12.30pm – 1.30pm | Lunch Time* |
| 1.30pm – 4.45pm* | <p>Rights and Duties of Developers and Purchasers Key Focus: Statutory Regulation of Developers, Developers' & Occupiers' Liabilities in Contract and Tort How does the law achieve a balance between the rights and responsibilities of developers, and buyers of real estate? How are issues pertaining to defects in buildings resolved?</p> |
| | Tea Break* |
| | <p>Legal Framework of Leases Key Focus: Obligations between Landlord and Tenant Disputes between landlord and tenant are a frequent occurrence. What are the main rights and responsibilities that both parties should be aware of?</p> |

*Note: Lunch & Tea Break are provided.



REDAS-NUS Real Estate Development Law Executive Course
Thursday, 23 April 2015

| | |
|--------------------------|--|
| 9.30am – 11.45am | Case-Studies, Group Discussions and Presentations |
| 11.45am – 12.00pm | Short Break |
| 12.00pm – 1.15pm | Executive Roundtable In-depth interaction with leading real estate industry practitioners. |
| 1.15pm – 2.00pm | Certificate Presentation & Networking Lunch* REDAS-NUS Certificate of Completion presentation ceremony |

**Note: Networking Lunch is provided.*