

NATIONAL UNIVERSITY OF SINGAPORE

SSD1203 – REAL ESTATE DEVELOPMENT & INVESTMENT LAW

(Semester I: AY2012-13)

Time Allowed: 2 Hours

INSTRUCTIONS TO CANDIDATES

1. This examination paper contains **TWO** questions and comprises **TWO** printed pages.
2. Answer **ALL** questions.
3. The marks for each question are shown in brackets and add up to 100.
4. This is an OPEN BOOK examination.
5. The examiner for this module is Associate Professor Alice Christudason.

Answer **ALL** questions.

Question 1 (30 marks)

“When en bloc redevelopment succeeds, the public revenue benefits from development charges paid for higher development intensity. The happy outcome is that both individual and public interest are served”.

With reference to Singapore’s legal framework, explain what you understand by the above statement and discuss with reasons whether you agree.

Question 2 (70 marks)

Refer to the advertisement below and address the questions that follow.



Apex Real Estate Development Pte Ltd

Property Development Sites Wanted!

We are looking for development sites in the city area or suburbs for development of high-rise and low-rise condominiums, apartments, bungalows, mixed developments or shopping complexes.

Land plots of various sizes and tenures may be considered.

Please call xxx at 9129xxxx or Email to xxx@yahoo.com.sg

Answer each question on a separate page.

- (1) Explain **TWO** legal aspects relating to the *form of business organization* which Apex has chosen to operate under and their implications. (10 marks)
- (2) What is the primary legislation which would affect Apex in terms of their main business activity? Discuss the objective of the legislation and the impact of any **TWO** measures therein. (10 marks)
- (3) What are **TWO** factors within Singapore’s legal framework which would determine the type of development that Apex carries out? (10 marks)
- (4) Discuss **TWO** legal safeguards for purchasers of units from Apex prior to completion of the development. (10 marks)
- (5) Which would be the applicable for purchasers seeking title to units in a condominium developed by Apex? Discuss **TWO** features about this legislation. (10 marks)
- (6) Discuss the legal issue of liability for defects discovered in the lift lobbies and car parks of the condominium several years after completion of the development. (20 marks)

END OF PAPER