

GSP173 Elements of Conveyancing Practice

Level: 1

Credit Units: 5 Credit Units

Language: ENGLISH

Presentation Pattern: EVERY SEMESTER

Synopsis:

This course is aimed at equipping key executive officers of Estate Agents (also known as real estate agencies) with a firm understanding of the workings of Conveyancing practice in Singapore to enable them to guide their representatives effectively, and discharge their duties responsibly towards clients. The course is also open to SUSS students who are “consumers” in the real estate industry or who may be interested in entering the industry.

At the end of the course, the students are expected to have an understanding of the land system in Singapore, and the various principles of law that apply to and impact the real estate services. This knowledge would well equip real estate agents to discharge their roles responsibly.

Students will be introduced to the following broad areas of Conveyancing practice:-

- (a) An introduction to the system of administration of land in Singapore, and the relevant legislations & regulations.
- (b) Preliminary issues which concern parties to property transactions before the contracts for the transactions are formed to ensure that transactions are not concluded on flawed premises which could lead to legal disputes and civil action.
- (c) Miscellaneous Matters: matters relating to leasing agreements, developers’ projects & overview of the constraints relating to Conveyancing process including variations to the normal Conveyancing practice.

Topics:

- Introduction to systems of Land Law in Singapore
- Introduction to systems of administration of Land in Singapore
- The Contract, the Conveyancing Process & the Due Diligence Process
- Legal Requisitions
- Forms used in Conveyancing Practice
- The Process of Completion of Transaction
- Laws & Proceedings affecting validity of Contracts for Sale & Purchase
- Law of Tort – Misdescription
- Delegation of Power or Death of a Party
- Laws and Proceedings affecting Contracts for Sale & Purchase
- Property Transactions pursuant to Matrimonial Adjudications
- Variations from the usual practice of Conveyancing matters
- Stamp Duties, Sellers and Buyers
- Leases, Housing Developers and Remedies
- Introduction to Lease Agreements/Tenancy Agreements
- Determination of Lease Agreements/Tenancy Agreements
- Housing Developer’s Projects
- Remedies for breach of Sale & Purchase Contract & Common Concerns

Textbooks:

: GSP173 Elements of Conveyancing Practice (Customized Textbook by LexisNexis) (Old ISBN: 9789812369307) LexisNexis
ISBN-13: 9789814798525

: GSP173 Elements of Conveyancing Practice (Customized Textbook by LexisNexis) (Old ISBN: 978981369307) LexisNexis
ISBN-13: 9814798525-AA

Learning Outcome:

- Identify and understand the relevant legislations & regulations relating to the real estate industry.
- List any flawed premises which could lead to legal disputes and civil action.
- Describe the concept of land and the systems of administration of land in Singapore.
- Discuss issues relating to lease agreements, developers' projects and selected other matters.
- Explain constraints relating to the Conveyancing process, including variations to the normal Conveyancing practice.
- Demonstrate an understanding of sales and purchase documents and other documents that are usually employed in the process of Conveyancing.
- Apply the principles of Conveyancing to actual practice.
- Analyse the roles of real estate advisors critically.

Assessment Strategies:

Continuous Assessment Component	Weightage (%)
CLASS TEST	20
TUTOR-MARKED ASSIGNMENT	20
Sub-Total	40

Examinable Component	Weightage (%)
Written Exam	60
Sub-Total	60

Weightage Total **100**