

EWBCLB - NLA Property Law Seminar Series

Private Takings of Land for Urban Redevelopment: A Tale of Two Cities

Wednesday, 6 April 2022 | Time : 4.30 - 5.30PM (SGT)

Zoom Webinar



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ABOUT THE SEMINAR

In 1999, both Hong Kong and Singapore brought into force legislation that permitted a supermajority of apartment owners within a building development that met certain statutory criterion to force a minority of dissents to sell the development as a whole. Both territories did so because, as land scarce cities, it was considered that the redevelopment of aging buildings was an urgent imperative. In so doing, although they claimed to be following other jurisdictions, both Hong Kong and Singapore broke new ground in pioneering the private takings of land among common law jurisdictions. These developments have proven controversial in both territories although the controversies have differed because of differences in implementation and historical background in both cities, despite their sharing a past as British colonies in Asia. This paper compares the two regimes against each other as well as against the more mature regime permitting private takings of shares in mergers and acquisitions law to highlight the lessons to be learnt in order to prevent abuse.

A copy of the authors' paper (on which this seminar is based) is available at SSRN: <https://bit.ly/340IuZP>.

For enquiries, email: ewbclbenus.edu.sg

PROGRAMME

4.30PM : Start of Webinar

5.20PM : Moderated Q&A

5.30PM : End of Webinar

REGISTRATION

Register at: <https://bit.ly/3gBJOTt>

or scan the QR code



Registration Fee: **S\$80.25** (including 7% GST)

Complimentary for NUS academic staff and students

(Note: for verification purposes, please use your NUS email address to register)

Closing date: **4 April 2022**



Public CPD Points: 1
Area: Real Estate
Training Level: Foundation

Participants who wish to obtain CPD Points are reminded that they must comply strictly with the Attendance Policy set out in the CPD Guidelines. For this activity, this includes logging in at the start of the webinar and logging out at the conclusion of the webinar in the manner required by the organiser, and not being away from any part of the webinar. Participants who do not comply with the Attendance Policy will not be able to obtain CPD Points for attending the activity. Please refer to <http://www.sileCPDcentre.sg> for more information.

About the Speakers

Professor Kelvin FK Low's research interests span the field of private law with a particular interest in property broadly defined. He has published internationally with leading journals such as *Law Quarterly Review*, *Modern Law Review*, *International & Comparative Law Quarterly*, *American Journal of Comparative Law*, *Melbourne University Law Review*, *Lloyd's Maritime & Commercial Law Quarterly* and *Legal Studies*, and is co-author of *The Law of Personal Property* (2nd & 3rd eds) and *Tan Sook Yee's Principles of Singapore Land Law* (3rd & 4th eds). His research has been cited by the courts in Australia, Canada, England and Wales, Hong Kong SAR, Malaysia, New Zealand, and Singapore as well as Law Commissions and law reform bodies in Australia, England and Wales, Ireland, New Zealand, Scotland, and Singapore. More recently, he has also been consulted by the English Law Commission in relation to digital assets.



Professor Wai Yee WAN is Associate Dean (Research and Internationalisation) and Professor at CityU School of Law. Prior to joining CityU in 2020, she was at Singapore Management University, where she last held the positions of Dean of Post-graduate Research Programmes and Professor. Her main areas of research are in corporate law, mergers and acquisitions, securities regulation, financial consumer regulation and restructuring and insolvency.

Her publications have appeared (or are forthcoming) in books and in international journals, including *American Journal of Comparative Law*, *Journal of Empirical Legal Studies*, *European Business Organisations Law Review*, *Journal of Corporate Law Studies* and *Lloyds' Maritime and Commercial Law Quarterly*. In 2021, at CityU, she has successfully obtained the Collaborative Research Fund award of HKD3.11 million for the project "Hong Kong Insolvency and Restructuring Law and Policy in Times of COVID-19 and Beyond" (as Project Coordinator). While at SMU, she has received external research grants and research awards and fellowships, including the Ministry of Education Tier 2 research grant, the Singapore Judicial College grant, Lee Kuan Yew Fellowship for Research Excellence (the highest honour given for research excellence in SMU) and the Lee Kong Chian Fellowship. She is on the editorial boards of *International Insolvency Review*, *Australian Journal of Corporate Law and Company Lawyer*.

Mr. Alwin Chan is Principal Lecturer at the Faculty of Law of the University of Hong Kong. His main areas of interest are in land law, property rights, building management and personal injuries. Alwin is also a practising barrister in Hong Kong (since 2005).

In 2020 he was a legal consultant for the Task Force for the Study on Tenancy Controls of Subdivided Units in Hong Kong. Much of the recommendations in the Final Report of the Task Force were adopted in the Landlord and Tenant (Consolidation) (Amendment) Bill 2021. Alwin is a co-principal investigator in the Collaborative Research Fund Grant 2020/21 "Hong Kong Insolvency and Restructuring Law and Policy in Times of COVID-19 and Beyond" (HK\$3.11m). He is also a co-author of the seminal volume on Conveyancing for the Halsbury Laws of Hong Kong.

