PROPERTY IN ESTATE PLANNING - AN ELECTIVE PROGRAMME UNDER CEPA

1. Overview of property as a source of wealth in Singapore, & the taxes relevant to property ownership

2. Ownership of property and the impact on estate planning
a. Sole Ownership
b. Joint Ownership
    i. Joint Tenancy
    ii. Tenancy in Common
c. Trust Ownership
    i. Resulting Trust
    ii. Intentional Trust Ownership

3. The situation where the financial contributions towards a property are unequal
a. The case of Chau Thi Thanh Lang v Lo Lai Heng (2016) SGHC 13

4. The challenge of Section 26 of Civil Law Act 1909 on unpaid mortgage loan; & "all money open mortgage", Event of Default, and Right of Set-Off clauses in loan agreement



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5. The power of MCST to force sale a property

6. Suggested solutions to ensure proper transfer of properties at death
a. The challenge of settling a property inside a living trust
b. The challenge of using a company to hold a property
c. The challenge of lease decay properties in property transfer

7. Case studies

8. Assignment – To be completed one month after the class