

# [Webinar] Leasing of Retail Premises – From Contract to Status



24 April 2024, Wednesday  
2.30pm – 4.45pm



*This programme is conducted as a live  
webinar.*



No. of Public  
CPD Points:  
**2.0**

Practice Area:  
**Real Estate**

Training Level:  
**General**

## About the Programme

*The Lease Agreements for Retail Premises Act 2023* ('the Act') came into force on 1 February 2024. The Act mandates that both landlords and tenants of 'qualifying leases' are to comply with the Code of Conduct for Leasing of Retail Premises ('Code of Conduct'). Premises are retail premises if they are used primarily for the sale of goods by way of retail or for the supply of services, but do not include premises which are primarily used for the purpose of conducting administrative work in connection with the supply of services.

In this webinar, Associate Professor Edward Ti will present the policy reasons and purpose of the Act, as well as provide an analysis on the scope of the Act's application, given that the Act appears to have precluded defining the term "retail premises" based on its permitted land use, but has instead focused on what the premises *are* used for. Ms Jennifer Chia will present what the Code of Conduct requires of landlords and tenants, as well as the circumstances in which the Act permits deviations from selecting leasing principles. Mr Chua Shang Chai will share with participants about the dispute resolution scheme contemplated by the Act, including the enforcement of mediated and adjudicated outcomes. The seminar is moderated by Professor Tang Hang Wu.

## Programme Outline

Time	Programme
2.00pm – 2.30pm	<b>Registrants to log on</b>
2.30pm – 3.00pm	<b>Policy Reasons, Purpose and Applicability of the Act</b> Associate Professor Edward Ti – Yong Pung How School of Law, Singapore Management University
3.00pm – 3.30pm	<b>Practical Considerations for Landlords and Tenants under the Act</b> Jennifer Chia – Partner, TSMP Law Corporation
3.30pm – 3.40pm	<b>Break</b>
3.40pm – 4.10pm	<b>Dispute Resolution Schemes under the Lease Agreements for Retail Premises Act</b> Chua Shang Chai – Partner, Dentons Rodyk & Davidson LLP
4.10pm – 4.45pm	<b>Panel Discussion</b> <u>Moderator</u> Professor Tang Hang Wu – Professor of Law, Yong Pung How School of Law, Singapore Management University <u>Panellists</u> Associate Professor Edward Ti – Associate Professor of Law, Yong Pung How School of Law, Singapore Management University Jennifer Chia – Partner, TSMP Law Corporation Chua Shang Chai – Partner, Dentons Rodyk & Davidson LLP
4.45pm	<b>End</b>

## Speakers' Profiles



### **Associate Professor Edward Ti – Yong Pung How School of Law, Singapore Management University**

Edward Ti is an Associate Professor of Law and Urban Fellow at Singapore Management University and a Fellow of the Cambridge Centre for Property Law. After reading his LLB (*C J Koh Scholar*), and MSc (Real Estate) (*REDAS Gold Medallist*) at NUS, Edward earned his PhD at the University of Cambridge courtesy of a government scholarship. He is licensed to practice law in Singapore, New York, and England & Wales and is a consultant with WongPartnership LLP, and a member of the Strata Titles Board.

Edward has provided training sessions for public officers across Ministries, Statutory Boards and Organs of State, as well as for a large real estate developer. Edward's primary area of interest is in the law of real property, including black letter land law, planning, strata, and real estate securitisation. Edward has published articles in leading law and social science journals, including the *Oxford Journal of Legal Studies*, *Conveyancer*, *Journal of Property, Planning and Environmental Law*, *Statute Law Review*, *Land Use Policy*, and *International Journal of Housing Law*. In addition to his legal expertise, Edward is a chartered RICS surveyor, and holds the Chartered Financial Analyst (CFA) and Chartered Alternative Investments Analyst (CAIA) designations.



### **Jennifer Chia – Partner, TSMP Law Corporation**

Heading TSMP's Banking & Finance and Corporate Real Estate desks, Jennifer is in a unique position to advise and act on both the funding and acquisition aspects of a property transaction. She has built a practice that includes top financial institutions, multinational corporates and high net worth individuals as her clients.

Jennifer has represented and advised corporate retail landlords on their compliance requirements under the Code of Conduct for Leasing of Retail Premises, since this Code of Conduct was first introduced in March 2021. She has also assisted her clients in updating their retail lease agreements for compliance with the Code and in doing so, has consulted the Fair Tenancy Industry Committee on how the Code works in practice. While dealing in commercial and industrial buildings is her bread and butter, Jennifer also has a thriving practice in general corporate work encompassing investments, convertible loan transactions, joint ventures, share and business sale transactions.

Jennifer is recognised by renowned publications such as *Asialaw Leading Lawyers*, *Chambers Asia-Pacific* and *The Legal 500 Asia-Pacific*. She has been named a Highly Regarded Lawyer (Banking and Finance) by *IFLR1000* from 2020-2023.



**Chua Shang Chai – Partner, Dentons Rodyk & Davidson LLP**

Chua Shang Chai is a Partner in the Dentons Rodyk Corporate Real Estate group.

Shang Chai graduated from the National University of Singapore in 2008. He was admitted as Advocate and Solicitor in Singapore in 2009. In early 2010, he joined the real estate department where he continued to pursue and hone his specialization in the real estate legal practice. Since then, Shang Chai has been involved in a multitude of real estate work including collective sales, purchase, mortgage financing and development work for developers, leases (tenant advisory) and real estate financing work.



**Professor Tang Hang Wu – Professor of Law, Yong Pung How School of Law, Singapore Management University**

Tang Hang Wu is the Lee Kong Chian Professor at the Yong Pung How School of Law and Associate Provost (Research Governance), Singapore Management University. He has published widely and is a co-editor of *Tan Sook Yee's Principles of Singapore Land Law*, the leading property text in Singapore which has been cited by all levels of the Singapore courts. In addition to his academic work, he has been instructed as Counsel or expert witness by Singapore and international law firms on complex property and trust disputes.

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Practice Area: Real Estate  
Training Level: General

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