

CURRICULUM VITAE

ALVIN W-L SEE

Associate Professor of Law

QUALIFICATION

- Bachelor of Civil Law (B.C.L.) (Distinction), University of Oxford, 2010
- Bachelor of Laws (LL.B.) (1st Class Hons), University of Leeds, 2008

BIOGRAPHY

Alvin See is an Associate Professor of Law at the Yong Pung How School of Law, Singapore Management University (SMU). He teaches the Law of Property, the Law of Equity and Trusts and Singapore Legal System. He researches mainly on private law, particularly property, trust, unjust enrichment and remedies, and dabbles in animal law. His published works, which appear in leading journals, have been cited by the highest appellate courts in Singapore and Malaysia and by the New Zealand Court of Appeal. In 2020 he was appointed *amicus curiae* by the Singapore Court of Appeal to provide expert opinion on a dispute concerning execution of judgment against jointly held interest in land. In recognition of his excellence in teaching and research, he was the recipient of the prestigious university-level Excellent Teacher Award (2018) and the Lee Kong Chian Fellowship (2019, 2020, 2022 & 2023).

APPOINTMENTS

- Academic
 - Associate Professor of Law, Jul 2023–present
 - Associate Professor of Law (Education), Jul 2019–Jun 2023
 - Assistant Professor of Law (Education), Jan 2018–Jun 2019
 - Assistant Professor of Law, Jan 2012–Dec 2017
- Administrative:
 - Associate Dean (Undergraduate Curriculum & Teaching), Aug 2020–Jun 2024 (school)
 - Associate Dean (Student, Staff & Alumni Affairs), Jul 2019–Dec 2020 (school)
- Others:
 - *Amicus curiae*, Singapore Court of Appeal, *Singapore Air Charter Pte Ltd v Peter Low & Choo LLC* [2020] 2 SLR 1399
 - Lay Person, Inquiry Panel (Legal Profession Act, s 84), Feb 2014–present
 - Associate Editor, *Singapore Law Blog*, Mar 2014–present
 - Co-Section Editor (Singapore & Hong Kong), *Property Law Review*, Oct 2017–May 2019
 - Associate Editor, *Oxford University Commonwealth Law Journal*, Jul 2009–Jul 2010

HONOURS & AWARDS

- National level
 - For contribution to education: Public Administration Medal (Bronze) (2024)
- University level
 - For research excellence: Lee Kong Chian Fellow (2019, 2020, 2022 & 2023)
 - For teaching excellence: Excellent Teacher (2018); Most Promising Teacher (2015)

- School level
 - For teaching excellence:¹ Most Outstanding Teacher (2017, 2019); Dean’s Teaching Excellence Award (2015, 2016, 2018, 2024)
- Others
 - Distinguished Associate Editor (2010, Oxford University Commonwealth Law Journal)
 - Attorney-General’s Award (2009, Legal Profession Qualifying Board of Malaysia) (best Evidence paper)
 - Hughes Extended Essay Prize (2008, University of Leeds) (best Long Dissertation)

PUBLICATIONS

BOOKS

1. Benny S Tabalujan, Valerie Du Toit-Low, Julie LY Huan, Cheng Meng Lam & Alvin WL See, *Singapore Business Law*, 9th edn (CommAsia Resources, 2021) 555 pp
2. Alvin See, Yip Man & Goh Yihan, *Property and Trust Law in Singapore* (Kluwer Law International, 2018) (with Yip Man & Goh Yihan) 480 pp
3. Benny S Tabalujan, Valerie Du Toit-Low, Julie LY Huan, Cheng Meng Lam & Alvin WL See, *Singapore Business Law*, 8th edn (CommAsia Resources, 2018) 562 pp

ARTICLES

1. Vincent Ooi & Alvin W-L See, “Promoting ESG Investing by Trustees: Risk Management and Structuring Solutions” (2024) 35 *King’s Law Journal* 68–88 ([link](#)) (Scopus indexed)
2. Edward SW Ti & Alvin W-L See, “Promoting Ethnic Diversity in Public Housing: Singapore and England Compared” (2023) 16 *Journal of Property, Planning and Environmental Law* 68–86 ([link](#)) (Scopus indexed)
3. Alvin W-L See, “Dealing With a Minor’s Land in Singapore” (2022) 22 *Oxford University Commonwealth Law Journal* 46–66 ([link](#)) (Scopus indexed)
4. Alvin W-L See, “The Torrens System in Singapore: 75 Years from Conception to Commencement” (2022) 62 *American Journal of Legal History* 66–87 ([link](#)) (Scopus indexed)
5. Alvin W-L See, “Fixtures, Mortgages and Retention of Title Clauses” (2021) 85 *The Conveyancer and Property Lawyer* 167–182 ([link](#))
6. Alvin W-L See, “Reconciling Joint Tenancies with Writs of Seizure and Sale” (2021) 85 *The Conveyancer and Property Lawyer* 45–54 ([link](#))
7. Alvin W-L See, “Severance by Unilateral Declaration: Lessons From Singapore” (2019) 83 *The Conveyancer and Property Lawyer* 138–148 ([link](#))
8. Alvin W-L See, “Recovering Misdirected Trust Assets in the Face of Torrens Indefeasibility” (2019) 13 *Journal of Equity* 1–22 ([link](#))
9. Alvin W-L See, “Revisiting Sham Trusts: Common Intention, Estoppel and Illegality” (2018) 82 *The Conveyancer and Property Lawyer* 31–44 ([link](#))
10. Alvin W-L See, “User Damages and the Limits of Compensatory Reasoning” [2018] *Lloyd’s Maritime and Commercial Law Quarterly* 73–96 ([link](#)) (cited by the New Zealand Court of Appeal in *Haoyu Gao & Ors v Zespri Group Ltd* [2021] NZCA 442 and by the High Court of Singapore in *Aviation Hub Pte Ltd v Danial Higgins* [2022] SGHC 281)

¹ Abstained from teaching awards and nominations from 2020 to 2023.

11. Alvin W-L See, “Unlocking Wrotham Park Damages: Lord Cairns’ Act and Loss of the Ability to Sue for Future Infringements” (2017) 81 *The Conveyancer and Property Lawyer* 339–350 ([link](#)) (cited by the Singapore Court of Appeal in *Turf Club Auto Emporium Pte Ltd v Yeo Boong Hua* [2018] 2 SLR 655)
12. Alvin W-L See, “Restitution of Non-Gratuitously Conferred Benefit in Malaysia: A Case for Sowing the Unjust Enrichment Seed” (2016) 11 *Asian Journal of Comparative Law* 141–162 ([link](#)) (Scopus indexed)
13. Alvin W-L See, “Unauthorised Fiduciary Gains and the Constructive Trust” (2016) 28 *Singapore Academy of Law Journal* 1014–1051 ([link](#))
14. Alvin W-L See, “Restitution of Mistaken Enrichment under Section 73 of Malaysia’s Contracts Act 1950: Pouring New Wine into an Old Bottle?” (2014) 31 *Journal of Contract Law* 206–233 ([link](#))
15. Alvin W-L See, “The Quistclose Trust in Singapore” (2014) 20 *Trusts & Trustees* 362–372 ([link](#)) (cited by the High Court of Singapore in *Envy Asset Management Pte Ltd (in liquidation) v CH Biovest Pte Ltd* [2024] SGHC 46)
16. Alvin W-L See, “An Introduction to the Law of Unjust Enrichment” [2013] 5 *Malayan Law Journal* i–xlvi (1–48) ([link](#)) (cited by the Federal Court of Malaysia in *Dream Property Sdn Bhd v Atlas Housing Sdn Bhd* [2015] 2 MLJ 441; *Tenaga Nasional Bhd v Ichi-Ban Plastic (M) Sdn Bhd* [2018] 3 MLJ 141)
17. Alvin W-L See, “Animal Protection Laws of Singapore and Malaysia” [2013] *Singapore Journal of Legal Studies* 125–57 ([link](#)) (Scopus indexed)

CASE NOTES AND REVIEWS

1. Alvin W-L See & Man Yip, “Restitution of Mistakenly Transferred Bitcoins” [2022] *Lloyd’s Maritime and Commercial Law Quarterly* 46–52 ([link](#)) (commentary on *Robert Ong Thien Cheng v Luno Pte Ltd & BitX Malaysia Sdn Bhd* [2021] 3 All Malaysia Rep 143; cited by the High Court of Singapore in *Janesh s/o Rajkumar v Unknown Person* [2022] SGHC 264)
2. Man Yip & Alvin W-L See, “One Step Away From *Morris-Garner: Wrotham Park Damages* in Singapore” (2019) 135 *Law Quarterly Review* 36–41 ([link](#)) (commentary on *Turf Club Auto Emporium Pte Ltd v Yeo Boong Hua* [2018] SGCA 44; [2018] 2 SLR 655)
3. Alvin W-L See, “Transferor’s Intention, Trustee’s Undertaking and the Scope of Fiduciary Liability” (2018) 32 *Trust Law International* 50–60 ([link](#)) (commentary on *Tan Yok Koon v Tan Choo Suan* [2017] SGCA 13; [2017] 1 SLR 654)
4. Kelvin FK Low & Alvin W-L See, “Recent developments: Presumed Resulting Trusts, Vitiating Factors for Trusts, Interrupting Adverse Possession, and Abandonment of Leasehold Covenants” (2018) 7 *Property Law Review* 131–141 ([link](#))
5. Alvin W-L See, “Restitution for the Mistaken Improver of Land” (2016) 80 *The Conveyancer and Property Lawyer* 61–69 ([link](#)) (commentary on *Dream Property Sdn Bhd v Atlas Housing Sdn Bhd* [2015] 2 MLJ 441)
6. Alvin W-L See, “Contract for the Grant of a Compliant Option to Purchase” [2015] *Singapore Journal of Legal Studies* 241–250 ([link](#)) (commentary on *Woo Kah Wai v Chew Ai Hua Sandra* [2014] SGCA 41; [2014] 4 SLR 166)
7. Alvin W-L See, “Milestones in Animal Welfare” [2014] *Singapore Journal of Legal Studies* 238–245 ([link](#)) (commentary on *Public Prosecutor v Ling Chung Yee Roy* [2013] SGDC 252)
8. Alvin W-L See, “Contract, Unjust Enrichment and Leapfrogging” [2012] *Restitution Law Review* 125–130 ([link](#)) (commentary on *Costello v Macdonald* [2011] EWCA Civ 930; [2011] 3 WLR 1341)

9. Alvin W-L See & Ken TC Lee, “Recovering Post-withdrawal Costs: Indemnity Clause, Bailment and Unjust Enrichment” [2012] *Journal of Business Law* 549–554 ([link](#)) (commentary on *ENE Kos 1 Ltd v Petroleo Brasileiro SA (No 2)* [2012] UKSC 17; [2012] 2 WLR 976)
10. Ken TC Lee & Alvin W-L See, “Rethinking Unjust Enrichment, Bailment and Necessity” [2011] *Lloyd’s Maritime and Commercial Law Quarterly* 178–184 ([link](#)) (commentary on *ENE Kos 1 v Petroleo Brasileiro SA* [2010] EWCA Civ 772; [2010] 2 Lloyd’s Rep 409)

BOOK CHAPTERS

1. Alvin W-L See, “Trusts Law in Singapore” in Sarah Biddulph and Kathryn Taylor (eds), *Elgar Concise Encyclopaedia of Asian Law* (Edward Elgar, 2024 forthcoming)
2. Alvin W-L See & Yip Man, “Property and Trust” in Andrew Phang, Simon Chesterman & Goh Yihan (eds), *Law and Technology in Singapore*, 2nd edn (Academy Publishing, 2024, forthcoming)
3. Alvin W-L See, “Common Sense, Pragmatism and Contextual Awareness in Legal Reasoning: Justice Phang and Land Law” in Goh Yihan (ed), *Pursuing Justice and Justice Alone: The Heart and Humanity of Andrew Phang’s Jurisprudence* (Academy Publishing, 2022) Chapter 13
4. Alvin W-L See, “When Property Law Meets Blockchain” in Andrew Phang, Simon Chesterman & Goh Yihan (eds), *Law and Technology in Singapore* (Academy Publishing, 2021) Chapter 12
5. Alvin W-L See, “Blockchain in Land Administration? Overlooked Details in Translating Theory into Practice” in Gary Chan and Yip Man, *AI and Data Governance: Theory and Practice* (Hart Publishing, 2021) Chapter 11 (Scopus indexed)
6. Alvin W-L See, “Remedies for Breach of Contract” in Loo Wee Ling (ed), *Principles of Singapore Business Law*, 3rd edn (Cengage, 2020) Chapter 18, 499–526
7. Alvin W-L See, “Performance and Breach of Contract” in Loo Wee Ling (ed), *Principles of Singapore Business Law*, 3rd edn (Cengage, 2020) Chapter 16, 455–477
8. Alvin W-L See, “Recovery of Non-Gratuitously Conferred Benefit Under Section 70 of India’s Contract Act 1872” in Andrew Robertson and Michael Tilbury (eds), *Divergences in Private Law* (Hart Publishing, 2016) Chapter 11, 201–224

OTHER PUBLICATIONS

1. “Mortgagee’s Right to Take Possession Subject to Existing Lease: United Overseas Bank Ltd v Loh Boon Hua [2015] SGHCR 9”, *Singapore Law Blog*, 19 May 2015
2. “The Recoverability of Romantic Gifts: Kua Tee Beng v Ye Caiyan [2015] SGHC 53”, *Singapore Law Blog*, 25 Mar 2015
3. “Understanding an Option to Renew a Lease: AREIF (Singapore I) Pte Ltd v NTUC Fairprice Co-operative Ltd [2015] SGHC 28”, *Singapore Law Blog*, 16 Mar 2015
4. “Opening of Legal Year 2015: A Year for Pushing Boundaries” (with Yip Man), *Singapore Law Blog*, 6 Jan 2015
5. “Identifying an Interest in Land Sufficient to Support a Caveat: Salbiah Bte Adnan v Micro Credit Pte Ltd [2014] SGHC 249”, *Singapore Law Blog*, 15 Jan 2015
6. “A Principled and Structured Approach For Ascertaining Beneficial Interests in Property Disputes: Chan Yuen Lan v See Fong Mun [2014] SGCA 36”, *Singapore Law Blog*, 6 Aug 2014
7. “Issues and Challenges in the Protection of Animals from Cruelty: The Singapore Experience”, Life Conservationist Association, 8 May 2014
8. “Dog Shot With Arrows — The Law”, *LoyarBurok*, 26 May 2014

9. “Distinguishing Authorship”, *The Star*, 18 Feb 2013
10. “Law Needs Improvement”, *The Star*, 6 Nov 2012
11. “Few Charged For Cruelty”, *The Star*, 6 Aug 2012
12. “Pet Owners Should Sue”, *The Star*, 13 Jul 2012
13. “Tighten Laws on Animals”, *The Star*, 22 Jun 2012

CONFERENCE PRESENTATIONS

1. “Lehtimaki v Cooper”, *Landmark Cases in Charity Law* (23 January 2025, UK Supreme Court) (with Man Yip)
2. “A New Model of Fiduciary Regulation and Governance for Charitable Companies?”, *Asia Pacific Private Law Conference 2024* (8 July 2024, Seoul National University School of Law) (with Man Yip)
3. “Trustees Turning Green: Rethinking Powers and Duties in the Context of ESG”, *Modern Studies in the Law of Trusts, Wealth Management & Philanthropy Conference* (28 July 2023, SMU School of Law, Singapore) (with Vincent Ooi)
4. “Landlord's Right of Re-entry Following Tenant's Repudiatory Breach”, *Asia-Pacific Private Law Workshop* (23 May 2023, University of Hong Kong Faculty of Law, Hong Kong)
5. “Promoting diversity in high-rise dwellings: A Comparative perspective”, *18th Annual ACSL Strata Law Conference* (2 Mar 2023, SMU School of Law, Singapore) (with Edward Ti)
6. “Landlord's Right of Re-entry Following Tenant's Repudiatory Breach”, *Private and Commercial Law Annual Conference: Civil Remedies* (8–9 Dec 2022, University of Western Australia Law School, Australia)
7. “Blockchain in Land Administration: Prerequisite, Compatibility and Motivation”, *AI and Commercial Law: Reimagining Trust, Governance and Private Law Rules* (6 Dec 2019, SMU School of Law, Singapore)
8. “The Tension Between Property and Contract: Suppliers, Lenders and the Mischief of the Doctrine of Fixtures”, *2nd Asian Private Law Workshop* (16–17 May 2019, HKU Faculty of Law, Hong Kong)
9. “Humans versus Machines: Opportunities in the Midst of Uncertainties”, *Directions in Legal Education Conference* (1–2 Jun 2018, Chinese University of Hong Kong Faculty of Law, Hong Kong)
10. “The Persistence of Equitable Title in the Face of Torrens Indefeasibility”, *Asian Private Law Workshop* (17–18 May 2018, SMU School of Law, Singapore)
11. “Blockchain Immutability: Lessons from Torrens Indefeasibility”, *14th Australasian Property Law Teachers Conference* (26–28 Sep 2017, Curtin Law School, Perth, Australia)
12. “Revisiting Sham Trusts: Whose Intention is Relevant?”, *Modern Studies in the Law of Trusts and Wealth Management: The Use and Abuse of Trusts and Other Wealth Management Devices* (27–28 Jul 2017, SMU School of Law, York Law School & Singapore Academy of Law, Supreme Court of Singapore)
13. “A Brief History of the Animal Protection Movement in Singapore”, *14th Asian Law Institute Conference* (18–19 May 2017, University of Philippines College of Law, Philippines)
14. “Revisiting the User Principle: A Tale of Loss and Gain”, *Melbourne Law School Obligations Group Remedies Conference* (7–9 Dec 2016, University of Melbourne, Australia)

15. “Account of Profits for Breach of Fiduciary Duty: Institutional or Remedial Constructive Trust?”, *HKU-NUS-SMU Symposium* (22–23 Feb 2016, HKU Faculty of Law, Hong Kong)
16. “Account of Profits for Breach of Fiduciary Duty: Institutional or Remedial Constructive Trust?”, *Melbourne Law School Obligations Group Equity Conference* (2–4 Dec 2015, University of Melbourne, Australia)
17. “The Future of Purpose Trusts”, *Modern Studies in the Law of Trusts and Wealth Management: Theory and Practice* (30–31 Jul 2015, SMU School of Law, York Law School & Singapore Academy of Law, Supreme Court of Singapore)
18. “Recovery of Non-gratuitously Conferred Benefit Under Section 71 of Malaysia’s Contracts Act 1950: A New Restatement”, *12th Asian Law Institute Conference: Law 2.0: New Challenges in Asia* (21–22 May 2015, National Taiwan University, Taiwan)
19. “Recovery of Non-gratuitously Conferred Benefit Under Section 70 of the Indian Contract Act 1872”, *Obligations VII: The Common Law of Obligations: Divergence and Convergence* (15–18 Jul 2014, University of Hong Kong, Hong Kong)
20. “Issues and Challenges in the Protection of Animals from Cruelty: The Singapore Experience”, *2014 International Conference on Animal Liberation, Animal Rights, and Equal Ecological Rights: Dialogues between Eastern and Western Philosophies and Religion* (26–27 Apr 2014, Hsuan Chuang University, Taiwan)

PROFESSIONAL, INTERNAL AND OTHER SEMINARS

1. “What You Need to Know About Holding Land on Trust”, *The Law Society of Singapore Day of Conveyancing Highlights 2022* (14 July 2022, Conveyancing Practice Committee, online)
2. “The Torrens System in Singapore: 75 Years from Conception to Commencement”, *Faculty Research Workshop* (29 October 2021, YPHSL, online)
3. “Legal Issues Relating to Trust of Land”, *The Law Society of Singapore Day of Conveyancing Highlights 2021* (12 August 2021, Conveyancing Practice Committee, online)
4. “Land Law”, *Part A Examination Preparation Programme* (6 Oct 2021, SMU Law Academy, online)
5. “Equity & Trusts”, *SMU Law Academy Primer Series* (14 & 21 May 2021, SMU Law Academy, online)
6. “Land Law”, *Part A Examination Preparation Programme* (28 Sep 2020, SMU Law Academy, online)
7. “Severance by Unilateral Declaration”, *SMU Law Academy Seminar: Reflections on Singapore Property and Trust Law* (22 Jul 2019, SMU Law Academy)
8. “Property Law in Movies, Novels and Comics”, *Republic Polytechnic Learning Retreat 2018: Education 4.0* (20 Sep 2018, Republic Polytechnic, Singapore)
9. “The Limits of Loss-based Reasoning in Private Law”, *SMU Law Academy Seminar* (10 Aug 2018, SMU School of Law)
10. “Blockchain Immutability: Lessons from Torrens Indefeasibility”, *Faculty Research Series (Private Law Cluster)* (12 Jan 2018, SMU School of Law)
11. “Bringing the World into the Classroom: Law, History and Technology”, *SMU Education Leaders’ Symposium: The Future of Learning: Championing an Interdisciplinary and Collaborative Pedagogy* (27 Oct 2017, Singapore Management University)
12. “Animal Protection Laws in Singapore”, *SPCA Youth Leadership Camp* (2 Jun 2017, Society for

- the Prevention of Cruelty to Animals, Singapore)
13. “Revisiting the User Principle: A Tale of Loss and Gain”, *SMU School of Law Faculty Research Series* (10 Feb 2017, SMU School of Law)
 14. “Teaching Generation Z Students”, *SMU Teaching Award Winners Seminar* (30 Jun 2016, SMU Centre for Teaching Excellence)
 15. “Unjust Enrichment: An Introduction”, *Regional Training Series 2015* (28 May 2015, Penang Bar Committee, Penang Bar Auditorium) (with Tang Hang Wu)
 16. “Unjust Enrichment Law: An Introduction”, *Continuing Professional Development Seminar* (17 Apr 2015, Bar Council (Malaysia), Raja Aziz Addruse Auditorium) (with Tang Hang Wu)
 17. “Account of Profits” (Panellist), *Equitable Remedies in Commercial Litigation* (5–6 Mar 2015, Singapore Academy of Law & Chancery Bar Association, Supreme Court of Singapore)
 18. “Challenges in Enforcing Animal Protection Laws in Singapore”, *SMU School of Law Research Seminar* (11 Apr 2014, SMU School of Law)
 19. “The Concept of Limited Duty and a General Right of Recovery”, *SMU School of Law Research Seminar* (14 September 2012, SMU School of Law)

RESEARCH GRANTS

1. “A Comparative Study of Green Leases and Mortgages” (with Edward Ti), SMU Centre for Commercial Law in Asia : Sustainable Development and Commerce Initiative (Jun 2022–present)
2. “History of Animal Protection Laws in Singapore”, SMU Internal Research Grant (Tier 1) (Nov 2014–Oct 2016)
3. “Animal Welfare and Prevention of Cruelty: Proposed Amendments to the Animals Act 1953 (Act 647) and Relevant By-Laws”, Law Reform Committee of Malaysia research grant (Jul–Oct 2011)