

TI SENG WEI EDWARD (郑成玮)
Associate Professor of Law
Associate Dean (Undergraduate Curriculum & Teaching)
Urban Fellow, Urban Institute
Fellow, Cambridge Centre for Property Law
Lee Kong Chian Fellow
CFA, CAIA, MRICS
PhD (Cantab), MSc, LLB (Hons) (NUS)
Advocate & Solicitor (Singapore), Attorney-At-Law (New York), Solicitor (England & Wales)
edwardti@smu.edu.sg

CAPSULE BIOGRAPHY

Dr. Edward Ti is an Associate Professor of Law and Associate Dean (Undergraduate Curriculum & Teaching) at the Yong Pung How School of Law, Singapore Management University. Edward currently holds three fellowships: he is an Urban Fellow at the Urban Institute, a Fellow of the Cambridge Centre for Property Law and Lee Kong Chian Fellow. Edward's interests lie in all aspects of real property – from a legal perspective these include general land law, planning law, strata, heritage conservation, strata law and real estate investment trusts (REITs). He is particularly interested in exploring the relationship between land and basic rights, in particular where this interacts with issues pertaining to ethnicity and wealth. After reading law (C J Koh Scholar) and real estate (REDAS Gold Medal) at the National University of Singapore, Dr. Ti completed his doctorate at the University of Cambridge courtesy of the START overseas PhD Scholarship, being in the pioneer batch of returning scholars to SMU. Prior to joining academia, Dr. Ti worked at an international law firm and as a government lawyer. Admitted to practice law in Singapore, New York and England & Wales, Edward is a member of the Strata Titles Board, the Law Society Arbitration Scheme Panel of Arbitrators (LSAS), the Law Society Neutral Evaluation and Determination Scheme Panel of Neutrals (LSNEDS) and is a consultant with WongPartnership LLP. A Chartered Surveyor (MRICS), Dr. Ti is also financially trained and holds the Chartered Financial Analyst (CFA) and Chartered Alternative Investments Analyst (CAIA) designations.

EDUCATION

2017	PhD, University of Cambridge <u>Supervisor</u> : Martin Dixon, Professor of Real Property Thesis: <i>'Fair Differentiations or Ignominious Distinctions: Compulsory Acquisitions and Regulatory Incursions to Land'</i>
2015	MSc (Real Estate) NUS <i>REDAS Gold Medal</i>
2009	LLB (Hons) NUS <i>C J Koh Scholar (2007/2008 & 2008/2009)</i>

PROFESSIONAL QUALIFICATIONS (LEGAL)

2015	Solicitor (England & Wales)
2011	Attorney and Counselor-At-Law (New York)
2010	Advocate & Solicitor (Singapore) <i>Ranked 10th out of 263 candidates in the Singapore Bar Exams 2009</i>

PROFESSIONAL QUALIFICATIONS (FINANCE)

2019	Chartered Financial Analyst (CFA)
2019	Chartered Surveyor (MRICS)
2016	Chartered Alternative Investment Analyst (CAIA)

EMPLOYMENT

July 2024 – Present	Associate Dean (Undergraduate Curriculum & Teaching)
July 2023 – Present	Associate Professor of Law, YPHSL
January 2018 – June 2023	Assistant Professor of Law, YPHSL
July 2016 – December 2017	Lecturer (FDS), YPHSL
2013 – 2014	Attorney, Sidley Austin LLP
2010 – 2013	DPP/State Counsel, Attorney-General's Chambers
2009 – 2010	Pupil, Baker & McKenzie.Wong & Leow

PROFESSIONAL APPOINTMENTS

2024 – Present	Law Society Arbitration Scheme (LSAS) Panel of Arbitrators & Law Society Neutral Evaluation and Determination Scheme (LSNEDS) Panel of Neutrals
2023 – Present	Urban Fellow, Urban Institute
2022 – Present	Fellow, Cambridge Centre for Property Law
2022 – Present	Consultant, WongPartnership LLP
2021 – Present	Academic Fellow, Australian College of Strata Lawyers
2020 – Present	Board Member, Strata Titles Board (MND)

PUBLICATIONS

PEER-REVIEWED ACADEMIC JOURNAL ARTICLES

Scopus indexed marked ^

1. ‘Leases as Subdivisions of Land: A Comparative Analysis of Singapore, New South Wales & British Columbia’ (2024) 12 **The Chinese Journal of Comparative Law**[^] <https://doi.org/10.1093/cjcl/cxae017> (with Pearlie Peh)
2. ‘Promoting ethnic diversity in public housing: Singapore and England compared’ (2024) 16(1) **Journal of Property, Planning and Environmental Law**[^] 68-86) (with Alvin See)
3. ‘Forsake not Foreclosure’ (2023) 3 **Conveyancer and Property Lawyer** 288 – 296.
4. ‘Compensating and Taxing Land Regulations’ (2023) 44(1) **Adelaide Law Review**[^] 135 – 162.
5. ‘Compensation Thresholds for Collective Sales: Singapore & Australia Compared’ (2023) 18(3) **Asian Journal of Comparative Law**[^] 345 – 361.
6. ‘Property Valuation as a Function of Law and Policy’ (2023) 26(1) **International Real Estate Review**[^] 127-142.
7. ‘Comparative Lessons in Sectional Title Laws: Mitigating Urban Inequality in South Africa’ (2022) 42(4) **Oxford Journal of Legal Studies**[^] 1012-1039.
8. ‘Justice as Fairness: A Rawlsian perspective in Compensating Regulatory Land Takings’ (2022) 14(2/3) **Journal of Property, Planning and Environmental Law**^{^1} 45-60.

¹ 95th percentile (2023): Law

9. 'Big Houses on a Small Island: Legislating Singapore's "Good Class" Bungalows' (2023) 23 **International Journal of Housing Policy**² 612 – 628.
10. 'Strata Plan Cancellations in Australasia: A Comparative Analysis of Nine Jurisdictions' (2022) 48(1) **Monash University Law Review** 209-243.
11. 'Of Landlords and Tenants: Property in the Midst of a Pandemic' (2022) 43(3) **Statute Law Review**³ 284-303.
12. 'Towards Fairly Apportioning Sale Proceeds in a Collective Sale of Strata Property' (2020) 43(4) **University of New South Wales Law Journal**⁴ 1494-1520
13. 'What is the Value of Built Heritage Conservation? Assessing Spillover Effects of Conserving Historic Sites in Singapore' (2020) 91 **Land Use Policy**⁵
<https://doi.org/10.1016/j.landusepol.2019.104393> (with Tan Shin Bin)
14. 'Politics and Policy: Chinese Money and its Impact on the Regulation of Residential Property in the West' (2019) 83(4) **Conveyancer and Property Lawyer**⁴ 371-391.
15. 'Collective Best Interests in Strata Collective Sales' (2019) 93(12) **Australian Law Journal** 1025-1040.
16. 'Compensating Regulation of Land: UK and Singapore Compared' (2019) 11(2) **Journal of Property, Planning and Environmental Law**⁵ 135-150.

² 84th percentile (2023): Geography, Planning and Development

³ 97th percentile (2023): Geography, Planning and Development

⁴ Established in 1915, the *Conveyancer* is regarded as the best property law journal in the common law world.

⁵ 95th percentile (2023): Law

17. 'An Overlooked Overriding Interest in Singapore's Torrens System?' (2018) 82(3) **Conveyancer and Property Lawyer**⁶ 280-288.
18. 'Why Egregious Errors of Law May Yet Justify a Refusal of Enforcement Under The New York Convention' (2009) **Singapore Journal of Legal Studies**[^] 592-617.

BOOK

19. 'Singapore and Asia: Celebrating Globalisation and an Emerging Post-Modern Asian Civilisation' (Singapore: Partridge, 2014, 308 pages) (with T K Ti)

BOOK CHAPTERS

20. 'Regulation and Private Law in Promoting Building Safety' in Matthew Bell, Susan Bright, Ben McFarlane & Andrew Robertson (eds), *Private Law and Building Safety* (**Hart Studies in Private Law** 2025) ~ 10,000 words [forthcoming].
21. 'Regulation of Residential Property in The West: The Impact of Chinese Money' in Richard Nolan, Man Yip & Tang Hang Wu (eds), *Trusts and Private Wealth Management* (**Cambridge University Press** 2022) 46-68. ^
22. 'Pragmatism in the Pandemic: The Protection of Commercial Tenants in Singapore' in Aurelio Gurrea-Martínez, Mark Findlay & Goh Yihan (eds), *Law and COVID-19* (**YPHSL** 2020). ^

⁶ Established in 1915, the *Conveyancer* is regarded as the best property law journal in the common law world.

PRACTITIONER ARTICLES

23. 'When Singapore REITs go under: risks and solutions for lenders' (2023) **Journal of International Banking & Financial Law** (Feature Article, with Felix Lee, Stephanie Yeo & Clayton Chong)
24. 'Listing Chinese Companies in Singapore' **Law Gazette** (February 2022) (with Chong Hong Chiang, Genith Lim & Wong Ee Kean) <https://lawgazette.com.sg/feature/listing-chinese-companies-in-singapore/>

GUEST EDITORIALS

25. 'Comparative Perspectives in multi-owned developments across City-States' 16(1) 2024 **Journal of Property, Planning and Environmental Law** 1-2.

ARBITRATION GROUNDS OF DECISION

26. *Wee Hock Chye Patrick / Yong Oy Cheng @ Yeow Oy Cheng v Lew Shiaw Lin (Novena Court)* **STB 8 of 2020** <https://www.stratatb.gov.sg/public-data/doc/judgements/2021/STB-8-of-2020-Novena-Court-GD.pdf> [No Appeal]
27. *Tan Chin Pei v Robert Francis De Rozario (Bukit Timah Plaza / Sherwood Towers)* **STB 99 of 2022** [https://www.stratatb.gov.sg/files/Judgments/2022/stb-99-of-2022-bukit-timah-plaza-sherwood-towers\(gd\).pdf](https://www.stratatb.gov.sg/files/Judgments/2022/stb-99-of-2022-bukit-timah-plaza-sherwood-towers(gd).pdf) [Affirmed in HC/TA 2/2023 on 8 August 2023; leave to appeal to ADHC on 17 November 2023 dismissed]

CONFERENCE PRESENTATIONS

1. Oxford University-Melbourne Law School Private Law and Building Safety Symposium (August 2023), Melbourne, **Australia**
2. 9th Journal of Private International Law Conference (August 2023), **Singapore**
3. 18th Annual Conference, Australian College of Strata Lawyers (ACSL) (March 2023), **Singapore**
4. 17th Annual Conference, Australian College of Strata Lawyers (ACSL) (February 2022), Online
5. 16th Annual Conference, Australian College of Strata Lawyers (ACSL) (April 2021), Online
6. 15th Annual Conference, Australian College of Strata Lawyers (ACSL), Queensland, **Australia** (February 2020)
7. Singapore Academy of Law (SAL) Trusts and Wealth Management Conference, **Singapore** (August 2019)
8. 14th Annual Conference, Australian College of Strata Lawyers (ACSL), Auckland, **New Zealand** (March 2019)
9. International Research Forum on Multi-owned Properties 2019, University of Stellenbosch, **South Africa** (January 2019)
10. 9th Annual Conference, Association for Law, Property & Society, University of Maastricht, **Netherlands** (June 2018)
11. University of Reading Private Law Seminar, Reading, **UK** (June 2017)
12. Queen Mary, University of London-SMU Research Forum, London, **UK** (June 2017)

AWARDS

1. Lee Kong Chian School of Business Dean's Teaching Honour List (2024)
2. SMU Teaching Excellence in Postgraduate Professional Programmes (2024) (YPHSL Nominee)
3. Fellow, Cambridge Centre for Property Law (2022)
4. Academic Fellow, Australian College of Strata Lawyers (2021)
5. Lee Kong Chian Fellow 2021/2022 & 2024/2025
6. SMU 5-year service award (2021)
7. SMU School of Law Promising Scholar Award (2019-2020)
8. International Real Estate Federation (FIABCI) Scholar (2016)
9. MOE-SMU Singapore Teaching and Research Track (START) Scholar (2016)
10. Real Estate Developer's Association of Singapore (REDAS) Gold Medal (2014)
11. C J Koh Scholar, National University of Singapore (2007-2008) & (2008-2009)
12. Informa Prize & Middleton's Award (Best Speaker, International Maritime Law Arbitration Moot) (2009)

SERVICE

1. Board Member, Strata Titles Board, October 2020 – present
2. Consultant, WongPartnership LLP, August 2022 – present
3. Course Convenor, Law of Property (2022-2024)
4. YPHSL Faculty Representative, Library Advisory Committee (LIBRAC) 2021 – Present
5. YPHSL Annual Research Report Committee Member (2020 and 2021 Annual Report)
6. YPHSL Annual Report 2020 Committee Member (2020 and 2021 Annual Report)
7. YPHSL Scholarship Interview Panel (UG and PG), 2018 – present
8. YPHSL Freshmen Faculty Advisor, 2018 – 2021

MEDIA CITES

1. Poh Lay Hoon, 'Knowing the law: Be cautious of illegal acts in public spaces such as littering, cluttering or planting trees without permission' *Lianhe Zaobao* (22 December 2024)
https://news.smu.edu.sg/sites/news.smu.edu.sg/files/wwwsmu/news_room/smu_in_the_news/2024/Dec2024/23Dec/20241222-ZBS-News-09-34x36.pdf
2. Chelsia Tan & Saw Yone Yone 'Singapore artists and heritage businesses reflect on the challenges of belonging today' *herworld* (22 August 2024)
<https://www.herworld.com/pov/singapore-artists-and-heritage-businesses-reflect-challenges-belonging-today>
3. Channel News Asia (CNA) Tonight (23 May 2024) 'Live' broadcast: 'Up to 20,000 new homes to be built at Bukit Timah Turf City site'
<https://www.channelnewsasia.com/watch/20000-new-homes-be-built-bukit-timah-turf-city-site-4358851>
4. Breakfast with Ryan, Emaad & Audrey MoneyFM 89.3 'Live' Interview (1 December 2023) <https://www.moneyfm893.sg/guest/edward-ti-singapore-management-university/>
5. Natasha Ganesan, "Dairy Farm Residences condo owners upset after maintenance fees more than double from what was marketed" *Channel News Asia* (20 November 2023)
<https://www.channelnewsasia.com/singapore/dairy-farm-residences-condo-maintenance-fees-jump-owners-upset-3932286>
6. Carmen Sim, "Residents lament closure of shortcut through Commonwealth cemetery" *Straits Times* (16 September 2023) <https://www.straitstimes.com/singapore/residents-lament-closure-of-shortcut-through-commonwealth-cemetery>

7. Channel News Asia (CNA) Tonight (27 August 2021) ‘Live’ broadcast: ‘Assistant Professor of Law Edward Ti on BTO delays due to contractor's financial woes’
<https://www.youtube.com/watch?v=QI9pyb4vfQg>

8. Vivien Shiao, “CIMB Singapore delays mortgage floor rate hike, but customers unmoved” *Business Times* (30 April 2020)
<https://www.businesstimes.com.sg/banking-finance/cimb-singapore-delays-mortgage-floor-rate-hike-but-customers-unmoved>

9. Vivien Shiao, “Mortgage customers up in arms over CIMB’s floor rate hike” *Business Times* (25 April 2020)
<https://www.businesstimes.com.sg/banking-finance/mortgage-customers-up-in-arms-over-cimbs-floor-rate-hike>

10. “It’s official: Conservation has positive impact on property value in Singapore” *Propertyguru* (26 December 2019)
<https://www.propertyguru.com.sg/property-guides/conservation-property-value-singapore-21401>

11. Ng Jun Sen, “Conserving historic Singapore buildings raises value of nearby homes, but could also cause gentrification: Study” *Today* (25 December 2019)
<https://www.todayonline.com/singapore/conserving-historic-singapore-buildings-raises-value-nearby-homes-could-also-cause>

RELEVANT ASSOCIATIONS / MEMBERSHIPS

1. Cambridge Centre for Property Law
2. Australian College of Strata Lawyers
3. Law Society of Singapore
4. Singapore Academy of Law
5. Oxbridge Society of Singapore
6. Royal Institute of Chartered Surveyors (MRICS)