

## **Tang Hang Wu**

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### **Capsule Biography**

Tang Hang Wu is the Lee Kong Chian Professor at the Yong Pung How School of Law and Associate Provost (Research Governance and Administration), Singapore Management University. His research interests include land law, restitution, equity, trusts, wealth management, charity and non-profit law. Hang Wu has published widely and his work has been relied over a hundred times by courts in Singapore and the Commonwealth. He is frequently instructed as counsel, expert witness and consultant to legal teams in Singapore, Malaysia and beyond, and is widely recognised for his strategic insights to complex property and trust disputes. In recognition of his expertise, Hang Wu was made an overseas member of the Chancery Bar Association of England and Wales, a country correspondent of *Trusts and Trustees*, a member of the Board of Advisors of the International Charity Law Network and a Professorial Fellow at the Attorney General's Chambers Academy.

Outside academia and practice, he has served on numerous boards and committees of nonprofits. For his service, he has won awards from the Law Society of Singapore, Ministry of Law, Ministry of National Development, Ministry of Social & Family Affairs and Singapore Academy of Law. Hang Wu studied law at the National University of Singapore and Cambridge (Masters and PhD) where he won prizes for academic excellence and topped his LLM class.

### **Employment**

#### **Current Employment:**

- Professor of Law, School of Law, Singapore Management University, Jan 2013 to Present (Lee Kong Chian Professor), 2025 - 2026
- Associate Provost (Research Governance and Governance), June 2023 to June 2026

#### **Previous Employment:**

- Associate Professor of Law, National University of Singapore, 2006-2012
- Assistant Professor of Law, National University of Singapore, 2000-2006
- Legal Associate, Cooma, Lau & Loh, Singapore, 1996-2000
- Pupil, Allen & Gledhill, Singapore, 1995-1996

## Current Appointments:

- Donor Relation Committee, Community Foundation of Singapore, 2016 – to date
- Corporate Social Responsibility Committee, Singapore Academy of Law, 2015 to date
- Land Law Part A Course, Singapore Institute of Legal Education, 2015 – to date
- Selection Panel for Singapore Law Reports, Council of Law Reporting, Singapore Academy of Law, 2015 – to date
- Volunteer Assistant Director, Legal Aid Bureau, 2011 – to date
- Member of Board of Advisors, International Charity Law Network, (2022 – to date)
- Member of the Islamic Legacy Planning Committee, Majlis Ugama Islam (2024 – 2026)
- Professorial Fellow, AGC Academy (2024 – to date)

## Education

- PhD, LLM (Cambridge)
- LLB (NUS)

## Publications

### Books

1. *Trusts and Private Wealth Management*, (R. Nolan, M. Yip and HW Tang, eds), (Cambridge University Press, 2022).
2. *Principles of the Law of Restitution in Singapore*, (Academy Publishing, 2019).
3. *Tan Sook Yee's Principles of Singapore Land Law*, (LexisNexis, 4<sup>th</sup> ed, 2019) (Co-edited book Kelvin Low).
4. *Trusts and Modern Wealth Management*, (R. Nolan, K. Low and HW Tang, eds), (Cambridge University Press, 2018).
5. (with Michael Hor and Nicholas Poon), *Reading Law in Singapore*, (LexisNexis, 2nd ed, 2014).
6. *Developments in Singapore Law between 2006 and 2010: Trends and Perspectives*, (Singapore Academy of Law, 2011) (Co-edited with Yeo Tiong Min and Hans Tjio).
7. *The Practice of Law*, (LexisNexis, 2011) (Co-edited with Michael Hor and Koh Swee Yen).
8. *Tan Sook Yee's Principles of Singapore Land Law*, (LexisNexis, 2009) (Co-edited book with Tan Sook Yee and Kelvin Low).
9. *Reading Law in Singapore*, (LexisNexis, 2009) (Co-edited book Michael Hor).

10. *The Goals of Private Law*, (Hart Publishing, 2009) (Co-edited book with Andrew Robertson)
11. *Lives in the Law: Essays in Honour of Koh Kheng Lian, EP Ellinger and Tan Sook Yee*, (Academy Publishing, 2007) (Co-edited book with Michael Hor and Dora Neo).
12. *Halsbury's Laws of Singapore Volume 9 - Equity And Trust* (with Tan Y.L., Kanaga Dharmananda, D. Tan) (LexisNexis, 2003)

### Journal Articles

1. 'Precipitated by the Pandemic: From Remote Witnessing to Electronic Wills' (2026). *The Chinese Journal of Comparative Law*, 1-22. (Accepted) (with Edward Ti)
2. "Constructive trusts in Malaysia: A Methodological Reappraisal" (2025) *Asian Journal of Comparative Law* (with Ying Khai Liew)
3. 'Broken Kinship: Family Property Disputes and the Common Intention Constructive Trust in Singapore' (2024) 38 *International Journal of Law, Policy and the Family* 1-21
4. 'Not Such Massively Discretionary Trusts: Proper Purposes Doctrine and Protectors as Means of Control' (2024) 35 *King's Law Journal* 150-171 (with Yip Man)
5. '[Aging and the Law in Singapore and Japan: Adult Guardianship and Other Alternatives](#)' (2023) *Journal of Aging & Social Policy* (with Yukio Sakurai and Chong Yue-en)
6. '[Conceptualizing Condominium Law and Children: Comparing the State of Strata Titles Law in New South Wales and Singapore](#)' (2023) *Journal of Property, Planning and Environmental Law*
7. '[The Islamisation of the English Trust: The Hibah Trust in Malaysia](#)' (2023) *Asian Journal of Comparative Law*
8. 'Singapore's Adult Guardianship Law and the Role of the Family in Medical Decision-Making' (2022) 36 *International Journal of Law, Policy and the Family* 1
9. '[Charitable Organizations in Singapore: From Clan Based to State Facilitated Endeavors](#)' (2022) 13 *Nonprofit Policy Forum* 49.

10. ‘[A Trap for the Unwary: Enforcing Writs of Seizure and Sale Against Joint Tenancies](#)’ (2022) 34 Singapore Academy Law Journal 151.
11. “The Role of the Law of Unjust Enrichment in Singapore” (2021) 9 Chinese Journal of Comparative Law 1.
12. “Trust, Contribution and Equitable Accounting: Analysing Imbalances in Contribution towards Mortgage Payments” (2020) Conveyancer and Property Lawyer 310 – 329 (joint paper with Lim Sing Yong).
13. “Trustees’ Investment duties and Cryptoassets” (2020) 26(2) Trusts & Trustees 183.
14. “From *Waqf*, Ancestor Worship to The Rise Of The Global Trust: A History Of The Use Of The Trust As A Vehicle For Wealth Transfer In Singapore” (2018) 103 Iowa Law Review 2263 (invited contribution)
15. “Compelling trustees to exercise their discretion: A principle of non-intervention?” (2018) 117 Zeitschrift für Vergleichende Rechtswissenschaft 303 (invited contribution)
16. “Equity in the Age of Statutes” (2015) 9 Journal of Equity 214. (invited contribution)
17. “Taking Stock of the Change of Position Defence” (2015) 27 Singapore Academy of Law Journal 163.
18. “Setting Up A Non-Profit Trust Company: The Special Needs Trust Company in Singapore” (2014) 14 Elder Law Journal (invited contribution)
19. “Creditors, Trust and Insolvency” (2014) 20(4) Trusts and Trustees 383 (invited contribution).
20. “The Fiduciary Doctrine as a New Pathway: An Alternative Approach to Analysing Native Customary Rights in Sarawak” (2013) 14 Australian Journal of Asian Law.
21. “The Court’s Supervisory Power over the Exercise of Trustee’s Discretion: A Contribution from Singapore” (2013) 19(7) Trusts and Trustees 705.
22. “The Resurgence of “Uncorporation”: The Business Trust in Singapore” (2012) Journal of Business Law 683.

23. "Housing and Development Board Flats, Trust and Other Equitable Doctrines" (2012) 24 SAcLJ 470.
24. "Let's Call the Whole Thing Off: Divorce and Trusts in Singapore" (2011) 17(9) Trusts and Trustees 855 (invited contribution)
25. "An Impregnable Fortress? Possible Attacks on the Singapore Trust?" (2011) 25 Trust Law International 66.
26. "An Unjust Enrichment Claim for the Mistaken Improver of Land" (2011) 1 Conveyancer and Property Lawyer 8.
27. "A Law Which Favours Forgers: Land Fraud in Two Torrens Jurisdictions" (2011) 19 Australian Property Law Journal 130 (joint paper with Loh Khian Chung).
28. "The Constructive Trust in Singapore: Five Persistent Puzzles" (2010) 22 Singapore Academy Law Journal 136.
29. "The Networked Electorate: The Internet and the Quiet Democratic Revolution in Malaysia and Singapore", 2009(2) Journal of Information, Law & Technology (*JILT*), <[http://go.warwick.ac.uk/jilt/2009\\_2/tang](http://go.warwick.ac.uk/jilt/2009_2/tang)>
30. 'Beyond the Torrens Mirror: A Framework of the *In Personam* Exception to Indefeasibility', (2008) 32 Melbourne University Law Review 672.
31. 'Settlement Agreements as Defences to Unjust Enrichment Claims', *Restitution Law Review* [2008] RLR 63.
32. 'Unjust Enrichment Within a Valid Contract: A Close Look at *Roxborough v. Rothmans of Pall Mall Australia Ltd*' (2007) 23 Journal of Contract Law 201.
33. 'Rationalising *Re Hastings-Bass*: A Duty to Act on Proper Bases' (2007) 21 Trust Law International 62.
34. 'The Legal Representation of the Singaporean Home and the Influence of the Common Law' (2007) 37 Hong Kong Law Journal 81.
35. "Natural Obligations and the Common Law of Unjust Enrichment" (2006) 6 Oxford University Commonwealth Law Journal 133.
36. 'The Role of Negligence and Non-Financial Detriment in the Law of Unjust Enrichment' [2006] Restitution Law Review 55.

37. ‘Let a Hundred Flowers Bloom: Digital Speech in Malaysia’ [2006] Asian Journal of Comparative Law 114.
38. ‘Legal Professional Privilege and Restitution for Mistake of Law’ (2005) 24 Civil Justice Quarterly 246.
39. ‘Restitution for Mistaken Gifts’ (2004) 20 Journal of Contract Law 1.
40. ‘Confidence and Constructive Trust’ (2003) 23 Legal Studies 135.
41. ‘The Right of Lateral Support Of Buildings From The Adjoining Land’ [2002] 66 Conveyancer and Property Lawyer 237.
42. ‘Injunctions Restraining Calls on Performance Bonds – Is Fraud the Only Ground in Singapore?’ [2000] *Lloyd’s Maritime and Commercial Law Quarterly* 348 (co-authored with Quentin Loh)

#### Case Notes and Shorter Notes

1. “Limitation period for unjust enrichment claims, at the claimant’s expense, lack of consent, illegality, and vindication of property rights: *Esben Finance Ltd and Others V Wong Hou-Lianq Neil*” (2022) 33 King’s College Law Journal 345.
2. ‘A Dispute in Chancery Lane: Re-Considering the Resulting and Common Intention Constructive Trust’ (2015) Conv 169 (invited contribution)
3. “The Impenetrable Jungle: The Status of *Cy-Près* in Western Australia” (2014) Journal of Equity (invited contribution)
4. ‘A Right of Pre-emption as a Caveatable Interest’ (2007) 81 Australian Law Journal 718.
5. ‘Unjust Enrichment and Wrongly Paid Tax’ (2006) 65 Cambridge Law Journal 276.
6. ‘Proprietary Relief without Rescission’ (2004) 63 Cambridge Law Journal 30.
7. ‘*Foskett v. McKeown* – Hard Nosed Property Rights or Unjust Enrichment?’ [2001] 25 Melbourne University Law Review 295.

## Book Chapters

1. ‘Trustees’ Rights in *Oxford Handbook of Comparative Trust Law* (M. Bennett, L. Ho, A. Hofri-Winogradow and R. Nolan, eds) 2025.
2. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2024*, (Teo K.S. & M Yip, eds.) (2024, Singapore Academy of Law) (with Tay Yong Seng)
3. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2023*, (Teo K.S. & M Yip, eds.) (2024, Singapore Academy of Law) (with Tay Yong Seng)
4. “Crazy rich families in Singapore: Property, trust and business disputes, and the incompatibility of English Principles” in *Trusts and Private Wealth Management: Developments and Directions*, (M. Yip, R. Nolan and HW Tang, eds), (Cambridge University Press, 2022) (with Yip Man)
5. ‘Innovations within Malaysian Trusts Law: Labuan’s Trusts Law and the *Hibah* Trust’ in *Asia-Pacific Trusts Law Volume 2 Adaptation in Context* (Hart Publishing, 2022)
6. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2022*, (Teo K.S. & M Yip, eds.) (2023, Singapore Academy of Law) (with Tay Yong Seng)
7. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2021*, (Teo K.S. & Y Goh, eds.) (2022, Singapore Academy of Law) (with Tay Yong Seng)
8. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2020*, (Teo K.S. & Y Goh, eds.) (2021, Singapore Academy of Law) (with Tay Yong Seng)
9. “Unjust Enrichment and Contract” in *Research Handbook in Unjust Enrichment and Restitution* (Bant, Barker & Degeling, eds) (Edward Elgar, 2020) 101.
10. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2019*, (Teo K.S. & Y Goh, eds.) (2020, Singapore Academy of Law) (with Tay Yong Seng)
11. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2018*, (Teo K.S. & Y Goh, eds.) (2019, Singapore Academy of Law) (with Tay Yong Seng)
12. “Financial Planning Mechanisms Available to Persons with Special Needs In Singapore” in *Special Needs Planning* (Lusina Ho and Rebecca Lee, eds), (Cambridge University Press, 2019) 212 - 236

13. “Derivative Actions on Behalf of the Trust: *Beddoe* Orders For Beneficiaries” in *Modern Studies in Trusts and Wealth Management*, (R. Nolan, K. Low and HW Tang, eds), (Cambridge University Press, 2018) 221 - 241.
14. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2017*, (Teo K.S. & Y Goh, eds.) (2018, Singapore Academy of Law) (with Tay Yong Seng)
15. “Equity in the Marketplace: Reviewing the Use of Unconscionability to Restrain Calls on Performance Bonds” in *Equity, Trusts and Commerce*, (J. Penner and P. Davies, eds), (Hart, 2017).
16. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2017*, (Teo K.S. & Y Goh, eds.) (2017, Singapore Academy of Law)
17. ‘Singapore: Trust Disputes and Arbitration’ in *Arbitration of Trust Disputes*, (Oxford University Press, 2016), 352 (with Paul Tan).
18. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2016*, (Teo K.S. & Y Goh, eds.) (2016, Singapore Academy of Law)
19. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2015*, (Teo K.S. & Y Goh, eds.) (2015, Singapore Academy of Law)
20. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2014*, (Teo K.S. & Y Goh, eds.) (2014, Singapore Academy of Law)
21. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2013*, (Teo K.S. & Y Goh, eds.) (2013, Singapore Academy of Law)
22. ‘Precedent, Principle and Policy: Chan Sek Keong CJ’s Contributions to the Law of Property and Trusts’ in *The Law in His Hands: A Tribute to Chief Justice Chan Sek Keong*, (Academy Publishing, 2012), 211. (invited contribution) (with T.P.B Menon).
23. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2012*, (Teo K.S., ed.) (2012, Singapore Academy of Law).
24. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2011*, (Teo K.S., ed.) (2011, Singapore Academy of Law).
25. “Conflict in Land Law Jurisprudence I: Co-Ownership And Collective Sales” in *Developments in Singapore Law between 2006 and 2010: Trends and Perspectives*, (Singapore Academy of Law, 2011), (T.M. Yeo, H. Tjio and Tang Hang Wu, eds), 519.

26. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2010*, (Teo K.S., ed.) (2010, Singapore Academy of Law).
27. “Teaching Trust Law in the Twenty First Century” in *Exploring Private Law*, (E. Bant and M. Harding, eds), (Cambridge, 2010), 125. (invited contribution).
28. ‘Storytelling in the Law of Unjust Enrichment’ in *The Goals of Private Law*, (Hart, 2009), (A. Robertson and H.W. Tang, eds), 457
29. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2009*, (Teo K.S., ed.) (2009, Singapore Academy of Law).
30. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2008*, (Teo K.S., ed.) (2008, Singapore Academy of Law).
31. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2007*, (Teo K.S., ed.) (2007, Singapore Academy of Law).
32. ‘Teaching Equity and Trusts’ in *Lives in the Law: Essays in Honour of Koh Kheng Lian, EP Ellinger and Tan Sook Yee*, (Hor, Neo & Tang, Eds.), (Academy Publishing/Singapore Journal of Legal Studies, 2007), 233.
33. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2006*, (Teo K.S., ed.) (2006, Singapore Academy of Law).
34. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2005*, (Teo K.S., ed.) (2005, Singapore Academy of Law).
35. ‘Equity and Trust’ in *Developments in Singapore Law 2000 – 2005* (co-authored with Dilhan Pillay), 859.
36. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2001*, (Teo K.S. & Hung N.S. eds.) (2002, Singapore Academy of Law), p. 198 (co-authored with Professor Tan Sook Yee).
37. ‘Developments in Singapore Land Law – Part I’ in *Developments in Singapore Law* (K. Tan ed.) (2001, Sweet & Maxwell), K. Tan (ed.), p. 387.
38. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2000*, (Teo K.S. & Hung N.S. eds.) (2001, Singapore Academy of Law) p. 165 (co-authored with Professor Tan Sook Yee)

#### Other Publications

- Book Review the Question of the Gift: Essays Across Disciplines edited by Mark Osteen [London: Routledge, 2002. 310 pp. Hardcover: £65] [2003] Sing JLS 642.

### **Consultancy Activities**

Co-head of Trusts and Private Wealth Desk, TSMP Law Corporation.

### **Subjects Taught**

- Property Law
- Principles of the Law of Restitution
- Equity and Trusts