

## **Tang Hang Wu**

Lee Kong Chian Professor  
Associate Provost (Research Governance)  
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### **Capsule Biography**

Tang Hang Wu is Lee Kong Chian Professor at the Yong Pung How School of Law and Associate Provost (Research Governance), 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 on by all levels of the Singapore courts, Supreme Court of Queensland, Royal Court of Jersey, Court of Appeal in Manitoba, courts in Malaysia, Caribbean Court of Appeal, law reform committees in the Commonwealth, major textbooks and law journals. He is frequently instructed by local and international law firms, high-net-worth individuals, and banks to act as Counsel or to provide an expert opinion and advice on complex matters in property, wealth management, trust, and restitution. Hang Wu was described in a judgment by the Singapore Court of Appeal as “a leading expert” who is “well-known locally and internationally” in unjust enrichment and equity and by the Straits Times as “Singapore’s leading expert on social and charity cases”. He has given expert evidence on Singapore law in numerous international litigation and arbitration proceedings including a reported case in the District of Columbia for the United States Department of Justice. Hang Wu has provided continuing legal education training for judges at the Singapore Judicial College and Family Justice Court. 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.

Outside academia and practice, he is a member of the Strata Titles Board, a member of the donor relation committee of the Community Foundation of Singapore and a former director of the non-profit Special Needs Trust Company. For his service, he has been presented with awards from the Law Society of Singapore, Ministry of Law, Ministry of National Development and Ministry of Social & Family Affairs. He was recently awarded the Ministry of National Development’s Medallion and Distinguished Service Award in 2023 for his work with the Council of Estate Agencies and Strata Titles Board. 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
- Associate Provost (Research Governance)
- Lee Kong Chian Professor, 2023 - 2024

### 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:

- Panel Member, Strata Titles Board, 2006 – to date
- 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
- Co-Editor, Book Series Commercial Law in Asia (Academy Publishing & SMU), 2020 – to date
- Member of Board of Advisors, International Charity Law Network, (2022 – 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, 3<sup>rd</sup> 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. [‘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)
2. [“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*
3. [‘The Islamisation of the English Trust: The Hibah Trust in Malaysia’](#) (2023) *Asian Journal of Comparative Law*
4. ‘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

5. ['Charitable Organizations in Singapore: From Clan Based to State Facilitated Endeavors'](#) (2022) 13 Nonprofit Policy Forum 49.
6. ['A Trap for the Unwary: Enforcing Writs of Seizure and Sale Against Joint Tenancies'](#) (2022) 34 Singapore Academy Law Journal 151.
7. "The Role of the Law of Unjust Enrichment in Singapore" (2021) 9 Chinese Journal of Comparative Law 1.
8. "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).
9. "Trustees' Investment duties and Cryptoassets" (2020) 26(2) Trusts & Trustees 183.
10. "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)
11. "Compelling trustees to exercise their discretion: A principle of non-intervention?" (2018) 117 Zeitschrift für Vergleichende Rechtswissenschaft 303 (invited contribution)
12. "Equity in the Age of Statutes" (2015) 9 Journal of Equity 214. (invited contribution)
13. "Taking Stock of the Change of Position Defence" (2015) 27 Singapore Academy of Law Journal 163.
14. "Setting Up A Non-Profit Trust Company: The Special Needs Trust Company in Singapore" (2014) 14 Elder Law Journal (invited contribution)
15. "Creditors, Trust and Insolvency" (2014) 20(4) Trusts and Trustees 383 (invited contribution).
16. "The Fiduciary Doctrine as a New Pathway: An Alternative Approach to Analysing Native Customary Rights in Sarawak" (2013) 14 Australian Journal of Asian Law.
17. "The Court's Supervisory Power over the Exercise of Trustee's Discretion: A Contribution from Singapore" (2013) 19(7) Trusts and Trustees 705.

18. "The Resurgence of "Uncorporation": The Business Trust in Singapore" (2012) *Journal of Business Law* 683.
19. "Housing and Development Board Flats, Trust and Other Equitable Doctrines" (2012) 24 *SAcLJ* 470.
20. "Let's Call the Whole Thing Off: Divorce and Trusts in Singapore" (2011) 17(9) *Trusts and Trustees* 855 (invited contribution)
21. "An Impregnable Fortress? Possible Attacks on the Singapore Trust?" (2011) 25 *Trust Law International* 66.
22. "An Unjust Enrichment Claim for the Mistaken Improver of Land" (2011) 1 *Conveyancer and Property Lawyer* 8.
23. "A Law Which Favours Forgers: Land Fraud in Two Torrens Jurisdictions" (2011) 19 *Australian Property Law Journal* 130 (joint paper with Loh Khian Chung).
24. "The Constructive Trust in Singapore: Five Persistent Puzzles" (2010) 22 *Singapore Academy Law Journal* 136.
25. "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)>
26. 'Beyond the Torrens Mirror: A Framework of the *In Personam* Exception to Indefeasibility', (2008) 32 *Melbourne University Law Review* 672.
27. 'Settlement Agreements as Defences to Unjust Enrichment Claims', *Restitution Law Review* [2008] RLR 63.
28. '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.
29. 'Rationalising *Re Hastings-Bass*: A Duty to Act on Proper Bases' (2007) 21 *Trust Law International* 62.
30. 'The Legal Representation of the Singaporean Home and the Influence of the Common Law' (2007) 37 *Hong Kong Law Journal* 81.
31. "Natural Obligations and the Common Law of Unjust Enrichment" (2006) 6 *Oxford University Commonwealth Law Journal* 133.

32. 'The Role of Negligence and Non-Financial Detriment in the Law of Unjust Enrichment' [2006] *Restitution Law Review* 55.
33. 'Let a Hundred Flowers Bloom: Digital Speech in Malaysia' [2006] *Asian Journal of Comparative Law* 114.
34. 'Legal Professional Privilege and Restitution for Mistake of Law' (2005) 24 *Civil Justice Quarterly* 246.
35. 'Restitution for Mistaken Gifts' (2004) 20 *Journal of Contract Law* 1.
36. 'Confidence and Constructive Trust' (2003) 23 *Legal Studies* 135.
37. 'The Right of Lateral Support Of Buildings From The Adjoining Land' [2002] 66 *Conveyancer and Property Lawyer* 237.
38. '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. “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)
2. ‘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)
3. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2022*, (Teo K.S. & M Yip, eds.) (2023, Singapore Academy of Law) (with Tay Yong Seng)
4. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2021*, (Teo K.S. & Y Goh, eds.) (2022, Singapore Academy of Law) (with Tay Yong Seng)
5. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2020*, (Teo K.S. & Y Goh, eds.) (2021, Singapore Academy of Law) (with Tay Yong Seng)
6. “Unjust Enrichment and Contract” in *Research Handbook in Unjust Enrichment and Restitution* (Bant, Barker & Degeling, eds) (Edward Elgar, 2020) 101.
7. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2019*, (Teo K.S. & Y Goh, eds.) (2020, Singapore Academy of Law) (with Tay Yong Seng)
8. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2018*, (Teo K.S. & Y Goh, eds.) (2019, Singapore Academy of Law) (with Tay Yong Seng)
9. “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
10. “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.
11. ‘Equity & Trust’ in *Annual Review of Singapore Cases 2017*, (Teo K.S. & Y Goh, eds.) (2018, Singapore Academy of Law) (with Tay Yong Seng)
12. “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).

13. 'Equity & Trust' in *Annual Review of Singapore Cases 2017*, (Teo K.S. & Y Goh, eds.) (2017, Singapore Academy of Law)
14. 'Singapore: Trust Disputes and Arbitration' in *Arbitration of Trust Disputes*, (Oxford University Press, 2016), 352 (with Paul Tan).
15. 'Equity & Trust' in *Annual Review of Singapore Cases 2016*, (Teo K.S. & Y Goh, eds.) (2016, Singapore Academy of Law)
16. 'Equity & Trust' in *Annual Review of Singapore Cases 2015*, (Teo K.S. & Y Goh, eds.) (2015, Singapore Academy of Law)
17. 'Equity & Trust' in *Annual Review of Singapore Cases 2014*, (Teo K.S. & Y Goh, eds.) (2014, Singapore Academy of Law)
18. 'Equity & Trust' in *Annual Review of Singapore Cases 2013*, (Teo K.S. & Y Goh, eds.) (2013, Singapore Academy of Law)
19. '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).
20. 'Equity & Trust' in *Annual Review of Singapore Cases 2012*, (Teo K.S., ed.) (2012, Singapore Academy of Law).
21. 'Equity & Trust' in *Annual Review of Singapore Cases 2011*, (Teo K.S., ed.) (2011, Singapore Academy of Law).
22. "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.
23. 'Equity & Trust' in *Annual Review of Singapore Cases 2010*, (Teo K.S., ed.) (2010, Singapore Academy of Law).
24. "Teaching Trust Law in the Twenty First Century" in *Exploring Private Law*, (E. Bant and M. Harding, eds), (Cambridge, 2010), 125. (invited contribution).
25. 'Storytelling in the Law of Unjust Enrichment' in *The Goals of Private Law*, (Hart, 2009), (A. Robertson and H.W. Tang, eds), 457
26. 'Equity & Trust' in *Annual Review of Singapore Cases 2009*, (Teo K.S., ed.) (2009, Singapore Academy of Law).



27. 'Equity & Trust' in *Annual Review of Singapore Cases 2008*, (Teo K.S., ed.) (2008, Singapore Academy of Law).
28. 'Equity & Trust' in *Annual Review of Singapore Cases 2007*, (Teo K.S., ed.) (2007, Singapore Academy of Law).
29. '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.
30. 'Equity & Trust' in *Annual Review of Singapore Cases 2006*, (Teo K.S., ed.) (2006, Singapore Academy of Law).
31. 'Equity & Trust' in *Annual Review of Singapore Cases 2005*, (Teo K.S., ed.) (2005, Singapore Academy of Law).
32. 'Equity and Trust' in *Developments in Singapore Law 2000 – 2005* (co-authored with Dilhan Pillay), 859.
33. '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).
34. 'Developments in Singapore Land Law – Part I' in *Developments in Singapore Law* (K. Tan ed.) (2001, Sweet & Maxwell), K. Tan (ed.), p. 387.
35. '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