

**STATE BAR REAL PROPERTY SECTION  
EXECUTIVE COMMITTEE MEETING**

**AGENDA  
November 20, 2012**

Location: Teleconference

Roll Call and establish quorum and minute keeper.

1. Review and approve Minutes of October 16, 2012 meetings (All members).
2. Election of Officers: Chairperson, Vice Chair, Secretary and Treasurer. \*\*
3. Annual Review: At least annually, the Executive Committee shall “review the mission and goals, objections and priorities of the Executive Committee and make recommendations for change, if any, to the General Membership.” Bylaws, Article V, Section 6.A. \*\*
4. Treasurer's Report (DeArmond Sharp).
5. State Bar 2013 Annual Meeting Request For Proposals submitted: (a) Leasing in the New Economy; (b) Seven Deadly Business Sins; (c) Starting Out On Your Own; (d) Anatomy Of A Failed Loan; (e) Legislative & Case Law Update.
6. Listserve Status.
7. Real Property Section Proposed Legislation: Results of the Board of Governor's Meeting.
8. Mike DeLee Proposal. (Attached)
9. Current Matters of Interest to Section Members (i.e., Committee Members should bring to attention of Committee, including new or previously overlooked statutes or regulations, recent decisions, laws, news (e.g., foreclosures, lawsuits, actions by governmental agencies, etc.), etc. (All members).
  - AB 284 Working Group
10. Committee Reports (Members/Meetings/Legislative Proposals):
  - a. Land Use: Pierre Hascheff
  - b. Natural Resources: Craig Howard
  - c. Common Interest Communities: Karen Dennison and Michael Buckley
  - d. Real Estate Finance: Doug Flowers (including Opinions)
  - e. Commercial Leasing: Matt Watson

- f. General Real Estate: Mary Drury
- g. Professionalism – DeArmond Sharp
- h. Legislation – Karen Dennison
- Bylaws Committee?

11. Set date time, agenda items for next meeting (December 18, 2012).

\*\* Items should be addressed this year, but can wait until the December meeting.

## Upcoming Date / Events

### **2013**

- Jan. 15 Executive Committee Meeting
- Feb. Legislature Meet & Greet
- July 25 – 27 Annual Meeting in South Lake Tahoe

## BAGUS, ADAR

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**From:** BUCKLEY, MICHAEL  
**Sent:** Monday, November 19, 2012 2:36 PM  
**To:** BAGUS, ADAR  
**Subject:** FW: Tentative Outline for my Talk

Michael E. Buckley | Fennemore Craig Jones Vargas  
Tel: 702.692.8006 | [mbuckley@fclaw.com](mailto:mbuckley@fclaw.com)

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**From:** Michael M. DeLee [mailto:[michael@deleelaw.com](mailto:michael@deleelaw.com)]  
**Sent:** Tuesday, October 23, 2012 3:27 PM  
**To:** BUCKLEY, MICHAEL  
**Subject:** FW: Tentative Outline for my Talk

Please let me know if this will work.

I have a couple of suggested changes but wanted to make sure this was compatible with your suggestion at the annual meeting of the Real Property Section for the memorial lecture series.

I think it would make a great beginning.

---

**From:** Stein, Gregory M [mailto:[gstein@utk.edu](mailto:gstein@utk.edu)]  
**Sent:** Monday, October 15, 2012 3:22 PM  
**To:** Michael M. DeLee  
**Subject:** Tentative Outline for my Talk

Michael,

Here is a very tentative rough outline for the talk you invited me to give at UNLV in February, in honor of Prof. Pat Randolph's many contributions. Please let me know if this is not in line with what you had in mind. This is still at a very early stage of planning and I would be happy to consider any modifications you think would be appropriate.

As we discussed, I would plan on speaking for about one hour, with another 30 minutes for questions.

Thanks again for inviting me. I greatly appreciate it.

All my best,  
Greg

11/20/2012

## Real Estate Law in Modern China

1. Introduction: The excitement of the Chinese real estate market today
2. A brief background on Chinese history and legal development
  - Before the Communist Revolution of 1949
  - During the Mao Zedong era (1949-1976)
  - Post-1976 changes (“Reform and Opening”)
3. The development of Chinese real estate law since the late 1980s
  - How these developments reflect the history above
  - How real estate development “on the ground” raced ahead of legal developments
  - The tension between Communist doctrine and private property rights
4. The Chinese Property Law of 2007 – an attempt to resolve this tension
5. The differences between law as published and law as actually practiced
  - Rule-of-law versus rule-by-man, and the importance of personal connections
  - Gaps in the new property code
  - Essential features of current Chinese real estate practice
6. How the developments above comport with the theory of law and development
  - Traditional theory: Strong property rights are a precondition to economic development
  - To what extent is China disproving this theory?
7. Conclusion; questions and answers

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**Gregory M. Stein**  
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<http://www.law.utk.edu/faculty/stein/index.shtml>

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