

# Module Descriptor

|                                      |  |
|--------------------------------------|--|
| <b>Module Title</b>                  | Land Law   |
| <b>Course Title</b>                  | LLB (Hons) Law, LLB (Hons) Business Law, LLB (Hons) Criminal Law and LLB (Hons) Law with Criminology   |
| <b>School</b>                        | <input type="checkbox"/> ASC <input type="checkbox"/> ACI <input type="checkbox"/> BEA <input type="checkbox"/> BUS <input type="checkbox"/> ENG <input type="checkbox"/> HSC <input checked="" type="checkbox"/> LSS  |
| <b>Division</b>                      | Law  |
| <b>Parent Course (if applicable)</b> | LLB (Hons) Law   |
| <b>Level</b>                         | 6  |
| <b>Semester</b>                      | 1  |
| <b>Module Code</b>                   | LAW_6_LAL  |
| <b>JACS Code</b>                     |  |
| <b>Credit Value</b>                  | 20 credit points   |
| <b>Student Study Hours</b>           | Contact hours: 48<br><br>Student managed learning hours: 152   |
| <b>Pre-requisite Learning</b>        | None   |
| <b>Co-requisites</b>                 | None   |
| <b>Excluded combinations</b>         | None   |
| <b>Module co-ordinator</b>           |  |
| <b>Short Description</b>             | <p>Students learn Land Law through an evolving story, illustrated with diagrams, and involving everyday Land Law situations.</p> <p>Students learn about estates and interests (both legal and equitable) in land and the formalities required to create them; the regulation of land use through private law controls; the finance of land via a mortgage; and how estates and interests in land exist and are protected in registered land.</p> <p>Students will, throughout their study of Land Law, apply the Law they learn to the facts of this ever-evolving Land Law story.</p>  |
| <b>Aims</b>                          | <p>This module aims to</p> <p>Provide students with knowledge and understanding of the principles and key concepts of English Land Law and proposals for reform;</p> <p>Develop students' ability to analyse and critically evaluate conflicting interpretations of Land Law primary sources;</p> <p>Enable students to solve complex Land Law problems, by</p> <p>analysing complex factual situations and discriminating between relevant and irrelevant facts and</p> <p>selecting and applying the relevant law to the relevant facts; and</p> <p>Lay a foundation for the further study of Property Law and Practice.</p> |

|                                      |  |
|--------------------------------------|--|
| <b>Learning Outcomes</b>             | <p>At the end of the module students will be able to</p> <p>Discuss systematically the key concepts of Land law;</p> <p>Critically evaluate selected proposals for Land law reform;</p> <p>Critically evaluate conflicting interpretations of primary sources of Land law; and</p> <p>Develop solutions to complicated and uncertain Land Law problems arising in complex factual situations.</p>  |
| <b>Employability</b>                 | <p>This module will develop key employability skills, which will enable students to appreciate, develop and apply key skills relevant to the legal profession and understand the transferability of these skills.</p>  |
| <b>Teaching and learning pattern</b> | <p>Contact hours includes the following:<br/>(please click on the checkboxes as appropriate)</p> <p><input checked="" type="checkbox"/> Lectures                      <input type="checkbox"/> Group Work:<br/> <input checked="" type="checkbox"/> Seminars                      <input type="checkbox"/> Tutorial:<br/> <input type="checkbox"/> Laboratory                      <input checked="" type="checkbox"/> Workshops<br/> <input type="checkbox"/> Practical                      <input type="checkbox"/> VLE Activities</p>  |
| <b>Indicative content</b>            | <p><b>What is Land Law?</b> Why the need to study Land Law? The relevance of Land Law;</p> <p><b>Estates and Interests in Land;</b></p> <p><b>Conveyancing Transaction and Formalities.</b> Outline conveyancing transaction of freehold land and formalities for land contracts and transfer of the legal estate;</p> <p><b>Acquisition of Land with no formalities?</b> Proprietary estoppel, Adverse Possession;</p> <p><b>Settlements of Land.</b> The Trust of Land;</p> <p><b>Co-ownership of Land.</b> Definition, types of co-ownership; the trust of land; disputes;</p> <p><b>Leases.</b> Definition; types of lease; formalities required for the creation of leases; essential characteristics of a lease. Format of Lease; terms of leases: landlord and tenant covenants; remedies for breach of covenants. Transmission of leasehold covenants pre and post 1996;</p> <p><b>Freehold Covenants.</b> Positive and negative/restrictive covenants and their enforcement between the original parties and also their successors title and remedies for breach of covenants. Reform;</p> <p><b>Commonhold.</b> Purpose, definition, creation, management, advantages and disadvantages;</p> <p><b>Mortgages.</b> Definition; creation of mortgages; rights of the mortgagor; rights and powers of the mortgagee; priorities of mortgages.</p> <p><b>Easements.</b> Definition, essential characteristics and acquisition of easements and how they can be enforced against third parties. Reform;</p> <p><b>Unregistered Land.</b> Protection of estates and interests in land to ensure enforceability against third parties;</p> <p><b>Registered Land.</b> Protection of estates and interests in land to ensure enforceability against third parties.</p> |
| <b>Assessment method</b>             | <b>Formative assessment:</b>   |

|                                 |   |
|---------------------------------|---|
|                                 | <p>Skills for the summative assessment will be embedded throughout formative opportunities in lectures, workshops and seminars, with lecturer and peer feedback. Students will be given mock questions in in Seminars.</p> <p><b>Summative assessment:</b><br/> <b><u>CW1 70% Written Assignment 3150 Words</u></b><br/> <b>e.g. Practical Problem Style Question/Advice; and/or Evaluation style Question/Advice</b><br/> <i>At least 21 Days from Release to Submission</i><br/> <b><u>CW2 30% Multiple Choice Test (MCT)</u></b><br/> 30 Questions (Qs) Each with 5 Options. On the Day Format<br/> e.g. Completed Online Via Moodle releases at 10:00. Completion within 60 minutes (DDS Extension 90 minutes). EC's allows a resit at the next sit (e.g.S1 2<sup>nd</sup> Sit April)..</p> |
| <b>Mode of resit</b>            | <p><b><u>CW1 70% Written Assignment</u></b><br/> Same assessment method, fresh content.<br/> <b><u>CW2 30% Multiple Choice Test (MCT)</u></b><br/> Same assessment method</p>   |
| <b>Indicative Sources</b>       | <p>Current editions of<br/> <b>Core materials:</b><br/> JA Mackenzie &amp; A Nair, Text Book on Land Law, OUP<br/> M Thomas, <i>Statutes on Property Law</i>, OUP</p> <p><b>Other materials:</b><br/> B Boguesz &amp; R Sexton, <i>Complete Land Law, Text Cases, and Materials</i>, OUP<br/> R Abbey and M Richards, <i>A Practical Approach to Conveyancing</i>, OUP</p>  |
| <b>Other Learning Resources</b> | <p>Students are directed to other resources, including key journals, on the Module Moodle site and OUP Law Trove</p>  |