

# **Property Law**

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## Module Descriptor

Module Code: LAW5PRL

Version: 11.00

Status: Final

Date: 18/03/2021

# Summary Module Details

### Module details

**Module Title:** Property Law

**Module Leader:** Richard Jordan

**Module Mode:** Supported online learning

**Semester:** Autumn (UK)

**Level:** 5

**Credits:** 20

**Learning Hours:** 200

### Contact and Study Hours:

**Directed Study Time:** 90 hrs (45%)

**Self-directed Study Time:** 50 hrs (25%)

**Assessment Study Time:** 60 hrs (30%)

### Assessment Type:

**Coursework:** 100%

**Computer Marked Assessment:** 0%

**Self-directed Research Project:** 0%

**Portfolio:** 0%

## Module Summary

This module provides an introduction to the system of land law (including sales) in England and Wales with consideration of Scottish Law differences. It gives students a grounding in the basic principles of ownership of land (freehold and leasehold) including the acquisition and protection of third party rights. It also provides an understanding of the common law and statutory rules governing the landlord and tenant relationship and aims to develop an analytical approach to legal problem-solving.

## Taken on which Programmes

BSc (Hons) Building Control (C)

BSc (Hons) Building Surveying (C)

BSc (Hons) Real Estate Management (C)

**Core (C) or Elective (E)**

# Module Aims

This module aims to:

- Provide an understanding of ownership, rights and interests in land;
- Demonstrate how landlord and tenant relationships are governed by both common law and statutory provisions;
- Understand the special provisions relating to the sale of land;
- Develop an analytical approach to legal problem solving.

# Module Learning Outcomes

- LO1. Demonstrate knowledge and critical understanding of the principles of property law and the underlying system of land ownership.
- LO2. Articulate the features and impact of common law and statutory provisions.
- LO3. Evaluate and articulate the function and effect of leasehold ownership, the legal relationship between landlord and tenant, third party rights, covenants and contracts for the sale of land.
- LO4. Undertake critical analysis of information, draw logical conclusions based on legal principles and communicate arguments and analysis and effectively, using relevant legal terminology.

# Indicative Module Content

## Module topics

- **Introduction to Law**  
General introduction to law, definition of law, sources of law including the effects of Common Law.
- **Ownership and registration of land**  
Definition of Land and how it can be held, interests in Land, Third party Rights over Land and Land registration.
- **Mortgages and Rights in Security**  
Legal and equitable mortgages: creation, redemption; rights and obligations of the mortgagor and the mortgagee. The nature and formation of a lease; fixed term and periodic tenancies.

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- **Residential Properties**

Landlords' and tenants' fixtures. Rent and Rent Review. Liability for repair, remedies for breach of the obligations. Methods of termination, rights on termination. Nature of tenancies and the protection afforded to landlords and tenants. Protection from harassment/eviction. Consideration of associated Statutory requirements.

- **Business Properties**

Protection given to tenants and grounds for refusal available to landlords. Landlord and Tenants Rights; Repairs.

This content will be reviewed and updated regularly to reflect the legal, moral and financial changes in professional standards and practice.

## Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2, LO3, LO4,	<b>Assessment 1</b> Coursework	1,600	40%
LO1, LO2, LO3, LO4,	<b>Assessment 2</b> Coursework	2,400	60%

**Module Pass Mark (as a weighted average of all assessments): 40%**

## Key Module Learning Resources

### Core Sources and Texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

### Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

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## Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

## Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, **Knowledge Foundations** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module website and is updated regularly to ensure materials are relevant and current.