



ACADEMIC SERVICES

MODULE SPECIFICATION

Part 1: Basic Data					
Module Title	Property Law				
Module Code	UJXU59-20-3	Level	3	Version	3
UWE Credit Rating	20	ECTS Credit Rating	10	WBL module?	No
Owning Faculty	Business and Law		Field	Law: Non Modular	
Department	Law: BILP		Module Type	Unit of Assessment	
Contributes towards	Graduate Diploma in Law				
Pre-requisites	None		Co- requisites	None	
Excluded Combinations	None		Module Entry requirements	N/A	
First CAP Approval Date	QSC 1/10/2008		Valid from	September 2009	
Revision CAP Approval Date	1 June 2016		Revised with effect from	September 2016	

Part 2: Learning and Teaching	
Learning Outcomes	<p><u>Knowledge and Understanding</u></p> <p>By the end of the subject, a student will be able to demonstrate:</p> <ol style="list-style-type: none"> 1. a knowledge and understanding of the concept of a property right 2. an understanding of the practical distinction between legal and equitable rights in land 3. an appreciation of how the law attempts to balance the needs of purchasers and third parties 4. a sound knowledge and understanding of the framework of the systems of registered and unregistered land 5. an appreciation of the importance of the trust in its various guises in the law of property 6. an understanding of the variety of estates and interests held in land and how they interrelate 7. an appreciation of the different methods by which interests in land may be enforced 8. an appreciation of the practical application of the principles of property law <p>These skills are developed through lectures, seminars and workshop activities and are assessed in any coursework which is part of the assessment schedule in any given academic year, and the examination.</p> <p><u>Intellectual Skills</u></p>

	<ol style="list-style-type: none"> 1. skills of analysis and synthesis 2. an ability to critically evaluate existing principles of property law 3. an ability to relate legal principles to a range of practical situations 4. an ability to critically evaluate the development of property law and make reasoned proposals for reform <p>These skills are developed through seminar preparation and discussions, group work and discussions in workshops and are assessed in any coursework which is part of the assessment schedule in any given academic year, and the examination.</p> <p><u>Subject specific skills</u></p> <ol style="list-style-type: none"> 1. the ability to carry out effective legal research using hard copy 2. the ability to carry out effective legal research using electronic sources 3. the ability to find and evaluate primary and secondary legal materials 4. the ability to present reasoned legal argument, both orally and in writing <ul style="list-style-type: none"> • the ability to solve problems by identifying and analysing relevant facts and applying legal principles <p>These skills are developed through preparation for weekly seminars and workshops and also through the completion of any coursework which involves independent research on a topic not necessarily within the taught syllabus.</p> <p><u>Transferable Skills</u></p> <ol style="list-style-type: none"> 1. communication skills 2. team working 3. use of information technology 4. study management skills <p>Oral communication is developed through and evidenced by the many and varied interactive tasks involved in weekly seminars and workshops; high quality written communication skills are particularly required for and developed through any coursework task (where a coursework is part of the assessment schedule in any given academic year).</p> <p>Time management skills – these are developed through and evidenced by the ability to cope with an intensive study in a new discipline, whilst working to a demanding schedule of class contact and preparation for classes and assessments</p> <p>Use of IT is developed both as a research tool and for the presentation of coursework and evidenced by a requirement that all coursework be word-processed. IT skills are also of increasing importance in the search for and retrieval of legal sources from the internet and legal databases</p> <p>Team-working is developed most obviously through workshop activities, where small group discussion (groups of 4 or 5) is followed by more general debate between subgroups, the whole workshop group and the tutor.</p>
Syllabus Outline	<ol style="list-style-type: none"> 1. <u>INTRODUCTION:</u> Property rights; ownership of land; doctrine of tenure; doctrine of estates; formalities in land. 2. <u>PROTECTION OF PROPERTY RIGHTS</u> The bona fide purchaser Registration of land charges Registration of title 3. <u>METHODS OF HOLDING LAND</u> Trusts of land Co-ownership 4. <u>THE LEASEHOLD ESTATE</u>

	<p>Requirements, creation and termination of leases Leasehold covenants – enforceability and remedies</p> <p>5. <u>INCUMBRANCES OVER LAND</u> Easements Mortgages Covenants in freehold land</p>
<p>Contact Hours</p>	<p><u>Full Time CPE</u></p> <p>The basic class contact pattern is as follows:</p> <p>1 hour per week plenary session in lecture room</p> <p>1 hour per week seminar discussion (max 12 students per seminar)</p> <p>2 hours per fortnight workshop sessions (ie combined seminar groups; max 3 seminar groups) for purposes of interactive consideration of practical tasks and discussion of current syllabus topic</p> <p>In any given academic year, there will normally be</p> <ul style="list-style-type: none"> • 15 one hour lectures, including introductory and revision lectures; • 12 hours of workshops (6 x 2 hours), including a revision workshop; and • 11 seminars (including one cycle of revision seminars) <p>Consequently, in any academic year, there will normally be 38 hours of contact time for each student.</p> <p><u>Part Time CPE</u></p> <p>In any academic year, the basic class contact for the subject is normally as follows:</p> <p>At the September Induction tuition session:</p> <ul style="list-style-type: none"> • 1 hour subject introductory lecture <p>At the five subsequent tuition sessions:</p> <ul style="list-style-type: none"> • 3 ½ hours with tutor. Normally split into 1 ½ hours in plenary session and 2 hours in seminar groups <p>Consequently, in any academic year, there will normally be 18½ hours of contact time.</p>
<p>Teaching and Learning Methods</p>	<p>Students are introduced to each topic through the medium of a 1 hour lecture which may be interactive in part.</p> <p>Students are then required to prepare for the 2 hour interactive workshop through (1) reading (a) the materials provided (the Powerpoint slides for the lecture (sometimes containing more detail in ‘Speaker’s Notes’); a ‘Topic Outline’ supplementing the lecture and filling in more detail (b) directed reading in the texts provided (2) research in legal databases/texts available from the library (3) independent work (a) preparing to discuss the legal principles and details of the law relevant to the topic area and analysing the situations in the Workshop case studies and their legal implications and the rights and remedies of the parties involved.</p>

	<p>For the Seminars students are required to develop their knowledge of the legal topic further and to use the same techniques as in the preparation for the Workshops to be able to deal with the seminar specific case studies; some of which will be unseen.</p> <p>For both seminars and workshops students are expected to be able to present brief outlines of and/or commentary on the relevant law; their analysis of specific problems and their 'solutions' to specific case studies to the group.</p> <p>It is anticipated that students will need to engage in approx. 4 hours work in preparation for all face to face sessions and in reflection and reinforcement following a session.</p>
Reading Strategy	<p>At the start of the academic year, each student will be provided with some core published materials for the subject, being a text book; a book of cases and materials, and a book of legislation (see below: Indicative Sources).</p> <p>Any essential reading will be indicated clearly to students (normally by a combination of Topic Outlines; workshop / plenary instructions and seminar instructions). Essential reading for a particular topic or class will normally be a combination of parts of the core material provided to students and / or other specific references that students will need to access for themselves (eg case reports, journal articles, Law Commission reports, etc).</p> <p>Each year the subject team will determine which texts are to be purchased for the individual use of the students studying this subject. The selection may vary from one year to another but will usually comprise, as a minimum, one student textbook appropriate in style for the intensive nature of the course; one casebook and one volume of selected statutes. In addition students will be referred to the range of materials in the Bolland Library and they will be expected to fully utilise the variety of legal journals available both in hard copy and electronically, as part of their research for coursework in the Foundation subjects.</p> <p>By way of illustration, in the 2016 / 2017 academic year, the texts provided to students will be:</p> <p>MacKenzie & Phillips "Textbook on Land Law" "Maudsley & Burn's Land Law Cases and Materials" and Blackstones Property Statutes</p>
Indicative Reading List	<p><i>The following list is offered to provide validation panels/accrediting bodies with an indication of the type and level of information students may be expected to consult. As such, its currency may wane during the life span of the module specification. However, as indicated above, CURRENT advice on readings will be available via other more frequently updated mechanisms.</i></p> <p>If further reading is expected, this will be indicated clearly to students (normally by a combination of Topic Outlines; workshop / plenary instructions and seminar instructions).</p> <p>Students will be encouraged to make full use of the printed and electronic resources available to them through the UWE Library (for the purposes of both class contact preparation and research in preparation for coursework and examination assessments). These include (amongst other things) a range of printed case reports, legislation, texts and journals, as well as a range of electronic journals and a wide variety of resources available through web sites and information gateways (including online study and legal research sites provided by the Law Library). The University Library's web pages provide access to subject relevant resources and services, and to the library catalogue. Many resources can be accessed remotely. Students will be presented with opportunities within the curriculum to develop their information retrieval and evaluation skills in order to identify relevant resources effectively.</p>

Part 3: Assessment

Assessment Strategy

The Assessment:

[TB2 subjects] : Property is taught and examined in the same Teaching Block of the Diploma as European Union Law, Equity & Trusts and the Independent Research Project. In any given academic year, there will be a coursework in two of these subjects. As the Independent research project is a Coursework subject, there will be assessed coursework in Property in 2 of 3 academic year. There will be an unseen examination in 3 of the 4 subjects (the Independent Research Project is a coursework only subject as already indicated).

Therefore assessment in any given academic year takes the form of either:

(a) Coursework and Examination

(i) An unseen examination of two and a half hours duration at the end of the Teaching Block. Students will be required to answer no more than three questions from a minimum of six questions. Students are permitted to take their own, unannotated copy of the relevant statute book in the examination. The examination requires students to adapt their knowledge and demonstrate their understanding of the law in relation to novel situations and under time constraint; and

(ii) a coursework task set on a syllabus topic requiring students to demonstrate their ability to research a topic and to produce an appropriate response to the task set. For example, this may take the form of a critical analysis of the syllabus topic, an evaluative response to proposed reforms of the law in that context; advice to a hypothetical client based on a factual scenario provided by the tutor; the draft of a short scholarly article or conference paper etc.

OR

(b) Examination only

An unseen examination of three and a half hours duration at the end of the Teaching Block. Students will be required to answer four questions from a choice of eight questions. Students are permitted to take their own, unannotated copy of the relevant statute book in the examination. The examination requires students to adapt their knowledge and demonstrate their understanding of the law in relation to novel situations and under time constraint.

All students are provided with a voluntary opportunity to sit a test paper before the formal and summative assessment by examination takes place.

Assessment in an academic year in which there is an assessed coursework

	A:	B:
% weighting between components A and B	75%	25%
First Sit		
Component A (controlled conditions) Description of each element	Element weighting (as % of component)	
1. Unseen Exam (2.5 hours)	100%	
Component B Description of each element	Element weighting (as % of component)	
1. Coursework	100%	

Resit (further attendance at taught classes is not required)		
Component A (controlled conditions) Description of each element	Element weighting (as % of component)	
1. Unseen Exam (2.5 hours)	100%	
Component B Description of each element	Element weighting (as % of component)	
2. Coursework	100%	
If a student is permitted a retake of the module under the University Regulations and Procedures, the assessment will be that indicated by the Module Description at the time that retake commences.		

Assessment in an academic year in which there is no assessed coursework		
	A:	B:
% weighting between components A and B	100%	
First Sit		
Component A (controlled conditions) Description of each element	Element weighting (as % of component)	
1. Unseen Exam (3.5 hours)	100%	
Component B Description of each element	Element weighting (as % of component)	
n/a		

Resit (further attendance at taught classes is not required)		
Component A (controlled conditions) Description of each element	Element weighting (as % of component)	
2. Unseen Exam (3.5 hours)	100%	
Component B	Element weighting	

Description of each element	(as % of component)
n/a	
If a student is permitted a retake of the module under the University Regulations and Procedures, the assessment will be that indicated by the Module Description at the time that retake commences.	