



Module Specification

Property Law

Version: 2023-24, v2.0, 26 Jun 2023

Contents

Module Specification	1
Part 1: Information	2
Part 2: Description	2
Part 3: Teaching and learning methods	4
Part 4: Assessment.....	8
Part 5: Contributes towards	10

Part 1: Information

Module title: Property Law

Module code: UJXU59-20-3

Level: Level 6

For implementation from: 2023-24

UWE credit rating: 20

ECTS credit rating: 10

Faculty: Faculty of Business & Law

Department: FBL Dept of Law

Partner institutions: None

Delivery locations: Not in use for Modules

Field: Law - non modular

Module type: Module

Pre-requisites: None

Excluded combinations: None

Co-requisites: None

Continuing professional development: No

Professional, statutory or regulatory body requirements: None

Part 2: Description

Overview: Not applicable

Features: Not applicable

Educational aims: See Learning Outcomes.

Knowledge and Understanding:

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.

Intellectual Skills:

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.

Subject Specific skills:

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.

Transferable Skills:

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).

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.

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.

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.

Outline syllabus: The syllabus includes:

Introduction:

Property rights; ownership of land; doctrine of tenure; doctrine of estates; formalities in land.

Protection of Property Rights:

The bona fide purchaser

Registration of land charges

Registration of title

Methods of Holding Land:

Trusts of land

Co-ownership

The Leasehold Estate:

Requirements, creation and termination of leases

Leasehold covenants – enforceability and remedies

Incumbrances over land:

Easements

Mortgages

Covenants in freehold land

Part 3: Teaching and learning methods

Teaching and learning methods: Students are introduced to each topic through the medium of a 1 hour lecture which may be interactive in part.

Students are then required to prepare for the 2 hour interactive workshop through reading 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.

Research in legal databases/texts available from the library.

Independent work 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.

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.

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.

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.

Contact Hours:

Full Time CPE:

The basic class contact pattern is as follows:

1 hour per week plenary session in lecture room

1 hour per week seminar discussion (max 12 students per seminar)

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.

In any given academic year, there will normally be:

15 one hour lectures, including introductory and revision lectures

12 hours of workshops (6 x 2 hours), including a revision workshop

11 seminars (including one cycle of revision seminars)

Consequently, in any academic year, there will normally be 38 hours of contact time for each student.

Part Time CPE:

In any academic year, the basic class contact for the subject is normally as follows:

At the September Induction tuition session:

1 hour subject introductory lecture

At the five subsequent tuition sessions:

3 ½ hours with tutor. Normally split into 1 ½ hours in plenary session and 2 hours in seminar groups.

Consequently, in any academic year, there will normally be 18½ hours of contact time.

Module Learning outcomes: On successful completion of this module students will achieve the following learning outcomes.

- A1** A knowledge and understanding of the concept of a property right
- A2** An understanding of the practical distinction between legal and equitable rights in land
- A3** An appreciation of how the law attempts to balance the needs of purchasers and third parties
- A4** A sound knowledge and understanding of the framework of the systems of registered and unregistered land
- A5** An appreciation of the importance of the trust in its various guises in the law of property
- A6** An understanding of the variety of estates and interests held in land and how they interrelate
- A7** An appreciation of the different methods by which interests in land may be enforced
- A8** An appreciation of the practical application of the principles of property law

B1 Skills of analysis and synthesis

B2 An ability to critically evaluate existing principles of property law

B3 An ability to relate legal principles to a range of practical situations

B4 An ability to critically evaluate the development of property law and make reasoned proposals for reform

C1 The ability to carry out effective legal research using hard copy

C2 The ability to carry out effective legal research using electronic sources

C3 The ability to find and evaluate primary and secondary legal materials

C4 The ability to present reasoned legal argument, both orally and in writing

C5 The ability to solve problems by identifying and analysing relevant facts and applying legal principles

D1 Communication skills: 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)

D2 Team-working: 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

D3 Use of Information Technology: 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

D4 Study Management Skills: 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

Hours to be allocated: 200

Contact hours:

Independent study/self-guided study = 162 hours

Face-to-face learning = 38 hours

Total = 200

Reading list: The reading list for this module can be accessed at [readinglists.uwe.ac.uk](https://uwe.rl.talis.com/modules/ujxu59-20-3.html) via the following link <https://uwe.rl.talis.com/modules/ujxu59-20-3.html>

Part 4: 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 and 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:

Coursework and Examination:

An online examination to be completed within a 24 hour window at the end of the Teaching Block. Students will be required to answer no more than three questions from a minimum of six questions (3750 words). The examination requires students to adapt their knowledge and demonstrate their understanding of the law in relation to novel situations and under time constraint.

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:

Examination only:

An online examination to be completed within a 24 hour window at the end of the Teaching Block. Students will be required to answer four questions from a choice of eight questions (4500 words). 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.

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 components:

Examination (Online) (First Sit)

Description: Online examination (exam only, 4500 words, if exam and coursework, 3750 words)

Weighting: 100 %

Final assessment: Yes

Group work: No

Learning outcomes tested: A1, A2, A3, A4, A5, A6, A7, A8, B1, B2, B3, B4, C1, C2, C3, C4, C5, D1, D2, D3, D4

Examination (Online) (Resit)

Description: Online examination (if exam only 4500 words, if exam and coursework, 3750 words)

Weighting: 100 %

Final assessment: Yes

Group work: No

Learning outcomes tested:

Examination (Online) (Resit)

Description: Online examination (4500 words)

Weighting: 100 %

Final assessment: Yes

Group work: No

Learning outcomes tested:

Part 5: Contributes towards

This module contributes towards the following programmes of study:

Law [Sep][PT][Frenchay][2yrs] GradDip 2022-23