



MODULE SPECIFICATION

Part 1: Information			
Module Title	Land Law		
Module Code	UJUUKT-30-2	Level	2
For implementation from	September 2019		
UWE Credit Rating	30	ECTS Credit Rating	15
Faculty	FBL	Field	Law Undergraduate
Department	Law		
Contributes towards	LLB (Hons); LLB (Hons) Commercial Law; LLB (Hons) European and International Law; LLB (Hons) Law with Criminology; BA (Hons) Criminology and Law; BA (Hons) Criminology with Law; LLB (Hons) Law with Business; BA (Hons) Business and Law;		
Module type:	Standard		
Pre-requisites	None		
Excluded Combinations	None		
Co- requisites	None		
Module Entry requirements	UJUTA3-30-1 Foundations of Legal Knowledge <i>plus</i> a further 60 credits at level 1 acceptable to programme		

Part 2: Description	
Lectures:	In most cases there is no expectation of preliminary work. However, students may be given directed preliminary reading from recommended texts. Occasionally material may also be given out in advance so as to provide the basis for practical exercises or for more detailed discussion of topics to be conducted within the lecture.
Workshops:	<p>The Programme estimates a preparation time of 10 hours per seminar. Workshop preparation tasks can include working individually, in pairs or in small groups. Students will be given workshop sheets in advance of their workshops which will be centred on the analysis of cases, statutes, European and Human Rights' material as appropriate. The material will usually be problem or discussion title-based. Supplementary material (usually of a problem-solving nature) may be provided in the seminar.</p> <p>Directed reading will be suggested along with internet sources and video material as appropriate. Students are expected to make full use of their independent learning time to reflect critically upon the subject and to develop their own ideas.</p>
Operation and purpose:	
Lectures:	<p>On most topics covered, outline learning materials will be supplied to students during or in advance of the lectures. Lectures are generally designed to:</p> <ul style="list-style-type: none"> (a) communicate the principal features of a topic, including its major principles, rules, concepts, relationships and values; (b) to stimulate interest in the topic and provide alternative views; <p>and</p>

- (c) to provide other information necessary to facilitate its further study, including updating.

Workshops: Workshops will involve problem-solving and the analysis and synthesis of conceptual and contextual issues, through plenary discussion and presentations by individual students or groups of students. Students are expected to fully participate in seminar discussions, which will cover the controversial and difficult areas of the subject.

We see the function of seminars to be:

- (a) to monitor the acquisition by students of the knowledge, understanding and skills mentioned under the *Learning Outcomes*; and
- (b) to facilitate and enhance the acquisition of that knowledge, understanding and skills and to foster deeper learning.
- (c) to allow students to evaluate, analyse and synthesise legal materials in an interactive environment and to facilitate their appreciation of the levels of variation of opinion which may be generated in legal discussion.

Other learning activities:

Students will be expected to pursue independent and directed study between class contact sessions. Students will be encouraged to engage in extra-curricula activities such as debating and mooting.

Scheduled learning includes lectures, and workshops

Independent learning includes hours engaged with essential reading, case study preparation, assessment preparation etc. These sessions constitute an average time per level as indicated in the table below.

You will cover:

- (1) **Introduction**
The concept of real property as opposed to personal property. Doctrine of Tenures. Doctrine of Estates. Legal rights and Equitable rights. The nature of absolute and limited rights in property, and the possibility of different rights existing over the same property. Ownership, management, possession and enjoyment; the legal significance and scope of these.
- (2) **Unregistered Land and Registered Land**
Registration of Title to Land. The Protection of Legal and Equitable Interests in Unregistered and Registered Land. Introduction to Conveyancing.
- (3) **Adverse Possession**
The Limitation Act 1980.
Adverse Possession in Unregistered/Registered Land
The Requirement of Factual Possession and Animus Possidendi
- (4) **Implied Trusts**
General Introduction to Trusts
Implied Trusts
- (5) **Trusts of Land and co-ownership**
The pre 1997 setting – Trusts for Sale
The Trusts of Land and Appointment of Trustees Act 1996.
Creation of Trusts. Powers of the Trustees and Rights of Beneficiaries.
Joint – Tenancies and Tenancies-in-Common.
Severance of Joint Tenancy.
Resolution of Disputes (eg Disputes as to Sale).
- (6) **Leases**
Essential Elements. Comparison with Licences. Types of Leases. Covenants in Leases. Statutory Protection for Tenants. Methods of Termination
- (7) **Easements**
Essential elements. Methods of Acquisition. Methods of Extinguishment.
- (8) **Freehold Covenants**

(9)	The running of Covenants with the Land – Benefits and Burdens. Modification and Discharge.		
	Mortgages Creation. Powers of Mortgagees. Protection for the Mortgagors. Undue Influence and Mortgages		
Part 3: Assessment			
The structure aims to provide opportunities to test understanding and technical competence as the module progresses. This will scaffold the learning to support the final examination.			
There will be an online test in the middle of the first term, and an MCQ test will take place in the first assessment period.			
In addition the MCQ practice should provide practice for the type of questions they would face in the SQE. The main exam will take place at the end of the second semester and will test the topics of the second semester. The exam will contain a selection of essay and problem based questions to ensure an adequate depth of coverage and practice with academic writing. This will ensure that students are not faced with an excessive revision burden and (having already been assessed on the first semester's topics) can focus properly on the matters covered in the second semester.			
Identify final timetabled piece of assessment (component and element)	Component A		
% weighting between components A and B (Standard modules only)	A:	B:	
	60%	40%	
First Sit			
Component A (controlled conditions) Description of each element	Element weighting (as % of component)		
1. Exam (2 hours)	100%		
Component B Description of each element	Element weighting (as % of component)		
1. Online MCQ test	25%		
2. MCQ test	75%		
Resit (further attendance at taught classes is not required)			
Component A (controlled conditions) Description of each element	Element weighting (as % of component)		
1. Exam (2 hours)	100%		
Component B Description of each element	Element weighting (as % of component)		
1. MCQ test (comprising a combined set of questions that cover both of the MCQ tests in component B)	100%		
Part 4: Learning Outcomes & KIS Data			
Learning Outcomes	At the end of this module the student should be able to demonstrate the ability to:		
	<ul style="list-style-type: none"> Critically appreciate the wide range of different forms of property. (A & B) 		

	<ul style="list-style-type: none"> Understand, evaluate and apply the main principles of Land Law, and their relationship to certain areas of Trust Law (A & B) Demonstrate a critical understanding of the social, economic and historical context of Land Law. (A) Apply knowledge and learning to analyse and resolve problems (A & B2) Demonstrate effective legal writing skills (A) 																				
Key Information Sets Information (KIS)	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="5" style="text-align: left;">Key Information Set - Module data</th> </tr> </thead> <tbody> <tr> <td colspan="4"><i>Number of credits for this module</i></td> <td style="text-align: center; border: 2px solid black;">30</td> </tr> </tbody> </table> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Hours to be allocated</th> <th style="background-color: #cccccc;">Scheduled learning and teaching study hours</th> <th style="background-color: #cccccc;">Independent study hours</th> <th style="background-color: #cccccc;">Placement study hours</th> <th style="background-color: #cccccc;">Allocated Hours</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">300</td> <td style="text-align: center;">72</td> <td style="text-align: center;">228</td> <td style="text-align: center;">0</td> <td style="text-align: center;">300 ✔</td> </tr> </tbody> </table>	Key Information Set - Module data					<i>Number of credits for this module</i>				30	Hours to be allocated	Scheduled learning and teaching study hours	Independent study hours	Placement study hours	Allocated Hours	300	72	228	0	300 ✔
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Total Assessment	<p>The table below indicates as a percentage the total assessment of the module which constitutes a;</p> <p>Written Exam: Unseen or open book written exam Coursework: Written assignment or essay, report, dissertation, portfolio, project or in class test Practical Exam: Oral Assessment and/or presentation, practical skills assessment, practical exam (i.e. an exam determining mastery of a technique)</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">Total assessment of the module:</th> </tr> </thead> <tbody> <tr> <td style="padding-left: 20px;">Written exam assessment percentage</td> <td style="text-align: center;">100%</td> </tr> <tr> <td style="padding-left: 20px;">Coursework assessment percentage</td> <td style="text-align: center;">0%</td> </tr> <tr> <td style="padding-left: 20px;">Practical exam assessment percentage</td> <td style="text-align: center;">0%</td> </tr> <tr> <td></td> <td style="text-align: center;">100%</td> </tr> </tbody> </table>	Total assessment of the module:		Written exam assessment percentage	100%	Coursework assessment percentage	0%	Practical exam assessment percentage	0%		100%										
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Reading List	Reading list link https://uwe.rl.talis.com/search.html?q=UJUUKT-30-2&qbutton=.																				

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First Approval Date (and panel type)	CAP 3 June 2015			
Revision ASQC Approval Date <i>Update this row each time a change goes to ASQC</i>	6 March 2019	Version	2	link to RIA