



Module Definition Form (MDF)

Module code: MOD000057		Version: Date Amended:	
1. Module Title			
2a. Module Leader			
Null			
2b. School			
Null			
2c. Faculty			
Null			
3a. Level			
3b. Module Type			
4a. Credits			
4b. Study Hours			
5. Restrictions			
Type	Module Code	Module Name	Condition
Co-requisites:	None		
Exclusions:	None		
Courses to which this module is restricted:	None		

LEARNING, TEACHING AND ASSESSMENT INFORMATION

6a. Module Description

The module starts with the consideration of the question, 'what is land?' You'll explore the nature of ownership and the legal and equitable estates and interests that can exist in land and examine how estates and interests are protected including the systems of unregistered and registered title to land. Whilst looking at the underlying principles of land law, you'll study the various estates and interests in greater detail, including leasehold estate and third party interests such as mortgages, easements and covenants, co-ownership and the role and duties of trustees and beneficiaries of co-owned land.

6b. Outline Content

Nature of Land: how to acquire and transfer legal and equitable estates; how to acquire and dispose of legal and equitable interests in land; methods to protect and enforce third party interests; different ways in which land can be held; legal formalities required to create and transfer interests in land; the registered and unregistered land systems.

Co-ownership and Trusts: differences between joint tenants and tenants in common in law and in equity; rule of survivorship; severance of joint tenancies; role of trustees and beneficiaries.

Proprietary Rights: essential characteristics of easements; methods for creation of easements; rules for the passing of the benefit and burden of freehold covenants; mortgages including enforceability of terms, priority of mortgages and a lender's rights and duties.

Landlord and Tenant: relationship between landlord and tenant in a lease; essential characteristics of a lease including the difference between a lease and a licence; structure of a lease; privity of contract and privity of estate; purpose and effect of an alienation covenant.

Leasehold Covenants: rules for the passing of the benefit and burden of leasehold covenants and enforceability; remedies for breach of leasehold covenants (including forfeiture); different ways a lease can be terminated; scope of protection for tenants if they enjoy security of tenure under a lease.

6c. Key Texts/Literature

The reading list to support this module is available at: <https://readinglists.aru.ac.uk/>

6d. Specialist Learning Resources

<https://www.gov.uk/government/organisations/land-registry>

7. Learning Outcomes (threshold standards)		
No.	Type	On successful completion of this module the student will be expected to be able to:
1	Knowledge and Understanding	demonstrate a detailed knowledge and largely accurate understanding of land law
2	Intellectual, practical, affective and transferrable skills	demonstrate the ability to undertake effective research in the field of Land law, using a range of resources, including electronic sources, to address issues raised in assessment;
3	Intellectual, practical, affective and transferrable skills	undertake independent analysis of complex legal materials;
4	Intellectual, practical, affective and transferrable skills	apply land law rules and principles to complex problem scenarios so as to identify the core and subsidiary issues involved and suggest appropriate, reasoned solutions;
5	Intellectual, practical, affective and transferrable skills	critically evaluate certain aspects of the law, involving both the identification of internal inconsistency and the anomalies that arise in what is essentially a historical system being adapted to deal with modern day situations;
6	Intellectual, practical, affective and transferrable skills	Communicate knowledge and understanding of land law clearly and accurately in writing and orally