Module Definition Form (MDF)

Module code: MOD002310	**Version:** 3 **Date Amended:** 13/Jun/2024

1. Module Title
Property and Land Law

2a. Module Leader
Michael Greenslade

2b. School
School of Engineering and the Built Environment

2c. Faculty
Faculty of Science and Engineering

3a. Level
5

3b. Module Type
Standard (fine graded)

4a. Credits
15

4b. Study Hours
150

5. Restrictions

Type	Module Code	Module Name	Condition
Pre-requisites:	None		
Co-requisites:	None		
Exclusions:	None		
Courses to which this module is restricted:	None		

LEARNING, TEACHING AND ASSESSMENT INFORMATION

6a. Module Description

This module provides the student with an opportunity to assimilate and consolidate legal principles required for practising surveyors. This module is also designed to examine the different types of interests - both legal and equitable within the built environment. This module employs various teaching and learning strategies such as formal group lectures, seminars and tutorials with a series of class exercises to facilitate knowledge and understanding. Employability Skills Students will gain a practical and valuable knowledge and insight into problems associated with the law of property.

6b. Outline Content

Knowledge and Understanding - Estates and interests in land - Estate in fee simple absolute in possession - Term of years absolute - Interests in land - Legal interests - Equitable interests - Legal and equitable interests compared - Acquisition of estates in land - Buying a house - Two systems of title - Registered and unregistered land - The form of the register - Registering title - Grades of title - The legal estates - freehold and leasehold estate. - Legal estates - fee simple absolute in possession - Co-ownership - two types of co-ownership - Joint tenancy and tenancy in common - Trusts - resulting and constructive trusts - Third-party rights - covenants and easements - Covenants relating to freehold land - Enforceability of covenants - The problem of positive covenants - Easements - rights of way, rights of drainage - Acquisition of easements by express grant - Acquisition of easements by implied grant - Acquisition of easements by prescription Skills Analysis - Demonstrate a working knowledge and understanding of English Land Law - To examine and analyse a selection of interests in land and to understand how these interests arise - To evaluate how legal and equitable interests arise, and their effect on estate holders, and owners of competing interests and their successors in title. - Tackling and solving the relevant legal and equitable provisions - Critically analyse the problems raised by legal issues

6c. Key Texts/Literature

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

6d. Specialist Learning Resources

None

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 thorough knowledge and accurate understanding of the scope, nature and effect of interests in land.
2	Knowledge and Understanding	Demonstrate a clear and accurate understanding of the way third party interests in land arise.
3	Knowledge and Understanding	Analyse complex primary sources and to use them effectively.
4	Knowledge and Understanding	Apply legal and equitable rules to factual situations/problems of some complexity, identify core and relevant subsidiary issues and formulate reasoned solutions.

8a. Module Occurrence to which this MDF Refers				
Year	**Occurrence**	**Period**	**Location**	**Mode of Delivery**
2026/7	ZZF	Template For Face To Face Learning Delivery		Face to Face

8b. Learning Activities for the above Module Occurrence			
Learning Activities	**Hours**	**Learning Outcomes**	**Details of Duration, frequency and other comments**
Lectures	18	1-4	3 hours per week over a single semester split into a 1.5 lecture with structured tutorials.
Other teacher managed learning	18	1-4	3 hours per week over a single semester split into a 1.5 lecture with structured tutorials.
Student managed learning	114	1-4	9.5 hours per week over one semester
TOTAL:	150		

9. Assessment for the above Module Occurrence

The assessment for some modules includes a presentation (see below for details on how this particular module is assessed). We recognise that presenting, especially to a large group, can cause significant anxiety or distress for some students. If this may affect you, please contact your Module Leader or the Disability and Neurodiversity Service as early as possible. We will work with you to consider appropriate reasonable adjustments. Depending on your individual needs, these might include, for example, presenting to a smaller group or presenting only to a member of academic staff.

Assessment No.	Assessment Method	Learning Outcomes	Weighting (%)	Fine Grade or Pass/Fail	Qualifying Mark (%)
010	Coursework	1-4	100 (%)	Fine Grade	30 (%)
Individual report 2500 word maximum.					

In order to pass this module, students are required to achieve an overall mark of 40% (for modules at levels 3, 4, 5 and 6) or 50% (for modules at level 7*).

In addition, students are required to:
(a) achieve the qualifying mark for each element of fine graded assessment as specified above
(b) pass any pass/fail elements

[* the pass mark of 50% applies for all module occurrences from the academic year 2024/25 – see Section 3a of this MDF to check the level of the module and Section 8a of this MDF to check the academic year]