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| Module code: MOD008477 | Version: 3    Date Amended: 09/Jul/2024 |
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| <b>1. Module Title</b> |
| Property Law           |

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| <b>2a. Module Leader</b> |
| Daniel Osei Agyekumhene  |

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| <b>2b. School</b>                                                       |
| Faculty of Business Innovation and Entrepreneurship at ARU Peterborough |

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| <b>2c. Faculty</b> |
| ARU Peterborough   |

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| <b>3a. Level</b> |
| 6                |

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| <b>3b. Module Type</b> |
| Standard (fine graded) |

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| <b>4a. Credits</b> |
| 30                 |

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|------------------------|
| <b>4b. Study Hours</b> |
| 300                    |

| <b>5. Restrictions</b>                             |             |             |           |
|----------------------------------------------------|-------------|-------------|-----------|
| Type                                               | Module Code | Module Name | Condition |
| Pre-requisites:                                    | None        |             |           |
| Co-requisites:                                     | None        |             |           |
| Exclusions:                                        | None        |             |           |
| <b>Courses to which this module is restricted:</b> |             |             |           |

## 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.

As this module fulfils part of the seven Foundations of Legal Knowledge, in alignment with the Bar Standards Board's requirement compensation is not permitted for this module.

### 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                                                                                                                                      |

| 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                                                | 0     | N/A               | N/A                                                                                                                                                                                                                                                                                               |
| Other teacher managed learning                          | 51    | 1-6               | 2 x 1 hour tutor led workshop OR 2 x 1 hour lectures x 12 weeks minimum (weeks 1-12) AND 2 x 1 hour student led workshop OR x 2 x 1 hour tutorial x 10 weeks minimum (weeks 2-11) PLUS 2 x twenty-minute screencasts x 10 weeks minimum (weeks 1-10, ACL modules only and excluding ARUL and SAM) |
| Student managed learning                                | 249   | 1-6               | To include such things as online discussion boards, VLE exercises, private study (guided and autonomous), tutorial preparation, assessment preparation and completion. This is adjusted if additional Teacher Managed Learning is used to ensure total 300 hours.                                 |
| TOTAL:                                                  | 300   |                   |                                                                                                                                                                                                                                                                                                   |

| 9. Assessment for the above Module Occurrence                                                                    |                   |                   |               |                         |                     |
|------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|---------------|-------------------------|---------------------|
| Assessment No.                                                                                                   | Assessment Method | Learning Outcomes | Weighting (%) | Fine Grade or Pass/Fail | Qualifying Mark (%) |
| 010                                                                                                              | Coursework        | 1,2,3,4,6         | 50 (%)        | Fine Grade              | 30 (%)              |
| Scenario based question of up to 2500 words                                                                      |                   |                   |               |                         |                     |
| Assessment No.                                                                                                   | Assessment Method | Learning Outcomes | Weighting (%) | Fine Grade or Pass/Fail | Qualifying Mark (%) |
| 011                                                                                                              | Practical         | 2,3,4,5,6         | 50 (%)        | Fine Grade              | 30 (%)              |
| Presentation on a topic of property law (equivalent to 2500 words) Compensation is not permitted for this module |                   |                   |               |                         |                     |

**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]**