

Liverpool John Moores University

Title: PROPERTY LAW
Status: Definitive
Code: **5202BEUG** (122343)
Version Start Date: 01-08-2021

Owning School/Faculty: Civil Engineering and Built Environment
Teaching School/Faculty: Civil Engineering and Built Environment

Team	Leader
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Academic Level: FHEQ5 **Credit Value:** 20 **Total Delivered Hours:** 52
Total Learning Hours: 200 **Private Study:** 148

Delivery Options

Course typically offered: Semester 1

Component	Contact Hours
Lecture	30
Workshop	20

Grading Basis: 40 %

Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Essay	AS1	Dilapidation's Assignment	50	
Exam	AS2	Property Law Closed Book Examination	50	2

Aims

The module aims to provide students with knowledge and understanding of the fundamental legal principles and statutory rules relating to Landlord and Tenant law and Dilapidations

Learning Outcomes

After completing the module the student should be able to:

- 1 Explain the scope of repairing covenants and the legal principles underpinning dilapidations claims
- 2 Critically assess and provide appropriate advice on dilapidations matters, having regard for relevant legislation and case law where appropriate
- 3 Explain and evaluate the way in which statute and regulation protects the occupation of tenants of residential and business premises
- 4 Examine and analyse legal issues and principles and provide reasoned solutions to practical landlord and tenant scenarios

Learning Outcomes of Assessments

The assessment item list is assessed via the learning outcomes listed:

ESSAY	1	2
EXAM	3	4

Outline Syllabus

- *Nature of the leases and distinction from licences*
- *Creation and termination of leases*
- *Principal lease covenants (express, implied and statutory)*
- *The key concepts of dilapidations law*
- *Interpretation leases in term of repairing, reinstatement and yielding up covenants*
- *RICS Rules, Guidance and Procedures*
- *Rent reviews*
- *Assignment, subletting and alterations*
- *Remedies for breach of lease covenants*
- *Statutory protection of business and residential tenants*

Learning Activities

The lectures will set out and examine the key principles of a certain part of the law. Lectures will be supported with workshops designed to help students reinforce these principles and apply them to given problems.

Notes

Provides students with knowledge and understanding of the fundamental legal principles and statutory rules relating to Landlord and Tenant law and Dilapidations