

Liverpool John Moores University

Title: PRACTICAL PROPERTY LAW 2
Status: Definitive
Code: **5519BEKL** (119129)
Version Start Date: 01-08-2019

Owning School/Faculty: Built Environment
Teaching School/Faculty: Built Environment

Team	Leader
Steven Fowles	

Academic Level: FHEQ5
Credit Value: 24
Total Delivered Hours: 87
Total Learning Hours: 240
Private Study: 153

Delivery Options

Course typically offered: Non Standard Year Long

Component	Contact Hours
Lecture	56
Online	14
Seminar	14

Grading Basis: 40 %

Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Exam	AS1	Exam	50	3
Test	AS2	Test 1	25	
Test	AS3	Test 2	25	

Aims

To develop and extend earlier studies in English Law to a consideration of the principles of landlord and tenant law.

To develop the analysis of landlord and tenant principles by consideration of the operation of various statutory codes and practices.

To provide appropriate legal knowledge in order to enable the practical application of

legal principles to estate management practice.

Learning Outcomes

After completing the module the student should be able to:

- 1 Recognise the importance of property law for property professionals.
- 2 Distinguish the difference between various occupations of land and premises.
- 3 Critically analyse the covenants and obligations in leases and other allied agreements and relate these covenants to property management strategy.
- 4 Examine the practical application of the statutory protection for occupiers of commercial premises and residential tenancies and display an ability to analyse allied property law scenarios and problems.

Learning Outcomes of Assessments

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

Exam	3	4
Test 1	1	
Test 2	2	

Outline Syllabus

1. *Property Law Principles.*
2. *Importance of Property Law for property professionals.*
3. *How land and property is held, leased and owned.*
4. *Scope and content of leases. Nature of covenants and obligations.*
5. *Main covenants in leases, rent and rent review, repairs, alienation, user and other controls.*
6. *Bringing the tenancy to an end, rights and obligations on termination.*
7. *Applying landlord and tenant principles to commercial premises.*
8. *Commercial premises and statutory protection; operation of the Landlord and Tenant Act 1954*
9. *Residential tenancies and statutory protection.*
10. *Modern rental tenancy law and practice*
11. *Applied Property Law rights and obligations, Party Wall issues, rights of support neighbour disputes. Inter-relationship with lease issues.*

Learning Activities

Lectures, seminars and integrative case exemplars

Notes

None