

## Liverpool John Moores University

Title: COMMERCIAL PROPERTY  
Status: Definitive  
Code: **7013LAWPD** (119625)  
Version Start Date: 01-08-2012

Owning School/Faculty: Law  
Teaching School/Faculty: Law

Team	Leader
Caroline Chinn	Y

**Academic Level:** FHEQ7  
**Credit Value:** 10.00  
**Total Delivered Hours:** 19.00  
**Total Learning Hours:** 100  
**Private Study:** 81

### Delivery Options

Course typically offered: Semester 2

Component	Contact Hours
Lecture	2.000
Seminar	14.000

**Grading Basis:** 50 %

### Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Exam	AS1	Examination	100.0	3.00

### Aims

*Students will gain relevant knowledge and skills to deal with advanced property situations. Students will be exposed to complex documentation commonly encountered in a commercial property department and will give students a grounding in the procedures involved in this area.*

### Learning Outcomes

After completing the module the student should be able to:

- 1 Analyse and advise on acquisition of a site for commercial development
- 2 Assess and advise on planning issues
- 3 Analyse and draft an agreement for a lease
- 4 Analyse and draft a variety of clauses in a lease
- 5 Appreciate the remedies available on tenant default
- 6 Understand the procedures on lease renewal

## Learning Outcomes of Assessments

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

Examination                      1    2    3    4    5    6

## Outline Syllabus

*Preliminary issues and site acquisition*

*Planning and environmental issues*

*Commercial lease review*

*Alienation of a commercial lease*

*Rent review*

*Service Charge*

*Commercial lease renewal*

*Tenant default*

*Construction and collateral warranties*

## Learning Activities

Interactive lectures, seminars, case studies, private study

## References

<b>Course Material</b>	Book
<b>Author</b>	Butt, Riley & Rogers
<b>Publishing Year</b>	2010
<b>Title</b>	Advanced Property Manual
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	
<b>ISBN</b>	

<b>Course Material</b>	Book
<b>Author</b>	Abbey & Richards
<b>Publishing Year</b>	2010
<b>Title</b>	A Practical Approach to Commercial Conveyancing & Property

<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	
<b>ISBN</b>	

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## Notes

This module expands upon residential conveyancing to cover site acquisition and commercial leases.

Additional information in order for this document to act as Programme Specifications

Teaching Institution

- LJMU

Duration of programme

- 10 weeks

Subject Benchmark Statement

- Learning Outcomes were validated by the Solicitors Regulation Authority (SRA) in February 2010

Criteria for admission

- Students must have completed LPC Stage 1 or be currently employed within the legal sector or the advice sector

- Confirmation that CPD is subject to Academic Framework regulations

- CPD is subject to LPC Assessment Regulations approved by the SRA in February 2010 and by LJMU USP in July 2010, it is not subject to the Academic Framework

Methods of evaluation

- Generic and bespoke student surveys, External Examiners appointed by the SRA

Opportunities for student support.

- Induction sessions run for all students, and each student is allocated a personal tutor and provided with a programme and subject handbook.