

**City University of Hong Kong****Information on a Course  
offered by School of Law  
with effect from Semester Ain 2014/2015**

This form is for be completion by the Course Co-ordinator. The information provided on this form will be deemed to be the official record of the details of the course. It has multipurpose use: for the University's database, and for publishing in various University publications including the Blackboard, and documents for students and others as necessary.

Please refer to the Explanatory Notes attached to this Form on the various items of information required.

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**Part I**

**Course Title:** Land Law II

**Course Code:** LW5607B

**Course Duration:** One Semester

**Credit Units:** 3

**Level:** P5

**Medium of Instruction:** English

**Prerequisites:** LW5607A Land Law I

**Precursors:** Nil

**Equivalent Courses:** LW3607 Land Law (The Semester B part)

**Exclusive Courses:** *(Course Code and Title)*

## Part II

### Course Aims

This course aims to help students –

- ❖ examine the nature, scope and significance of land law
- ❖ develop a sound knowledge of the principles of land law
- ❖ develop the following skills in relation to issues concerning land law
  - research skills
  - analytical and problem-solving skills
  - effective written and oral communication skills
- ❖ develop an awareness of the social and commercial contexts in which land law operates

### Course Intended Learning Outcomes (CILOs)

*Upon successful completion of this course, students should be able to:*

No.	CILOs	Weighting (if applicable)
1.	<b>Describe and explain</b> basic principles of land law.	40%
2.	<b>Analyse and critically evaluate:</b> <ul style="list-style-type: none"><li>✧ land law issues of topical interest</li><li>✧ the operation of the substantive rules of land law:<ul style="list-style-type: none"><li>○ in terms of the objectives and practical implications of land law</li><li>○ their social and commercial contexts in relation to other branches of law.</li></ul></li></ul>	35%
3.	<b>Apply</b> principles of land law to <b>solve legal problems</b> by: <ul style="list-style-type: none"><li>✧ researching issues of land law</li><li>✧ analysing and solving problems in the area of land law</li><li>✧ communicating their analysis clearly and precisely in their own words and in plain English.</li></ul>	15%
4.	<b>Communicate</b> ideas, arguments or advice clearly and coherently orally and in writing.	10%

### Alignment of CILOs with PILOs

		Insert each CILO number in appropriate square →
JD PILO 1	Explain and assess specified areas of the law and legal system of Hong Kong, with particular emphasis on the law in action and the dynamic interplay between law and other social phenomena	CILO 1, CILO 4
JD PILO 2	Assess the common law system and its values, and its interaction with the law of China, the East Asian region and the wider world	CILO 1, CILO 2
JD PILO 3	Explain, interpret and apply main principles of ethics, civil duty, and social and professional responsibility	CILO 2, CILO 3
JD PILO 4	Critically assess the strengths and weaknesses of law as a means of regulating society in the context of competing and conflicting interests	CILO 4
JD PILO 5	Demonstrate and apply skills of legal analysis and reasoning, skills of legal research, and skills of oral and written expression appropriate to the practice of Hong Kong and Chinese Law, to a level appropriate to a graduate-entry degree in law.	CILO 3 and 4

## Teaching and Learning Activities (TLAs)

(Indicative of likely activities and tasks designed to facilitate students' achievement of the CILOs. Final details will be provided to students in their first week of attendance in this course)

CILO No.	TLAs	Hours/week (if applicable)
CILO 1	<p><i>Researching primary and secondary sources of law in order to understand principles of land law in their practical application</i></p> <ul style="list-style-type: none"> <li>- Students will acquire knowledge of principles of land law.</li> </ul> <p><i>Lectures</i></p> <ul style="list-style-type: none"> <li>- Students will receive guidance on basic research.</li> </ul> <p><i>Tutorials</i></p> <ul style="list-style-type: none"> <li>- Students will, by answering questions and engaging in exercises in relation to principles of land law, develop analytical and critical skills. Tutorial questions will require students to analyse facts and law and critically examine the adequacy and effective of the law in its current state.</li> </ul>	
CILO 2	<p><i>Lectures</i></p> <ul style="list-style-type: none"> <li>- Students will be introduced to principles of land law in their practical application.</li> </ul> <p><i>Preparation for tutorials</i></p> <ul style="list-style-type: none"> <li>- Students will research issues of land law.</li> </ul> <p><i>Tutorials</i></p> <ul style="list-style-type: none"> <li>- Students will be required to scrutinise, analyse and evaluate land law issues of topical interest.</li> </ul>	
CILO 3	<p><i>Lectures</i></p> <ul style="list-style-type: none"> <li>- Students will learn how to solve problems by applying land law.</li> </ul> <p><i>Preparation for tutorials</i></p> <ul style="list-style-type: none"> <li>- Students will research issues of land law.</li> </ul> <p><i>Tutorials</i></p> <ul style="list-style-type: none"> <li>- Students will be required to analyse fact situations and to apply case law precedents to ascertained facts.</li> </ul>	
CILO 4	<p><i>Preparation for tutorials</i></p> <ul style="list-style-type: none"> <li>- Students will be expected to research on the tutorial assignments, and be ready to contribute to discussion.</li> </ul> <p><i>Tutorials</i></p> <ul style="list-style-type: none"> <li>- Students will be asked to discuss a particular tutorial question among themselves, with the tutor commenting on strengths and weaknesses of student contributions.</li> </ul>	

## Assessment Tasks/Activities

(Indicative of likely activities and tasks designed to assess how well the students achieve the CILOs. Final details will be provided to students in their first week of attendance in this course)

CILO No.	Type of Assessment Tasks/Activities	Weighting (if applicable)	Remarks(exam duration , etc)
CILO 1	<p><i>End-of-course examination (50% of marks)</i></p> <p><i>Tutorials (20% of marks)</i></p> <p><i>Assignment/s (30% of marks)</i></p> <ul style="list-style-type: none"> <li>• Tutorials and assignments will demonstrate</li> </ul>		

CILO No.	Type of Assessment Tasks/Activities	Weighting (if applicable)	Remarks(exam duration , etc)
	students' ability to understand and explain principles of land law.		
CILO 2	<i>End-of-course examination (50% of marks)</i> <i>Tutorials (20% of marks)</i> <i>Assignment/s (30% of marks)</i> <ul style="list-style-type: none"> <li>• They will test students' ability to analyse and critically evaluate relevant legal principles.</li> </ul>		
CILO 3	<i>End-of-course examination (50% of marks)</i> <ul style="list-style-type: none"> <li>• This will test students' ability to apply principles of land law to solve practical problems.</li> </ul> <i>Tutorials (20% of marks)</i> <ul style="list-style-type: none"> <li>• These will test students' ability to research, analyse and solve problems, and communicate solutions.</li> </ul> <i>Assignment/s (30% of marks)</i> <ul style="list-style-type: none"> <li>• These will test students' ability to research, analyse and solve problems, and communicate solutions in writing.</li> </ul>		
CILO 4	<i>End-of-course examination (50% of marks)</i> <ul style="list-style-type: none"> <li>• The examination will test the ability of students to present their answers lucidly separating the relevant from the irrelevant issues.</li> </ul> <i>Tutorials (20% of marks)</i> <ul style="list-style-type: none"> <li>• Tutorials will test students' ability to present clear and precise answers to tutorial questions.</li> </ul>		

**Grading of Student Achievement:** Standard (A+, A, A-...F). Grading is based on student performance in assessment tasks / activities.

Assessment will be by coursework (50%), which will comprise continuous performance evaluation, a problem based assignment and a written examination (50%).

The apportionment of marks will be:

Performance in inter-active small group sessions	: 20%
Problem based assignment	: 30%
Examination	: 50%
Examination duration	: Three hours/two hours
Grading pattern	: Standard (A+ A A- ... F)

To pass this course students must obtain an aggregate mark of 40% and a minimum of 40% in each of the coursework and the examination elements of the assessment. Coursework for this purpose means those ways in which students are assessed otherwise than by the end of session examination.

The portion of the overall mark allocated to performance/participation in inter-active in class activities will be assessed on the quality of the participation. Assessment criteria for those activities, their nature and their timing will be set out in the study guide/course manual and will be further expanded upon by the course leader.

The duration of the examination will be at the discretion of the course leader. The course leader will announce the duration of the examination in the first week of the course. Similarly the course leader will announce whether the examination will be closed book or open book.

To enable the full benefit to be obtained from this course, students should attend all of the classes and activities.

Assessment will be formative to enable students to demonstrate their capacity to understand, analyse and apply rules and principles and summative to assess ability to synthesise primary and secondary material to solve novel problems.

## **Part III**

### **Keyword Syllabus**

Co-Ownership; Leases; Mortgages; Easements; Land Covenants; Deeds of Mutual Covenants

### **Detailed Syllabus**

1. Co-ownership
2. Leases
3. Mortgages and Other Securities
4. Easements
5. Land Covenants
6. Deeds of Mutual Covenants

### **Recommended Reading Text(s)**

There is no one book that students must have in order to study this course but information will be supplied regarding essential and recommended reading for each topic.