

**City University of Hong Kong
Course Syllabus**

**offered by Division of Building Science and Technology
with effective from Semester A 2018/19**

Part I Course Overview

Course Title: Legal Studies

Course Code: BST12712

Course Duration: 1 semester

Credit Units: 3 credits

Level: A1

Proposed Area: Arts and Humanities
 Study of Societies, Social and Business Organisations
 Science and Technology

Medium of Instruction: English

Medium of Assessment: English

Prerequisites:
(Course Code and Title) Nil

Precursors:
(Course Code and Title) Nil

Equivalent Courses:
(Course Code and Title) Nil

Exclusive Courses:
(Course Code and Title) Nil

Part II Course Details

1. Abstract

(A 150-word description about the course)

This course aims to:

- equip students with the knowledge of legal system related to the construction industry in the HKSAR; and
- enable students to apply the Basic Law, contract law, agency law and tort law to the construction industry.

2. Course Intended Learning Outcomes (CILOs)

(CILOs state what the student is expected to be able to do at the end of the course according to a given standard of performance.)

No.	CILOs [#]	Weighting* (if applicable)	Discovery-enriched curriculum related learning outcomes (please tick where appropriate)		
			A1	A2	A3
1.	Explore the operation of the legal system under the Basic Law of the HKSAR;	20	✓		
2.	Understand and analyse the basic principles of contract law related to the construction industry in the HKSAR;	20	✓		
3.	Understand and analyse the basic principles of tort law related to the construction industry in the HKSAR;	20	✓		
4.	Understand and analyse the basic principles of agency law related to the construction industry in the HKSAR; and	10	✓		
5.	Synthesize the relevant legal principles to practical situations in the surveying professions.	30		✓	
		100%			

* If weighting is assigned to CILOs, they should add up to 100%.

[#] Please specify the alignment of CILOs to the Gateway Education Programme Intended Learning outcomes (PILOs) in Section A of Annex.

A1: Attitude

Develop an attitude of discovery/innovation/creativity, as demonstrated by students possessing a strong sense of curiosity, asking questions actively, challenging assumptions or engaging in inquiry together with teachers.

A2: Ability

Develop the ability/skill needed to discover/innovate/create, as demonstrated by students possessing critical thinking skills to assess ideas, acquiring research skills, synthesizing knowledge across disciplines or applying academic knowledge to self-life problems.

A3: Accomplishments

Demonstrate accomplishment of discovery/innovation/creativity through producing /constructing creative works/new artefacts, effective solutions to real-life problems or new processes.

3. Teaching and Learning Activities (TLAs)
(TLAs designed to facilitate students' achievement of the CILOs.)

TLA	Brief Description	CILO No.					Hours/week (if applicable)
		1	2	3	4	5	
Pre-Class Study*	Pre-Class Study is a combination of selected reference books and/or lecture notes reading and pre-lecture self-study questions before each lecture session.	✓	✓	✓	✓	✓	-
Lecture (Average class size: Around 100 students)	Lecture is an in-class activity in the form of groups of student. The activity involves oral presentation and discussion with students on a selected topic through illustrating exercises, real-life examples and question generation by the students and answering by peers or by the lecturer.	✓	✓	✓	✓	✓	3 hours/week
Presentation and Report*	Presentations are case problems (a group presentation).	✓	✓	✓	✓	✓	-
Assignment and Reflective Diary*	Assignments and Reflective Diary are case problems (an individual assignment).	✓	✓	✓	✓	✓	-

* This will not contribute to any contact hour.

4. Assessment Tasks/Activities (ATs)
(ATs are designed to assess how well the students achieve the CILOs.)

Assessment Tasks/Activities	CILO No.					Weighting*	Remarks
	1	2	3	4	5		
Coursework: 40%							
Presentation & Report	✓	✓	✓	✓	✓	20%	
Assignments & Reflective Diary	✓	✓	✓	✓	✓	20%	
Examination: 60% (duration: 2.5 hrs)							
Examination	✓	✓	✓	✓	✓	60%	
						100%	

* The weightings should add up to 100%.

Note: A student must obtain a minimum mark of 35 in both coursework and examination and an overall mark of 40 to pass the course.

5. Assessment Rubrics

(Grading of student achievements is based on student performance in assessment tasks/activities with the following rubrics.)

Assessment Task	Criterion	Excellent (A+, A, A-)	Good (B+, B, B-)	Fair (C+, C, C-)	Marginal (D)	Failure (F)
1. Presentation & Report	Ability to discover and analyze the legal system in the HKSAR.	High	Significant	Moderate	Basic	Below marginal
2. Assignments & Reflective Diary	Ability to discover and analyze the legal system in the HKSAR.	High	Significant	Moderate	Basic	Below marginal
3. Examination	Ability to analyse practical problems of the legal system and apply these principles to practical situations in the construction industry.	High	Significant	Moderate	Basic	Below marginal

Part III Other Information (more details can be provided separately in the teaching plan)

1. Keyword Syllabus

(An indication of the key topics of the course.)

Legal studies: Introduction to the legal system of HKSAR; Courts system; Cases and statutes; Common law and equity law systems.

Constitutional issues: The Basic Law; Relation of the legislature, executive and judiciary.

Law of contract: offer, acceptance, consideration, intention, formation, content, vitiating factors, performance, breach and remedies; Agency law.

Law of tort: Negligence, trespass to the land including private nuisance, rule of Rylands v Fletcher, occupiers' liability.

2. Reading List

2.1 Compulsory Readings

(Compulsory readings can include books, book chapters, or journal/magazine articles. There are also collections of e-books, e-journals available from the CityU Library.)

1. Cheng, T and Soo, G *Construction Law and Practice in Hong Kong, Third Edition*, Hong Kong: Sweet & Maxwell/Thomson Reuters
2. Richards, P *Law of Contract 11th Edition and Electronic Edition*, Essex: Pearson Education Limited
3. Elliott, C and Quinn, F *Tort Law 10th Edition and Electronic Edition*, Pearson Education Limited

2.2 Additional Readings

(Additional references for students to learn to expand their knowledge about the subject.)

1. Leung, P *The Hong Kong Basic Law: Hybrid of Common Law and Chinese Law*, Hong Kong: LexisNexis
2. Wesley-Smith, P *An Introduction to the Hong Kong Legal System Third Edition*, Hong Kong: Oxford University Press
3. Owen, S *Law For the Construction Industry*, Essex: Pearson Education Limited
4. Mau, S *Hong Kong Legal Principles--Important Topics for Students and Professionals*, Hong Kong: Hong Kong University Press
5. Stone, R *The Modern Law of Contract Fifth Edition* Cavendish Publishing Limited
6. Weir, T *Tort Law* Oxford University Press
7. Major W T *Basic English Law* Macmillan Professional Masters
8. Hills, M *Building Contract Procedures in Hong Kong* Addison Wesley Longman China Limited
9. Goo, S. & Lee, A. *Land Law in Hong Kong 2nd Edition*, China: LexisNexis
10. Nield, S *Hong Kong Land Law 2nd Edition*, Hong Kong: Longman
11. Smith, R *Property Law*, MacMillan Master Series
12. Nissim, R *Land Administration and Practice in Hong Kong*, Hong Kong: Hong Kong University Press