

# LA103-30 Introduction to the Law of Property Relations

**23/24**

**Department**

School of Law

**Level**

Undergraduate Level 1

**Module leader**

Rachael Blakey

**Credit value**

30

**Assessment**

100% exam

**Study location**

University of Warwick main campus, Coventry

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## Description

### Introductory description

This module focuses on the role of law in the implementation of ideas and policies concerned with the ownership, use and development of land.

[Module web page](#)

### Module aims

This module focuses on the role of law in the implementation of ideas and policies concerned with the ownership, use and development of land.

### Outline syllabus

This is an indicative module outline only to give an indication of the sort of topics that may be covered. Actual sessions held may differ.

Term 1:

Introduction – what is property? • Ideas of property; the bundle of rights theory • The distinction between property and ownership • Dividing up the concept of property • The definition of land

Ownership • History of land law in terms of ownership • The commodification of land • Locke and private property (privatisation of land) • Colonial critique  
 Title • Estates/interests • Formally acquired interests • Relativity of title • Enforceability of title • Registering title (relationship with ownership)  
 Possession (i.e. informally acquired interests) • Possession as the basis for bringing claims for property • Adverse possession  
 Interests • Introduction to interests • Focus on easements (What is an easement? Is a right capable of being an easement?) • Focus on covenants (What is a covenant? How is the burden passed?) • Priority of interests (Protection through registration; overriding interests)

## Term 2:

This term is designed to respond to recent developments. Thus, the syllabus given is only a sample of the topics/issues that may be discussed.

Students will study three broad themes: environment, home and critical theories of property. They will make connections across the themes, and revisit various ideas throughout the module.

It is expected that the first week of the module would consider the landscape of property and overlapping issues across the themes. The final week of the module would consolidate the course and be largely dedicated to the upcoming essay summative.

Each theme will be studied for at least 2 weeks.

Theme 1: Environment Topics may include: • The urban social environment • Historic environment • Environmental

regulation and property rights • Protests around property • Technology and property

Theme 2: Home Topics may include: • Housing • Applied aspects • Trusts in the family home • Mortgages in practice •

Leases

Theme 3: Critical theories of property Topics may include: • Colonisation and terra nullius •

Commodification and

wealth • Issues with ownership • Property for personhood versus fungible property

## Learning outcomes

By the end of the module, students should be able to:

- Understand basic concepts and structure of English land law and able to understand and use primary legal material
- Analyse, evaluate and form critical judgements on individual cases/statutory provisions, analyse form critical judgements on a series of linked materials on a discreet topic
- More advanced (understand at undergraduate degree level) key doctrinal and policy issues

through reading primary materials and secondary texts

- Understand the social, political and economic context in which property rights exist and legal decisions are made
- Application of English Law to hypothetical cases relating to property issues
- Work independently to gain understanding of materials/issues in property law without explanatory lectures
- Understand the language of property law, be able to speak and write about property law with accurate use of specific terms
- Work collaboratively to complete defined task within a limited time
- Use internet to access module materials

## Indicative reading list

MC FARLANE, HOPKINS AND NIELD, Land Law: text, Cases and Materials (Oxford)

Gray and Gray Elements of Land Law (Oxford)

SMITH, R., Property Law, (Longman)

LAWSON, F.H. and RUDDEN, B., (1982) The Law of Property, (2nd edition) Clarendon Press, Oxford

MURPHY, T., ROBERTS, S., and FLESSAS, T., (2004) Understanding Property Law

[View reading list on Talis Aspire](#)

## Subject specific skills

No subject specific skills defined for this module.

## Transferable skills

No transferable skills defined for this module.

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## Study

### Study time

Type	Required
Lectures	36 sessions of 1 hour (72%)
Seminars	14 sessions of 1 hour (28%)
Total	50 hours

## Private study description

Private study.

## Costs

No further costs have been identified for this module.

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## Assessment

You must pass all assessment components to pass the module.

Students can register for this module without taking any assessment.

### Assessment group BB

	Weighting	Study time	Eligible for self-certification
3hr Exam	100%		No

This is a 3hr exam plus 15min reading time.

~Platforms - WAS

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- Online examination: No Answerbook required

### Feedback on assessment

Face to face feedback by student request in October. Generic feedback provided via Moodle.

[Past exam papers for LA103](#)

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## Availability

### Courses

This module is Core for:

- Year 3 of ULAA-ML34 BA in Law and Sociology (Qualifying Degree)

This module is Optional for:

- UIBA-MN34 Law and Business Four Year (Qualifying Degree)
  - Year 3 of MN34 Law and Business Studies Four Year (Qualifying Degree)
  - Year 4 of MN34 Law and Business Studies Four Year (Qualifying Degree)
- Year 3 of UIBA-MN31 Undergraduate Law and Business Studies

- UIBA-MN32 Undergraduate Law and Business Studies
  - Year 3 of MN32 Law and Business Studies (Four-Year)
  - Year 4 of MN32 Law and Business Studies (Four-Year)
- UIBA-MN37 Undergraduate Law and Business Studies (Qualifying Degree) with Intercalated Year
  - Year 4 of MN37 Law and Business Studies (Qualifying Degree) with Intercalated Year
  - Year 5 of MN37 Law and Business Studies (Qualifying Degree) with Intercalated Year
- UIBA-MN35 Undergraduate Law and Business Studies with Intercalated Year (3+1)
  - Year 3 of MN35 Law and Business Studies with Intercalated Year (3+1)
  - Year 4 of MN35 Law and Business Studies with Intercalated Year (3+1)
- UIBA-MN36 Undergraduate Law and Business Studies with Intercalated Year (4+1)
  - Year 4 of MN36 Law and Business Studies with Intercalated Year (4+1)
  - Year 5 of MN36 Law and Business Studies with Intercalated Year (4+1)
- Year 3 of ULAA-ML33 Undergraduate Law and Sociology