

Land Law

Module Status: Mandatory Elective

Credit Rating: 6 Credit Level:

Pre-requisite Modules:	Co-requisite Modules:
Modules 1-8 or equivalent	
Total Contact Hours:	
Lecture: 24 hours	Independent Study: 96 hours
Total Student Effort: 120 hours	

Module Aims

This module aims to:

- Provide a historical perspective on the evolution of land law.
- Ensure a detailed knowledge of the rules of land law.
- Enable students to trace current entitlements from those succeeded to contractually.
- Foster an understanding of legal and equitable interests in property.
- Cultivate the ability to view land law issues in commercial terms.
- Engender an understanding of the practical operation of land law.
- Impart an outline knowledge of landlord and tenant law.

Module Learning Outcomes

On successful completion of this module, students should be able to:

- Recount the historical background to land law.
- Describe the estates in land law, including the ability to distinguish particular estates and analyse the validity of dispositions purporting to convey particular estates.
- Discuss the rules of land law, including engaging in critical analysis of these rules and proposals for reform, where applicable.
- Critically assess judicial and legislative rules on land law.
- Analyse factual scenarios and be able to identify the estate, type of ownership, and particular rule of land law in question.

Indicative Module Content

TOPIC	DISCUSSION
Introduction	The nature of ownership; historical development of Land Law; possession; statutory reforms; tenure.
Estates	Freehold estates; leasehold estates; hybrid estates.
Co-Ownership	Joint Tenancy; Tenancy in Common; Creation; Severance.
Family Property	Equity Acquired by contribution to the family home; The Family Home Protection Act; Judicial Separation; The Family Law Act 1995, Divorce; Family Law (Divorce) Act 1996.
Adverse Possession	The Limitation Period; Freehold Land; Leasehold Land.
Licences	Features of a licence; Creation; Categories; Estoppel and Revocation.
Introduction to Landlord and Tenant	Characteristics of a Lease; Express of Implied Contract; The Reversion; Lease or a Licence? Formalities for creation of a Lease; Assignment and subletting; Covenants; Termination of the Relationship; Rights and Proposals for reform.
Succession	Testate succession – including restriction of testamentary freedom; intestate succession; personal representatives; practice & procedure of the administration of estates.

Teaching / Learning Methodology

This module will be delivered through a series of lectures, tutorial-style discussions, group work sessions and exercises; and supplemented by structured web-based resources and reading.

Assessment

Theoretical knowledge will be assessed at the end of the module by examination (100%). The examination will consist of a mixture of descriptive, analytical and application questions, taking the form of essay style questions, which place emphasis on the students' demonstrating analytical skills; and problem style questions, which assess the student's ability to apply the law to practical factual scenarios.

Required Reading

Griffith College Manual, *Land Law* (Dublin: Clarus Press, updated annually)

Secondary Reading

Bland, Peter (1997) *The Law of Easements and Profits à Prendre*, Sweet & Maxwell.

Bland, Peter (1998) *Law of Easement & Profits*, Round Hall.

Brady, Jame and T. Kerr *Limitation of Actions*, Law Society.

Coughlan, Paul (1998) *Property Law*, Gill & Macmillan.

De Londras , Fiona (2007) *Principles of Irish Property Law*, Clarus Press.

Delany, Hilary (1999) *Equity and the Law of Trusts*, Round Hall.

Fisher, WR and JM Lightwood (1988) *The Law of Mortgage*, Butterworths.

Fitzgerald, Brendan (1995) *Land Registry Practice*, Round Hall.

Gale, CJ (1997) *Easements*, Sweet & Maxwell.

Harpum, Charles and Robert Megarry (1999) *The Law of Real Property*.

Lyall, Andrew (1994) *Land Law in Ireland*, Oak Tree Press.

McGee, Andrew (1998) *Limitation Periods*, Sweet & Maxwell.

Pearce, Robert (1985) *Land Law*, Sweet & Maxwell.

Preston, CHS and George Newsome (1991) *Restrictive Covenants*, Sweet & Maxwell.

Sara, Colin (1997) *Boundaries & Easements*, Sweet & Maxwell.

Wylie, J.C.W. (1984) *Casebook on Irish Land Law*, Butterworths.

Wylie, J.C.W. (1997) *Irish Land Law*, Butterworths.