

FACULTY OF LAW, UNIVERSITY OF VICTORIA
2011-12 COURSE REGISTRATION – PRELIMINARY COURSE INFORMATION¹

COURSE	Law 317 Real Property
UNIT VALUE	2.0 Units (4 hours of instruction per week)
INSTRUCTOR	Deborah Curran
TERM OFFERED	Spring 2012
CLASS TIMES	See schedule
PREREQUISITES/CO-REQUISITES	None

OBJECTIVES AND COURSE DESCRIPTION

- To understand the basic legal duties of real estate licensees and the legal implications of the listing contract;
- To become familiar with and understand the legal implications of the terms of the Contract of Purchase and Sale of residential real property, both fee simple and strata property;
- To understand the fundamentals of a mortgage of land, the significance of its common terms and the relevant legislation;
- To be able to evaluate and analyze the legal significance of problems that occur between signing the contract for purchase and sale and registration of land transfer documents in the Land Title Office;
- To be able to evaluate and strategize about breaches of the contract for purchase and sale by vendors and purchasers;
- To understand the range of potential remedies available to parties in contracts for sale of land;
- To appreciate the legal structure for closing a conveyance and understand the professional responsibilities of solicitors involved in the transaction.

METHODOLOGY

The teaching methodology will consist of a mix of lectures, readings, class discussion, and in-class exercises.

EXPECTED EVALUATION METHODOLOGY

The final grade for this course will be based on a memo (40% of the grade) and a two and one half (2 ½) hour final examination (60% of the grade relying on 2/3 of the course material).

June 6, 2011

¹ The information in this document is provided for course registration purposes only and is **subject to change**. More detailed course information about course content and evaluation will be provided upon the commencement of the course. Students seeking additional information about the course prior to its commencement may contact the instructor or, if no instructor is listed, the Manager of Academic Administration and Student Services (lawmaass@uvic.ca).