

## Subject Description Form

<b>Subject Code</b>	BRE337
<b>Subject Title</b>	Property Law
<b>Credit Value</b>	3
<b>Level</b>	3
<b>Pre-requisite / Co-requisite/ Exclusion</b>	Nil
<b>Objectives</b>	<p>The subject is intended to:</p> <ol style="list-style-type: none"><li>1. Further develop and apply knowledge and reasoning skills.</li><li>2. Evaluate and apply property law to factual situations.</li><li>3. Examine law relating to property transactions, land use control and compensation.</li></ol>
<b>Intended Learning Outcomes</b>	<p>Upon completion of the subject, students will be able to:</p> <p>Use and understand the legal terms relating to the subject and be able to make use of such terms to communicate effectively.</p> <ol style="list-style-type: none"><li>a. Identify and evaluate the key concepts and principles of Hong Kong land law and Conveyancing.</li><li>b. Compare and contrast the different property concepts.</li><li>c. Apply knowledge and reasoning skills to solve legal problems relating to ownership and land use control.</li><li>d. Explore and evaluate problem-solving solutions in the context of land use and development.</li><li>e. Possess the ability to evaluate property law with reference to contemporary issues.</li></ol>
<b>Subject Synopsis/ Indicative Syllabus</b>	<p>The sequence of learning in this module is organized around two themes, and three topics.</p> <p>The two themes are:</p> <ol style="list-style-type: none"><li>1. Acquisition, transfer and extinction of interests in land in Hong Kong.</li><li>2. The control of land use (including both private and public control).</li></ol> <p>The topics are:</p> <ol style="list-style-type: none"><li>1. Vendor/purchaser transactions.</li><li>2. The relationship between owners and managers of multi-storey buildings.</li><li>3. The relationship of landlord and tenant.</li></ol>

<b>Teaching/Learning Methodology</b>	<p>The teaching methods:</p> <ol style="list-style-type: none"> <li>1. Interactive lecturing.</li> <li>2. The themes and topics are developed through problem-solving activities designed to develop the higher order cognitive skills of analysis, argument and critical judgment. Where appropriate, role plays are used to develop skills and enhance awareness of the role of law in property decisions in Hong Kong.</li> </ol> <p>With the methods, the intended learning outcomes afore-mentioned are achieved.</p>																																											
<b>Assessment Methods in Alignment with Intended Learning Outcomes</b>	<table border="1" data-bbox="443 622 1471 976"> <thead> <tr> <th rowspan="2">Specific assessment methods/tasks</th> <th rowspan="2">% weighting</th> <th colspan="5">Intended subject learning outcomes to be assessed (Please tick as appropriate)</th> <th rowspan="2"></th> </tr> <tr> <th>a</th> <th>b</th> <th>c</th> <th>d</th> <th>e</th> </tr> </thead> <tbody> <tr> <td>1. Coursework</td> <td>30%</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td></td> </tr> <tr> <td>2. Written Examination</td> <td>70%</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td></td> </tr> <tr> <td>Total</td> <td>100%</td> <td colspan="5"></td> <td></td> </tr> </tbody> </table> <p>The course work: The students are required to select a judgment, which is related to the subjects being taught, and to present the judgment by analyzing the judgment into issues, the related law, the application of the law to the facts as found by the judge and the to summarize the effect of the judgment.</p> <p>Prior to the presentation, the students are required to submit to the lecturer all materials relating to the presentation.</p> <p>Towards the end of the presentation, questions are put to the students by the lecturer and the students are required to answer the questions immediately.</p> <p>The examination: As regard the examination, students are required to answer both essay type and problem type questions. The questions are relating to what they have learnt.</p> <p>As a result, whether the intended learning outcomes have been achieved can be assessed from the performance of the students.</p>							Specific assessment methods/tasks	% weighting	Intended subject learning outcomes to be assessed (Please tick as appropriate)						a	b	c	d	e	1. Coursework	30%	√	√	√	√	√		2. Written Examination	70%	√	√	√	√	√		Total	100%						
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<b>Student Study Effort Expected</b>	<p>Class contact:</p> <ul style="list-style-type: none"> <li>▪ Lecture</li> <li>▪ Tutorial</li> </ul> <p>Other student study effort:</p> <ul style="list-style-type: none"> <li>▪ Self studying. Preparation for tutorial classes, course work and examination.</li> </ul> <p>Total student study effort</p>						<p>26 Hrs.</p> <p>13 Hrs.</p> <p>127 Hrs.</p> <p>166 Hrs.</p>																																					

**Reading List and References**

**Recommended** (the latest editions of the following books should be used):

Murphy, W.T., & Robert, S. (2004). Understanding Property Law. (4th ed). Sweet & Maxwell.

S.H.Goo., & Alice S.C.Lee. (2015). Land Law in Hong Kong. (4th ed). LexisNexis.

Sihombing, J., & Wilkinson, M. (2014). A Student's Guide to Hong Kong Conveyancing. (7th ed). LexisNexis

Nield, S. (1997) Hong Kong Land Law. (2nd). Addison Wesley Longman China Limited.

Merry M. (2016) Building Management in Hong Kong. (3rd ed). LexisNexis

Merry, M. (2016) Hong Kong Tenancy Law, (6th ed). LexisNexis

John, Litton., & Kate, Olley. (2018) Planning Law in Hong Kong. LexisNexis.

Richard, E. Smith. (2006) Planning Control: Development, Permission and Enforcement. RICS Books.

**Supplementary:**

Authorized Hong Kong Law Report and Digest, Sweet & Maxwell.

Government Publications.

Halsbury Laws of Hong Kong, Butterworths.

Hong Kong Cases, Butterworths.

**Useful websites**

Polytechnic University library database: Westlaw

Department of Legal Justice HK: <http://www.doj.gov.hk/eng/legal/index.htm>

Hong Kong Legal Information: <http://www.hklii.org/>

Hong Kong e-legislation: <https://www.elegislation.gov.hk/>