

**School of Business**

<b>COURSE OUTLINE FOR:</b>	<b>Date:</b> 3 Jan., 2011
<b>TAUGHT BY:</b> Business Administration	
<b>TAUGHT TO:</b>	
<i>Program:</i> Marketing	
<i>Option:</i> BLAW 3500	

<b>Hours/Week</b>		<b>Total Hours:</b>	80	<b>Term/Level:</b>	4
<i>Lecture:</i>	2				
<i>Lab:</i>	2				
<i>Other:</i>		<b>Total Weeks:</b>	20	<b>Credits:</b>	5.5

<b>Instructor:</b> N. John Stroud-Drinkwater	
<b>Office No.</b> SE6 309	<b>Phone:</b> 604-432-8221
<b>E-mail:</b> jstroudd@bcit.ca	<b>Fax:</b>
<b>Office Hours:</b> As posted	

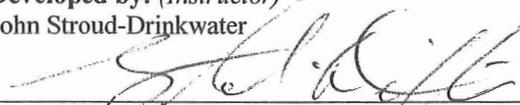
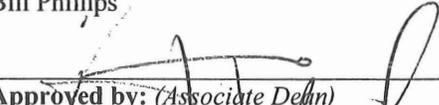
**Pre-requisites:**

**Short Course Description and Goals:** Students are provided with an understanding of the legal principles that apply to ownership of land, real estate transactions and the role of the real estate agent. Topics covered include the Canadian legal system, contracts, interests in land, torts, land registration, mortgages, tenancy, condominiums, the role of the agent, professional ethics and standards of agents, business organizations, builders' liens, negotiable instruments, letters of credit and international dispute resolution.

<b>Evaluation:</b>		
<i>Policy:</i>		
<b>1<sup>st</sup> Midterm Exam</b>	20	%
<b>2<sup>nd</sup> Midterm Exam</b>	25	%
<b>Final Exam</b>	30	%
<b>Class Participation</b>	10	%
<b>Assignments</b>	15	%
<b>Total</b>	<b>100</b>	<b>%</b>

**Text(s) and Equipment:**  
**Required:** Real Property Law, published by the Real Estate Division, Sauder School of Business, University of British Columbia, 2005; and material supplied by the instructor.

**Prior Learning Assessment Method:** n/a

<b>Course Record:</b>	
<b>Developed by:</b> (Instructor) John Stroud-Drinkwater 	<b>Date:</b> 3 Jan., 2011
<b>Reviewed by:</b> (Program Head) Bill Phillips 	<b>Date:</b> 3 Jan., 2011
<b>Approved by:</b> (Associate Dean) D. Horspool 	<b>Date:</b> 3 Jan., 2011

**Course Learning Outcomes:**

*Successful completion of this course will assist the student to:*

- Recognize legal issues as they arise
- Understand the requirements of a valid contract
- Understand the practical application of laws related to business practices, lending, land ownership, leases and condominiums
- Be aware of land registration procedures
- Appreciate the role of real estate agents, their professional standards and potential liabilities

**Course Notes (Policies & Procedures)**

- **Assignments:** Late assignments or projects will not be accepted for marking. Assignments must be done on an individual basis unless otherwise specified by the instructor.
- **Attendance:** The attendance policy as outlined in the current BCIT Calendar will be enforced.
- **Course Outline Changes:** The material specified in this course outline may be changed by the instructor. If changes are required, they will be announced in class.
- **Ethics:** BCIT assumes that all students attending the Institute will follow a high standard of ethics. Incidents of cheating or plagiarism may, therefore, result in a grade of zero for the assignment, quiz, test, exam or project for all parties involved and /or expulsion from the course.
- **Illness:** A doctor's note is required for any illness causing you to miss assignments, quizzes, test, projects or exam. At the discretion of the instructor, you may complete the work missed or have the work prorated (i.e. an average is given according to your performance throughout the course)
- **Makeup Tests, Exams or Quizzes:** There will be no makeup tests, exams or quizzes. If you miss a test, exam or quiz, you will receive zero marks. Exceptions may be made for documented medical reasons or extenuating circumstances.
- **Labs and lectures:** Attendance is mandatory in all classes. Lab exercises are due at the end of the lab period.
- **I.D. Required in Examination Centres:** In order to write exams, students are required to produce photo-identification at examination centres. Photo I.D. must be placed on the desk before an exam will be issued to the student. The I.D. must remain in view on the desk while writing the exam, for inspection by invigilators. Students should bring a BCIT OneCard or, alternatively, two pieces of identification, one of which must be government photo I.D. such as a driver's license. Please see BCIT Policy #5300, Formal Invigilation Procedures.

**Course Notes (Policies and Procedures)**

The grade for class participation is based on punctual attendance, preparedness for class and active participation in class discussion.

*Attendance at all classes is compulsory. Attendance will be taken during every session. Students not present at the time attendance is taken will be recorded as absent. There will be a deduction of 5% from the final grade for each class missed. A student who is absent for two or more classes will not be permitted to write the final exam and will not receive credit for the course.*

Participation means that you come to all classes having read the assigned material and that you actively contribute to the discussion. You should expect to be called on at any time to present your analysis of the assigned material without further notice.

Students will study the topics covered in the text, *Real Property Law*, and in lectures and materials supplied by the instructor. There will be approximately one topic in each teaching week. There will be a 2 hr. Lecture on each topic followed by a 2 hr. Lab. Labs will be used for discussion of cases and the material covered. Due to time constraints, some lab time may be used for lectures. Cases assigned by the instructor will be looked at as examples of the application of the law. Students will present their own analysis of the cases to the class in order to demonstrate the law.

A doctor's note is required for any illness causing you to miss classes, assignments, quizzes, tests, projects or exams. At the discretion of the instructor, you may complete the work missed or have the work prorated (i.e. an average is given according to your performance throughout the course).

There will be no makeup tests, exams or quizzes. If you miss a test, exam or quiz, you will receive zero marks. Exceptions may be made at the discretion of the instructor for documented medical reasons or extenuating circumstances.

**Examination Grades:** *In order to pass the course, students require a passing grade on the weighted average of all the midterm and final exams. If a student does not achieve an average passing grade on the exams, the Lab mark for assignments and class participation will not be counted.*

BCIT assumes that all students attending the Institute will follow a high standard of ethics. Incidents of cheating or plagiarism may therefore result in a grade of zero for the assignment, quiz, test, exam or project for all parties involved and/or expulsion from the course.

For the purpose of the examinations, students are responsible for all material covered in the text, material supplied by the instructor, lectures and labs.

I am available to assist students during the office hours posted at my office, as well as by appointment. Please feel free to contact me at any time.

Midterm exams will be held during lecture periods and reviewed in the following labs. Every effort will be made to follow the attached schedule, however changes may be required due to school events, holidays etc. Changes will be announced in class.

### **Assignment Details**

**Participation** (10% of the course grade). Your grade for participation will be determined by regular attendance, the extent to which you are prepared for class, your contribution to class discussions and the extent to which you enable others to participate. Your ability to demonstrate appropriate workplace behaviour – both in lecture and labs will also be considered when determining your grade for participation.

Students are expected to analyze and make presentations of cases relative to topics being studied. Written case assignments may be given in Labs to be discussed and handed in the following week. The written assignments will not be individually marked, however a written assignment that is poorly done in the opinion of the instructor or not handed in on time will result in a **deduction of 5%** from the final grade.

The case presentations will be approximately 50 minutes and will include a discussion of relevant law and other cases you have researched. When presenting, you are expected to lead the class in a discussion of the law.

**BCIT**  
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***Schedule***

School of: Business  
Program: Marketing  
Option: BLAW 3500 Real Property Law

***Midterm exams are held in the lecture periods unless otherwise scheduled.***

***Text references include supplementary material to be supplied by the instructor in lectures and/or handouts.***

<b>Week of:</b>	<b>Outcome/Material Covered</b>	<b>Reference/ Reading</b>	<b>Assignment</b>
			Case assignments will be given by the instructor
3 Jan.	Introduction to course		How to analyze cases
10 Jan.	Canadian Legal System and the Real Estate Industry	Ch. 1 Instructor Material	Case Assignments
17 Jan.	Estates and Interests in Land	Ch. 2	Discuss Ch. 1
	Contract Law	Ch. 3 Instructor Material	Case Studies
24 Jan.	Contract Law	Ch. 3 Instructor Material	Discuss Ch. 2 Case Studies
31 Jan.	Contract Law	Ch. 3 Instructor Material	Discuss Ch. 3 Case Studies
7 Feb..	Land Registration & Land Title Office Procedure	Ch. 4	Discuss Ch. 3 Case Studies
14 Feb.	<b>Lecture: 1<sup>st</sup> Midterm Exam (Ch. 1-3)</b>		
21 Feb.	Land Ownership & Tort Liability	Ch. 5 Instructor Material	Discuss Ch. 4 Case Studies

28 Feb.	Real Property Transactions & Agency	Ch. 6 Instructor Material	Discuss Ch. 5 Case Studies
7 Mar.	<i>Midterm Exam Week - No classes</i>		
14 Mar.	<i>Spring Break - No classes</i>		
21 Mar.	Mortgage Law	Ch. 7	Discuss Ch. 6 Case Studies
28 Mar.	Commercial & Residential Tenancies	Ch. 8	Discuss Ch. 7 Case Studies
4 Apr.	Lecture: <b>2<sup>nd</sup> Midterm Exam (Ch. 4-7)</b>		
11 Apr.	Condominium Law	Ch. 9	Discuss Ch. 8 Case Studies
18 Apr.	Legal & Ethical Standards	Ch. 10	Discuss Ch. 9 Case Studies
25 Apr.	Business Organizations: Sole, Proprietorship, Partnership, Corporations	Instructor Material	Discuss Ch. 10 Case Studies
2 May	Builders' Liens, Negotiable Instruments, Letters of Credit	Instructor Material	Discuss Business Organizations Case Studies
9 May	International Dispute Resolution	Instructor Material	Discuss Builders' Liens, Negotiable Instruments, Letters of Credit Case Studies
16 May	Flex Period, Course Review		
23 May	<b>Final Exam (Ch. 8-End)</b>		