

BCIT*British Columbia Institute of Technology**Course Outline **Part A***

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

Hours/Week**Lecture:** 2**Total Hours****Total** 60**Weeks:** 15**Term/Level****Credits:** 4**Lab:** 2**Other:****Prerequisites****is a Prerequisite for:****Course No.****Course Name****Course No.****Course Name****Course Goals**

To provide students with a good understanding of the legal principles that apply to ownership of land, real estate transactions and the role of the real estate agent.

Course Description

Introduction to our Canadian legal system, Contract Law, Interests in Land, Land Registration, Tort Liability, Mortgages, Tenancy Law, Condominium Law, The Role of the Agent, Professional Ethics and Standards of Agents.

Evaluation

Lab Participation	20%
1 st Midterm Exam	20%
2 nd Midterm exam	20%
Final Exam	<u>40%</u> (cumulative)
TOTAL	100%

The grade for Lab Participation is based on attendance, case presentations and participation in discussions. **Attendance at all classes is compulsory. Participation means that you come to all classes having read the material and that you actively contribute to the discussion. Case presentations will be approximately 20 minutes each and will include a discussion of relevant law and other cases that you have researched. When presenting, you are expected to lead the class in a discussion of the law.**

Course Outcomes and Sub-Outcomes

1. To recognize legal issues as they arise.
2. To understand the requirements of a valid contract.
3. To understand the practical applications of laws related to land ownership, leases and condominiums.
4. To be aware of land registration procedures.
5. To appreciate the role of real estate agents, their professional standards and potential liabilities.

Course Record

Developed by: J. STRONG-DRINKWATER BUSINESS [Signature] Date: 3/1/01
Instructor Name and Department (signature)

Revised by: _____ Date: _____
Instructor Name and Department (signature)

Recommended by: [Signature] [Signature] Date: 4/1/01
Program Head Name and Department (signature)

Approved by: [Signature] Start Date: Jan 01
Associate Dean/Dean Name and Department (signature)

BCIT

BRITISH COLUMBIA INSTITUTE OF TECHNOLOGY Course Outline **Part B**

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

Effective Date

January 3, 2001

Instructor(s)

N. John Stroud-Drinkwater

Office No. SE6, 309 Phone: 432-8221 E-mail: jstroudd@bcit.ca
Office Hrs. As posted at my office and by appointment

Text(s) and Equipment

Required: Real Property Law, published by the Real Estate Division,
Faculty of Commerce and Business Administration,
University of British Columbia, 2000

Recommended:

Course Notes (Policies and Procedures)

Students will study the topics covered in the text, Real Property Law, being 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 the material covered.

Cases included in the text will be looked at as examples of the application of the law. Students will present their own analysis of the cases (casebriefs) to the class in order to demonstrate a point of law.

Attendance is compulsory at all lectures and labs. Non-attendance at any classes without notice to the instructor or without a reason acceptable to the instructor will result in a reduced grade (5% per class missed).

For the purpose of the examinations, students are responsible for all material covered in the text, lectures and/or labs.

I am available to assist students during the office hours posted at my office, as well as by appointment. Please feel free to call me at any time at 432-8221

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.

Assignment Details

Students are expected to make presentations of casebriefs relative to topics being studied. Cases will be assigned in Labs for presentation the following week. Case presentations will be approximately 20 minutes each 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.

I.D. Required in Exam Halls

Effective December 2000, students are required to produce photo-identification for admittance to examination halls. Photo I.D. must be placed 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 drivers license. Please see BCIT Policy #5300, Formal Invigilation Procedures.

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Week of/ Number	Outcome/Material Covered	Reference/ Reading	Assignment
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TERM EXAMS ARE HELD IN THE LECTURE PERIODS UNLESS OTHERWISE SCHEDULED

Jan. 11	Lecture: Introduction to Legal System Lab: Introduction to course How to brief a case	Preface	
Jan. 18	Lecture: Contract Law Lab: Discuss Preface, Intro.	Ch. 1	<u>Richter</u> pref. 7
Jan. 25	Lecture: Contract Law Lab: Discuss Ch. 1	Ch. 2	
Feb. 1	Lecture: Estates & Interests in Land Lab: Discuss Ch. 2	Ch. 3	<u>Hughes</u> 2-26
Feb. 8	Lecture: 1st Midterm Exam (Preface – Ch. 2) Lab: No Lab due to exam		
Feb. 15	Lecture: Land Registration & Land Title Office Procedure Lab: Discuss Ch. 3 Review Midterm Exam	Ch. 4	<u>City Meat Market</u> 3-25 <u>Canadian Const.</u> p.3-29 <u>Arbutus Park</u> p. 3-33 <u>Giatsios</u> p.3-40 <u>Re Somers</u> p-3-42 <u>Gallant et al</u> p. 3-44
Feb. 22	Lecture: Land Ownership & Torts Lab: Discuss Ch. 4	Ch. 5	<u>Kwan</u> 4-35 <u>Registrar Regina</u> 4-37

Mar. 1	Lecture: Role of the Real Estate Agent Lab: Discuss Ch. 5	Ch. 6	<u>Turner</u> 5-14 <u>Segal</u> 5-17 <u>Nasser</u> 5-21 <u>Petersen</u> 5-24 <u>Hopkins</u> 5-27
Mar. 8	2nd Midterm Exam (Date to be advised) (Ch. 3 – 5) Lab: No lab due to exam		
Mar. 15	Spring Break		
Mar. 22	Lecture: Mortgages Lab: Discuss Ch. 6 Review Midterm Exam	Ch. 7	<u>Price</u> 6-24 <u>Lombard</u> 6-29 <u>Ocean City</u> 6-32
Mar. 29	Lecture: Tenancy Lab: Discuss Ch. 7	Ch. 8	<u>Royal Trust</u> 7-63 Mortgage Forms
Apr. 5	Lecture: Condominium Law Lab: Discuss Ch. 8	Ch. 9	<u>Carter & Randall</u> 8-35 <u>B.A. Oil</u> 8-37 <u>Nixon Auto</u> 8-42
Apr. 12	Lecture: Organization and Regulation of the Real Estate Industry Lab: Discuss Ch. 9	Ch. 10	<u>Re Blunt</u> 9-35 <u>Owners SPVR333</u> 9-38 <u>Re Scofield</u> 9-40
Apr. 19	Lecture: Professional Standards Lab: Discuss Ch. 10	Ch. 11	<u>Aiello</u> 10-24
Apr. 26	Lecture: Professional Ethics Lab: Discuss Ch. 11	Ch. 12	<u>Supt.'s Decision</u> 11-31 <u>Re Anderson</u> 11-33
May 3	Lecture: Course Review Lab: Discuss Ch. 12		Appendices 12 – 36, 46, 48
May 10	No Class		
May 17	Lecture: Final Exam (Cumulative)		