COURSE  Law 317 Real Property Transactions
UNIT VALUE  2.0 Units (4 hours of instruction per week)
INSTRUCTOR  Neil Vallance
TERM OFFERED  Fall 2018
CLASS TIMES  See schedule
PREREQUISITES/COREQUISITES  None

OBJECTIVES AND COURSE DESCRIPTION

- Review the wide variety of interests in land, the significance of the Torrens land title system, and the implications of Aboriginal title in British Columbia;
- Become familiar with and understand the legal implications of the terms of a standard Contract of Purchase and Sale of residential real property, both for fee simple and strata property;
- Review the basic features of the Strata Property Act
- Review the fundamentals of residential mortgages, and the responsibilities of lawyers to both lender and borrower;
- Understand the implications of existing charges against the title, and how to adequately explain them to clients;
- Learn how to review with clients all the documents necessary to complete a purchase;
- Review the role and responsibilities of realtors in residential real estate transactions;
- Understand the obligations of vendors to convey clear title;
- Learn how to impose and accept undertakings, and how to recognize and avoid potential conflicts of interest;
- Be able to recognize and solve the myriad of problems that can arise during a real estate transaction;
- Understand the impact of case law on conveyancing practice
- Understand the range of potential legal remedies available to parties when a transaction collapses.

METHODOLOGY

The teaching methodology will consist of assigned readings of relevant legislation, case law and academic articles; lectures; guest lectures; and class discussion.

EXPECTED EVALUATION METHODOLOGY

The final grade for this course will be based on a mid-term exam (35% of the grade relying on 1/3 of the course material) and a two and one half (2 ½) hour final examination (65% of the grade relying on 2/3 of the course material).

May 2018

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).