

Aristotle University of Thessaloniki

Faculty of Law

Bachelor of Laws (LL.B.)

Course Syllabus

1. Course Information

- **Title:** Property Law
- **Code:** LLB45
- **ECTS:** 5
- **Hours per week:** 4
- **Academic Year:** 4th Year
- **Teaching Period:** Winter/Spring Semester
- **Mode of Delivery:** Face-to-Face
- **Language of Instruction/Assessment:** English
- **Course Type:** Elective Course

2. Course Description

This course provides a foundational introduction to property law in common law systems, with a primary focus on land. It explores the conceptual and structural features of proprietary rights, including the distinction between legal and equitable interests, the doctrine of tenure, and the classification of estates. Key topics include co-ownership, leases, mortgages, and the system of registered land. Students will examine how proprietary rights are acquired, transferred, and enforced, and how third-party interests are accommodated or overridden within a priority framework. Through the study of leading case law and statutory instruments, the course highlights the historical evolution and policy rationale of land law while fostering a critical understanding of its practical operation in a modern legal context.

3. Keywords

Land Ownership, Tenure and Estates, Co-Ownership, Registered Land, Proprietary Rights

4. Learning Outcomes

Upon successful completion of this course, students will be able to:

1. **Describe** the fundamental structure of land ownership and the hierarchy of estates and interests in common law systems. (*Remembering*)
2. **Explain** key legal concepts such as legal vs equitable title, tenure, and the doctrine of estates. (*Understanding*)
3. **Apply** legal principles to solve problems involving co-ownership, leases, easements, and mortgages. (*Applying*)
4. **Analyse** complex issues related to land registration, priorities, and overriding interests. (*Analysing*)
5. **Evaluate** judicial and statutory developments in land law, including the evolution of proprietary estoppel and the trust of land. (*Evaluating*)

5. General Skills to Be Acquired

- Apply knowledge in practice
- Retrieve, analyse, and synthesise data and information
- Adapt to new situations
- Make decisions
- Work in an international context
- Work in an interdisciplinary team
- Generate new research ideas
- Appreciate diversity and multiculturalism
- Respect the natural environment
- Be critical and self-critical

- Advance free, creative, and causative thinking

6. Course Content (Topics)

1. **Foundations and Functions of Property Law.** Introduces key distinctions between real and personal property, legal and equitable interests, and the rationale behind proprietary rights.
2. **Estates, Tenure, and Fragmentation of Ownership.** Explores the historical doctrine of tenure, the hierarchy of estates in land, and their relevance in modern property regimes.
3. **Title Registration and the Land Registry System.** Examines the framework of registered land, the role of the Land Registry, and the significance of overriding interests.
4. **Acquisition by Adverse Possession.** Analyses the requirements and policy considerations behind adverse possession, including statutory reforms and case law developments.
5. **Co-Ownership and Trusts of Land.** Focuses on joint tenancy and tenancy in common, severance rules, and the impact of statutory trusts in the management and division of land.
6. **Leases and the Leasehold Estate.** Addresses the creation, characteristics, and regulation of leases, with emphasis on distinguishing leases from licences and resolving landlord-tenant disputes.
7. **Easements and the Use of Another's Land.** Explores the creation and scope of easements, including express, implied, and prescriptive methods, as well as termination issues.
8. **Freehold Covenants: Enforceability and Burden.** Considers the enforceability of positive and restrictive covenants, transmission of rights, and the role of equity.
9. **Proprietary Estoppel and Informal Rights.** Examines the equitable doctrine of proprietary estoppel, its elements (assurance, reliance, detriment), and judicial discretion in crafting remedies.
10. **Mortgages and Security Interests in Land.** Studies the legal and equitable nature of mortgages, redemption rights, enforcement procedures, and the protection of borrowers.
11. **Unregistered Land and Overreaching.** Discusses the residual regime of unregistered land, including doctrine of notice, overreaching mechanisms, and future of full registration.

12. Property, Social Values, and Competing Interests. Explores how property law mediates between individual entitlements and collective interests, with reference to comparative approaches on access to housing, land reform, and environmental considerations.

7. Teaching Methods

- Lectures.
- Case law workshops.
- Student presentations and structured debate.
- Guided reading and legal reasoning exercises.

8. Assessment Methods

Method	Weight	Description
Final Written Exam	70%	Essay-type and case-based questions
Mid-Term Assignment/Presentation	20%	Individual or group-based
Participation and Engagement	10%	Constructive attendance, preparedness, contribution

Note: A minimum final exam score of 50% is required to pass.

9. A. Ethics

Students are reminded that all submitted work must comply with the University's academic [integrity policy](#). Plagiarism or unauthorised collaboration will result in disciplinary measures.

B. Course Policies

- Attendance is strongly encouraged.
- All assignments must be submitted on time via the designated platform.
- Special accommodations will be made for students with documented learning or health needs in accordance with university policy.

10. Use of Information and Communication Technologies (ICT)

- **Use in Teaching:** (e.g. digital slides, audiovisual aids, interactive tools like Mentimeter)
- **Use in Communication:** (e.g. E-learning platform, Zoom/Google Meet for office hours)
- **Digital Resources:** (e.g. online legal databases, podcasts, video lectures)

11. Bibliography

- Books/E-Books

Alison Clarke / Paul Kohler, Property law, Commentary and materials, Cambridge University Press 2005.

Cheshire, Burn & Cartwright, Modern Law of Real Property (Oxford University Press), 2011.

Cooke, Elizabeth. (2012). *Land law*. Oxford University Press.

https://books.google.com/books/about/Land_Law.html?hl=en&id=k86SDAAAQBAJ

~~Cooke, E., Land Law (Pearson), 2012~~

Dixon, M. (2023). Modern Land Law, Thirteenth Edition. In *Modern Land Law, Thirteenth Edition (e-book)*. Taylor and Francis.

<https://doi.org/10.4324/9781003350361/MODERN-LAND-LAW-MARTIN-DIXON/RIGHTS-AND-PERMISSIONS>

~~Dixon, M., Modern Land Law (Routledge)~~

~~Fox O'Mahony, L., Concepts of Property in Private Law (Cambridge University Press)~~

Fox O'Mahony, Lorna., & Roark, M. L. . (2022). *Squatting and the state : resilient property in an age of crisis (e-book)*. Cambridge University Press.

~~Gardner, S., An Introduction to Land Law (Hart Publishing)~~

Gardner, S., & MacKenzie, E. (2015). *An Introduction to Land Law: : Simon Gardner: Hart Publishing - Bloomsbury* (4th ed.). Bloomsbury.
<https://www.bloomsbury.com/uk/introduction-to-land-law-9781849465755/>

~~Gray, K. & Gray, S., Elements of Land Law (Oxford University Press), 2008~~

Kevin Gray, Susan Francis Gray, *Land Law*, Oxford University Press, 2009.

M. Bridge, *The law of personal property* Fourth Edition, OUP, Clarendon Law Series, 2015

Martin Dixon, *Modern Land law*, sixth edition, Routledge-Cavendish 2009.

~~Megarry & Wade, The Law of Real Property (Sweet & Maxwell)~~

Bignell KC, J., Dixon, M., & Hopkins, N. (2024). *Megarry & Wade The Law of Real Property, 10th Edition (e-book)* | Thomson Reuters. Sweet & Maxwell.
<https://www.sweetandmaxwell.co.uk/en-gb/products/megarry-and-wade-the-law-of-real-property-10th-edition-property-and-conveyancing-library-print-and-proview-ebook-bundle-hardback-book-is-part-of-this-bundle-43220291>

Stevens, John., & Pearce, R. A. . (2005). *Land law* / (3rd ed.). Sweet & Maxwell,.

Simon Gardner, *An Introduction to Land Law*, second edition, Oxford Hart Publishing, 2009.

Sparkes, P., *A New Land Law* (Hart Publishing), 2003

T. Synodinou, *Real property in Cyprus in search of an identity*, Internationale Juristen-Vereinigung Osnabruck, Jahresheft 2013.

~~Thompson, M., Modern Land Law (Oxford University Press)~~

Thompson, M. P. (Mark P.). (2012). *Modern land law* / . Oxford University Press,.

- Databases

Westlaw UK Academic	https://law.auth.gr/en/subscription-to-electronic-databases-2/
---------------------	---

HeinOnline Academic Core and Kluwer Law International Journal Library	https://law.auth.gr/en/subscription-to-electronic-databases-2/
Beck-online PREMIUM	https://law.auth.gr/en/subscription-to-electronic-databases-2/
O.U.P Oxford Public International Law	https://law.auth.gr/en/subscription-to-electronic-databases-2/
O.U.P Max Planck Encyclopedia of Comparative Constitutional Law	https://law.auth.gr/en/subscription-to-electronic-databases-2/
Dalloz.fr	https://law.auth.gr/en/subscription-to-electronic-databases-2/
JURIS Zusatzmodul Hochschulen, BGB Staudinger Online	https://law.auth.gr/en/subscription-to-electronic-databases-2/
Kluwer Law Online (30 journals)	https://law.auth.gr/en/subscription-to-electronic-databases-2/
IAReporter. Investment Arbitration Report	https://law.auth.gr/en/subscription-to-electronic-databases-2/
Cambridge Core (Law)	https://www.cambridge.org/core/browse-subjects/law
EBSCO	https://research.ebsco.com/c/quc7ji/search/advanced/filters?autocorrect=y&isDashboardExpanded=true
ProQuest Central	https://www.proquest.com/central/topicpaths/AbiGlobal_business/0?accountid=8359#0
Springer link	https://link.springer.com/
Taylor & Francis e-books	https://www.taylorfrancis.com/search?subject=SC LW
Taylor & Francis e-journals	https://www.tandfonline.com/subjects/law
The Making of Modern Law: Legal Treatises 1800-1926 (Gale)	https://go.gale.com/ps/start.do?p=MOML&u=arist&cookieConsent=true&analyticsOptout=false&aty=ip
Wiley online Library	https://onlinelibrary.wiley.com/action/showPublications?startPage=&ConceptID=85

1.