

LAW205 Property A

School: School of Law and Society

2025 | Semester 1

UniSC Sunshine Coast
UniSC Moreton Bay

**BLENDED
LEARNING**

Most of your course is on campus but you may be able to do some components of this course online.

Online

ONLINE

You can do this course without coming onto campus.

Please go to usc.edu.au for up to date information on the teaching sessions and campuses where this course is usually offered.

1. What is this course about?

1.1. Description

The course introduces you to the elements of real and personal property law in Australia, and develops your skills in finding, interpreting and applying cases and legislation. The course covers the concept, purpose and categories of property; the interface between contractual and property rights; real and personal property and fixtures; present and future freehold interests; leases; native title; possession as a source of title; introduction to the Torrens system of registration; modes of creating and transferring property rights in law and equity; equitable interests; co-ownership.

1.2. How will this course be delivered?

| ACTIVITY | HOURS | BEGINNING WEEK | FREQUENCY |
|---|--------|----------------|-----------|
| BLENDED LEARNING | | | |
| Learning materials – Online Learning Materials | 1.5hrs | Week 1 | 12 times |
| Tutorial/Workshop 1 – On-Campus Tutorial | 2hrs | Week 2 | 10 times |
| ONLINE | | | |
| Learning materials – Online Learning Materials | 1.5hrs | Week 1 | 12 times |
| Tutorial/Workshop 1 – Online Tutorial | 2hrs | Week 2 | 10 times |

1.3. Course Topics

Core concepts and property law theory

Categories of property

Doctrine of tenure, native title, doctrine of estates

Possession as a source of title

Derivative acquisition: transfer of land and goods; equitable interests

Co-ownership

Leases

Mortgages

2. What level is this course?

200 Level (Developing)

Building on and expanding the scope of introductory knowledge and skills, developing breadth or depth and applying knowledge and skills in a new context. May require pre-requisites where discipline specific introductory knowledge or skills is necessary. Normally, undertaken in the second or third full-time year of an undergraduate programs.

3. What is the unit value of this course?

12 units

4. How does this course contribute to my learning?

| COURSE LEARNING OUTCOMES | | GRADUATE QUALITIES |
|---|--|--|
| On successful completion of this course, you should be able to... | | Completing these tasks successfully will contribute to you becoming... |
| 1 | Analyse facts to identify legal issues in property law | Empowered |
| 2 | Develop arguments and apply principles of property law | Knowledgeable |
| 3 | Demonstrate understanding of property law principles | Knowledgeable |
| 4 | Develop your ability to communicate effectively and persuasively | Creative and critical thinker |

5. Am I eligible to enrol in this course?

Refer to the [UniSC Glossary of terms](#) for definitions of “pre-requisites, co-requisites and anti-requisites”.

5.1. Pre-requisites

(LAW100, LAW105 and LAW108) or (LAW102)

5.2. Co-requisites

Not applicable

5.3. Anti-requisites

Not applicable

5.4. Specific assumed prior knowledge and skills (where applicable)

Legal rules for the formation of contracts

6. How am I going to be assessed?

6.1. Grading Scale

Standard Grading (GRD)

High Distinction (HD), Distinction (DN), Credit (CR), Pass (PS), Fail (FL).

6.2. Details of early feedback on progress

6.3. Assessment tasks

| DELIVERY MODE | TASK NO. | ASSESSMENT PRODUCT | INDIVIDUAL OR GROUP | WEIGHTING % | WHAT IS THE DURATION / LENGTH? | WHEN SHOULD I SUBMIT? | WHERE SHOULD I SUBMIT IT? |
|---------------|----------|-----------------------------------|---------------------|-------------|--------------------------------|-----------------------|--|
| All | 1 | Quiz/zes | Individual | 10% | 1 multiple choice quiz | Week 4 | Online Submission |
| All | 2a | Oral | Individual | 20% | 10 minutes | Week 7 | Online Assignment Submission with plagiarism check |
| All | 2b | Written Piece | Individual | 20% | 1500 words | Week 10 | Online Submission |
| All | 3 | Examination - Centrally Scheduled | Individual | 50% | 3 Hours | Exam Period | Online Assignment Submission with plagiarism check |

All - Assessment Task 1: Task 1

| | | | | | |
|-----------------|--|--|--|---------------------------|-----|
| GOAL: | a) Ensure required readings are completed b) Develop a basic understanding of property law concepts c) Ensure foundational concepts are embedded | | | | |
| PRODUCT: | Quiz/zes | | | | |
| FORMAT: | Submit: Week 4. The quiz will contain 20 multiple choice questions covering course material in Weeks 1 to 4. Students will be given 60 minutes to complete the quiz. | | | | |
| CRITERIA: | No. | | | Learning Outcome assessed | |
| | 1 | Demonstrating understanding of property law principles | | | 1 3 |
| GENERIC SKILLS: | Organisation, Information literacy | | | | |

All - Assessment Task 2a: Task 2A

| | | | | | | |
|------------------------|---|--|--|--|--|----------------------------------|
| GOAL: | The goal of this assessment is to demonstrate your understanding of the principles of property law and your ability to provide sound advice to a legal problem. | | | | | |
| PRODUCT: | Oral | | | | | |
| FORMAT: | Oral presentation of legal advice. | | | | | |
| CRITERIA: | No. | | | | | Learning Outcome assessed |
| GENERIC SKILLS: | Communication, Problem solving, Organisation, Applying technologies | | | | | |

All - Assessment Task 2b: Task 2B

| | | | | |
|-----------------|--|--|---|-----|
| GOAL: | The goal of this assessment is to demonstrate your understanding of the principles of property law and your ability to provide sound advice to a legal problem. | | | |
| PRODUCT: | Written Piece | | | |
| FORMAT: | This is a 1,500 (+/- 10%) word individual legal advice written as in a professional context. Further advice on format and other requirements will be provided on Canvas. References to be correctly formatted using AGLC format. | | | |
| CRITERIA: | No. | Learning Outcome assessed | | |
| | 1 | Demonstration of knowledge | 2 | 3 |
| | 2 | Critical thinking, analysis and argument | 2 | 3 4 |
| | 3 | Communication and expression | 4 | |
| | 4 | Referencing | 2 | 4 |
| GENERIC SKILLS: | Communication, Problem solving, Information literacy | | | |

All - Assessment Task 3: Invigilated Final Examination

| | | | | | |
|-----------------|---|--|---|---|---|
| GOAL: | The goal of this assessment is to test your ability to apply the legal principles and concepts learned this semester to unseen questions. | | | | |
| PRODUCT: | Examination - Centrally Scheduled | | | | |
| FORMAT: | You will draw upon your knowledge to construct an answer to unseen legal problems drawn from any part of the course. This assessment task is an online, open-book and invigilated exam. You will be required to attend a live Zoom session throughout the duration of the exam and need access to a working computer, a stable internet connection, and a webcam. | | | | |
| CRITERIA: | No. | Learning Outcome assessed | | | |
| | 1 | Correct identification and organisation of legal issues | 1 | 2 | |
| | 2 | Correct statement and application of principles of law appropriate to resolve issues | 1 | 2 | 3 |
| | 3 | Clear and incisive legal analysis | 1 | 2 | 3 |
| | | | 4 | | |
| GENERIC SKILLS: | Communication, Problem solving, Organisation, Information literacy | | | | |

7. Directed study hours

A 12-unit course will have total of 150 learning hours which will include directed study hours (including online if required), self-directed learning and completion of assessable tasks. Student workload is calculated at 12.5 learning hours per one unit.

8. What resources do I need to undertake this course?

Please note: Course information, including specific information of recommended readings, learning activities, resources, weekly readings, etc. are available on the course Canvas site– Please log in as soon as possible.

8.1. Prescribed text(s) or course reader

Please note that you need to have regular access to the resource(s) listed below. Resources may be required or recommended.

| REQUIRED? | AUTHOR | YEAR | TITLE | EDITION | PUBLISHER |
|-----------|---|------|---------------------------------|---------|-----------------|
| Required | ANNE & WEIR WALLACE (MICHAEL & MCCRIMMON, LES.), Les McCrimmon, Michael Weir | 2020 | Real Property Law in Queensland | Fifth | Thomson Reuters |

8.2. Specific requirements

Nil

9. How are risks managed in this course?

Health and safety risks for this course have been assessed as low. It is your responsibility to review course material, search online, discuss with lecturers and peers and understand the health and safety risks associated with your specific course of study and to familiarise yourself with the University's general health and safety principles by reviewing the [online induction training for students](#), and following the instructions of the University staff.

10. What administrative information is relevant to this course?

10.1. Assessment: Academic Integrity

Academic integrity is the ethical standard of university participation. It ensures that students graduate as a result of proving they are competent in their discipline. This is integral in maintaining the value of academic qualifications. Each industry has expectations and standards of the skills and knowledge within that discipline and these are reflected in assessment.

Academic integrity means that you do not engage in any activity that is considered to be academic fraud; including plagiarism, collusion or outsourcing any part of any assessment item to any other person. You are expected to be honest and ethical by completing all work yourself and indicating in your work which ideas and information were developed by you and which were taken from others. You cannot provide your assessment work to others. You are also expected to provide evidence of wide and critical reading, usually by using appropriate academic references.

In order to minimise incidents of academic fraud, this course may require that some of its assessment tasks, when submitted to Canvas, are electronically checked through Turnitin. This software allows for text comparisons to be made between your submitted assessment item and all other work to which Turnitin has access.

10.2. Assessment: Additional Requirements

Eligibility for Supplementary Assessment

Your eligibility for supplementary assessment in a course is dependent of the following conditions applying:

- (a) The final mark is in the percentage range 47% to 49.4%; and
- (b) The course is graded using the Standard Grading scale

10.3. Assessment: Submission penalties

Late submissions may be penalised up to and including the following maximum percentage of the assessment task's identified value, with weekdays and weekends included in the calculation of days late:

- (a) One day: deduct 5%;
- (b) Two days: deduct 10%;
- (c) Three days: deduct 20%;
- (d) Four days: deduct 40%;
- (e) Five days: deduct 60%;
- (f) Six days: deduct 80%;
- (g) Seven days: A result of zero is awarded for the assessment task.

The following penalties will apply for a late submission for an online examination:

Less than 15 minutes: No penalty
From 15 minutes to 30 minutes: 20% penalty
More than 30 minutes: 100% penalty

10.4. SafeUniSC

UniSC is committed to a culture of respect and providing a safe and supportive environment for all members of our community. For immediate assistance on campus contact SafeUniSC by phone: [07 5430 1168](tel:0754301168) or using the [SafeZone](#) app. For general enquires contact the SafeUniSC team by phone [07 5456 3864](tel:0754563864) or email safe@usc.edu.au.

The SafeUniSC Specialist Service is a Student Wellbeing service that provides free and confidential support to students who may have experienced or observed behaviour that could cause fear, offence or trauma. To contact the service call [07 5430 1226](tel:0754301226) or email studentwellbeing@usc.edu.au.

10.5. Study help

For help with course-specific advice, for example what information to include in your assessment, you should first contact your tutor, then your course coordinator, if needed.

If you require additional assistance, the Learning Advisers are trained professionals who are ready to help you develop a wide range of academic skills. Visit the [Learning Advisers](#) web page for more information, or contact Student Central for further assistance: +61 7 5430 2890 or studentcentral@usc.edu.au.

10.6. Wellbeing Services

Student Wellbeing provide free and confidential counselling on a wide range of personal, academic, social and psychological matters, to foster positive mental health and wellbeing for your academic success.

To book a confidential appointment go to [Student Hub](#), email studentwellbeing@usc.edu.au or call 07 5430 1226.

10.7. AccessAbility Services

Ability Advisers ensure equal access to all aspects of university life. If your studies are affected by a disability, learning disorder mental health issue, injury or illness, or you are a primary carer for someone with a disability or who is considered frail and aged, [AccessAbility Services](#) can provide access to appropriate reasonable adjustments and practical advice about the support and facilities available to you throughout the University.

To book a confidential appointment go to [Student Hub](#), email AccessAbility@usc.edu.au or call 07 5430 2890.

10.8. Links to relevant University policy and procedures

For more information on Academic Learning & Teaching categories including:

- Assessment: Courses and Coursework Programs
- Review of Assessment and Final Grades
- Supplementary Assessment
- Central Examinations
- Deferred Examinations
- Student Conduct
- Students with a Disability

For more information, visit <https://www.usc.edu.au/explore/policies-and-procedures#academic-learning-and-teaching>

10.9. Student Charter

UniSC is committed to excellence in teaching, research and engagement in an environment that is inclusive, inspiring, safe and respectful. The [Student Charter](#) sets out what students can expect from the University, and what in turn is expected of students, to achieve these outcomes.

10.10. General Enquiries

In person:

- **UniSC Sunshine Coast** - Student Central, Ground Floor, Building C, 90 Sippy Downs Drive, Sippy Downs
- **UniSC Moreton Bay** - Service Centre, Ground Floor, Foundation Building, Gympie Road, Petrie
- **UniSC SouthBank** - Student Central, Building A4 (SW1), 52 Merivale Street, South Brisbane
- **UniSC Gympie** - Student Central, 71 Cartwright Road, Gympie
- **UniSC Fraser Coast** - Student Central, Student Central, Building A, 161 Old Maryborough Rd, Hervey Bay
- **UniSC Caboolture** - Student Central, Level 1 Building J, Cnr Manley and Tallon Street, Caboolture

Tel: +61 7 5430 2890

Email: studentcentral@usc.edu.au