

UNIVERSITY OF GUELPH

Department of Consumer Studies

MCS 4840 Real Estate Law Fall 2008 Course Outline

Lecturer: James Moon
Phone: 824-8207 Tuesday & Thursday (8:00 p.m. – 9:30 p.m.)
e-mail: xiaomoon@rogers.com

Lectures: Mondays 19:00 – 22:00

Marking: Assignment 40%
Final Exam 60%

Required Text:

Real Estate Practice In Ontario (6th Edition), Donahue, Quinn and Grandilli

Lecture Room:

Final Exam: Thursday, December 4th, 2007 2:30 pm – 4:30 pm

Drop & Add: Refer to Undergraduate Calendar

Calendar Description: Lays out the legal principles which guide the expanding and changing law dealing with housing and real estate development and forms of occupancy; statutory and regulatory matters are explored.

September 8	<p>Buying & Selling property in Ontario</p> <ul style="list-style-type: none"> - An Overview - Includes a review of Land Registration in Ontario <p>REQUIRED READING: Chapters 1, 2 & 17</p>
September 15	<p>Agreements of Purchase & Sale and Title Searching</p> <p>REQUIRED READING: Chapters 10, 11 & 16</p> <p>ASSIGNMENT: Handout</p> <p style="text-align: center;">Due: November 3, 2008</p>
September 22	<p>Planning Act and Subdivision Control</p> <p>Surveys</p> <p>Ownership</p> <p>REQUIRED READING: Chapters 5 & 6</p>
September 29	<p>Requisitions</p> <p>Closing a Transaction</p> <p>REQUIRED READING: Chapters 9, 12 & 6</p>
October 6	<p>Mortgages</p> <p>REQUIRED READING: Chapters 19 & 20</p>
October 13	<p>THANKSGIVING – NO CLASS</p>
October 20	<p>Condominiums</p> <p>REQUIRED READING: Chapters 13</p>
October 27	<p>Remedies</p> <p>Estate Conveyancing</p> <p>Cottages</p> <p>REQUIRED READING: Chapters 14 & 15</p>
November 3	<p>Special Issues in Conveyancing</p> <p>New Homes</p> <p>Commercial & Industrial</p> <p>REQUIRED READING: Chapter 14</p>

November 10

Landlord & Tenant Issues

ASSIGNMENTS DUE

November 17

Title Insurance, Construction Liens, Aboriginal Property Issues

REQUIRED READING: Chapters 8, 12, pages 260-273

November 24

Electronic Registration
General Review

December 4

FINAL EXAM

This course follows the University grading scheme outlined in the University Calendar:

A+	90-100%	Excellent: An outstanding performance in which the student demonstrates a superior grasp of the subject matter, and an ability to go beyond the given material in a critical and constructive manner. The student demonstrates a high degree of creative and/or logical thinking, a superior ability to organize, to analyze, and to integrate ideas, and a thorough familiarity with the appropriate literature and techniques.
A	85-89	
A-	80-84	
B+	77-79	Good: A more than adequate performance in which the student demonstrates a thorough grasp of the subject matter, and an ability to organize and examine the material in a critical and constructive manner. The student demonstrates a good understanding of the relevant issues and a familiarity with the appropriate literature and techniques.
B	73-76	
B-	70-72	
C+	67-69	Acceptable: An adequate performance in which the student demonstrates a generally adequate grasp of the subject matter and a moderate ability to examine the material in a critical and constructive manner. The student displays an adequate understanding of the relevant issues, and a general familiarity with the appropriate literature and techniques.
C	63-66	
C-	60-62	
D+	57-59	Minimally acceptable: A barely adequate performance in which the student demonstrates a familiarity with the subject matter, but whose attempts to examine the material in a critical and constructive manner are only partially successful. The student displays some understanding of the relevant issues, and some familiarity with the appropriate literature and techniques.
D	53-56	
D-	50-52	
F	0-49	Fail: An inadequate performance.

http://www.uoguelph.ca/undergrad_calendar/index.shtml