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## MODULE DESCRIPTOR

### Module Title

Commercial Conveyancing

|           |               |             |         |
|-----------|---------------|-------------|---------|
| Reference | BSM650        | Version     | 4       |
| Created   | October 2018  | SCQF Level  | SCQF 11 |
| Approved  | March 2013    | SCQF Points | 15      |
| Amended   | December 2018 | ECTS Points | 7.5     |

### Aims of Module

To develop knowledge and understanding of commercial conveyancing transactions including detailed examination, drafting and revising commercial leases, assignment, sub lets and licence to occupy, purchase and sale of investment property, overview of Bank Certificate of Titles, and issues involved in purchasing and selling development property including examination of Overage Agreements.

### Learning Outcomes for Module

On completion of this module, students are expected to be able to:

- 1 Understand and apply the mechanics of a commercial lease, including drafting the Commercial Missives of Let, drafting the lease from the landlords perspective, drafting a Lease Summary Report and revising the lease from a tenants perspective
- 2 Understand and explain the differences between a Assignment and Sub Let
- 3 Understand and explain the use of a Licence to Occupy and the purpose and use of a Bank Certificate of Title
- 4 Understand and apply the mechanics of the purchase and sale of an investment property, including drafting of appropriate documentation including missives
- 5 Understand and apply the mechanics of the purchase and sale of development property including the use of Overage Agreements

### Indicative Module Content

Drafting and revising Commercial Leases, Assignment, Sub Lets and Licence to Occupy, purchase and sale of Investment Property, overview of Bank Certificate of Titles, and issues involved in purchasing and selling development property including examination of Overage Agreements.

### Module Delivery

Seminars, problem solving, simulated transactions, portfolio building, practical exercises

**Indicative Student Workload**

|  | Full Time | Part Time |
|--|-----------|-----------|
| Contact Hours  | 22        | 22        |
| Non-Contact Hours  | 128       | 128       |
| Placement/Work-Based Learning Experience [Notional] Hours                    | N/A       | N/A       |
| TOTAL  | 150       | 150       |
| <i>Actual Placement hours for professional, statutory or regulatory body</i> |           |           |

**ASSESSMENT PLAN**

If a major/minor model is used and box is ticked, % weightings below are indicative only.

**Component 1**

|              |                    |            |     |                    |      |
|--------------|--------------------|------------|-----|--------------------|------|
| Type:        | Coursework         | Weighting: | 50% | Outcomes Assessed: | 1, 2 |
| Description: | Written coursework |            |     |                    |      |

**Component 2**

|              |                    |            |     |                    |         |
|--------------|--------------------|------------|-----|--------------------|---------|
| Type:        | Coursework         | Weighting: | 50% | Outcomes Assessed: | 3, 4, 5 |
| Description: | Written coursework |            |     |                    |         |

**MODULE PERFORMANCE DESCRIPTOR****Explanatory Text**

The Module is assessed by two components: C1 - Coursework - 50% weighting. C2 - Coursework - 50% weighting. Module Pass Mark = Grade D (40%)

| Module Grade | Minimum Requirements to achieve Module Grade:                                  |
|--------------|--|
| <b>A</b>     | At least 70% on weighted aggregate and at least 40% in each component          |
| <b>B</b>     | At least 60% on weighted aggregate and at least 40% in each component          |
| <b>C</b>     | At least 50% on weighted aggregate and at least 40% in each component          |
| <b>D</b>     | At least 40% on weighted aggregate and at least 40% in each component          |
| <b>E</b>     | At least 35% on weighted aggregate   |
| <b>F</b>     | Less than 35% on weighted aggregate  |
| <b>NS</b>    | Non-submission of work by published deadline or non-attendance for examination |

**Module Requirements**

|                          |       |
|--------------------------|-------|
| Prerequisites for Module | None. |
| Corequisites for module  | None. |
| Precluded Modules        | None. |

**ADDITIONAL NOTES**

In addition to the texts in the indicative bibliography, the student will be required to purchase the course materials.

**INDICATIVE BIBLIOGRAPHY**

- 1 COCKBURN D., 2010. *Commercial leases*. 2nd ed. Haywards Heath: Bloomsbury Professional.