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## MODULE DESCRIPTOR

### Module Title

Commercial Conveyancing

Reference	LLM197	Version	2
Created	August 2021	SCQF Level	SCQF 11
Approved	September 2018	SCQF Points	15
Amended	September 2021	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, forum postings and quizzes

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
Actual Placement hours for professional, statutory or regulatory body		

## 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				

### Component 3

Type:	Coursework	Weighting:	0%	Outcomes Assessed:	1, 2, 3, 4, 5
Description:	such online activities as are required to satisfy the participation element in the Module				

## MODULE PERFORMANCE DESCRIPTOR

### Explanatory Text

The first grade represents Component 1 (coursework) and the second grade Component 2 (coursework). Components 1 and 2 are weighted equally. Component 3 is pass/fail competencies. Component 3 is a participation requirement with each student normally required to pass such online activities as identified in the module. Non-submission of either component 1 or 2 or non-completion of the competencies will result in an NS grade. An overall minimum grade D is required to pass the module. Minimum Requirements to achieve Module Grade: C1:C2:C3

Module Grade	Minimum Requirements to achieve Module Grade:
<b>A</b>	A:A:Pass or A:B:Pass B:A:Pass
<b>B</b>	A:C:Pass or A:D:Pass or B:B:Pass or B:C:Pass or C:A:Pass or C:B:Pass or D:A:Pass
<b>C</b>	B:D:Pass or C:C:Pass or C:D:Pass or D:B:Pass or D:C:Pass
<b>D</b>	D:D:Pass
<b>E</b>	A:E:Pass or A:F:Pass or B:E:Pass or B:F:Pass or C:E:Pass or C:F:Pass or D:E:Pass or D:F:Pass or E:A:Pass or E:B:Pass or E:C:Pass or E:D:Pass or E:E:Pass or F:A:Pass or F:B:Pass or F:C:Pass
<b>F</b>	E:F:Pass or F:D:Pass or F:E:Pass or F:F:Pass
<b>NS</b>	Non-submission of work by published deadline or non-attendance for examination

## Module Requirements

Prerequisites for Module	None in addition to SCQF 11 entry requirement or equivalent.
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., 2011. *Commercial leases*. 2nd ed. Haywards Heath: Bloomsbury Professional.