The University of Southern Queensland

Course Specification

Description: Land Law and Valuation

<table>
<thead>
<tr>
<th>Subject</th>
<th>Cat-Nbr</th>
<th>Class</th>
<th>Term</th>
<th>Mode</th>
<th>Units</th>
<th>Campus</th>
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<tr>
<td>SVY</td>
<td>4306</td>
<td>15182</td>
<td>2, 2002</td>
<td>EXT</td>
<td>1.00</td>
<td>TW MBA</td>
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Academic Group: FOENS
Academic Org: FOES05
HECS Band: 2
ASCED Code: 031101

STAFFING
Examiner: Shane Simmons
Moderator: Ivan Wolski

SYNOPSIS
This course provides a general introduction to government and public administration responsibilities to land administration in Australia. The course introduces students to the basic principles and practices of land law and valuation, enabling surveyors to appreciate the importance of land law and valuation in the cadastre. This course will introduce students to the impact and responsibilities of the processes of law making, legislation, acts and other laws affecting land administration, the basic principles of land valuation and property investment analysis for the practicing land professional.

OBJECTIVES
On completion of this course, students should be able to:

- describe how Crown Lands are administered in Australia, outlining the legal requirements and the roles of the various Public Authorities involved;
- describe the types of land, land ownership, and laws relevant to land and land professionals;
- understand the Torrens System of Land Registration;
- demonstrate a knowledge of the principles of valuation;
- describe how the principles of valuation are applied to the valuation of land including improvements on the land and leasehold lands;
- describe the process for heads of compensation calculation for compulsory land acquisition.
TOPICS

Description Weighting (%)
1. Government and Public Land Administration of Estates and Interests in Land 5.00
2. Torrens System of Land Registration 5.00
3. Process of law making and types of laws relevant to:
   3.1. Land administration 40.00
   3.2. The practicing land professional
   3.3. Laws relevant to 3.1 and 3.2, Boundaries, Strata Title, Leasehold Estates, Easements, Profits, Mortgages, Licences, Covenants affecting Land, Co-ownership, Adverse Possession and Native Title.
4. Concepts of Value and Purposes of Valuation 5.00
5. General Principles of Valuation 15.00
6. Valuation of Improvements to Land 5.00
7. Valuation of Land 15.00
8. Valuation of Interests in Land 5.00
9. Compensation and Compulsory Acquisition 5.00

REFERENCE MATERIALS

Reference materials are materials that, if accessed by students, may improve their knowledge and understanding of the material in the course and enrich their learning experience.

Boykin & Ring 1993, The Valuation of Real Estate, 4th edition, Regents/Prentice Hall,
Bradbook, McCallum & Moore 1991, Australian Real Property Law, The Law Book Company Ltd,
Bradbook & Croft 1990, Commercial Tenancy Law in Australia, Butterworths,
Butt 1988, Land Law, 2nd edition, The Law Book Co Ltd,
Cheshire & Byrne 1994, Modern Law of Real Property, 15th edition, Butterworths,
Duncan & Vann 1982, Property Law and Practice in Queensland, Looseleaf Lawbook Co Ltd,
Lovell & Martin 1993, Subdivision Analysis, Appraisal Institute,
Megarry & Wade 1994, The Law of Real Property, 5th edition, Stephens & Sons Ltd,
Rost & Collins *Land Valuation and Compensation in Australia*, Australian Institute of Valuers,
Whipple, R. T. M. 1995, *Property Valuation and Analysis*, Law Book Co Ltd,

**STUDENT WORKLOAD REQUIREMENTS**

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>HOURS</th>
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<tbody>
<tr>
<td>Directed Study</td>
<td>52</td>
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<tr>
<td>Examinations</td>
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<td>Private Study</td>
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<td>Report Writing</td>
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**ASSESSMENT DETAILS**

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<th>Description</th>
<th>Marks Out of</th>
<th>Wtg(%)</th>
<th>Required</th>
<th>Due Date</th>
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<tr>
<td>ASSIGNMENT 1</td>
<td>250.00</td>
<td>25.00</td>
<td>Y</td>
<td>04 Sep 2002</td>
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<tr>
<td>ASSIGNMENT 2</td>
<td>250.00</td>
<td>25.00</td>
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<tr>
<td>3 HOUR OPEN EXAMINATION</td>
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<td>50.00</td>
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(see note 3)

**NOTES:**
3. Student Administration will advise students of the dates of their examinations during the semester.

**OTHER REQUIREMENTS**

1. To receive a passing grade in this course a student must normally achieve at least 45% in each of the assessments and at least 50% of the available marks for the course.
2. A minimum standard of communication skills must be demonstrated in order for a passing grade to be achieved.
3. The due date for an assignment is the date by which a student must submit the assignment to the USQ. The onus is on the student to provide proof of the submit date, if requested by the Examiner.
4. Students must retain a copy of each item submitted for assessment. This must be produced within five days if required by the Examiner.
5. In accordance with University's Assignment Extension Policy (Regulation 5.6.1), the examiner of a course may grant an extension of the due date of an assignment in extenuating circumstances.
6. If students submit assignments after the due date without prior approval then a penalty of up to 20% of the total marks for the assignment will apply for each working day late.
In the event that a due date for an assignment falls on a local public holiday in their area, such as a Show holiday, the due date for the assignment will be the next day. Students are to note on the assignment cover the date of the public holiday for the Examiner’s convenience.

The Faculty of Engineering and Surveying will NOT accept submission of hand written or typed assignments by facsimile, e-mail or computer diskette. Students in remote locations who do not have regular access to postal services may be given special consideration.

The final grades for students will be assigned on the basis of the aggregate of the marks obtained for each of the assessments in the course.

An open examination indicates that the candidate may have access to any material during the examination except the following: electronic communication devices, bulky materials, devices requiring mains power and material likely to disturb other students.

The Faculty of Engineering and Surveying does not offer supplementary examinations.

Students who have undertaken all of the required assessments in a course but who have failed to meet some of the specified objectives of a course within the normally prescribed time may be awarded the temporary grade: IM (Incomplete - Make up). An IM grade will only be awarded when, in the opinion of the examiner, a student will be able to achieve the remaining objectives of the course after a period of non-directed personal study.

Students who, for medical, family/personal, or employment-related reasons, are unable to complete an assignment or to sit for an examination at the scheduled time may apply to defer an assessment in a course. Such a request must be accompanied by appropriate supporting documentation. One of the following temporary grades may be awarded IDS (Incomplete - Deferred Examination; IDM (Incomplete Deferred Make-up; IDSM (Incomplete Deferred Examination and Make-up)).