



CAPILANO UNIVERSITY

COURSE OUTLINE		
TERM: Fall 2024	COURSE NO: LAW 442	
INSTRUCTOR:	COURSE TITLE: Conveyancing Procedures	
OFFICE: LOCAL: E-MAIL: @capilanou.ca	SECTION NO(S):	CREDITS: 3.0
OFFICE HOURS:		
COURSE WEBSITE:		

Capilano University acknowledges with respect the Liłwat7úl (Lil'wat), x^wməθk^wəyəm (Musqueam), shíshálh (Sechelt), Sḵwǝwú7mesh (Squamish), and Səlílwətaʔ/Selilwitulh (Tseil-Waututh) people on whose territories our campuses are located.

COURSE FORMAT

This course will be offered in a synchronous or asynchronous online format, four hours per week for a 15-week semester, including two weeks for final exams. For either online format, the instructor will provide weekly readings, and students will work to complete exercises and discussions. Three out of the four instructional hours will be completed with lectures, and a fourth hour will consist of a combination of at-home and online work supported through eLearn.

COURSE PREREQUISITES:

LAW 101, LAW 110, LAW 210, and LAW 200 or 300

CALENDAR DESCRIPTION

Students will learn basic conveyancing and mortgage procedures in BC. They will learn to prepare documents required in a conveyance and mortgage procedure from a purchaser's perspective as well as a vendor's perspective. They will learn about ancillary concepts and documents required in other Land Title Office related transactions as well as understand foreclosure procedures. They will also be able to apply conveyancing principles to advanced practical problem-solving exercises.

REQUIRED TEXTS AND/OR RESOURCES

The Art of Conveyancing: An Introduction to Residential Conveyancing in British Columbia (Fifth Edition 2018), by Karen Yip, Legally Hip Publishing: Vancouver, Canada, 2018.

Voucher Card for conveyancing software certification

****Calculator

Pencils, note paper, binder

Optional:

Real Estate Practice Materials (BLUE PLTC materials)

Land Title Transfer Forms Guidebook – Most Recent Edition

COURSE STUDENT LEARNING OUTCOMES

On successful completion of this course, students will be able to do the following:

- Describe and identify the unique legal elements pertaining to the transfer of real estate between individual and corporate parties in British Columbia.
- Recognize, describe and explain the procedures followed by a conveyancer when acting for a vendor or a purchaser in a fee simple transfer
- Analyse a set of instructions and select and prepare the correct documentation necessary to complete a conveyance transaction with a mortgage
- Obtain and identify the key elements of a title search, a property tax search and various other searches and understand how the information is used or incorporated into a conveyance
- Find and select the appropriate information and perform the necessary calculations to complete a set of statement of adjustments
- Understand the importance and the role and priorities of the conveyancer in a conveyance transaction as well as a foreclosure transaction
- Demonstrate an understanding of taxation, it's purpose and governmental protocol with respect to the different levels of taxation (Municipal, Provincial and Federal)
- Be able to recognize the obligations of the conveyancer and all parties involved in a simple conveyance conflict of interest situation.

By the conclusion of this course, students will gain practical knowledge in the area of residential conveyancing and mortgages.

COURSE CONTENT

COURSE CONTENT	
WEEK	CONTENT
1	Introduction to Conveyancing
2	A Contract of Purchase and Sale, A Land Title Office Search, and a Property Tax (Certificate) Search
3	Acting for a Purchaser (Buyer)
4	Mortgages
5	Statement of Adjustments
6	Review
7	Mid-term Exam
8	Land Title Office Documents and Electronic Filing
9	Conveyance Assignment
10	Acting for a Vendor (Seller), Strata Property Act, Builder's Lien Act and case law pertaining to the legal issues that arise
11	Charges Affecting Title
12	Powers of Attorneys Foreclosures

COURSE CONTENT	
WEEK	CONTENT
13	Taxes
14-15	Final Exam Period

EVALUATION PROFILE

Participation	10%
Quiz 1	10%
Quiz 2	10%
Assignment	10%
Midterm Exam	30%
Final Exam	30%

TOTAL 100%

Assignment

This course will include an assignment relating to the purchase and sale of a property.

Participation

Participation is allocated to the consistency, quality, and frequency of contributions to class discussions, weekly activities, and class presentations. Consistency means attending every class and actively contributing to discussions on a regular basis. Quality means demonstrating respect for peers and their contributions, listening attentively during lectures and when other students are speaking, and participating in all activities with an open and inquisitive mind.

Mid-term Exam and Final Exam

There will be a mid-term exam in Week 7 covering Weeks 1-6 of the materials and a final exam covering Weeks 8-13 of the materials. The format of the exams will be determined by the instructor and may include a combination of true/false, multiple choice, matching, short answer, and essay questions. The final exam will be scheduled at a date to be determined by the Registrar's Office.

GRADING PROFILE

A+ = 90-100	B+ = 77-79	C+ = 67-69	D = 50-59
A = 85-89	B = 73-76	C = 63-66	F = 0-49
A- = 80-84	B- = 70-72	C- = 60-62	

Incomplete Grades

Grades of Incomplete "I" will not be assigned in this course.

Late Assignments

Homework assignments are due at the **start of class** on the due date unless otherwise advised by your instructor. Late assignments will only be accepted if prior approval for a late submission date has been given by the instructor.

Missed Exams/Quizzes/Labs etc.

Make-up exams, quizzes and/or tests are given at the instructor's discretion. They are generally given only in medical emergencies or severe personal crises. Some missed labs or other activities may not be able to be accommodated. Please consult with your instructor. *Accommodations can be made to honour community needs and traditional practices.

Attendance

Students are expected to attend all classes and associated activities.

English Usage

Students are expected to proofread all written work for any grammatical, spelling and stylistic errors. Instructors may deduct marks for incorrect grammar and spelling in written assignments.

Electronic Devices

Students may use electronic devices during class for note taking only.

On-line Communication

Outside of the classroom, instructors will (if necessary) communicate with students using either their official Capilano University email or eLearn; please check both regularly. Official communication between Capilano University and students is delivered to students' Capilano University email addresses only.

UNIVERSITY OPERATIONAL DETAILS**Tools for Success**

Many services are available to support student success for Capilano University students. A central navigation point for all services can be found at: <https://www.capilanou.ca/student-services/>

Capilano University Security: download the [CapU Mobile Safety App](#)

Policy Statement (S2009-06)

Capilano University has policies on Academic Appeals (including appeal of final grade), Student Conduct, Academic Integrity, Academic Probation and other educational issues. These and other policies are available on the University website.

Academic Integrity (S2017-05)

Any instance of academic dishonesty or breach of the standards of academic integrity is serious and students will be held accountable for their actions, whether acting alone or in a group. See policy and procedures S2017-05 Academic Integrity for more information:

<https://www.capilanou.ca/about-capu/governance/policies/>

Violations of academic integrity, including dishonesty in assignments, examinations, or other academic performances, are prohibited and will be handled in accordance with the Student Academic Integrity Procedures.

Academic dishonesty is any act that breaches one or more of the principles of academic integrity. Acts of academic dishonesty may include but are not limited to the following types:

Cheating: Using or providing unauthorized aids, assistance or materials while preparing or completing assessments, or when completing practical work (in clinical, practicum, or lab settings), including but not limited to the following:

- Copying or attempting to copy the work of another during an assessment;
- Communicating work to another student during an examination;
- Using unauthorized aids, notes, or electronic devices or means during an examination;
- Unauthorized possession of an assessment or answer key; and/or,
- Submitting of a substantially similar assessment by two or more students, except in the case where such submission is specifically authorized by the instructor.

Fraud: Creation or use of falsified documents.

Misuse or misrepresentation of sources: Presenting source material in such a way as to distort its original purpose or implication(s); misattributing words, ideas, etc. to someone other than the original source; misrepresenting or manipulating research findings or data; and/or suppressing aspects of findings or data in order to present conclusions in a light other than the research, taken as a whole, would support.

Plagiarism: Presenting or submitting, as one's own work, the research, words, ideas, artistic imagery, arguments, calculations, illustrations, or diagrams of another person or persons without explicit or accurate citation or credit.

Self-Plagiarism: Submitting one's own work for credit in more than one course without the permission of the instructors, or re-submitting work, in whole or in part, for which credit has already been granted without permission of the instructors.

Prohibited Conduct: The following are examples of other conduct specifically prohibited:

- Taking unauthorized possession of the work of another student (for example, intercepting and removing such work from a photocopier or printer, or collecting the graded work of another student from a stack of papers);
- Falsifying one's own and/or other students' attendance in a course;
- Impersonating or allowing the impersonation of an individual;
- Modifying a graded assessment then submitting it for re-grading; or,
- Assisting or attempting to assist another person to commit any breach of academic integrity.

Sexual Violence and Misconduct

All Members of the University Community have the right to work, teach and study in an environment that is free from all forms of sexual violence and misconduct. Policy B401 defines sexual assault as follows:

Sexual assault is any form of sexual contact that occurs without ongoing and freely given consent, including the threat of sexual contact without consent. Sexual assault can be committed by a stranger, someone known to the survivor or an intimate partner.

Safety and security at the University are a priority and any form of sexual violence and misconduct will not be tolerated or condoned. The University expects all Students and Members of the University Community to abide by all laws and University policies, including B.401 Sexual Violence and Misconduct Policy and B.401.1 Sexual Violence and Misconduct Procedure (found on Policy page <https://www.capilanou.ca/about-capu/governance/policies/>)

Emergencies: Students are expected to familiarise themselves with the emergency policies where appropriate and the emergency procedures posted on the wall of the classroom.