Course Outline 2018
COMLAW 315: FINANCE AND PROPERTY LAW (15 points)

Semester 1 (1183)

Course Prescription
Examines the legal concepts of property and ownership which are central to securing repayment of debt. Major topics include types of security over personal and real property; statutory provisions regulating credit contracts and property rights; general principles relating to guarantees; liability for misleading statements and aspects of unsecured lending.

Programme and Course Advice
Pre-requisite: COMLAW 201 or 203 or PROPERTY 271

Goals of the Course
This course is designed to furnish students with an understanding of the concepts of “obtaining credit” and “providing security”, so that they will be able to:
- Assess the various options available to them; and
- Be aware of legal risks, thus being able to make informed choices in respect of commercial transactions.

Learning Outcomes
By the end of this course it is expected that the student will be able to:

1. understand the basic concepts of property;
2. be familiar with the legislation and the common law that concerns security over personal property and be able to apply the relevant statutory rules;
3. understand and be familiar with the legislation and the common law that concerns security over real property;
4. understand the liability that professionals face for making inaccurate statements.
5. have a basic understanding of consumer credit contracts;
6. understand the nature and uses of guarantees;
7. be able to solve problems associated with all of the above.

Content Outline
Week 1 Concepts of Property / Secured Transactions (Alan Toy)
Week 2 Secured Transactions (Alan Toy)
Week 3 Secured Transactions (Alan Toy)
Week 4 Secured Transactions (Alan Toy)
Week 5 Secured Transactions / Terms test (Alan Toy)
Week 6 Guarantees (Mike Josling)
Week 7 Guarantees/Mortgages over Real Property (Mike Josling)
Week 8 Mortgages over Real Property (Mike Josling)
Week 9 Mortgages over Real Property (Mike Josling)
Week 10 Credit Contracts and Consumer Finance Act 2003 (Mike Josling)
Week 11 Credit Contracts and Consumer Finance Act 2003 (Mike Josling)
Week 12 Liability of professionals for false or misleading statements (Alan Toy)
Learning and Teaching
The class will meet for three hours each week. Class time will be used for lectures and where appropriate, workshops. In addition to attending classes, students should be prepared to spend about another six hours per week on self-study. The lecturers taking part in this course will have office hours for students, the details of which will be advised on Canvas on a weekly basis.

Teaching Staff
Course Coordinator
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Other Teaching staff:
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Learning Resources
The learning resources are identified on Canvas and many of them will be available on Canvas. There is no required textbook but a number of texts are recommended. Relevant legislation includes:
- Consumer Guarantees Act 1993
- Credit Contracts and Consumer Finance Act 2003
- Land Transfer Act 1952 and/or Land Transfer Act 2017
- Personal Property Securities Act 1999
- Property Law Act 2007

The legislation can be accessed via Canvas.
Other references/readings are as advised on Canvas and are available through the University Library System.

Assessment
Test (1 hour) 15%
Assignment 15%
Final Exam (2 hours) 70%
Total 100%

Further details on these assessments will be provided on Canvas and at our first lecture. The broad relationship between these assessments and the course learning outcomes is as follows:

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<th>Learning Outcome</th>
<th>Assignment (15%)</th>
<th>Test (15%)</th>
<th>Final Exam (70%)</th>
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Inclusive Learning
Students are urged to discuss privately any impairment-related requirements face-to-face and/or in written form with the course director/course co-ordinator/lecturer and/or tutor.

Student Feedback
Student feedback is always welcome as this helps us improve the course.

In The Event Of An Unexpected Disruption
We undertake to maintain the continuity and standard of teaching and learning in all your courses throughout the year. If there are unexpected disruptions the University has contingency plans to ensure that access to your course continues and your assessment is fair, and not compromised. Some adjustments may need to be made in emergencies. In the event of a disruption, the University and your course coordinators will make every effort to provide you with up to date information via canvas and the university web site.