Land Law Overview

Key Concepts from 'Law for Beginners'

Types of Rights in Land

- Land Law is divided into two key types of rights:
- • Estates – Ownership interests measured by time (e.g. Freehold, Leasehold)
- • Interests – Limited rights (e.g. Easements, Mortgages, Covenants)

Case Study: Cedar Lodge

- • Jasmine owns the Freehold estate
- • Leo has a Leasehold estate for 10 years
- • Both have concurrent ownership of the same land

Successive Estates: Oceanview

- • Grace: Life Estate (Present possession)
- • Max & Noah: Remainder Interest (Future possession after Grace)

Proprietary Rights: Maple Grove

- • David: Lease (15-year business use)
- • Mrs. Green: Easement (Right of way)
- • Farmer Henry: Profit à prendre (Grazing rights)
- • Riverbank Ltd: Mortgage (Loan secured on land)

Key Legal Questions

- 1. How is the right created?
-     • By deed (formal) or implication (e.g. long use)
- 2. Does the right bind future owners?
-     • Depends on: Legal vs Equitable, Registered vs Unregistered land