

One-Week Curriculum: Legal or Equitable Rights in Land (Our PDF Based)

Day 1 – Foundations of Legal vs Equitable Rights

- **Core Topic:** Difference between legal and equitable rights; why the distinction matters.
- **Key Statute:** Law of Property Act 1925 (s.1).
- **Activity:** Write a short note explaining why legal rights bind the world automatically but equitable rights may need protection (notice/registration).

Day 2 – Legal Estates (Ownership Rights)

- **Core Topic:** Two estates capable of existing at law:
 - Fee simple absolute in possession (freehold)
 - Term of years absolute (leasehold)
- **Key Statute:** LPA 1925, s.1(1).
- **Activity:** Create a comparison chart of freehold vs leasehold estates with examples.

Day 3 – Legal Interests (Rights Over Another's Land)

- **Core Topic:** Easements, profits à prendre, mortgages, rentcharges, rights of entry.
- **Key Statute:** LPA 1925, s.1(2).
- **Activity:** Take the Aisha scenario (Oakridge Manor). Identify which rights Leo, Dr North, Shepherd Karim, and Meridian Bank hold, and classify them.

Day 4 — Formalities for Legal Creation

- **Core Topic:** Deed requirements and exceptions.
- **Key Statute:**
 - LPA 1925, s.52 (deeds requirement).
 - LP(MP)A 1989, s.1 (valid deed).
 - Exception: LPA 1925, s.54(2) (short leases).
- **Case:** Walsh v Lonsdale.
- **Activity:** Draft a checklist of the 4 requirements of a valid deed. Then explain how short leases differ.

Day 5 — When Formalities Fail: Equitable Rights

- **Core Topic:** How rights become equitable (defective deeds, estate contracts, trusts, proprietary estoppel, incomplete registration).
- **Case:** Parker v Taswell (equitable lease).
- **Activity:** Solve a problem: If a 6-year lease deed was signed but not witnessed, is it legal or equitable? Explain with reasoning.

Day 6 — IRAC Problem-Solving

- **Core Topic:** Applying IRAC to determine legal vs equitable.
- **Example Scenario:**
 - Right of way for life → equitable easement.
 - Right of way for 20 years by deed → legal easement.
 - Restrictive covenant → always equitable.
- **Activity:** Practice with the Sofia, Jacob, Lila, and Ravi scenario (garage lease, orchard path, restrictive covenant). Write out a full IRAC answer.

Day 7 — MCQ & Exam-Style Review

- **Core Topic:** Review of all rules, statutes, and case examples.
- **Activity:** Attempt 10 MCQs (from PDF set). Time yourself as if in an exam (15 mins). Then review answers.