

Module 8: Conveyancing

Headline Information about the module

Module Number	8	Module Title	Conveyancing					
Stage of Principal Programme		1	Semester	2	Duration. (Weeks F/T)	6	ECTS	5
Mandatory / Elective (M/E)	M	Hours of Learner Effort / Week⁹	3					
Analysis of required hours of learning effort								
Teaching and Learning Modalities					✓if relevant to this module	Approx. proportion of total (hours)		
Contact Hours								
In person face-to-face					✓	4		
Synchronous					✓	13		
Indirect/Non-Contact Hours								
Asynchronous					✓	3		
Work Based								
Other - Independent					✓	100		
Total						125		

Pre-Requisite Module, if any. Module # and Title	N/A	
Co-Requisite Module, if any. Module # and Title	N/A	
Maximum number of learners per instance of the module	80	
Specification of the qualifications (academic, pedagogical and professional/occupational) and experience required of staff working in this module.		
Role e.g., Tutor, Mentor, Lecturer, Research Supervisor, etc.	Qualifications & experience required	Staff - Learner Ratio X:Y
Lecturer	Lecturers expected to hold at minimum a Level 8 legal qualification, preferably with a professional legal qualification. It is an advantage to have completed the Certificate in Education, Learning and Development provided by Griffith College. Industry experience is beneficial but not a requirement.	1:80
Tutor	Tutors expected to hold at minimum a Level 8 legal qualification, preferably with a professional legal qualification.	1:40

⁹ Average (over the duration of the module) of the contact hours per week i.e. effort while in contact with staff

Assessment Techniques – percentage contribution					
Continuous Assessment	40	Proctored Exam – in person		Practical Skills Based	60
Project		Proctored Exam - online		Work Based	
Capstone (Y/N)?		If Yes, describe			

Minimum Intended Module Learning Outcomes (MIMLOs)

MIMLO	Related MIPLO #
On completion of this module a learner will be able to:	
1. Explain the nature and purpose of the conveyancing process and its regulatory framework.	1
2. Analyse and interpret statutory provisions, case law and regulatory requirements and apply them to legal issues in conveyancing transactions.	2 & 4
3. Prepare standard conveyancing documents accurately and in compliance with professional standards.	3
4. Apply conveyancing principles to varied transactional scenarios.	5
5. Evaluate ethical and client-care considerations in property transactions.	8
6. Collaborate constructively in a simulated conveyancing exercise.	6

Indicative Module Content, Organisation and Structure

Conveyancing is a 5 credit module taught by way of 3-hour lectures over the course of 6 weeks in the first semester. It is additionally supplemented by a 4x hour workshop session delivered in-person.

Specifically, the topics covered are as follows:

1. **Introduction to Conveyancing**
2. **Land Registration in Ireland – Land Registry and Registry of Deeds**
3. **Contract for Sale**
4. **Pre-Contract Enquiries**
5. **Requisitions on Title**
6. **Investigating Matters of Title**
7. **Wills and Assents**
8. **Capacity of the Vendor**
9. **Forming a Binding Contract**
10. **Drafting the Deed for the Conveyance**
11. **Completion**
12. **Post-Completion Matters**
13. **Remedies for Breach of Contract for Sale**

Work-based learning and practice-placement (if applicable)

There is no work-based learning or practical placement in the module.

Specific module resources required (if applicable)

Requirements are for a fully equipped classroom. The classroom has Wi-Fi access and is equipped with a PC with Zoom and Microsoft Office. In addition the classroom has digital recording facilities and digital projector. No other software is required for this module. The College library has a dedicated law section and online legal research tools including V-Lex Justis, Westlaw, Bloomsbury Professional and Hein Online.

Application of programme teaching, learning and assessment strategies to this module

The module is delivered using participative lectures that walk learners through the conveyancing process in a structured, step-by-step manner. Content is delivered in a manner which links procedural stages back to the core principles covered in the Land Law module. Lectures frequently incorporate short applied tasks such as reviewing extracts from contracts for sale, identifying issues in requisitions on title or outlining the steps required at completion. These activities help learners build familiarity with standard documentation and common issues.

An in-person workshop provides practical experience in drafting and transactional work. Learners collaborate on a simulated conveyancing task, drafting key documents and identifying matters requiring clarification.

Weekly online activities reinforce procedural knowledge and encourage attention to detail through tasks such as identifying potential title defects or outlining post-completion obligations. Hybrid delivery ensures that all learners, whether attending in person or online, participate in group discussion and short problem-solving activities. The module incorporates UDL by offering visual aids, sample forms and step-by-step recordings that support different modes of engagement with transactional content.

The assessment strategy reflects the practical nature of the module, with a drafting assignment and workshop participation enabling learners to demonstrate both doctrinal understanding and emerging professional competence. The assessment design ensures direct alignment with the relevant MIMLOs.

Summative Assessment Strategy for this module

MIMLOs	Technique(s)	Weighting
1 – 5	Drafting Assignment	40%
1 – 6	Practical Workshop	60%

Sample Assessment Materials

See Section 8 of the Assessment Materials Supporting Documentation.

Indicative reading lists and other information resources

1. J.C.W. Wylie, *Irish Conveyancing Law* (4th edn, Bloomsbury Professional 2019).
2. Noel McGrath, *Lyall on Land Law* (5th edn, Round Hall 2023).
3. J.C.W. Wylie, *Wylie on Irish Land Law* (6th edn, Bloomsbury Professional 2020).
4. J.C.W. Wylie, *Land and Conveyancing Law Reform Acts: Annotations and Commentary* (3rd edn, Bloomsbury Professional 2023).
5. Nuala Casey & Gabriel Brennan, *Law Society of Ireland: Conveyancing* (10th edn, Oxford University Press 2023).

6. Margaret Walsh (Ed.), *Irish Conveyancing Precedents* (Bloomsbury Professional Online, 2025).