

Comments:

This is a good first attempt at a Land Law question. However in order to strengthen this further you should focus on the following:

- 1) Do ensure you explain legal concepts to show you understand them. For example, what is security of tenure? Also your explanation of exclusive possession wasn't quite right, so do check your understanding here.
- 2) You need to be explaining the points you are making to the examiner in detail. This was a particular problem in the section on exclusive possession where you discuss clauses 3.3 and 6.3. You don't properly explain what those clauses are about, or go into detail on case law for sharing arrangements, for example. Don't assume any knowledge on the part of the examiner!
- 3) Unfortunately you got the answer wrong for whether this was a legal or equitable lease. Look again at this, as the 54(2) LPA 1925 rules apply to leases of 3 years or less.
- 4) Linked to point 2 above, do ensure what you are writing is not vague. You mentioned there could be criminal charges for peaceable re-entry. What charges? Under what statute? Again, don't assume knowledge on the part of the examiner!

But generally this was good for a first try so well done.