

**College of Micronesia-FSM
P. O. Box 159
Kolonia, Pohnpei FM 96941**

Course Outline Cover Page

Real Property
Course Title

LAW 238
Department and Number

Course Description:

The first part of the course consists of a survey of property cases in the FSM from a Constitutional, historical and cultural perspective. An introduction to Western notions of property rights and transfers is presented for comparison purposes. The second part is a comprehensive review of the Model Rules of Professional Conduct, adopted by the FSM and the FSM Supreme Court Disciplinary Rules.

Course Prepared by: Ellen L. Seats

State Pohnpei -national campus

	Hours per Week	x	No. of Week	=	Total Hours	=	Semester Credits	
Lecture	<u>3</u>	x	<u>16</u>	=	<u>48/16</u>	=	<u>3</u>	
Laboratory	_____	x	_____	=	_____	=	_____	
Workshop	_____	x	_____	=	_____	=	_____	
Total Semester Credits							=	<u>3</u>

Purpose of Course:

Degree Requirement _____
 Degree Elective _____
 Certificate _____
 Remedial _____
 Other (workshop) _____

Prerequisite Course(s):

None _____

SPENSIN JAMES
Signature, Chairperson, Curriculum Committee

9/14/00
Date Approved by Committee

9/22/00

Signature, President, COM-FSM
II. Course Objectives

A. General Objectives

1. To develop basic understanding of law of real all and personal property.
2. To analyze historical events Impacting land ownership and transfer issues in the FSM.
3. To explore Cultural implications on land ownership/transfer rights unique to the FSM
4. To introduce the procedural ownership determination process in the FSM.
5. To introduce the Model Rules of Professional Conduct governing the behavior of lawyers practicing in the FSM.
6. To introduce disciplinary rules applicable to the FSM

B. Specific Objective

After completing tile course students Will be able to:

1. List and describe different types of prope^rty(personal, real, tangible, intangible, public and private) and explain methods of obtaining OF relinquishing Ownership rights.
2. Be able to describe property rights including future Interests, life estates, casements, etc.
3. Discuss the process for jurisdiction over land cases and comity between tile national and state governmental system.
4. Given an in depth explanation on the interpretation by various courts on land use leases and various policy implications on these decisions.
5. Discuss tile process of jurisdiction over land easements and comity between the national and state governmental system.
6. Participate in discussions on land ownership and transfer Issues Lind case Studies and the historical, cultural and logistical impact is analyzed.
7. Describe the statutory process of determining land ownership and its effectiveness (Land Commission procedure).
8. List and describe the model rules of professional conduct and the disciplinary rules of the FSM and cite hypothetical examples for each.

III- Content

1. Property types
2. Land ownership determination process In tile FSM
3. Property interests
4. Land transfer and use rights
5. Cultural and historical overlay to land issues III tile FSM
6. Jurisdictional issues between national and state courts relating to land cases
7. Interpretation of constitutional prohibition against indefinite land use agreements
8. Model Rules of Professional Conduct
9. Disciplinary Rules

IV. Text:

FSM Constitution
Model Rules of Professional Conduct
Disciplinary Rules
Supplemental materials have been compiled from FSM and U.S. case law and hypothetical scenarios.

V. Suggested supplemental materials for instructors:

Property Survey, Hornbook Series, West Publishing

VI. Credit by Examination: None

VII. Attendance Policy:

Established COM-FSM attendance policy will be Used.

VIII. Grading Policy.

Grading scale of A to E- will be used. The final grade is based Upon a mid-term examination and final exam.