

LEGAL ENGLISH

For master's students of Business\Real estate law

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Academic year: 2022/2023

3rd semester

LECTURE N° 1

Part 1: Legal Terminology:

What does real property mean?

1. Read this short text and tell me what you understand.

Property law is the general term used to describe law relating to the different forms of ownership in real property such as land, as distinct from the personal property or movable property, within the common law legal system. In the civil law system, there is a division between movable and immovable property. Movable property equates to personal property, while the immovable property is roughly the same as real estate or real property and the associated rights and obligations attached to the land. The main distinction in common law systems is between real property (land and what is sited on land) and personal property.

2. Match the words in the box with the definitions below:

easement	Estate	freehold
heir	Landlord	leasehold
licence	rent	tenant

1. A type of interest in real property with different degrees of ownership recognized in law.
2. An estate that is for a fixed period of time.
3. The fullest form of right in land.
4. A person who inherits property on another person's death.
5. A person who leases land belonging to another person.
6. The money paid by the lessee.

7. A right enjoyed by someone over another's property, for example, a right of way.
8. A power or authority passing no interest in the land but merely giving permission to use the land for a particular purpose.
9. The owner of an estate or interest in property which has been leased to another party.

Present continuous (I am doing)

A

Study this example situation:

Sarah is in her car. She is on her way to work.
She **is driving** to work.

This means: she is driving *now*, at the time of speaking.
The action is not finished.

Am/is/are + -ing is the *present continuous*:

I	am	(= I'm)	driving
he/she/it	is	(= he's etc.)	working
we/you/they	are	(= we're etc.)	doing etc.



B

I am doing something = I'm in the middle of doing it; I've started doing it and I haven't finished:

- Please don't make so much noise. **I'm trying** to work. (*not* I try)
- 'Where's Mark?' 'He's **having** a shower.' (*not* He has a shower)
- Let's go out now. It **isn't raining** any more. (*not* It doesn't rain)
- (*at a party*) Hi, Jane. **Are you enjoying** the party? (*not* Do you enjoy)
- What's all that noise? What's **going** on? (= What's happening?)

Sometimes the action is not happening at the time of speaking. For example:

Steve is talking to a friend on the phone. He says:



I'm **reading** a really good book at the moment.
It's about a man who ...

Steve is not reading the book at the time of speaking.
He means that he has started it, but has not finished it yet.
He is in the middle of reading it.

Some more examples:

- Kate wants to work in Italy, so she's **learning** Italian. (*but perhaps she isn't learning Italian at the time of speaking*)
- Some friends of mine **are building** their own house. They hope to finish it next summer.

C

You can use the present continuous with **today / this week / this year** etc. (periods around now):

- A: You're **working hard today**. (*not* You work hard today)
- B: Yes, I have a lot to do.
- The company I work for **isn't doing** so well **this year**.

D

We use the present continuous when we talk about changes happening around now, especially with these verbs:

get change become increase rise fall grow improve begin start

- Is** your English **getting** better? (*not* Does your English get better)
- The population of the world **is increasing** very fast. (*not* increases)
- At first I didn't like my job, but I'm **beginning** to enjoy it now. (*not* I begin)

Exercises

1 The sentences on the right follow those on the left. Which sentence goes with which?

- 1 Please don't make so much noise.
- 2 I need to eat something soon.
- 3 I don't have anywhere to live right now.
- 4 We need to leave soon.
- 5 They don't need their car any more.
- 6 Things are not so good at work.
- 7 It isn't true what they said.
- 8 We're going to get wet.

- a It's getting late.
- b They're lying.
- c It's starting to rain.
- d They're trying to sell it.
- e I'm getting hungry.
- f ~~I'm trying to work.~~
- g I'm looking for an apartment.
- h The company is losing money.

- 1 f
- 2
- 3
- 4
- 5
- 6
- 7
- 8

2 Complete the conversations.

- 1 A: I saw Brian a few days ago.
B: Oh, did you? What's he doing these days? (what / he / do)
A: He's at university.
B:? (what / he / study)
A: Psychology.
B: it? (he / enjoy)
A: Yes, he says it's a very good course.
- 2 A: Hi, Nicola. How? (your new job / go)
B: Not bad. It wasn't so good at first, but better now.
(it / get)
A: What about Daniel? Is he OK?
B: Yes, but his work right now. (he / not / enjoy)
He's been in the same job for a long time and to get bored
with it. (he / begin)

3 Put the verb into the correct form, positive (**I'm doing etc.**) or negative (**I'm not doing etc.**).

- 1 Please don't make so much noise. I'm trying (I / try) to work.
- 2 Let's go out now. It isn't raining (it / rain) any more.
- 3 You can turn off the radio. (I / listen) to it.
- 4 Kate phoned me last night. She's on holiday in France. (she / have)
a great time and doesn't want to come back.
- 5 I want to lose weight, so this week (I / eat) lunch.
- 6 Andrew has just started evening classes. (he / learn) Japanese.
- 7 Paul and Sally have had an argument. (they / speak)
to each other.
- 8 (I / get) tired. I need a rest.
- 9 Tim (work) today. He's taken the day off.
- 10 (I / look) for Sophie. Do you know where she is?

4 Complete the sentences using the following verbs:

start get ~~increase~~ change rise

- 1 The population of the world is increasing very fast.
- 2 The world Things never stay the same.
- 3 The situation is already bad and it worse.
- 4 The cost of living Every year things are more expensive.
- 5 The weather to improve. The rain has stopped, and the wind isn't
as strong.

LECTURE N° 2

Part 1: Legal Terminology:

3. Match the verbs (1-8) with the phrases (a-h) to complete the collocations.

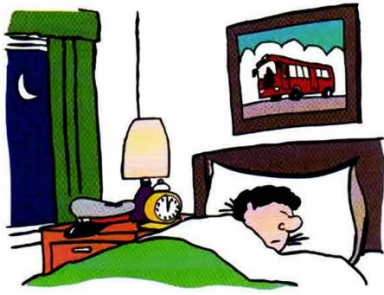
1. File	a. Liability
2. Take	b. More favourably on
3. Look	c. The right papers
4. Consult	d. Proceedings against
5. Resolve	e. A lawyer
6. Notify	f. Into a claim
7. Avoid	g. The dispute
8. Look	h. The tenant

4. Use the resulting collocations in sentences:

1.
.....
2.
.....
3.
.....
4.
.....
5.
.....
6.
.....
7.
.....
8.
.....

Present simple (I do)

A Study this example situation:



Alex is a bus driver, but now he is in bed asleep.
He is not driving a bus. (He is asleep.)

but He **drives** a bus. (He is a bus driver.)

Drive(s)/work(s)/do(es) etc. is the *present simple*:

I/we/you/they	drive/work/do	etc.
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he/she/it	drives/works/does	etc.
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B We use the present simple to talk about things in general. We use it to say that something happens all the time or repeatedly, or that something is true in general:

- Nurses **look** after patients in hospitals.
- I usually **go** away at weekends.
- The earth **goes** round the sun.
- The cafe **opens** at 7.30 in the morning.

Remember:

I **work** ... but He **works** ... They **teach** ... but My sister **teaches** ...

For spelling (-s or -es), see Appendix 6.

C We use **do/does** to make questions and negative sentences:

do does	I/we/you/they he/she/it	work? drive? do?	I/we/you/they he/she/it	don't doesn't	work drive do
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- I come from Canada. Where **do** you **come** from?
- I **don't go** away very often.
- What **does** this word **mean**? (*not* What means this word?)
- Rice **doesn't grow** in cold climates.

In the following examples, **do** is also the main verb (do you **do** / doesn't **do** etc.):

- 'What **do** you **do**?' 'I work in a shop.'
- He's always so lazy. He **doesn't do** anything to help.

D We use the present simple to say how often we do things:

- I **get** up at 8 o'clock **every morning**.
- How often** do you **go** to the dentist?
- Julie **doesn't drink** tea **very often**.
- Robert usually **goes** away **two or three times a year**.

E I promise / I apologise etc.

Sometimes we do things by saying something. For example, when you *promise* to do something, you can say 'I **promise** ...'; when you *suggest* something, you can say 'I **suggest** ...':

- I **promise** I won't be late. (*not* I'm promising)
- 'What do you **suggest** I do?' 'I **suggest** that you ...'

In the same way we say: I **apologise** ... / I **advise** ... / I **insist** ... / I **agree** ... / I **refuse** ... etc.

Exercises

1 Complete the sentences using the following verbs:

cause(s) connect(s) drink(s) live(s) open(s) ~~speaks(s)~~ take(s)

- 1 Tanya speaks German very well.
- 2 I don't often coffee.
- 3 The swimming pool at 7.30 every morning.
- 4 Bad driving many accidents.
- 5 My parents in a very small flat.
- 6 The Olympic Games place every four years.
- 7 The Panama Canal the Atlantic and Pacific Oceans.

2 Put the verb into the correct form.

- 1 Julie doesn't drink (not / drink) tea very often.
- 2 What time (the banks / close) here?
- 3 I've got a car, but I (not / use) it much.
- 4 'Where (Ricardo / come) from?' 'From Cuba.'
- 5 'What (you / do)?' 'I'm an electrician.'
- 6 It (take) me an hour to get to work. How long (it / take) you?
- 7 Look at this sentence. What (this word / mean)?
- 8 David isn't very fit. He (not / do) any sport.

3 Use the following verbs to complete the sentences. Sometimes you need the negative:

believe eat flow ~~go~~ ~~grow~~ make rise tell translate

- 1 The earth goes round the sun.
- 2 Rice doesn't grow in Britain.
- 3 The sun in the east.
- 4 Bees honey.
- 5 Vegetarians meat.
- 6 An atheist in God.
- 7 An interpreter from one language into another.
- 8 Liars are people who the truth.
- 9 The River Amazon into the Atlantic Ocean.

4 You ask Lisa questions about herself and her family. Write the questions.

- 1 You know that Lisa plays tennis. You want to know how often. Ask her.
How often do you play tennis ?
- 2 Perhaps Lisa's sister plays tennis too. You want to know. Ask Lisa.
..... your sister ?
- 3 You know that Lisa reads a newspaper every day. You want to know which one. Ask her.
..... ?
- 4 You know that Lisa's brother works. You want to know what he does. Ask Lisa.
..... ?
- 5 You know that Lisa goes to the cinema a lot. You want to know how often. Ask her.
..... ?
- 6 You don't know where Lisa's grandparents live. You want to know. Ask Lisa.
..... ?

5 Complete using the following:

I apologise I insist I promise I recommend ~~I suggest~~

- 1 Mr Evans is not in the office today. I suggest you try calling him tomorrow.
- 2 I won't tell anybody what you said.
- 3 (*in a restaurant*) You must let me pay for the meal.
- 4 for what I did. It won't happen again.
- 5 The new restaurant in Hill Street is very good. it.

LECTURE N° 3

Part 1: Legal Terminology:

Semester 1:

Principal real rights	Les droits réels principaux	الحقوق العينية الأصلية
National domain law	Droit du domaine nationale	قانون الأملاك الوطنية
Modes of property acquisition	Les modes d'acquisition de la propriété	طرق اكتساب الملكية العقارية
Scientific Research Methodology 1	Méthodologie de la recherche scientifique 1	منهجية البحث العلمي 1
Administrative drafting	La rédaction administrative	التحرير الإداري
Crimes related to real property	Les crimes portant sur la propriété immobilière	الجرائم الواقعة على عقار
Real property restrictions	Restrictions à la propriété foncière	القيود الواردة على الملكية العقارية
Foreign language (English) 1	Langue étrangère (Anglais) 1	لغة أجنبية (انجليزية) 1

Semester 2:

hypothec	L'hypothèque	الرهن العقاري
Industrial and tourist real estate	L'immeuble industriel et touristique	العقار الصناعي والسياحي
Land registration	L'enregistrement foncier	الشهر العقاري
Scientific Research Methodology 2	Méthodologie de la recherche scientifique 2	منهجية البحث العلمي 2
Information and communication technologies	Technologies de l'information et de la communication	تكنولوجيات الاعلام والاتصال
Urban Planning Law	Droit de l'aménagement et de l'urbanisme	قانون التهيئة والتعمير
General Cadastre	Le cadastre général	مسح الأراضي العام
Foreign language (English) 2	Langue étrangère (Anglais) 2	لغة أجنبية (انجليزية) 2

Semester 3:

Seizure of real property	La saisie-exécution immobilière.	الحجز التنفيذي على العقارات
Rural property	L'immeuble rural	العقار الفلاحي
Real estate litigation	Les contentieux fonciers	المنازعات العقارية
Techniques for preparing research & dissertations	Techniques de préparation de la recherche et des mémoires	تقنيات إعداد البحوث والمذكرات
The professional and personal project	Le projet professionnel et personnel	المشروع المهني والشخصي
wakfs real estates	Les Biens immobiliers wakfs	الملكية العقارية الوقفية
Real estate expertise	L'expertise foncière	الخبرة العقارية
Foreign language (English) 3	Langue étrangère (Anglais) 3	لغة أجنبية (انجليزية) 3

Semester 4:

Dissertation	Mémoire de la fin d'études	مذكرة التخرج
Seminar	Séminaire	الملتقى

GRAMMAR ANSWERS

1. Present continuous

1.1

- 2 e
- 3 g
- 4 a
- 5 d
- 6 h
- 7 b
- 8 c

1.2

- 1 What's / What is he studying
Is he enjoying
- 2 's / is your new job going
it's getting / it is getting
he isn't enjoying / he's not
enjoying
he's beginning / he is
beginning

1.3

- 3 I'm not listening / I am not
listening
- 4 She's having / She is having
- 5 I'm not eating / I am not eating
- 6 He's learning / He is learning
- 7 They aren't speaking / They're not
speaking / They are not speaking
- 8 I'm getting / I am getting
- 9 isn't working / 's not working /
is not working
- 10 I'm looking / I am looking

1.4

- 2 is changing
- 3 's getting / is getting
- 4 is rising
- 5 is starting

2. Present simple

2.1

- 2 drink
- 3 opens
- 4 causes
- 5 live
- 6 take
- 7 connects

2.2

- 2 do the banks close
- 3 don't use
- 4 does Ricardo come
- 5 do you do
- 6 takes ... does it take
- 7 does this word mean
- 8 doesn't do

2.3

- 3 rises
- 4 make
- 5 don't eat
- 6 doesn't believe
- 7 translates
- 8 don't tell
- 9 flows

2.4

- 2 Does your sister play tennis?
- 3 Which newspaper do you read?
- 4 What does your brother do?
- 5 How often do you go to the cinema?
- 6 Where do your grandparents live?

2.5

- 2 I promise 4 I apologise
- 3 I insist 5 I recommend