8. Co-Ownership of Land— the Basic Principles

Complete Land Law: Text, Cases, and Materials (6th edn)
Barbara Bogusz and Roger Sexton

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Author(s): Barbara Bogusz and Roger Sexton
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Titles in the Complete series combine extracts from a wide range of primary materials with clear explanatory text to provide readers with a complete introductory resource. This chapter discusses the basic principles of land co-ownership. It covers the two forms of co-ownership: joint tenancy and tenancy in common; the reform of co-ownership in 1925; joint tenancies in the early twentieth century; the current conveyancing practice to create an express trust; rules when there is no express declaration of a trust; resulting and constructive trusts; quantifying the beneficial interest under a constructive trust; severance of joint tenancies; and methods of severance.

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