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THE UNIVERSITY OF ZAMBIA



SCHOOL OF ENGINEERING

DEPARTMENT OF GEOMATIC ENGINEERING

Second Half 2019/2020 Academic Year Final Examinations

GEE 3522: LAND MANAGEMENT II

Time: Three (3) Hours

Venue: D3/D4

Instructions

1. This Examination is Closed Book
 2. Calculators are permitted
 3. Time allowed is Three (3) Hours
 4. **Answer ALL Questions**
 5. Show all the work leading to the solution
 6. Include sketches/diagrams to explain concepts (where necessary)
 7. Total mark for this examination paper is 100
-

Do not turn over this page until instructed by the Invigilator.

QUESTION (1). [5 + 5 + 5 + 5] marks

- (a) Explain the term 'vestment'.
- (b) Give the meaning of the phrase 'fee simple absolute in possession'.
- (c) What is Easement and give any practical example
- (d) Give and explain possible Concurrent interests

QUESTION (2). [4 + 8 + 8] marks

(a) Distinguish a license from a lease.

(b) Mention and clearly explain the **four unities** that must be present for joint tenancy to exist.

(c) In the situations below state with reasons whether a lease exists or not:

- i. A grant to Dr Mulenga commencing on 1st January, 2005 and lasting until the next rainy season.
- ii. I have granted a lease to Mr. Akombelwa for 5 years commencing when I vacate my house.
- iii. A lease to John to end on his death or the expiry of 20 years whichever period is the longer.
- iv. Mr. Zulu grants his land to Mr. Phiri commencing on 1 January, 2005 and to last for 15 years.
- v. This lease will commence on 2nd February 2005 and is terminable by Mr Mulenga (landlord) or Mr Phiri (tenant) by giving 5 months notice to the other party. This lease may not be terminated by Mr Mulenga unless Mr Mulenga wants the premises for his shop.

QUESTION (3). [4 + 8 + 8] marks

The nature of estates of freehold is said to be in practice by the fee simple owner where the actual owner of the land has less legal rights than those of the absolute owner. This is shown by the right of *alienation*, and the right of *ownership* to everything in, on, or over the land.

- (a) Explain what is meant by the term '*right of alienation*' by the actual owner in the above context, and ✓
- (b) Define and explain the key features of '*ownership*' between the actual and absolute owner. ✓
- (c) Explain any four types of leases

QUESTION (4). [20] marks

Write an essay on the rights and obligations between a Land lord and a Tenant in a Lease. ✓

QUESTION (5). [20] marks

Section 7 of the Lands Act, 1995 recognise customary land holding. Write a short essay ✓ explaining the nature of customary tenure and discuss its advantages and disadvantages.

END OF EXAMINATION.

THE UNIVERSITY OF ZAMBIA



SCHOOL OF ENGINEERING

DEPARTMENT OF GEOMATIC ENGINEERING

Second Half 2018/2019 Academic Year Final Examinations

GEE 3522: LAND MANAGEMENT II

Time: Three (3) Hours

Venue: NLR1/NLR2

Instructions

1. This Examination is Closed Book
 2. Calculators are permitted
 3. Time allowed is Three (3) Hours
 4. **Answer ALL Questions in Section A and Only ONE Question in Section B**
 5. Show all the work leading to the solution
 6. Include sketches/diagrams to explain concepts (where necessary)
 7. Total mark for this examination paper is 100
-

Do not turn over this page until instructed by the Invigilator.

SECTION A.

(Answer ALL questions in Section A)

QUESTION (1). [2 + 3 + 3 + 12] marks

- (a) Explain the term 'vestment'.
- (b) Give the meaning of the phrase 'fee simple absolute in possession'.
- (c) What do you understand by 'indefeasibility' of title in the Torrens system.
- (d) Explain and contrast land *registration of Deeds* and *registration of Title*

QUESTION (2). [3 + 3 + 4 + 10] marks

- a) Give types of:
 - i. Licences
 - ii. Leases
 - iii. What are the key essential factors that must exist in a lease?
- b) What is meant by the following:
 - i. curtain principle
 - ii. booking principle
 - iii. agreement principle
 - iv. publicity principle and
 - v. speciality principlein relation to the land register for registered land.

QUESTION (3). [4 + 8 + 8] marks

The nature of estates of freehold is said to be in practice by the fee simple owner where the actual owner of the land has less legal rights than those of the absolute owner. This is shown by the right of *alienation*, and the right of *ownership* to everything in, on, or over the land.

- (a) Explain what is meant by the term '*right of alienation*' by the actual owner in the above context, and
- (b) Define and explain the key features of '*ownership*' between the actual and absolute owner.
- (c) Explain and compare how property/land can be jointly owned

QUESTION (4). [5 + 5 + 5 + 5] marks

Explain the term Cadastre, and describe three (3) types of cadastres according to their main respective functions.

SECTION B.
(Answer any ONE Question ONLY)

QUESTION (5). [20] marks

Section 7 of the Lands Act, 1995 recognise customary land holding. Write a short essay explaining customary tenure and discuss its advantages and disadvantages.

QUESTION (6). [20] marks

Torrens title system unlike deeds or common law land registration systems is said to be more efficient, and cost effective. Discuss in a short essay why many countries opt to use the Torrens system of land registration.

END OF EXAMINATION.

THE UNIVERSITY OF ZAMBIA



SCHOOL OF ENGINEERING

DEPARTMENT OF GEOMATIC ENGINEERING

Second Half 2017/2018 Academic Year Final Examinations

GEE 3522: LAND MANAGEMENT II

Time: Three (3) Hours

Venue: NLR1/NLR2

Instructions

1. This Examination is Closed Book
 2. Calculators are permitted
 3. Time allowed is Three (3) Hours
 4. **Answer ALL Questions in Section A and Only ONE Question in Section B**
 5. Show all the work leading to the solution
 6. Include sketches/diagrams to explain concepts (where necessary)
 7. Total marks for this examination paper is 100
-

Do not turn over this page until instructed by the Invigilator.

SECTION A.

(Answer ALL questions in Section A)

QUESTION (1). [3 + 3 + 2 + 12] marks

- (a) Explain what is meant by Cadastre.
- (b) Give the meaning of the phrase 'Land Management'.
- (c) Explain what is meant by Land Tenure
- (d) Explain and contrast land *registration of Deeds* and *registration of Title*

QUESTION (2). [3 + 3 + 4 + 10] marks

- a) Explain and give an example of:
 - i. A fixture
 - ii. A chattel/fitting
 - iii. An easement
- b) What is meant by the following:
 - i. curtain principle
 - ii. booking principle
 - iii. agreement principle
 - iv. publicity principle and
 - v. speciality principle

in relation to the land register for registered land.

QUESTION (3). [4 + 8 + 8] marks

- (a) Explain what is meant by the term "fee simple absolute in possession"
- (b) Define and explain the key features of both a Freehold and Leasehold Tenure
- (c) Explain and compare *Tenancy in common* and *Joint Tenancy* in concurrent land interests.

QUESTION (4). [20] marks

Section 7 of the Lands Act, 1995 recognises customary land holding. Write a short essay explaining customary tenure and discuss its advantages and disadvantages.

SECTION B.
(Answer any ONE Question ONLY)

QUESTION (5). [20] marks

Discuss the various types of leases, and indicate the major rights and obligations expected of the landlord and tenant respectively.

QUESTION (6). [20] marks

Torrens title system unlike deeds or common law land registration systems is said to be more efficient, and cost effective. Discuss in a short essay why many countries opt to use the Torrens system of land registration.

END OF EXAMINATION.

THE UNIVERSITY OF ZAMBIA



SCHOOL OF ENGINEERING

DEPARTMENT OF GEOMATIC ENGINEERING

Second Half 2016/2017 Academic Year Final Examinations

GEE 3522: LAND MANAGEMENT II

Time: Three (3) Hours

Venue: NLR1/NLR2

Instructions

1. This Examination is Closed Book
 2. Time allowed is Three (3) Hours
 3. **Answer ALL Questions**
 4. Show all the work leading to the solution
 5. Include sketches/diagrams to explain concepts (where necessary)
 6. Total marks for this examination paper is 100
-

Do not turn over this page until instructed by the Invigilator.

QUESTION (1). [10+9+6] marks

- (a) Briefly outline the historical milestones of Zambia's Land Administration.
- (b) Briefly explain the following
 - i.) Land Management activities
 - ii.) Concept of Land Tenure
 - iii.) Land Administration
- (c) There is no such thing as full land ownership- discuss this citing laws where necessary.

QUESTION (2). [10+10+5] marks

- (a) Outline land alienation processes in customary areas.
- (b) You work for a developer who wants to develop a housing estate in a stateland area. Discuss the steps required, government institutions that the developer would have to interact with and any laws related to this development for the developer to get the project running.
- (c) Why is a land administration system important?

QUESTION (3). [6 + 5 +8+ 6] marks

- (a) In a brief essay contrast the holding of land under a Lease from holding it under a Licence.
- (b) What types of leases do you know?
- (c) A graduate Kangwa is looking to enter into an agreement with an owner (Phiri) of house No 2 Central Street. Prepare a sample lease for this agreement.
- (d) What are the rights and obligations for Landlords and tenants who have entered into a lease agreement?

QUESTION (4). [8 +12 +5] marks

John has bought a property from James. When John had first gone to see the house, he had seen a tool shed set into the ground in the garden. He had thought that the tool shed would make a suitable shed for his tools. However, after moving into the house, John was surprised to find that the tool shed had been removed by James who had said nothing to him about its removal before the sale.

- a) What are the key tests to consider in this case?
- b) Explain the situations in which one does not have a right to remove fixtures? Did James have the right to remove the tool shed?
- c) What are the different types of fixtures?

END OF EXAMINATION.

THE UNIVERSITY OF ZAMBIA



SCHOOL OF ENGINEERING

DEPARTMENT OF GEOMATIC ENGINEERING

Second Half 2015/2016 Academic Year Final Examinations

GEE 3522: LAND MANAGEMENT II

Time: Three (3) Hours

Venue: NLR1/NLR2

Instructions

1. This Examination is Closed Book
 2. Time allowed is Three (3) Hours
 3. **Answer ALL Questions in Section A and Only ONE Question in Section B**
 4. Show all the work leading to the solution
 5. Include sketches/diagrams to explain concepts (where necessary)
 6. Total marks for this examination paper is 100
-

Do not turn over this page until instructed by the Invigilator.

SECTION A.

(Answer ALL questions in Section A)

QUESTION (1). [2 + 3 + 9 + 6] marks

- (a) Explain what is meant by 'an estate in land'.
- (b) Briefly explain three types of freehold estates.
- (c) Discuss the liberal concept of land ownership
- (d) Give three examples of limitations on full land ownership as espoused in various Land related Acts

QUESTION (2). [3 + 6 + 8 + 3] marks

- a) Explain what is meant by Land management?
- b) Briefly explain the following concepts
 - i. Land Tenure
 - ii. Use-value of land
 - iii. Land stewardship
- c) Why is a land administration system important?
- d) Name and state the purpose of the registers in the Lands and Deeds Registry Act

QUESTION (3). [4 + 4 + 12] marks

- (a) What is the difference between a lease and a licence?
- (b) How may a lease be terminated?
- (c) State the obligations and covenants that bind either the tenant or the landlord found in leases. *Pr. h. land of tenant.*

QUESTION (4). [4 + 4 + 12] marks

- a) Outline **two** examples of how an implied easement can be created.
- b) Name **two** of the essential characteristics of an easement.
- c) Briefly explain the roles of **four** government institutions in land administration

1 (c) Explain using concept of land ownership

SECTION B.

(Answer any ONE Question ONLY)

QUESTION (5). [20] marks

John and Jim were very good friends who decided to buy a property as Joint Tenants in Kabulonga. The two lived together for 6 years. Then Jim died. He left a valid will giving his property to his mother Jane.

Explain giving the characteristics of this type of co-ownership whether Jane has any claim to the property.

QUESTION (6). [20] marks

A client who is a multi-national company not yet registered in Zambia wants to buy a piece of land outside Lusaka either in Chief Nkomesha's or Chief Mungule's area. They have approached you for advice on how they can proceed to acquire land in these areas. Write an essay on the modalities of acquiring land in these areas.

END OF EXAMINATION.

THE UNIVERSITY OF ZAMBIA



SCHOOL OF ENGINEERING

DEPARTMENT OF GEOMATIC ENGINEERING

Second Half 2014/2015 Academic Year Final Examinations

GEE 3522: LAND MANAGEMENT II

Time: Three (3) Hours

Venue: NLR1/NLR2

Instructions

1. This Examination is Closed Book
 2. Calculators are permitted
 3. Time allowed is Three (3) Hours
 4. **Answer ALL Questions in Section A and Only ONE Question in Section B**
 5. Show all the work leading to the solution
 6. Include sketches/diagrams to explain concepts (where necessary)
 7. Total marks for this examination paper is 100
-

Do not turn over this page until instructed by the Invigilator.

SECTION A.

(Answer ALL questions in Section A)

QUESTION (1). [3 + 3 + 2 + 12] marks

- (a) Explain what is meant by 'real property'.
- (b) Give the meaning of the phrase 'fee simple absolute in possession'.
- (c) When registered land is sold who, between the buyer and seller, is responsible for registering the transaction at the Lands and Deeds Registry.
- (d) Explain and contrast land *registration of Deeds* and *registration of Title*

QUESTION (2). [3 + 3 + 4 + 10] marks

- a) Explain and give an example of:
 - i. A fixture
 - ii. A chattel/fitting
 - iii. A 'profit a prendre'
- b) What is meant by the following:
 - i. curtain principle
 - ii. booking principle
 - iii. agreement principle
 - iv. publicity principle and
 - v. speciality principlein relation to the land register for registered land.

QUESTION (3). [4 + 8 + 8] marks

- (a) Explain what is meant by the term "tenure"
- (b) Define and explain the key features of both a Freehold and Leasehold Tenure
- (c) Explain and compare how property/land can be jointly owned

QUESTION (4). [5 + 5 + 5 + 5] marks

Explain the term Cadastre, and describe three (3) types of cadastres according to their main respective functions.

SECTION B.

(Answer any ONE Question ONLY)

QUESTION (5). [20] marks

Section 7 of the Lands Act, 1995 recognises customary land holding. Write a short essay explaining customary tenure and discuss its advantages and disadvantages.

QUESTION (6). [20] marks

Torrens title system unlike deeds or common law land registration systems is said to be more efficient, and cost effective. Discuss in a short essay why many countries opt to use the Torrens system of land registration.

END OF EXAMINATION.



**The University of Zambia
School Of Engineering
Department Of Geomatic Engineering**

**2013 Academic Year Second Half
FINAL EXAMINATIONS**

GEO 3522: Land Law and Land Resources Management

Date: Thursday, 17th July 2014

Time: Three (3) Hours

INSTRUCTIONS:

This examination is **Closed Book**

Calculators are permitted

Answer All questions

Answer Section B in a separate answer book

Show **all** the work leading to the solution

Total marks for this examination paper is **100**

[] indicate allocated marks for the question

Section A

Question 1

Briefly explain the following:

- a) The Town and Country Planning Act
- b) The Lands Act
- c) The Land Survey Act

[7 + 6 + 7]

Question 2

- a) Discuss the process and functions of land administration in Zambia.
- b) Give a brief and concise description of the following terms:
 - i) land tenure
 - ii) squatting
 - iii) renting
 - iv) alienation
- c) Outline the statutes that form the source of land law and have relevance on land administration in Zambia

[6 + 8 + 6]

Question 3

- a) What are the environmental aspects associated with the development of cities in Zambia?
- b) What is a sustainable city and what are its key features?
- c) Briefly outline the main elements that would be critical to achieving ecological city status for the Zambian town of Kabwe?

[6 + 7 + 7]

Section B

Question 4

- a) Describe land tenure systems practiced in Zambia
- b) What are the advantages and disadvantages of traditional land tenure system in as far as fostering meaningful development is concerned.

[10 + 10]

Question 5

- a) Describe land-use planning and give a justification why it is such an important tool for controlling and promoting development.
- b) The use of land by humans (land-use) creates various problems and issues. Highlight and discuss at least four (4) problems and issues associated with some aspects of land-use, which land-use planning sets out to resolve

[10 + 10]

THE UNIVERSITY OF ZAMBIA



SCHOOL OF ENGINEERING DEPARTMENT OF GEOMATIC ENGINEERING

2020 Academic Year, Second Semester TEST

GEE 3522: LAND MANAGEMENT II

Time: 09:00hrs - 11:00hrs

Venue: Room NLR1

Instructions

1. This TEST is Closed Book
 2. Calculators are permitted
 3. Time allowed is Two (2) Hours
 4. Answer: ALL FOUR (4) QUESTIONS
 5. Show all the work leading to the solution
 6. Total marks for this TEST paper is 100
-

Question 1 (10+10+5)

- (a) Define the following terms;
- (i) Property Law
 - (ii) Land Law
 - (iii) Land
 - (iv) Estate
 - (v) Land Owner
- (b) Describe the conditions under which land is held in the following;
- Freehold Tenure
 - Leasehold Tenure
- (c) Give three advantages and two disadvantages of holding land under freehold

Question 2. (10+15)

- (a) (i) What do you understand by “**alienation**” of land.
- (ii) Explain the process of allocation of vacant customary land by the authorities in Zambia.
- (b) The current Land Law categorises land in Zambia as;
- State Land and
 - Customary Land
- Describe the above land categories, and how their respective administration differ from each other.

Question 3. (10+7+8)

- (d) Distinguish **joint tenancy** from **tenancy-in-common**.
- (e) Mention and clearly explain the *four unities* that must be present for joint tenancy to exist.

Question 4. (12+13)

- (a) In a brief essay contrast the holding of land under a **Lease** from holding it under a **Licence**.
- (b) More than half of Zambia’s land is administered under customary land tenure, explain the concept of customary land holding.

END



**The University of Zambia
School of Engineering
Department of Surveying
SE 352 – Land Law, Cadastre and Survey Regulations
Second Semester Examination – May 2000.**

Time : 3hrs
Total Marks : 100

Answer questions one, two and any other three questions.

Question 1

Your uncle Mubukwanu Nyambe owns about two thousand hectares of land in the Zambezi plains near Mongu in the Western province of Zambia. The land falls under a customary area as defined under the Lands Act, 1995. Mubukwanu Nyambe was last month approached by Ox-farm a British Non Government Charitable organisation with the irresistible offer of K100 million to buy the parcel of land. Ox-farm would wish to use the parcel of land for rice growing project. Ox-farm wants to introduce a better quality and breed of rice than is grown by people of the Western province. Ox-farm insists that Mubukwanu Nyambe must first obtain a certificate of Title or Title deeds to the property in his name before the transaction or deal can be sealed.

Mubukwanu Nyambe inherited the piece of land in issue from his late father Sipopa Nyambe and in accordance with the Lozi customary law of inheritance, Mubukwanu's young brothers Sekeleti and Longwani have some interest in the piece of land.

Your uncle Mubukwanu Nyambe has approached you for some piece of advice on the matter. He cannot manage to retain or hire a Lawyer for advice but he is aware that you have studied Land Law and he is also aware that you have been an A+ student ever since you entered university and hence he is assured of the best advice.

Advice him on the steps he would have to take to secure the certificate of Title which should be beyond reproach or dispute and the likely problems he may face or encounter.

(24 marks)

Question 2

- a) State and briefly explain the features or consideration of a monument for boundary definitions?
- b) What do you understand by an indicatory beacon? Give examples of situations where this concept is applied.
- c) Discuss the types of surveys under cadastral surveying.
- d) Give three disadvantages and advantages of land registration to an individual.

(19 marks)

Questions 3

Write short notes on the following: -

- a) The sources of land Law in Zambia.
- b) The disadvantages or inadequacies of customary tenure in Zambia.
- c) The Essentials of lease.
- d) The Lands Tribunal established under The Lands act, 1995.

(19 marks)

Questions 4

The Lands act, 1995 repealed among others the Zambia (State Lands and Reserves) Orders, 1928 to 1964 which Orders created the Crownland and Native reserves, the Zambia Trustland Orders 1947 to 1964 which Orders created Native Trustland Reserve.

- a) What led to the policy of Land Reservation or the categorization of land into Native reserves, Crownland and Native Trustland reserves?
- b) What were the differences among the three categories of land?

(19 marks)

Questions 5

Compare and contrast: -

- a) An easement from a profit a'prendre.
- b) A contractual licence from a licence coupled with an interest.
- c) A freehold estate from a leasehold estate.
- d) A licence from a lease.

(19 marks)

Questions 6

Describe the procedures that the Survey Control Board will have to follow once a complaint is made against a Land Surveyor and the punishment that may be meted out inflicted at the end of enquiry.

(19 marks)

Good Luck!
Have a nice vacation!

THE UNIVERSITY OF ZAMBIA

SCHOOL OF ENGINEERING
DEPARTMENT OF SURVEYING

SE 352-LAND LAW, CADASTRE AND SURVEY REGULATIONS.
FINAL EXAMINATION/NOVEMBER, 1996.

INSTRUCTIONS

TIME: 3 HOURS

ANSWER: ANY THREE QUESTIONS FROM SECTION I. AND ALL
QUESTIONS FROM SECTION II. ALL QUESTIONS CARRY
EQUAL MARKS

SECTION I.

QUESTION 1. (6 + 14 Marks)

- (a) Briefly describe what is meant by;
 - (i) Joint Tenancy
 - (ii) Tenancy in Common

- (b) Mulevu and Chuma entered into an agreement on the 9th September, 1996 for the sale of Mulevu's mansion situated in Kalundu at K90,000,000. Two days later Mulevu applied for consent at the Ministry of Lands. He got no response and on the 29th October, 1996 the two exchanged documents and Chuma paid the first instalment of K50,000,000. The rest to be paid in two instalments. When the second payment was due two Months later, Chuma refused to pay saying the sale was illegal as Mulevu had not obtained the relevant presidential consent. Mulevu has sued Chuma and is seeking a court order to enforce the contract. Chuma comes to you for legal advise. Advise?

QUESTION 2. (10 + 10 Marks)

- (a) Distinguish between a lease and a licence?
- (b) Briefly state and describe five ways in which a lease may be determined?

QUESTION 3. (5 + 15 Marks)

- (a) What is an easement?
- (b) John Bull is a businessman as a real estate agent. Due to his enormous arrears in rent payments, he has been evicted from his offices in town. He now has no premises to operate from. His only option is to use one of his houses in Rhodes Park as offices for his real estates agency. He now comes to you for advise as to the legalities involved. Advise him?

QUESTION 4. (8 + 12 Marks)

- (a) Briefly distinguish between legal and equitable rights in land?
- (b)
 - (i) What is a mortgage?
 - (ii) What are the rights of the parties in an equitable mortgage?

SECTION II.

QUESTION 5. (20 Marks)

A west African Chief has been quoted as having described customary tenure as a system in which land is considered to belong to a vast family of which many are dead, few are living and countless numbers of people still to be born.

The Lands Act, 1995 provides for statutory recognition of customary tenure. Discuss the advantages and disadvantages of allowing customary land tenure?

QUESTION 6. (6 + 7 + 7 Marks)

There are three distinct procedures of land conveyancing (transfer) that can be effected, namely;

- Private Conveyancing
- Registration of deeds and
- Registration of title

Describe the above procedures and what are their respective advantages and disadvantages?

END OF EXAMINATION
