



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The Lands act, 1995 repealed among others the Zambia (State Lands and Reserves) Orders, 1928 to 1964 which Orders created the Crownland and Native reserves, the Zambia Trustland Orders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