

# 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**

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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
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**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 principle
- in 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.

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END OF EXAMINATION.