

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
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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). [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. *Both land & 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 tenancy
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.