

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
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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 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.