

# 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 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 principle
- in 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

A handwritten signature in black ink, likely belonging to the invigilator.

**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

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**