



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF LANDSCAPE ARCHITECTURE AND URBAN DESIGN

Property Law 1

BLP 2105

Main Examination Paper

December 2016

This examination paper consists of 2 pages

Time Allowed: 3 hours

Total Marks: 100

Examiner's Name: P. NDHLOVU

INSTRUCTIONS

- 1. Answer any two questions from each (section A and B)*
- 2. Each question carries 25 marks*

MARK ALLOCATION

QUESTION	MARKS for Any four
1.	25
2.	25
3.	25
4.	25
5	25
6	25
TOTAL	100

Section A

1. Explain the meaning of the following legal interests in real property
 - i. Liens (5)
 - ii. Covenant (5)
 - iii. License (5)
 - iv. Mortgage (5)
 - v. Easement (5) [25]

2. Expound the similarities and differences between the following property terms
 - i. Real property and personal property (5)
 - ii. Life estate and usufruct (8)
 - iii. State land and private land (12) [25]

3. 'Real estate interests vary in types of interest and in their duration, and whether such interests are transferable.' Discuss the above assertion outlining the two major legal interests in real property ownership, revealing their differences and similarities. [25]

Section B.

4.
 - a) Using cases and examples, discuss the various ways used by property players in trying to avoid and evade payment of taxes. (18)
 - b) Comment on the strategies put in place by the government in curbing these revenue outflows. (7) [25]

5. With reference to cases and examples, discuss the following forms of real property ownership, revealing their impact on the development and management of real property:
 - a) Block share ownership (7)
 - b) Sectional title (8)
 - c) Joint ownership (8) [25]

6.
 - a) 'In property sales, the buyer has to act like a reasonable person before signing an agreement of sale.' Discuss. (15)
 - b) Explain the efficacy of not releasing the purchase value of real property before a deed of transfer is approved. (10) [25]