



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF LANDSCAPE ARCHITECTURE AND URBAN DESIGN

PROPERTY LAW 11

BLP 2105

Main Examination Paper

December 2017

This examination paper consists of 3 pages

Time Allowed: 3 hours

Total Marks: 100

Examiner's Name: Mr P. Ndhlovu/A B Ncube

INSTRUCTIONS

- 1. Answer Any Three (3) questions in Section A and Section B is Compulsory.*
- 2. Each question carries 25 marks*

MARK ALLOCATION

QUESTION	MARKS (For any selected four)
1.	25
2.	25
3.	25
4.	25
5	25
6	25
TOTAL	100

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SECTION A

Question 1

Outline the meaning of the following terms used in real property law:

- i. Deed of transfer (5)
- ii. Escheat (5)
- iii. Condominium (5)
- iv. Survivorship tenancy (5)
- v. Annexation (5) [25]

Question 2

- a) Explain the difference between fee simple absolute and fee simple defeasible. (8)
- b) Using examples, discuss the three forms of a qualified fee estate. (17) [25]

Question 3

‘Ownership does not confer unlimited or absolute control of real property.’ Discuss. [25]

Question 4

Assess how the following encumbrances on title deeds affect the management and disposal of real property:

- i. Mortgage (8)
- ii. Lien (8)
- iii. Covenant (9) [25]

Question 5

Examine how the leasehold interest in land impacts on the management and development of real estate in Zimbabwe.

[25]

SECTION B

Question 6

Briefly explain the roles played by the following players in the disposal of real estate:

- i. Estate Agents (6)
- ii. Buyer (6)
- iii. Registrar of Deeds (6)
- iv. Conveyancer (7)

[25]