



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF PROPERTY STUDIES AND URBAN DESIGN

ADVANCED PROPERTY LAW

BLP 2210

EXAMINATION PAPER

FEBRUARY 2025

This examination paper consists of 3 printed pages

Special Requirements: Land acquisition Act (Chapter 20:10)
: **Regional, Town and Country Planning Act (Chapter 29:12)**
: **Estate Agent Act (Chapter 27:17)**
: **Deeds Registry Act (Chapter 20:05)**

Duration : 3 hours

Total Marks : 100

Examiner's Name : MS E.T GUMBO

INSTRUCTIONS

- 1. Section A is compulsory and it carries 40 marks.*
- 2. Each question in Section B carries 20 marks. Answer any three (3) questions.*
- 3. Extensive use of cases and examples is highly recommended.*

SECTION A

Question 1

- a) Define the term '*Legislation.*' (5)
- b) Outline **any** five (5) roles played by the Estate Agents Council in facilitating proper management of real estate. (20)
- c) Explain why the rent board is sometimes said to be a 'toothless bulldog.' (15)
- [40]**

SECTION B

Question 2

Using various sections in the Deeds Registry Act (Chapter 20:05), justify why it is regarded as the **principal** Act in the disposal of immovable property. [20]

Question 3

- a) Using examples and cases between Environmental Management Agency (EMA) and property developers, to what extent is the Environmental Management Act (Chapter 20:27) effective in minimizing environmental ills and ensuring sustainable development. (12)
- b) Describe any **two** (2) development control tools used by Local Authorities in promoting harmonious property development. (8)
- [20]**

Question 4

'Property development in Zimbabwe is marred by shoddy dealings perpetrated by unscrupulous property developers reckoning it a risky environment to venture into.' Using relevant cases and examples, assess the validity of this statement. [20]

Question 5

To what extent is the notion that, 'Compensation shall be assessed in terms of section 16, subsection (1) so as to endeavour to arrive at fair compensation within a reasonable time...', valid in relation to compensations made to compulsorily acquired property by the Zimbabwean government. [20]

Question 6

Critically examine the stages followed by property developers when applying for a development permit according to the Regional Town and Country Planning Act (Chapter 29:12, Section 26) highlighting their impact on the success of the real property industry in Zimbabwe.

[20]

END