



**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**

**AUGUST 2024**

This examination paper consists of 2 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** : MISS E.T GUMBO

**INSTRUCTIONS**

1. *Each question carries 25 marks. Answer any four (4) questions.*
2. *.Extensive use of cases and examples is highly recommended.*

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**Question 1**

- a) Outline **any** five (5) roles played by the Estate Agents Council in facilitating proper management of real estate. (15)
- b) Discuss the various steps that must be taken by landlords in repossessing their properties from troublesome tenants. (10)
- [25]

**Question 2**

To what extent is the notion, 'Compensation shall be assessed in terms of subsection (1) so as to endeavour to arrive at compensation that is fair and reasonable...' valid in line to compensations made to compulsorily acquired property by the Zimbabwean government.

[25]

**Question 3**

- a) Using various sections in the Deeds Registry Act (Chap. 20:05), explain why it is regarded as the principal act in the disposal of immovable property. (10)
- b) Identify other relevant acts used in conjunction with the Deeds Registry Act, highlighting their relevant provisions in the **disposal** of immovable property. (15)
- [25]

**Question 4**

'Property development in Zimbabwe is greatly affected by the rigidity of town planning acts and by-laws.' Examine the rationality of this assertion. [25]

**Question 5**

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. [25]