

FEDERAL UNIVERSITY OF TECHNOLOGY MINNA

FACULTY OF ENVIRONMENTAL TECHNOLOGY  
DEPARTMENT OF SURVEYING AND GEOINFORMATICS  
SECOND SEMESTER EXAMINATION 2017/2018 SESSION

**COURSE CODE: SVG 321**

**COURSE TITLE: CADASTRAL SURVEY II**

**TIME: 2 ½ HOURS**

**INSTRUCTION: ANSWER QUESTION ONE (1) AND ANY OTHER TWO**

Q1 (a)

- i. Give historical background of Nigerian Land law
- ii. Distinguish between customary and statutory Land tenure system
- iii. List and explain various ways in which Land can be acquired under customary land tenure system.
- iv. List and explain various roles of village chief or family head over communal land in customary land tenure system

Q1 (b)

- i. What is land information system (LIS)
- ii. List and explain the basic concept of land information system
- iii. Explain the problems associated with the establishment and operation of land information system (LIS)
- iv. What are the benefits of land information

Q2(a)

- i. With a good example explain the Quicquid Plantatur Solo-Solo Cedit
- ii. Distinguish between the following
  - ADVERSE POSSESSION
  - ALIENATION
  - BOUNDARY
  - CADASTRAL PLAN
  - CASDASTRAL SURVEY
  - CADASTRE
  - ENCUMBRANCE
  - MUTATION
  - REMEMBREMENT
  - TITLE

2B (i) explain the following rights under customary land law:

- Right of women in land

- Rights of Dolly incapax in land
- Rights of strangers, slaves and domestic

2B (ii) enumerate the limitations (CEASER OF RIGHTS) of individuals right to land

Q3 (a)

- Distinguish between land register and registrar
- A register is kept at each of the registries consisting of three parts, list and explain the three parts
- What are the interests /rights to land that must be registered?
- Registrations of Title Act 1935 ensure?

3(b) Explain the following

- Survey requirement for registration
- Issuance of certificate
- List the reasons that may warrant alteration to the register
- What are the legal consequences of registration / Defects of deeds registration

4(a) Explain the following

- Land Use Decree No.6 of 1978 as it affect urban areas
- The power of Governor over land
- What are the powers of holder of the statutory right of occupancy
- Explain the evolution of rights of occupancy on death

4(b)

- The Governor has the power to revoke a right of occupancy for overriding public interest. Overriding public interest for which compensation is payable are?
- The three categories of items that can be classified for compensation are?
- Powers of local Government over land are?
- What are the objectives survey coordination Act of 1962 as amended?