



جامعة السلطان الشريف علي الإسلامية  
UNIVERSITI ISLAM SULTAN SHARIF ALI  
SULTAN SHARIF ALI ISLAMIC UNIVERSITY

**Faculty of Shariah and Law**  
**Semester I, 2015/2016 Academic Session**

**Final Examination Question Paper**

**Course Code : LB 3301**

**Course Name : Land Law I**

**Course Level : Bachelor of Law (LL.B) and Bachelor of  
Shariah Law (BSL)**

**Time : 3 hours**

**Reference allowed:**

Land Code (Cap.40)

**Notes:**

1. Answer any **four** of the following questions.
2. Support your answers with relevant statutory provisions and decided cases.

**QUESTION 1 (15 Marks)**

Write short notes on any three (3) of the following:

- (a) Property and proprietary rights
- (b) Ownership and possession
- (c) Title and interest
- (d) Legal and equitable interest
- (e) Chattels and fixtures
- (f) Disposal and dealings

(5 marks each)

**QUESTION 2 (15 Marks)**

(a) Explain “Indefeasibility of Titles” under the Torrens system?

(5 marks)

(b) In the light of the Adorna Properties v Boonsom Boonyanit [2001] MLJ 241 case. Why was the Torrens system under threat?

(5 marks)

(c) What happens if the buyer (Adorna Properties) was part of the party to the forgery?

(5 marks)

**QUESTION 3 (15 Marks)**

- (a) What are the main provisions of the Laws of Brunei (Land Code (Cap.40))?  
(7.5 marks)
- (b) Why is the section 23 of the Land Code (Cap.40) important?  
(7.5 marks)

**QUESTION 4 (15 Marks)**

The government has planned to build a new highway from Bandar Seri Begawan to Temburong via a link bridge. There are 20 lots of registered private land that belongs to individuals and companies were affected.

Answer the following questions:

- (a) What rights do the owners of the private lands are entitled to?  
(5 marks)
- (b) What compensation should they expect?  
(5 marks)
- (c) How can they challenge the compensation awarded if they feel that they had been unjustly compensated?  
(5 marks)

**QUESTION 5 (15 Marks)**

Describe the main features of the Land Code (Strata) Act 2009.

**QUESTION 6 (15 Marks)**

- (a) What is the meaning of the term adverse possession?  
(5 marks)

(b) What are the requirements to be fulfilled in order to claim adverse possession?

(5 marks)

(c) What are the exceptions to a claim of adverse possession?

(5 marks)

بالتوفيق والنجاح