



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

Faculty of Shariah and Law
Semester I, 2014/2015 Academic Session

Examination Question Paper

Course Code : LB 3301
Course Name : Land Law I
Course Level : Bachelor of Laws (LL.B)
Time : 3 hours

Reference allowed
Land Code (Cap. 40)

Notes:

- (1) Answer any **four** questions.
- (2) Support your answers with the relevant statutory provisions and decided cases.

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

Question 1 (15 marks)

Discuss the objective, features, principles and the advantages of the Torrens System.

Question 2 (15 marks)

The Law of Fixture in Brunei Darussalam generally adopts the maxim "*Quic quid plantator solo solo cedit*".

Explain the maxim and trace its origin and elaborate the test used to determine fixtures.

Question 3 (15 marks)

Briefly discuss the various "dealings" available under the Torrens System.

Question 4 (15 marks)

Indefeasibility of title and interest is a cardinal principle of Torrens System.

Explain this principle and discuss the circumstances in which this principle can be challenged.

Question 5 (15 marks)

Discuss the extent of ownership and / or enjoyment in the granting of certain rights, whether proprietary or otherwise, by the State in respect of any land to private or public persons.

Question 6 (15 marks)

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

- (a) Adverse possession.
- (b) Temporary Occupation License (TOL).
- (c) Easements.
- (d) Charges and Liens.
- (e) Alienation of Land.

(5 marks each)

بالتوفيق والنجاح