



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

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

**Examination Question Paper**

**Course Code : LB 3302**  
**Course Name : Land Law II**  
**Course Level : Bachelor of Laws (LL.B) & Bachelor of Shariah Law (BSL)**  
**Time : 3 hours**

**Reference allowed**

Land Code (Cap. 40)  
Land Acquisition (Cap.41)  
Land Code (Strata) (Cap. 189)

**Notes:**

1. Answer any **four** of the following questions.
2. All answers, wherever relevant, must be supported by statutory provisions and case law.

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**Question 1 (15 marks)**

(a) Explain a prohibitory order and in what way it differs from a caveat in respect of restraints in dealings.

(8 marks)

(b) Provisions on caveat are not available in the Land Code (Cap. 40) and they are essentials under the Torrens System.

How does Brunei Darussalam deals with the protection for prospective buyers and sellers of land.

(7 marks)

**Question 2 (15 marks)**

Discuss the common problems faced by the Strata Corporation and what are the possible solutions to the problems.

**Question 3 (15 marks)**

(a) Under what circumstances can the Land Officer refer to the court for determination in respect of land acquisition.

(5 marks)

(b) In determining the compensation of the land acquired under the Land Acquisition Act (Cap. 41), elaborate the factors to be and not to be considered.

(10 marks)

**Question 4 (15 marks)**

(a) Discuss the effects of a legal charge.

(5 marks)

(b) Elaborate the remedies available to the chargee in cases of default by the chargor.

(10 marks)

**Question 5 (15 marks)**

*Jual Janji* is a traditional security transaction in full conformity with *Hukum Syara'* and had been in practice in Brunei Darussalam prior to the introduction of the Torrens System in land transaction.

Discuss.

**Question 6 (15 marks)**

Write short notes on the followings:

(a) Private caveat.

(b) *Jual Putus*

(c) Assessors in respect of land acquisition

(5 marks each)

بالتوفيق والنجاح