INSTRUCTIONS AND NOTES

1. ANSWER ALL QUESTIONS.

2. MARKS ARE ALLOCATED TO EACH QUESTION.

3. THIS IS A CLOSED BOOK TEST.

4. THIS EXAMINATION COUNTS 60 % TOWARDS THE COURSE MARK FOR THIS MODULE.

5. CALCULATORS ARE NOT NECESSARY BUT ARE PERMITTED IF STUDENT WISHES TO USE CALCULATORS TO EXPAND AN EXPLANATION

6. TOTAL NUMBER OF QUESTIONS: 6
QUESTION 1 (20 marks)
Discuss in detail the freedoms, responsibilities and limitations of property ownership.

QUESTION 2 (10 MARKS)
Provide your understanding of “HUUR GAAT VOOR KOOP”

QUESTION 3 (20 MARKS)
3.1 Explain the following role players in the Deeds Registration process (16)
   a) Registrar of Deeds
   b) Conveyancer
   c) Notary
   d) Surveyor General

3.2 Explain what is meant by the derivative acquisition (transfer) of ownership. (4)

QUESTION 4 (20 MARKS)
4.1 Explain how servitudes are created and extinguished. (10)
4.2 Explain the difference between personal and praedial servitudes (6)

4.3 Explain the following servitudes:
   a) Usufruct (3)
   b) Use (3)
   c) Habitatio (3)

QUESTION 5 (20 MARKS)
5.1 Explain the following terms as it relates to Sectional Title Schemes (10)
   a) Sectional plan
   b) Section
   c) Common property
   d) Unit
   e) Exclusive use area

5.2 Discuss the advantages and disadvantages of Sectional Title Schemes (10)

QUESTION 6 (10 MARKS)
Explain the ownership of minerals and petroleum resources in South Africa?