INSTRUCTIONS AND NOTES:

1. ANSWER ALL QUESTIONS

2. MARKS ARE ALLOCATED TO EACH QUESTION

3. THIS IS A CLOSED BOOK EXAMINATION

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

5. CALCULATORS ARE NOT NECESSARY BUT ARE PERMITTED IF STUDENTS WISH TO USE CALCULATIONS TO EXPAND ON AN EXPLANATION.

6. TOTAL NUMBER OF QUESTIONS: SIX (6)
**Question 1** (25 Marks)

RURAL Development and Land Reform Minister Gugile Nkwinti warned, in April 2011, that the current land reform model, designed to promote reconciliation instead of equity, was a "tickling time bomb". Discuss. Include reference to land reform legislation, both past and present.

**Question 2** (20 Marks)

Explain the following ownership concepts:

- Freehold Title (5 Marks)
- Sectional Title (5 Marks)
- Group Housing (5 Marks)
- Shareblock Schemes (5 Marks)

**Question 3** (15 Marks)

Describe your understanding of "servitudes".

**Question 4** (10 Marks)

You are a property practitioner and are asked by a client (the owner of a shopping centre) to advise him in terms of drawing up a standard lease agreement for his tenants. Offer him advice in terms of lease terms, general obligation of both parties and suggested responsibilities for costs. Draw on your knowledge of the legal framework governing leases in South Africa as well as your general knowledge in this regard.

**Question 5** (15 Marks)

Section 12 of the Expropriation Act no. 63 of 1975 provides for the "Basis on which compensation is to be determined". Discuss fully.

**Question 6** (15 Marks)

Section 25(3) of the Constitution of South Africa mentions five factors that must be taken cognisance of in the determination of compensation. Discuss how you would reconcile your answer to question six above with these five factors.

*End of paper*