



PAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY

FACULTY OF ENGINEERING AND THE BUILT ENVIRONMENT

DEPARTMENT OF LAND AND SPATIAL SCIENCES

QUALIFICATION(S): BACHELOR/DIPLOMA - PROPERTY STUDIES, LAND ADMINISTRATION, GEOMATICS, AND TOWN AND REGIONAL PLANNING	
QUALIFICATION(S) CODE: 08BOPS, 06DIPS, 07BLAM, 06DGEO, 06DGEM, 07BGEO, 07BGEM, 07BTAR	NQF LEVEL: 5
COURSE CODE: LTS520S	COURSE NAME: LAND TENURE SYSTEMS
EXAMS SESSION: DECEMBER 2025	PAPER: THEORY
DURATION: 3 HOURS	MARKS: 100

SECOND OPPORTUNITY/SUPPLEMENTARY EXAMINATION QUESTION PAPER	
EXAMINER(S)	PROF UCHENDU E. CHIGBU
MODERATOR:	MR AMIN ISSA

<p style="text-align: center;">INSTRUCTIONS</p> <ol style="list-style-type: none">1. Read the entire question paper before answering the Questions.2. Please write clearly and legibly!3. The question paper contains a total of 4 questions.4. You must answer <u>ALL QUESTIONS</u>.5. Make sure your Student Number is on the EXAMINATION BOOK(S).

PERMISSIBLE MATERIALS

1. None

THIS QUESTION PAPER CONSISTS OF 5 PAGES (Including this front page)

Question 1

In 2-4 sentences answer the following questions, with a focus on showing your understanding of the subjects. Each correct answer carries 2 marks.

- 1.1 In your own words, what does tenure security mean?
- 1.2 Name and describe two consequences of tenure insecurity?
- 1.3 List the three "Rs" in land/property rights and briefly explain what they mean.
- 1.4 What was the dominant land tenure in Namibia before colonisation?
- 1.5 What is meant by the term tenure continuum?
- 1.6 Define the term common property.
- 1.7 Who is the "Global Land Tool Network (GLTN)" and what do they do?
- 1.8 What is meant by the term bundle of rights?
- 1.9 What are the land tenure types found in the urban areas of Namibia?
- 1.10 What are the five ways by which a person can access land?
- 1.11 State the two types of reforms that the Namibian government is implementing to correct the past imbalances in land distribution.
- 1.12 Why did the government of Namibia introduce the Flexible Land Tenure?
- 1.13 What does it mean to register land?
- 1.14 Why do we register land rights?
- 1.15 When can you say that tenure is insecure?

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Question 2

Identify (and list) **five** measures which can be applied by land professionals to resolve the many land-related problems Namibia is facing. **Briefly explain** how these measures are being implemented. Each challenge listed and explained carries 4 marks. (20)

[20]

Question 3

In one or two sentences, answer the following questions. Each correct question carries 2 marks.

- 3.1 List 2 major characteristics of property rights?
- 3.2 Explain the role of the deeds registry in providing security of tenure in Namibia.
- 3.3 What is land reform?
- 3.4 What constitutes land rights?
- 3.5 Explain what you understand by "land dispossession"
- 3.6 What makes land a major factor in the development of any country?
- 3.7 List 2 activities that must be undertaken in an "enumeration of tenure?"
- 3.8 Explain what you understand by religious land tenure regime?
- 3.9 Why was the Flexible Land Tenure Act (2012) enacted in Namibia?
- 3.10 Identify 2 obligations/responsibilities that the government imposes on property owners or users?
- 3.11 Why is property ownership considered superior to other forms of land rights?
- 3.12 What is a land tool?
- 3.13 What is a Land hold title?

3.14 What is land repossession?

3.15 What measures can be taken to improve living conditions in the rural areas of Namibia?

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Question 4

High Security												
Degree of security												
Low security												
<i>Tenure category</i>	Homeless	Tenant			Possessor			Lease-holder		Free-holder		
	Pavement dweller	Squatter tenant	Tenant in unauthorised subdivision	Tenant with contract	Squatter 'owner'	Owner in unauthorised subdivision (Declaration of possession)	Urban legalisation	Lease-holder (CRRU)	Lease-holder (CSHU)	Legal owner Unauthorised construction	Free-holder	
Property rights												
Occupy/use/	x*	x*	x	x	x	x	x	x*	x*	x	x	
Enjoy					x*	x*	x*	x*	x*	x*	x	
Dispose										x*	x	
Restrict					x*			x	x	x	x	
Buy					x*	x*	x*	x*	x*	x	x	
Inherit		x*	x*		x	x	x	x	x	x	x	
Develop/improve					x*	x*	x*	x	x	x*	x	
Cultivate/produce		x	x	x	x	x	x*	x*	x	x	x	
Sublet		x*	x*		x	x*			x	x	x	
Sublet and fix rent			x*		x*	x*					x	
Pecuniary								x*	x		x	
To access services	x	x	x	x	x	x	x	x	x	x	x	
To access formal credit									x*	x*	x	

Study the diagram shown above carefully. Answer all questions below based on the information depicted in the diagram (and what you learned in this course). Each challenge listed and explained carries 2 marks.

4.1 What does the diagram represent?

4.2 What does the diagram represent – tenure continuum or tenure enumeration or both? Why?

- 4.3 Considering the positions of the “pavement dweller” and “squatter owner” in the diagram, who is more secure? Why?
- 4.4 Can a pavement dweller exercise the right “develop/improve” land or property. Why?
- 4.5 Who is the most insecure in the diagram? Why?
- 4.6 What tenure category is the pavement dweller. Why?
- 4.7 The right to “dispose” lies with the freeholder. Why?
- 4.8 All tenure categories have “occupy/use” right. Why?
- 4.9 What can a pavement dweller do to become a squatter tenant?
- 4.10 Who is the most secure in the diagram? Why?
- 4.11 What do the yellow (or shaded) colours in the diagram represent in the context of land tenure?

[20]
