



**NAMIBIA UNIVERSITY  
OF SCIENCE AND TECHNOLOGY**

**FACULTY OF ENGINEERING AND THE BUILT ENVIRONMENT**

**DEPARTMENT OF LAND AND SPATIAL SCIENCES**

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

<b>FIRST OPPORTUNITY EXAMINATION QUESTION PAPER</b>	
<b>EXAMINER(S)</b>	PROF UCHENDU E. CHIGBU
<b>MODERATOR:</b>	MR AMIN ISSA

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

**PERMISSIBLE MATERIALS**

1. None

**THIS QUESTION PAPER CONSISTS OF 6 PAGES (Including this front page)**

**Question 1**

For each of the following statements, indicate whether it is 'TRUE' or 'FALSE'. Each correct answer carries 2 marks.

- 1.1 A fit-for-purpose land administration system (FFPLA) must be rigid and standardized to apply uniformly across all countries, regardless of local land tenure types or needs.
- 1.2 Understanding access to land is important for understanding how land tenure systems contribute to sustainable development.

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- 1.3 Land tenure exists within a regime of legal, institutional and procedural systems.
- 1.4 A land tool can only be used as a standalone instrument and cannot complement other tools.
- 1.5 The exercise of land rights and ownership has no implications in the way in which we develop urban and rural areas.
- 1.6 Land conflict always arises only from illegal land use or encroachment and does not include disputes over legally recognized property rights.
- 1.7 The Global Land Tool Network (GLTN) was established independently of UN-Habitat and does not respond to any requests from the United Nations regarding secure land and property rights.
- 1.8 Overlapping interests in land is when several parties are allocated different rights to the same parcel of land, e.g., conservancies in communal areas, family members.
- 1.9 The right to exclude others from a parcel of land constitutes a land right.
- 1.10 Land tenure is the relationship people share with land and its associated natural resources.

- 1.11 In a customary regime of land tenure, ownership is vested in international corporations and foreign governments.
- 1.12 In a leasehold, ownership of land is in perpetuity.
- 1.13 Tenants in backyard rentals have full legal protection under Namibian law because the plots they occupy are legally owned.
- 1.14 Different people may hold one or several land rights simultaneously.
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- 1.15 Transferable rights entail right to sell, mortgage or convey land to others through inter-community allocations, inheritance and reallocation of control rights.

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### Question 2

Identify (and list) **five** challenges related to land in Namibia. **Briefly explain** measures that can be used to solve each of the challenges you identified. Each challenge listed and explained carries 4 marks. (20)

[20]

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### Question 3

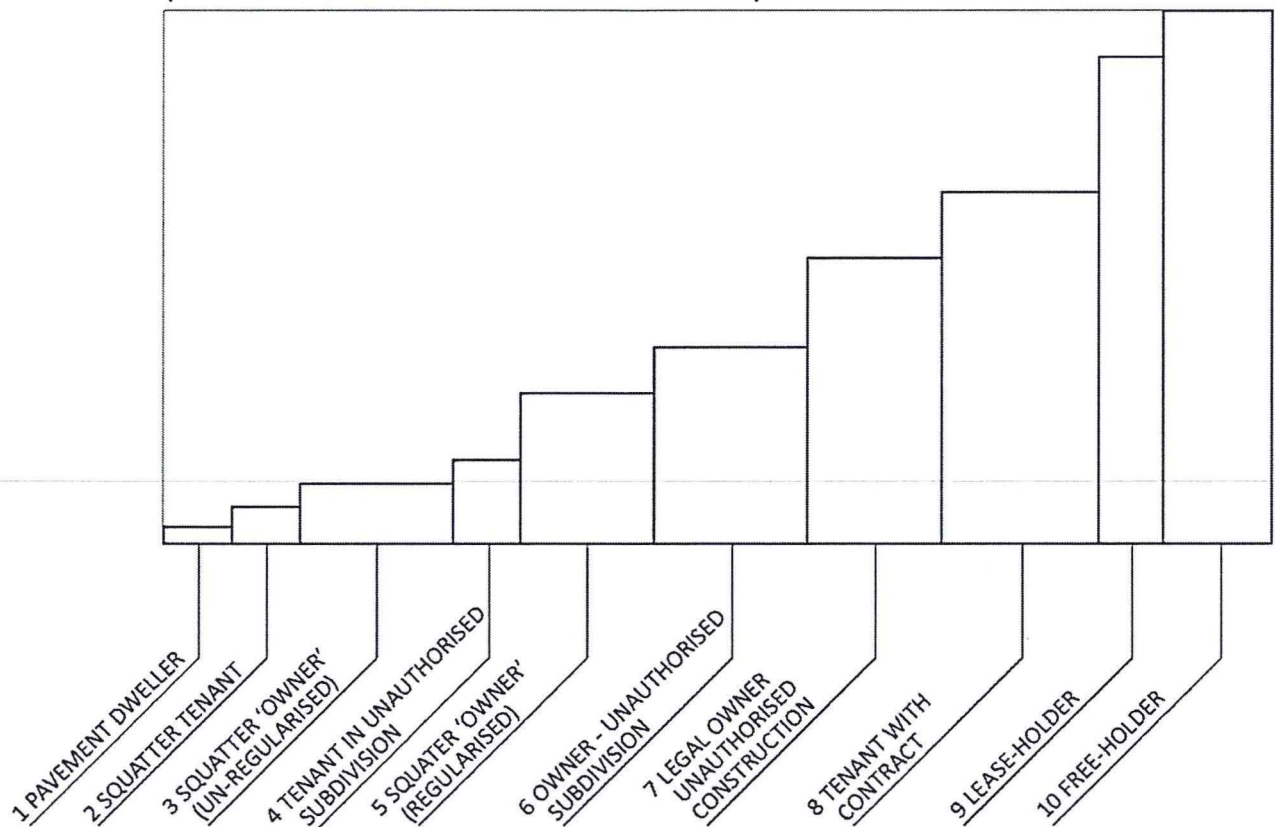
In one or two sentences, answer the following questions. Each correct question carries 2 marks.

- 3.1 What is a backyard rental?
- 3.2 What is the role of a land tool in land administration?
- 3.3 Why do we register land rights?

- 3.4 Differentiate between “land access” and “land availability.”
- 3.5 Why was the flexible land tenure system introduced in Namibia?
- 3.6 What makes land a major factor in the development of any country?
- 3.7 What do you understand by the term property rights?
- 3.8 List 2 characteristics of informal settlements?
- 3.9 What do you understand by “continuum of land rights?”
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- 3.10 What do you understand by the term rural development?
- 3.11 What do you understand by a bundle of land rights?
- 3.12 What is participatory enumeration?
- 3.13 What is land dispossession?
- 3.14 Why were native reserves established in colonial Namibia?
- 3.15 How can you distinguish/differentiate between rural and urban areas in Namibia?

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**Question 4**

Study the diagram shown above carefully. Answer all questions below based on the information depicted in the diagram. Each challenge listed and explained carries 2 marks. (20)

- 4.1 What does the diagram represent?
- 4.2 Considering the positions of the "lease-holder" and "tenant with contract" in the diagram, who is more secure?
- 4.3 Who is the most insecure in the diagram?
- 4.4 Who is a freeholder?
- 4.5 Why is the freeholder identified as no. 10 in the diagram?
- 4.6 What can a pavement dweller do to become a squatter tenant?

- 4.7 What is the difference between a lease-holder and a free-holder?
- 4.8 Considering the positions of the “tenant with contract” and “tenant in unauthorized subdivision” in the diagram, who is more insecure?
- 4.9 Who is the most secure in the diagram?
- 4.10 What do the bars in the diagram represent in the context of land tenure?

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