

CAT 3: (30 MARKS)

1. Explain in details the following securities that could be registered against land.
 - a) Mortgages and Charges (5 marks)
 - b) Leases (5 marks)
2. . Write short notes on the following (10 marks)
 - a) Easements
 - b) Compulsory acquisition
 - c) Concurrent proprietorship
 - d) Overriding interests
- 3 (a) Discuss how the current land statutes in Kenya protect the rights of the following parties (quote, and interpret the sections of the law) (10 marks)
 - I. . Child born in a family set up
 - II. Child born out of wedlock
 - III. A child suffering from disability
 - IV. youths
 - V. A woman who has been a housewife
 - i. During marriage
 - ii. After death
 - iii. After dissolution of marriage
- 3 (b) how would you improve the current registration to incorporate the above 3(a) rights. (5 marks)
4. George takes up a loan with Barclays Bank against their matrimonial home in Kahawa Sukari. The wife only came to know of it after the auctioning of the property that was bought and transferred to Joyce. Advise the parties of their rights and obligations. (5 marks)
5. Msa bought a piece of land from Salima. He paid 50% as agreed and Salima transferred the property to him. However the time has expired within which he was to pay the remainder of the 50% and has taken possession of the property. Advise Salima on available remedies. (5 marks)