



NATIONAL OPEN UNIVERSITY OF NIGERIA

LAW 422: LAND LAW 11

Time allowed: 3 Hours

Attempt any five questions. All questions carry equal marks

- 1. The Land Use Act has revolutionized the concept of land tenure system in Nigeria. Discuss.**
- 2. The Certificate of Occupancy is the valid proof of ownership of land in Nigeria and its transfer is subject to the Governor's consent. Analyze.**
- 3. The control and management of Natural Resources in Nigeria is vested exclusively in the Federal Government of Nigeria. Critically examine this statement.**
- 4. The Water Resources of a country is a very important part of its resources. Accordingly, the power to manage and control of such a resource must be properly delineated by Law. Discuss this statement in view of Nigeria's water resources.**
- 5. The interest in land known as fee simple in possession is the largest estate in English law. Discuss.**
- 6. It is now well settled that for a leasehold interest in land to exist, the interest must be for a term of years, the tenant must enjoy exclusive possession and the interest must be for a definite period. Discuss.**
- 7. The doctrine of once a mortgage always a mortgage is a fundamental principle of the law of Mortgages and is meant to secure the interests of the mortgagor. Critically evaluate this statement.**
- 8. What are the methods of creating mortgages and evaluate the difference between legal mortgages and equitable mortgages.**
- 9. There are considerable differences between Profit a prendre and easement. Discuss.**