



**OBAFEMI AWOLowo UNIVERSITY ILE-IFE**  
**FACULTY OF ENVIRONMENTAL DESIGN AND MANAGEMENT**  
**DEPARTMENT OF ESTATE MANAGEMENT**



**BSc.(Estate Management), Harmattan Semester Examination, 2011/2012 Session**

**ESM 405- Comparative Land Policy. Time Allowed: 2 hours**

**Instruction: Answer any four questions in all.**

- (1a.) Discuss the formality and informality existing in land tenure system in Nigeria. **7marks**
- 1b.) Enumerate on the costs and benefit of land titling in Nigeria property market **8 marks**
- (2a.) Explain the nature and dimensions of land accessibility constraints in Nigeria property market. **10marks**
- (b.) Outline the implications of inadequate access to land. **5 marks**
- (3a) Explain the basic reasons for setting up Land Use Panel on May 16, 1977 which gave credence to the resolution of land specialists in Nigeria. **6 marks**
- (b.) Briefly describe the deficiencies of Land Use Act of 1978 within the context of trust and equity. **9marks**
- (4a.) Discuss the concept of land reform, its objectives and steps to achieving it. **6marks**
- (b.) Explain the principles of alienation as regards the types, purpose and restrictions on alienation. **9 marks**
- (5a.) Explain the issues and challenges of housing finance in Nigeria property market. **8Marks**
- (b.) Suggest policy approaches for improved housing finance in Nigeria. **7 marks**

