

RESERVED

Exam/05/036

RESERVED

OBAFEMI AWOLOWO UNIVERSITY, ILE - IFE
FACULTY OF ENVIRONMENTAL DESIGN AND MANAGEMENT
DEPARTMENT OF ESTATE MANAGEMENT

B.SC. (ESTATE MANAGEMENT) HARMATTAN SEMESTER EXAMINATIONS 2010/2011
SESSION

ESM 405: COMPARATIVE LAND POLICIES

INSTRUCTION: Answer any FOUR Questions

TIME ALLOWED: 2 Hours

1. (i) "Land accessibility is perceptually conceived to possess four legs" Identify and discuss. [8 Marks]
(ii) Explain how the operation of Land Use Act of 1978 has affected access to land in Nigeria [7 Marks]
2. (i) Explain the antecedents and birth of Nigerian Land Use Decree (Act) of 1978. [6 Marks]
(ii) Examine the problems of implementing the Land Use Act of 1978 [9 Marks]
3. (i) Within the context of Land Use Act, elaborate on the issues of urban land policy and rural land policy with supporting sections of the provision. [8 Marks]
(ii) Differentiate between land policy and land reform as opined by Fabiyi (1990). [7 Marks]
4. (a) "Ownership is not possession, nor is possession ownership, either at common law or under the Napoleonic codes. Even if we make property the subject of ownership and of possession, we have nothing more than widen the predicative relationship without defining the nature of the subject of property itself (Denman, 1978, pp.24)". Discuss. [5 Marks]
(b) What are the challenges confronting the implementation of Nigerian 1-Tousing policy! [7 Marks]
5. (a) Instruments for the control of land use situate within the two views of Juridical Theory of land use". Identify these instruments and categorize them accordingly. [8 Marks]
(b) Explain the concept of rent control and its effects on Nigerian Residential property Market. [4 Marks]
6. Considering the state of economy, land nationalization and land privatization are two cardinal issues; that have strong link with Public-Private Partnership (PPP) initiative in Nigeria. As a resource person in the Ad hoc Committee on the subject matter, present your opinion paper, arguing for and against. [15 Marks]

RESERVED

RESERVED