INTERNATIONAL UNIVERSITY OF EAST AFRICA
'Learning to Succeed'

FACULTY OF LAW

END OF SEMESTER EXAMINATIONS - DECEMBER 2025

PROGRAMME: LLB
YEAR/SEM: YEAR 2/SEMESTER 1
COURSE CODE: LLB 2109
NAME: FOUNDATIONS OF LAND LAW

DATE:
TIME:

INSTRUCTIONS TO CANDIDATES:

SECTION A

This question is compulsory

Question 1:

Mukiga is the registered proprietor of land situated on Block 20, Plot 534, land at Mengo, Kampala District, measuring 20 acres. Mukiga intends to sell the said land to an Italian celebrity, **Millan Pedro**, to own in perpetuity, but he insists on receiving a detailed report on the status of certain people currently occupying the land and the nature of their interests before the purchase can be concluded. Mukiga has prepared a list and seeks your legal advice on the nature of the interests, rights, and obligations (if any) of the following occupants:

a) Mzee Anita, aged 95 years, currently occupies 3 acres of the land and has been utilizing the said land since 1958 without any interruption. In fact, Mzee Anita wants to sell her portion to one **Musisi**, her neighbor on the land, so that she can move to Butambala and live with her sister.

b) Musisi occupies 1 acre adjacent to Mzee Anita. He started occupying the land in 2010. During his occupation, he had never heard of Mukiga. It was only last month that he learned Mukiga is the registered proprietor of the land. Musisi swears that no one, not even Mukiga, will evict him from the land.

c) Claire inherited her portion of 5 acres from her late grandfather, **Opio** . Claire has several receipts dating as far back as 1928, showing that her grandfather was paying rent to the then-registered proprietor, **Kirumira**, who was Mukiga's late grandfather. However, since Claire has been a PhD student at Oxford University in the UK, it has been four years since she last utilized the land. Mukiga believes he can take over Claire's portion as of right.

d) Ojok purchased his portion from Mukiga in 2018 and has an agreement to that effect. However, it has been a year since he last paid ground rent. Mukiga has issued him an eviction notice, demanding that he vacate the land within the next 14 days.

Advise the parties on the issues arising above

(25 marks)

Question 2:

Bulhan is the registered proprietor of land situated on Block 30, Plot 425, land at Kansanga, Kampala District, measuring 40 acres. **Bulhan** intends to sell the said land to a Nigerian celebrity, **Burnie star**, to own in perpetuity, but he insists on receiving a detailed report on the status of certain people currently occupying the land and the nature of their interests before the purchase can be concluded. **Bulhan** has prepared a list and seeks your legal advice on the nature of the interests, rights, and obligations (if any) of the following occupants:

a) Bridget, aged 95 years, currently occupies 5 acres of the land and has been utilizing the said land since 1957 without any interruption. In fact, **Bridget** wants to sell her portion to one **Musa**, her neighbor on the land, so that she can move to Kasese and live with her sister.

b) Musa occupies 15 acres adjacent to **Bridget**. He started occupying the land in 2012. During his occupation, he had never heard of **Bulhan**. It was only last month that he learned **Bridget** is the registered proprietor of the land. **Musa** swears that no one, not even **Bulhan**, will evict him from the land.

c) April inherited her portion of 5 acres from her late grandfather, **Ojok**. **April** has several receipts dating as far back as 1928, showing that her grandfather was paying rent to the then-registered proprietor, **Kenneth**, who was **Bulhan**'s late grandfather. However, since **April** has been a PhD student at Oxford University in the UK, it has been four years since she last utilized the land. **Bulhan** believes he can take over **April**'s portion as of right.

d) Elau purchased his portion from **Bulhan** in 2018 and has an agreement to that effect. However, it has been a year since he last paid ground rent. **Bulhan** has issued him an eviction notice, demanding that he vacate the land within the next 14 days.

Advise the parties on the issues arising above
(25 marks)

SECTION B

Answer any one of the two

Question 1:

Write short notes on the following:-

a) Key Elements for compulsory land acquisition (5 MARKS)

b) The doctrine of tenures (5 MARKS)

c) Rights below the surface (5 MARKS)

d) Key role of the Uganda Land commission (5 MARKS)

e) Incidents of customary tenure system under the Land Act Cap 236 (5 MARKS)

Question 2:

Write short notes on the following:-

a) Key elements for Adverse possession (5 MARKS)

b) The doctrine of estates (5 MARKS)

c) Rights above the surface (5 MARKS)

d) Land tribunals (5 MARKS)

e) Incidents of Mailo tenure system under the Land Act Cap 236 (5 MARKS)

Question 3:

Write short notes on the following:

a) Restrictions on Family land

(5 MARKS)

b) Rights of Registered proprietor against tenants by occupancy

(5 MARKS)

c) 2 exceptions to rule on fixtures

(5 MARKS)

d) Key role of the Land Committees

(5 MARKS)

e) Incidents of Freehold tenure system under the Land Act Cap 236

(5 MARKS)

Question 4:

Write short notes on the following:

a) Rights of Tenants by occupancy against Registered proprietor
(5 MARKS)

b) Restrictions on land ownership by non- citizens
(5 MARKS)

c) Time limitation in land matters
(5 MARKS)

d) Key role of the District land Boards
(5 MARKS)

e) Incidents of the leasehold tenure system under the Land Act Cap 236 (5 MARKS)

SECTION C

Answer any two of the four

Question 1:

With the use of relevant legal authorities, discuss the application of the legal maxim "*Cuius est solum, eius est usque ad coelum et ad inferos*" in Uganda

’s land legal system. (25 marks)

Question 2:

With the use of relevant legal authorities, discuss the application of the legal maxim ***“quicquid plantatur solo, solo cedit***” in Uganda’s land legal system. **(25 marks)**

Question 3:

“The Unit of possession is key in establishing ownership of land between two or more people. Common law has established principles that distinguish the nature of rights which proprietors may enjoy over the same land. It is very important for co-owners to clearly appreciate the form of tenancy acquired or else may suffer mayhem.” As per LLB2 student

With the use of relevant legal authorities, critically examine the veracity of the statement in relation to the common law principles of co-ownership of land. (25 marks)

Question 4:

Discuss the effects of colonialism and written law on the development of ANY TWO tenure systems in Uganda of your choice

(25 marks)

Question 5:

Discuss the various statutory restrictions under the Land Act Cap 236 and their relevance in land Law. **(25 marks)**