

GREAT ZIMBABWE UNIVERSITY



**LL.B (HONS)
CONVEYANCING LLB 626
SUPPLEMENTARY EXAMINATION**

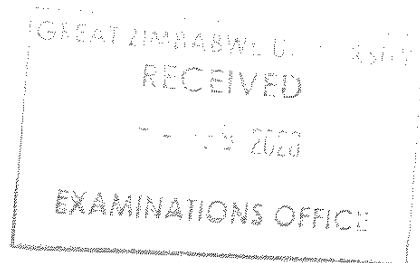
JANUARY/ FEBRUARY 2026

3 HOURS

Answer all Questions. NOTE when drafting documents devise your own data unless it is supplied.

Each question carries 25 marks

Permitted material: L. Mhishi Conveyancing Textbook, Deeds Registries Act, Deeds Registries Regulations, Land Survey Act



Question 1

- a) "All Conveyancers in Zimbabwe are Legal Practitioners, but not all Legal Practitioners are Conveyancers." Why is this statement true? [15 Marks]
- b) It is very difficult to determine which right is registrable and which one is not? Discuss and give examples. [10 Marks]

Question 2

- (i) Describe the procedure to be adopted where the name of a person has been changed and such person wishes to register such change of name. What documents must accompany such application? [15 Marks]
- (ii) Section 11(i) of the Deeds Registries Act states,

"Save as otherwise provided in this Act or as directed by the Court, transfers of land and cessions of real rights therein shall follow the sequence of the successive transactions, in pursuance of which they are made"

And further provides

"It shall not be lawful to depart from any such sequence" except in certain cases. Describe briefly the rationale to the exceptions to the rule. [10 Marks]

Question 3

What is e-conveyancing? What steps should Zimbabwe take to develop and establish an e-conveyancing system? [25 Marks]

Question 4

In 1982, Zimudzi Holdings Ltd entered into an instalment sale agreement to purchase certain piece of land called Stand 54321 Shurugwi Township lands measuring 2 916 square metres held by Jacobus van Piet under Certificate of Registered Title No. 3689/75 with diagram annexed dated the 17th September 1975. Despite having paid the full purchase price and having proof thereof, the company has failed to locate the Seller despite all efforts having been made. The company urgently requires that the property be transferred into its name, but there is no one to make transfer

to it. Rumour has it that the Seller died in the Gulf war and has no known relatives. Assuming you have taken the necessary steps provided for in the law:

Draft the Deed of Transfer in terms of the relevant law.

[25 Marks]

END OF EXAMINATION PAPER

TOTAL [100 MARKS]