

THE KENYA SCHOOL OF LAW



DIPLOMA IN LAW (PARA-LEGAL STUDIES)

2ND YEAR TERM III EXAMINATION

CONVEYANCING

16TH APRIL, 2015

DURATION: 2 HOURS

Instructions to Candidates

- (a) Answer Question **ONE** and **ANY OTHER THREE** Questions
- (b) Question **ONE** carries **25 Marks**
- (c) All other questions carry **15 Marks** each

PLEASE TURN OVER

1. Kamau Kariuki has agreed with Maina Muriuki his neighbour to sell him half an acre of his one (1) acre land known as Limuru/Mabrouk Block 1/1599 for Kshs. 1.5 Million. This is to enable Kamau Kariuki meet his school fees obligation. Kamau Kariuki approaches you for the following advice;
 - a) How does he draw up a Sale Agreement that will give him enough time to sub-divide obtain new title deeds and still pay school fees on time:
(10 Marks)
 - b) What documents must he have ready to enable Maina Muriuki complete the transaction?
(8 Marks)
 - c) Kamau Kariuki has no money to do the sub-division and urgently needs Kshs.200,000 to pay outstanding fees in three weeks. Advise
(7 Marks)
2. (i) Briefly explain the following forms of restrictions in relation to Conveyancing transactions:
 - a) Inhibitions
(5 Marks)
 - b) Caution
(5 Marks)(ii) What is a Power of Attorney?
(5 Marks)
3. Land transactions involving sale and purchase, one way or the other, entail the involvement of Government.
 - a) Briefly explain how the Government is able to collect revenue from land transactions
 - b) What does the Government seek to ensure by the provision that change of rights and interest in land require registration?
4. Transfer of registered land only purports to effect a transfer as the actual transfer instrument is effected by registration.
 - a) Briefly outline the formalities to consider in drawing up a transfer
(9 Marks)
 - b) What does investigation of a title entails and who undertakes it?
(6 Marks)