

# CAMEROON GENERAL CERTIFICATE OF EDUCATION B

## Technical and Vocational Education Examination



**7485 Land Survey Law 1**

**JUNE XXXX**

**ADVANCED LEVEL**

|                           |  |
|---------------------------|--|
| Specialty(Specialty Code) |  |
| Centre No.                |  |
| Centre Name               |  |
| Candidate No.             |  |
| Candidate Name            |  |

Mobile phones are **NOT** allowed in the examination room

**7485 Land Survey Law 1: MULTIPLE CHOICE QUESTION PAPER**

**One and a half hours**

### INSTRUCTIONS TO CANDIDATES

*Read the following instructions carefully before you start answering the questions in this paper. Make sure you have a soft HB pencil and an eraser for this examination.*

1. USE A SOFT HB PENCIL THROUGHOUT THE EXAMINATION.
2. DO NOT OPEN THIS BOOKLET UNTIL YOU ARE TOLD TO DO SO.

**Before the examination begins:**

3. Check that this question booklet is headed **Advanced Level – 7485 Land Survey Law 1**

4. Insert the information required in the spaces above.

5. Insert the information required in the spaces provided on the answer sheet using your HB pencil:

**Candidate Name, Exam Session, Subject Code, Centre Number and Candidate Number.** Take care that you do not crease or fold the answer sheet or make any marks on it other than those asked for in these instructions.

6. **Answer ALL questions**

7. Each question has FOUR suggested answers: **A, B, C** and **D**. Decide on which answer is correct. Find the number of the question on the Answer Sheet and draw a horizontal line across the letter to join the square brackets for the answer you have chosen.

For example, if **C** is your correct answer, mark **C** as shown below:

[A] [B] ☒ [C] [D]

8. Mark only one answer for each question. If you mark more than one answer, you will score a zero for that question. If you change your mind about an answer, erase the first mark carefully, then mark your new answer.
9. Avoid spending too much time on any one question. If you find a question difficult, move on to the next question. You can come back to this question later.
10. Do all rough work in this booklet, using, where necessary, the blank spaces in the question booklet.
11. Texts, notes and pre-prepared materials of any kind are also **NOT** allowed in the examination room.
12. **At the end of the examination, the invigilator shall collect the answer sheet first and then the question booklet after. DO NOT ATTEMPT TO LEAVE THE EXAMINATION HALL WITH IT.**

**Turn Over**

XXXX/7485/1/C

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1. In Cameroon, new laws are published in

|   |                        |
|---|------------------------|
| A | The Cameroon tribune   |
| B | The news papers        |
| C | The government gazette |

|   |                 |
|---|-----------------|
| D | The law gazette |
|---|-----------------|

2. Which of the following manages land related rights in accordance with native rights

|   |                    |
|---|--------------------|
| A | statutory law      |
| B | Public land Law    |
| C | Land law           |
| D | Customary land Law |

3. An Application for demarcation for the purpose of direct registration must be addressed to

|   |                                                                 |
|---|-----------------------------------------------------------------|
| A | Divisional Officer in whose jurisdiction the land is situated.  |
| B | Divisional Delegate in whose jurisdiction the land is situated. |
| C | Survey service of the division where the land is situated       |
| D | The Senior Divisional Officer where the land is situated        |

4. Direct registration is involved with the

|   |                                                                      |
|---|----------------------------------------------------------------------|
| A | establishment of land titles over land of the 2nd category           |
| B | establishing land titles over land of the 1st category               |
| C | extraction of land titles from the mother land title                 |
| D | establishing land title over land free from any effective occupation |

5. The essence of the land Consultative Commission is to

|   |                                                                                 |
|---|---------------------------------------------------------------------------------|
| A | see the neighbours                                                              |
| B | settle land disputes                                                            |
| C | check on the effective exploitation of the land and identify pillars' positions |
| D | plant boundary pillars                                                          |

6. A system aimed at physically and legally identifying real property and determining its value is

|   |                      |
|---|----------------------|
| A | partitioning         |
| B | topographical survey |
| C | demarcation          |
| D | cadastral survey     |

7. Private stake holders in land management like licensed surveyors are involved in

|   |                                            |
|---|--------------------------------------------|
| A | indirect registration                      |
| B | direct registration                        |
| C | the land consultative commission           |
| D | the 2 <sup>nd</sup> category National land |

8. The Surveyor qualify to Demarcate a state land is

|   |                                                             |
|---|-------------------------------------------------------------|
| A | A surveyor who has an experience of not less than ten years |
| B | A state surveyor who has been sworn                         |

|   |                                                                   |
|---|-------------------------------------------------------------------|
| C | A surveyor who is registered with the National Order of Surveyors |
| D | A state damarcation surveyor                                      |

9. Land titles on national lands can be obtained through

|   |                       |
|---|-----------------------|
| A | Direct registration   |
| B | Indirect registration |
| C | final concession      |
| D | long –term – lease    |

10. The persons eligible to acquire land certificate through direct registration

|   |                                   |
|---|-----------------------------------|
| A | Must be born before 5 August 1978 |
| B | Must be born before 8 May 1974    |
| C | Must be born before 5 August 1974 |
| D | Must be born before 8 May 1972    |

11. A non-possessionary right to use and/or enter onto the real property of another without possessing is

|   |          |
|---|----------|
| A | Usufruct |
| B | Fructus  |
| C | Abusus   |
| D | Easement |

12. In the case when a land title is set partly or wholly on a parcel of state property or public land

|   |                                                                       |
|---|-----------------------------------------------------------------------|
| A | The surveyor who demarcated the land is subject to penalty            |
| B | The state expropriates the rest of the plot                           |
| C | The land title is cancelled                                           |
| D | The Person in whose name the land is registered is subject to penalty |

13. Individuals or communities are advised to exploit any land they own so that

|   |                                                           |
|---|-----------------------------------------------------------|
| A | it should not be considered as 1st category land          |
| B | it should not be considered as 2nd category national land |
| C | it should not be expropriated                             |
| D | it should not be encroached.                              |

14. . An authorization by the state, through the ministry of state property survey and land tenure for a natural or corporate body to carry-out an activity on a state land is

|   |            |
|---|------------|
| A | Allotment  |
| B | Allocation |
| C | Concession |
| D | Assignment |

15. The development of an estate or any space by dividing it into plots is

|   |                   |
|---|-------------------|
| A | land reclamation  |
| B | land partitioning |
| C | layout            |
| D | demarcation       |

16. Among the following documents . identify the one That constitutes the file for a land Title for direct registration

|   |                               |
|---|-------------------------------|
| A | Birth Certificate             |
| B | Driving                       |
| C | National Identity Card        |
| D | Certificate of Non conviction |

17.The duration it takes for the public notice to be out when an application file for a land certificate is deposited at the Divisional Officer's office is

|   |             |
|---|-------------|
| A | Forty days  |
| B | Fifty days  |
| C | Thirty days |
| D | Sixty days. |

18.The duration it takes for the land certificate to be out when it has been gazetted is

|   |              |
|---|--------------|
| A | Fifteen days |
| B | Thirty days  |
| C | Twenty days  |
| D | Forty days   |

19. The regulatory and institutional framework for land management in Cameroon is the subject of

|   |                                              |
|---|----------------------------------------------|
| A | Ordinance No. 74-1 and 74-2 of 6 July 1974   |
| B | Ordinance No. 75-1 and 75-2 of 6 July 1975   |
| C | Ordinance No. 74-3 and 74-2 of 6 August 1974 |
| D | Ordinance No. 71-1 and 75-2 of 5 August 1974 |

20. Which of the following is involved with all procedures concerning the management of private lands

|   |                    |
|---|--------------------|
| A | land law           |
| B | land tenure        |
| C | Customary land law |
| D | Cadastre           |

21. Which of the following bodies Is responsible for land demarcation

|   |                                      |
|---|--------------------------------------|
| A | the state                            |
| B | Registered sworn surveyor            |
| C | Sworn surveyor of the administration |

|   |                                                                                                                    |
|---|--------------------------------------------------------------------------------------------------------------------|
| D | the state<br>Registered sworn surveyor<br>Sworn surveyor of the administration<br>the land consultative commission |
|---|--------------------------------------------------------------------------------------------------------------------|

22. The cancelation of a land certificate is declared by

|   |                                                                 |
|---|-----------------------------------------------------------------|
| A | The land register                                               |
| B | The governor                                                    |
| C | The prime minister                                              |
| D | The minister in charge of state property survey and land tenure |

23. Which of the following statement is true

|   |                                                                              |
|---|------------------------------------------------------------------------------|
| A | Titles can be granted for parcels that were occupied after 1974              |
| B | Titles can be granted to lands that are deemed vacant and ineffectively used |
| C | Titles can be granted to someone born in 1975                                |
| D | titles can be granted to foreigners                                          |

24. One of the characteristics of a public property is that it is

|   |                                    |
|---|------------------------------------|
| A | Subject to private appropriate     |
| B | Subject to universal right         |
| C | Subject to unilateral right        |
| D | Not subject to private appropriate |

25. A land which is benefiting from an easement is a/an

|   |                      |
|---|----------------------|
| A | affirmative easement |
| B | dominant tenement    |
| C | Servient tenement    |
| D | Recipient tenement   |

26. In a case where a private property is expropriated for public utility, its land title

|   |                             |
|---|-----------------------------|
| A | is mortgaged                |
| B | becomes invalid             |
| C | is still valid              |
| D | is replaced by another one. |

27. A land title in a layout is obtained through

|   |                     |
|---|---------------------|
| A | direct registration |
| B | partitioning        |
| C | Transfer            |
| D | Retrocession        |

28. The first document that one is required to obtain before building a structure is

|   |                               |
|---|-------------------------------|
| A | the building plan             |
| B | the land certificate          |
| C | the town planning certificate |
| D | the site plan                 |

Turn Over

29. Downgrading of public property refers to the process where by

|   |                                                         |
|---|---------------------------------------------------------|
| A | The state auctions her moveable and immoveable property |
| B | The state auctions her moveable property                |
| C | The state auctions her immoveable property              |
| D | The state donates her moveable property                 |

30. The document that describes the list of real property belonging to each apparent owner is

|   |                         |
|---|-------------------------|
| A | a section statement     |
| B | a cadastral matrix      |
| C | a land register         |
| D | the coordinate register |

31. To have a legal value, boundary marking must be carried out by

|   |                                          |
|---|------------------------------------------|
| A | the land consultative commission         |
| B | the sworn surveyor of the administration |
| C | the private sworn surveyor               |
| D | the court                                |

32. Which of the following documents gives an heir the legal means of holding land rights

|   |                          |
|---|--------------------------|
| A | The land title           |
| B | The will                 |
| C | Deed of conveyance       |
| D | Letter of Administration |

33. A report whose purpose is to confirm that a property is worth the price paid in order to protect the lender's interest is called a/an

|   |                                |
|---|--------------------------------|
| A | cadastral survey report        |
| B | home buyer's report            |
| C | mortgage valuation report      |
| D | expropriation valuation report |

34. In case a title of ownership is established in the name of a minor, what property of him /her shall be mentioned in the title of ownership

|   |                      |
|---|----------------------|
| A | the photograph       |
| B | the age              |
| C | the residence        |
| D | the school attending |

35. For a town road 7m wide, at what distance is it required to place boundary pillars from the centre line

|   |           |
|---|-----------|
| A | 10 meters |
| B | 5 meters  |
| C | 8.5meters |

|   |            |
|---|------------|
| D | 7.5 meters |
|---|------------|

36. Explain why financial institutions have less confidence in land certificates

|   |                                                                                                                                                               |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A | because there are many bottlenecks in establishing it                                                                                                         |
| B | Because there are false land certificates                                                                                                                     |
| C | Because there are numerous amendments of the land certificate                                                                                                 |
| D | because many situations contribute to the reappraisal of the principle of intangibility, irrevocability and the definitive character of the land certificate. |

37. A loan agreement secured by a property is a/an

|   |               |
|---|---------------|
| A | Expropriation |
| B | lease         |
| C | mortgage      |
| D | compensation  |

38. The legal right to use and enjoy the advantage or profit of another person's property is called

|   |           |
|---|-----------|
| A | severance |
| B | usufruct  |
| C | licence   |
| D | lease     |

39. Which of the following services is allowed to be provided only by licensed professional surveyors

|   |                                 |
|---|---------------------------------|
| A | land use planning               |
| B | location of property boundaries |
| C | road survey                     |
| D | dimensional control survey      |

40. Judicial prenotation refers to

|   |                                                                                |
|---|--------------------------------------------------------------------------------|
| A | cancellation of litigation                                                     |
| B | placement of joint boundary marks                                              |
| C | placement of judicial boundary marks                                           |
| D | suspension of the process of establishing the land title because of litigation |

41. A decision taken by somebody so that after his/her death the heir should acquire some of his possessions is a/an

|   |               |
|---|---------------|
| A | biography     |
| B | autobiography |
| C | whill         |
| D | will          |

42. Which of the following is a state movable property

|   |           |
|---|-----------|
| A | Industry  |
| B | Plots     |
| C | furniture |
| D | building  |

43. The land consultative commission is competent in handling

|   |                       |
|---|-----------------------|
| A | titled land cases     |
| B | un- titled land cases |
| C | all land cases        |
| D | customary land cases  |

44. Which time is appropriate for a surveyor to plant pillars

|   |                                                              |
|---|--------------------------------------------------------------|
| A | As soon as the LCC declares that the land has been exploited |
| B | A soon as an application is written                          |
| C | As soon as there is publication for demarcation              |
| D | As soon as the neighbors have signed the neighbors forms     |

45. All titled lands must be sold with the acknowledgement of

|   |                           |
|---|---------------------------|
| A | a notary                  |
| B | a sworn surveyor          |
| C | the LCC                   |
| D | the quarter head or chief |

46. The process of obtaining a land certificate by direct registration in Cameroon is governed by law number

|   |                         |
|---|-------------------------|
| A | 76/166 of 27 April 1975 |
| B | 74/144 of 24 April 1974 |
| C | 76/166 of 27 April 1976 |
| D | 74/144 of 24 April 1976 |

47. The service in charge of publishing files for land certificate in the official gazette is:

|   |                        |
|---|------------------------|
| A | Service of land tenure |
|---|------------------------|

|   |                           |
|---|---------------------------|
| B | Service of survey         |
| C | Service of state land     |
| D | Service of state property |

48. Which body is responsible for establishing and overseeing the norms and standards of accuracy related to the physical description of a land

|   |                                |
|---|--------------------------------|
| A | the department of surveys      |
| B | the ministry of state property |
| C | the LCC                        |
| D | the Department of land tenure  |

49. The land Consultative commission is presided over by

|   |                                           |
|---|-------------------------------------------|
| A | the chief of the area                     |
| B | the senior Divisional officer of the area |
| C | the Divisional Officer of the area        |
| D | MINDAF services                           |

50. The certificate of ownership can be provided for

|   |                         |
|---|-------------------------|
| A | the sales certificate   |
| B | the cadastral plan      |
| C | a report from the court |
| D | Direct registration     |

**NOW GO BACK AND CHECK YOUR WORK**

**Turn Over**