



**NATIONAL OPEN UNIVERSITY OF NIGERIA**  
**FACULTY OF LAW, DEPARTMENT OF PRIVATE AND PROPERTY LAW**  
**Plot 91, Cadastral Zone, Nnamdi Azikiwe Express Way, Jabi – Abuja**  
**2022\_2 POP EXAMINATION**

**COURSE CODE: PPL421**

**COURSE TITLE: LAND LAW I**

**TIME ALLOWED: 3 HOURS**

**Instruction: ANSWER QUESTION 1 (ONE) AND ANY 3 (THREE) OTHER QUESTIONS. (QUESTION 1 (ONE) ATTRACTS 25 MARKS. ALL OTHER QUESTIONS ATTRACT 15 MARKS)**

- 1a. Santa, an indigene of Oka community promised marriage to Ekan, the daughter of the Chief Oka – the community head who allotted him a large plot of land near the palace. Santa subsequently moved to Canada. He then broke off his engagement via email to Chief Oka. When Chief Oka received the email, he immediately re-allotted the plot to Chief Akaba, one of his elders in council. He also went with the principal members of the community to take possession of the plot on behalf of Chief Akaba. Santa filed an action against Chief Akaba, Chief Oka and the principal members of the community claiming damages for trespass and unlawful entry and an injunction preventing further trespass. They contend that all Santa can lawfully claim is a declaration of possessory title. Advise Santa.
- b. Military rule has contributed significantly to the evolution of land legislation in Nigeria. Discuss with reference to specific legislations
2. All customs are valid sources of land law. Discuss.
- 3a. Kajuru community granted Seke the right to farm on a part of the communal farmland in exchange of payment of Ishakole valued as 10 Pounds cash, 50 bags of cocoa seeds and 17 bottles of schnapps per year. Seke paid the amount for the first year then refused to pay anything thereafter contending that it's a once only obligation. He also converted the land to a waterpark for entertainment of tourists. Seke has come to you for advice on his contention. Advise him.
- b. Gbajumo was granted a large plot farmland in Jaiyeola community indefinitely. No monetary rent was fixed. However, Gbajumo was required to present kolanuts and alcoholic schnapps to the Jaiyeola community head at every end of year festival. After 4 years, Gbajumo leased ABC Ltd, a portion of the farm land without recourse to Jaiyeola community. When ABC Ltd. moved into the land, Jaiyeola community youths chased them out of the community. Gbajumo publicly challenged them claiming that he is the Alpha and Omega of the land. Advise him.

4. With the aid of relevant authorities, discuss 5 ways in which family property may be created.
  
- 5a. Customary tenancy may be classified by the length of tenancy or the form of consideration. Discuss.
- b. Discuss the rights and duties of the customary overlord.
  
- 6a. Differentiate between *Idi-igi* and *Ori-ojori* in customary succession.
- b. 'Naturalisation is unknown to customary law'. With reference to the case of *Olowu v. Olowu* discuss the validity of this statement.