

The Papua New Guinea University of Technology

Department of Surveying and Land Studies

Second Semester Examination-2024

BACHELOR OF PROPERTY STUDIES

SECOND (2ND) YEAR

PS 222 LAND USE LAW

TIME ALLOWED: 3 HOURS

THREE QUESTIONS 100 MARKS

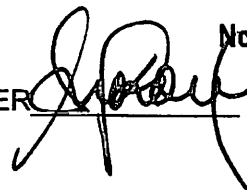
INFORMATION FOR STUDENTS:

1. Mobile phones and other recording devices are not allowed in the examination room.
2. All candidates must display their ID Cards on their desks for the Invigilator to check.
3. **SILENCE** must be maintained in the examination room.
4. Candidates may not leave the examination room within the first half hour.
5. Before answering any questions, fill in the information required.
 - i) Candidates are not to be allowed to bring in bilums or any types of bags into examination room.
 - ii) Reference books / materials **are strictly not allowed** in the examination hall.
 - iii) Before entering examination room students must remove jackets.
 - iv) Candidates must ensure that their hands and legs are free of any written information, scribbling marks, etc. which are related to the subject examined.
 - v) Candidates will not be allowed to go out for any purpose except for a medical emergency while in the middle of a session. Hence those wish to use toilets must do so before commencing the session.
6. Write on one side of the paper only.
7. Do not write in the margins; these must be kept clear.
8. Rough works should be done on the last sheets of each booklet and **should be crossed out before the examination ends**. Do not remove any sheets from this book.
9. If you use two or more booklets then place the second and succeeding booklets behind the first, and hold them together with the clip provided.
10. Graph paper, diagrams and other loose sheets should be fastened in the appropriate place with the clip provided.
11. Write the question and division of each question at the top of each page. Begin the answer to each question on a new page.

EXAMINER



CO-EXAMINER



No of Pages: 4(FOUR)

CHIEF EXAMINER



PART A: MULTIPLE CHOICE QUESTIONS – Circle the correct answer of your choice (10 MARKS)

Q1: Which Act regulates land dealings in Papua New Guinea, specifically the transfer of ownership or tenureship?

- A. Land Act 1996
- B. Environment Act 2000
- C. Forestry Act 1991
- D. Mining Act 1992

Q2: Which of the following is NOT one of the main types of zoning commonly used in land use regulation?

- A. Residential
- B. Commercial
- C. Recreational
- D. Special-use

Q3: In Papua New Guinea, what type of system of law exists in regard to land ownership?

- A. Unitary system
- B. Federal system
- C. Dual system (Formal and Customary)
- D. Traditional system only

Q4: Which of the following is a primary role of the Environment Act 2000 in Papua New Guinea?

- A. To promote residential land development
- B. To protect the environment from adverse effects of development activities
- C. To allocate land titles to urban settlers
- D. To regulate fishing activities

Q5: What is the main purpose of land use planning as described in the module?

- A. To maximize industrial production
- B. To promote orderly development while conserving resources
- C. To allocate land solely for agricultural purposes
- D. To eliminate residential zoning laws

PART B- TRUE OR FALSE QUESTIONS- WRITE ONLY ONE ANSWER(20 marks)

6.Zoning regulations are used to maintain a level of order and efficiency within municipalities by keeping specific land uses in designated areas.
7.The Land Act 1996 does not provide a framework for the acquisition of customary land in Papua New Guinea.
8.Individuals rather than communal groups generally own customary land in Papua New Guinea.
9.The Environment Act 2000 requires developers to obtain an environmental permit before undertaking activities that materially impact the environment.
10.The dual system of law in Papua New Guinea consists of a formal court system and a customary court system.
11.The Physical Planning Act 1989 in Papua New Guinea regulates zoning, physical planning, and development of land for different uses.
12.Customary law in Papua New Guinea includes the ownership of land and permanent fixtures such as trees and buildings.
13.The Minister without any notification to the landowners can conduct compulsory acquisition of land in Papua New Guinea.
14.The Environment (Amendment) Act 2010 increased the protections for landowners in Papua New Guinea.
15.Under the Land Registration Act, land registration in Papua New Guinea applies to both customary and alienated land

PART C- SHORT ANSWER- DISCUSSIONS EXPLAIN EACH WORD IN DETAIL (35 Marks)**QUESTION 16**

- *Customary Land*
- *Zoning*
- *Eminent Domain (Compulsory Acquisition)*
- *Special Agricultural and Business Lease (SABL)*
- *Environmental Impact Statement (EIS)*

PART D- CASE STUDY – Read the case study and answer the questions (35 marks)**Case Study: Parka Hill Development**

The Parka Hill Development Project is a government-led initiative in partnership with a foreign investor to create a residential and recreational area near Port Moresby. The land is customary land owned by the Manoa Clan, acquired through a **Special Agricultural and Business Lease (SABL)** under the **Land Act 1996**. The government promised infrastructure and employment benefits, but the Manoa Clan was concerned about insufficient consultation and inadequate compensation.

An **Environmental Impact Statement (EIS)** was required under the **Environment Act 2000** due to potential environmental impacts, including habitat destruction. The government proposed mitigation by designating green spaces. The zoning plan included residential, commercial, and recreational areas. Despite the plan, concerns from the Manoa Clan and environmental groups persisted.

Questions 17

- i. **Which mechanism was used to acquire the land for the Parka Hill project?**
- ii. **Who raised concerns about the fairness of compensation?**
- iii. **Why was an Environmental Impact Statement (EIS) required?**
- iv. **What zones were planned for Parka Hill?**
- v. **What mitigation strategy was proposed for environmental impacts?**

END OF EXAMINATION