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1 <sup>st</sup> Verifier	
2 <sup>nd</sup> Verifier	

**COUNCIL OF LEGAL EDUCATION**

**EXAMINATION FOR ADMISSION TO THE ROLL OF ADVOCATES**

REGISTRATION NUMBER:

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VENUE: Co-operative University  Kenya School of Law  KNEC

**ATP107: CONVEYANCING**

Examination Series: November 2024

Date: 20<sup>th</sup> November 2024

Time: 09:00AM-12:00PM

Duration: 3 hours

**Instructions to Candidates:**

- Enter your registration number and tick the exam venue in the space provided.
- Answer **FIVE (5)** questions, including question **ONE** which is **COMPULSORY**.
- Question **ONE** carries **20 Marks**. All other questions carry **10 Marks** each.
- Attempt each question in the space provided. Additional space is provided at the back of the booklet.
- Answers **MUST** be supported by relevant statutory provisions and case law where required.
- Do not write your name in the booklet.
- Ensure your handwriting is **LEGIBLE**.

**FOR EXAMINER'S USE ONLY**

Question Number	Examiner		Internal Moderator		External Moderator		Quality Assurer	
	Mark	Initials	Mark	Initials	Mark	Initials	Mark	Initials
1.								
2.								
3.								
4.								
5.								
6.								
<b>Total Marks</b>								

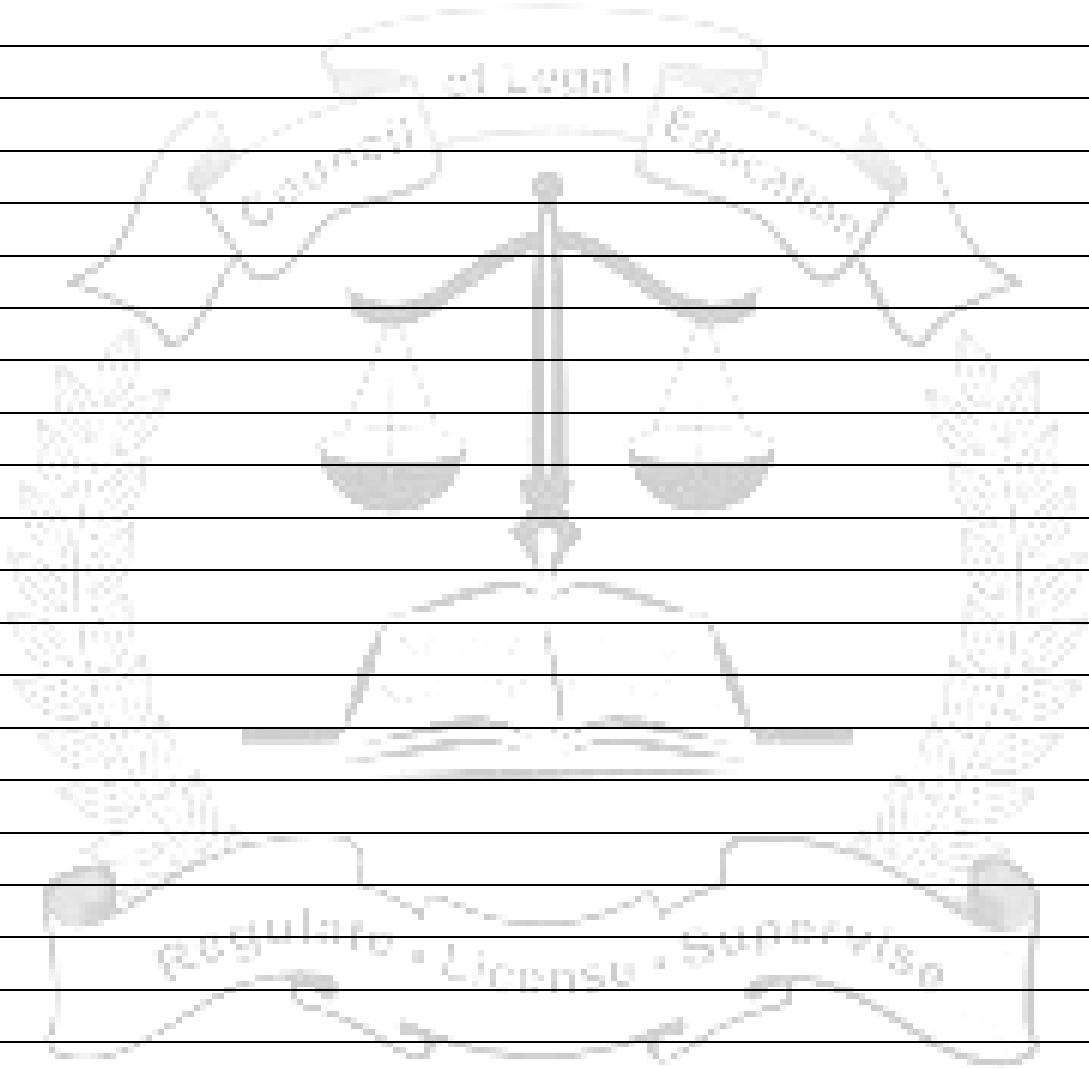




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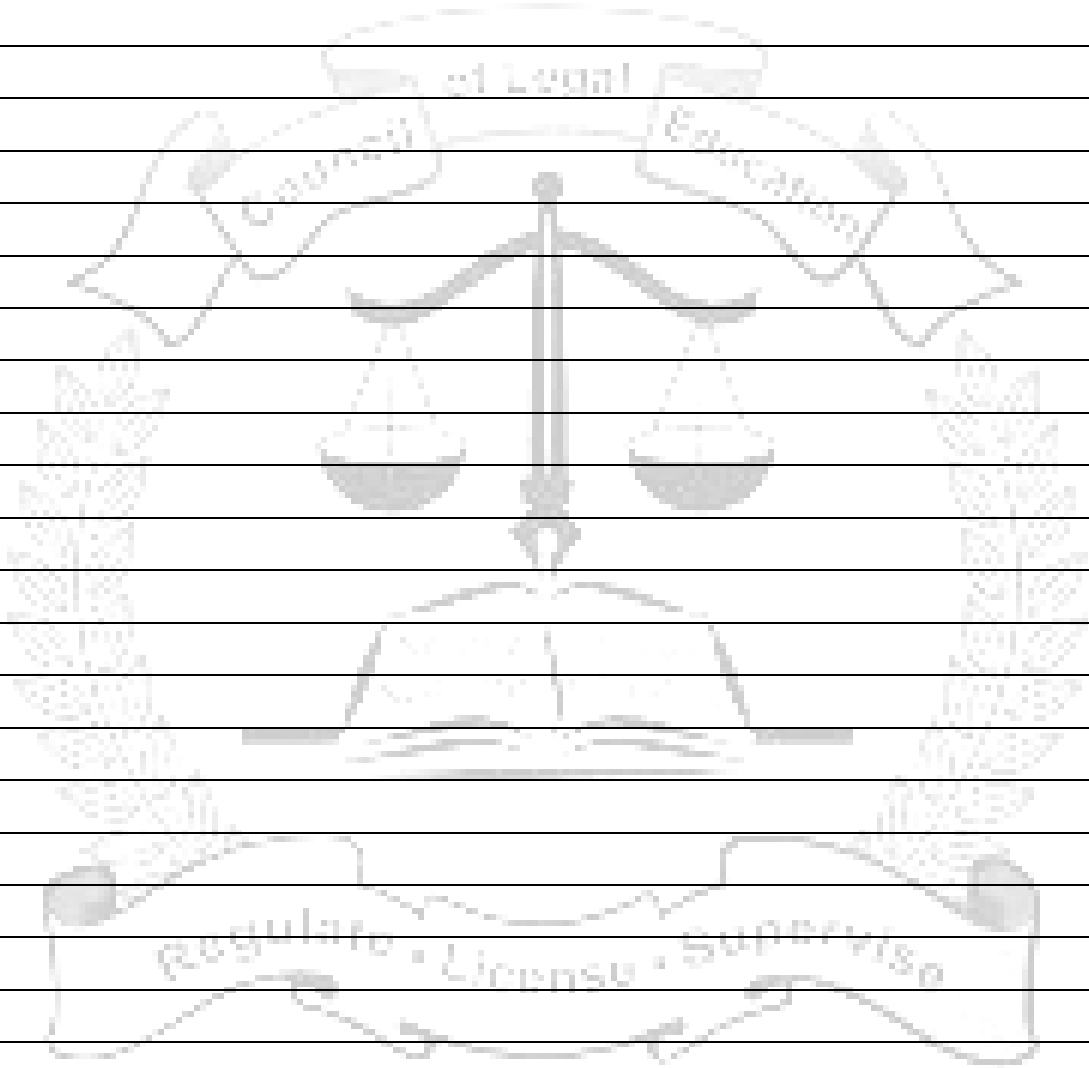
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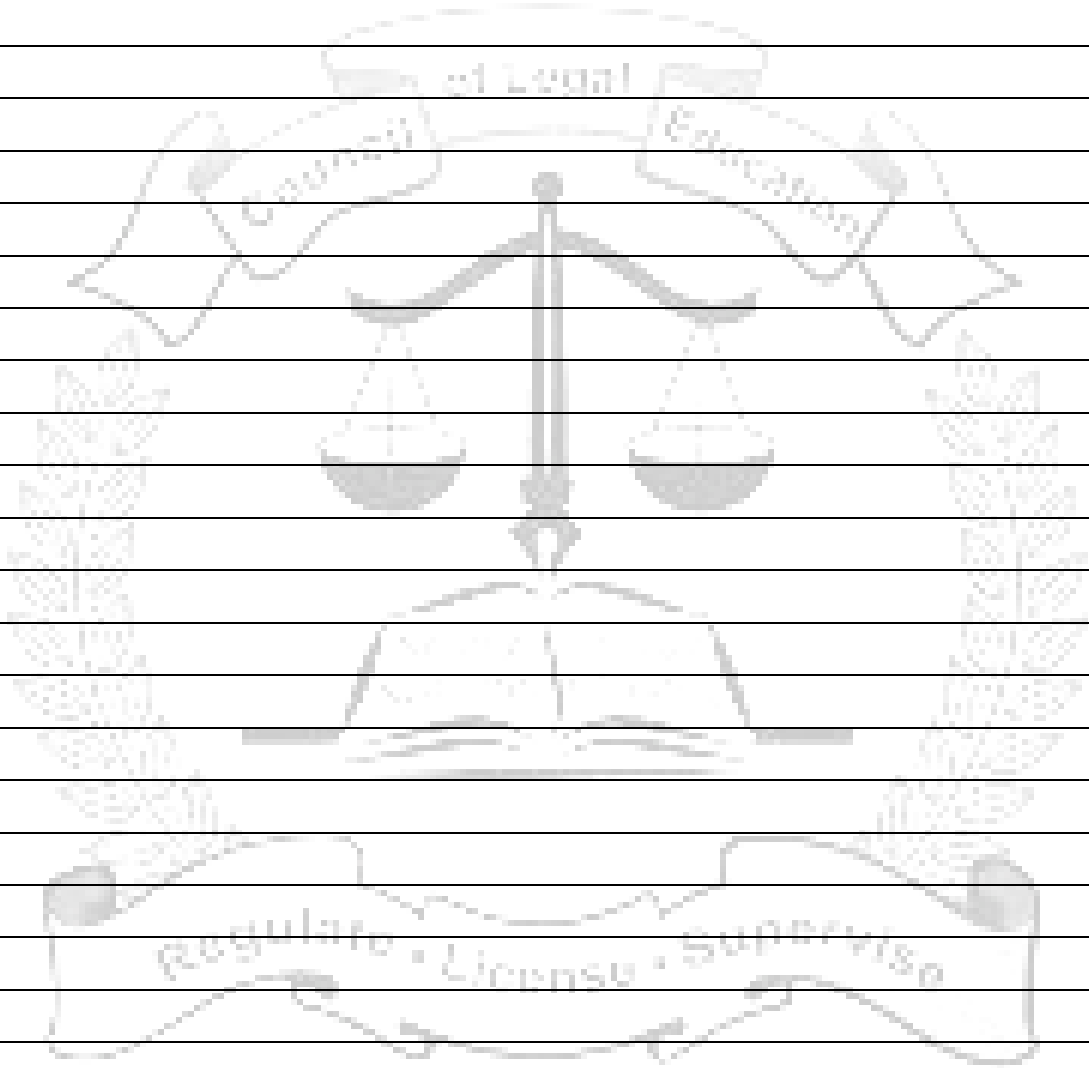
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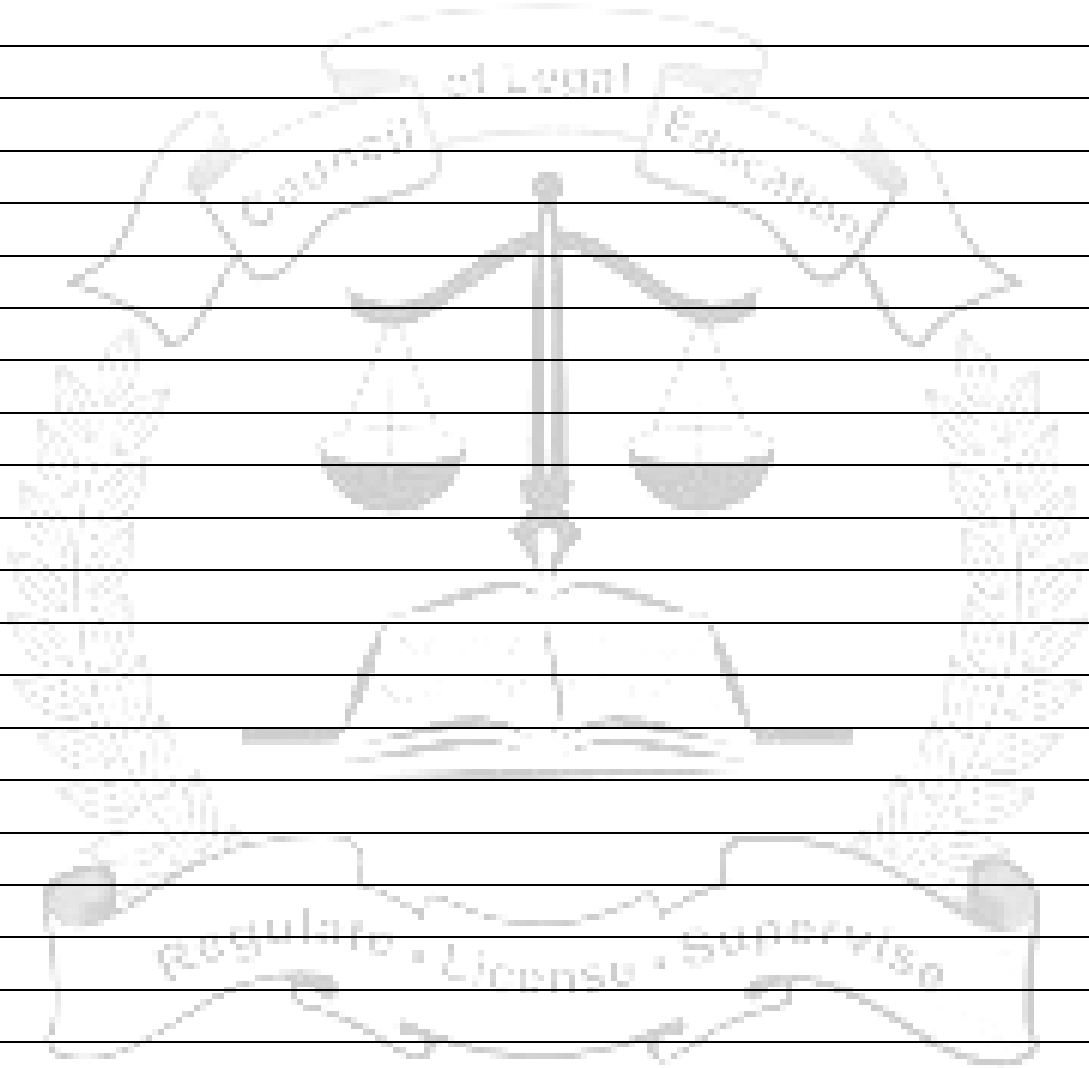
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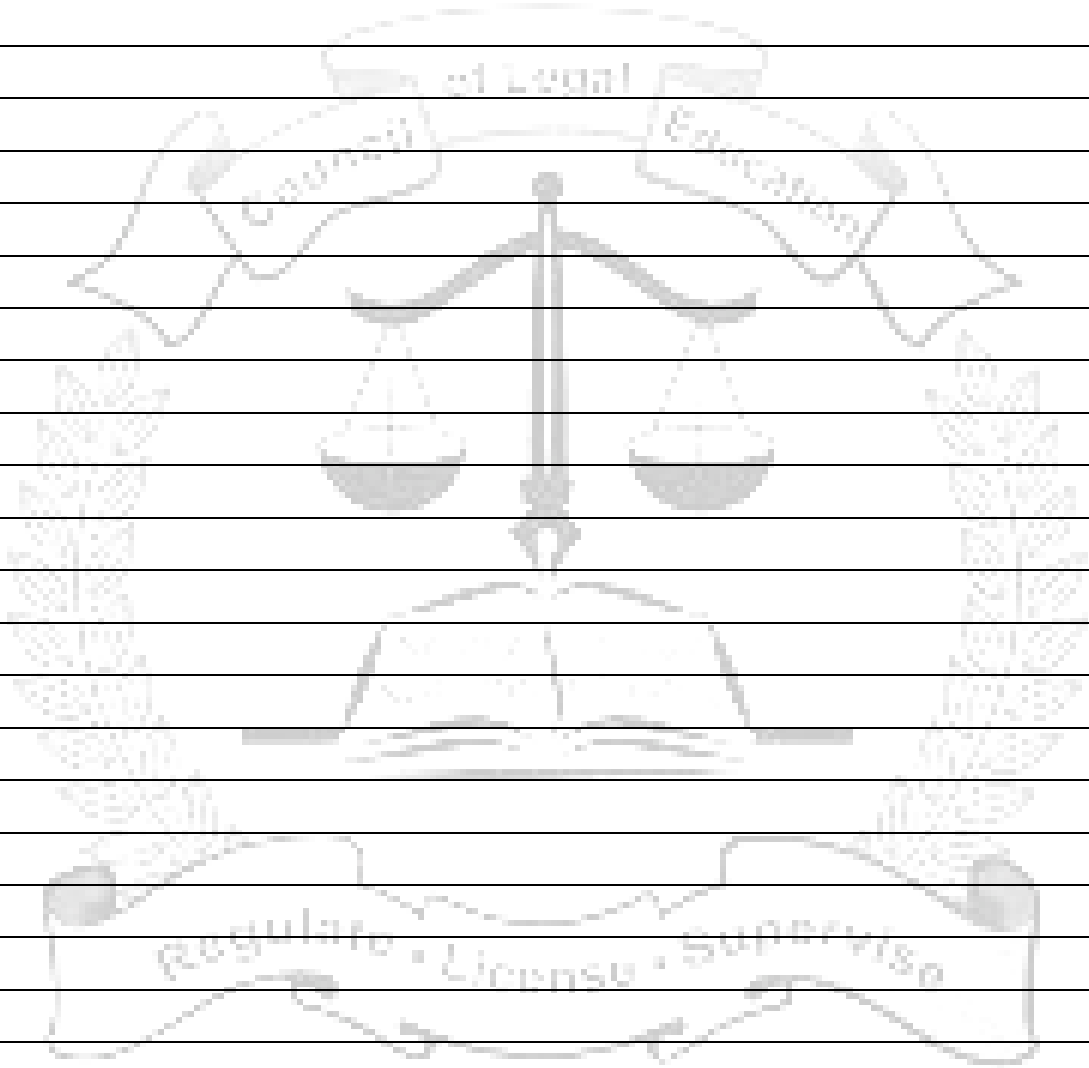




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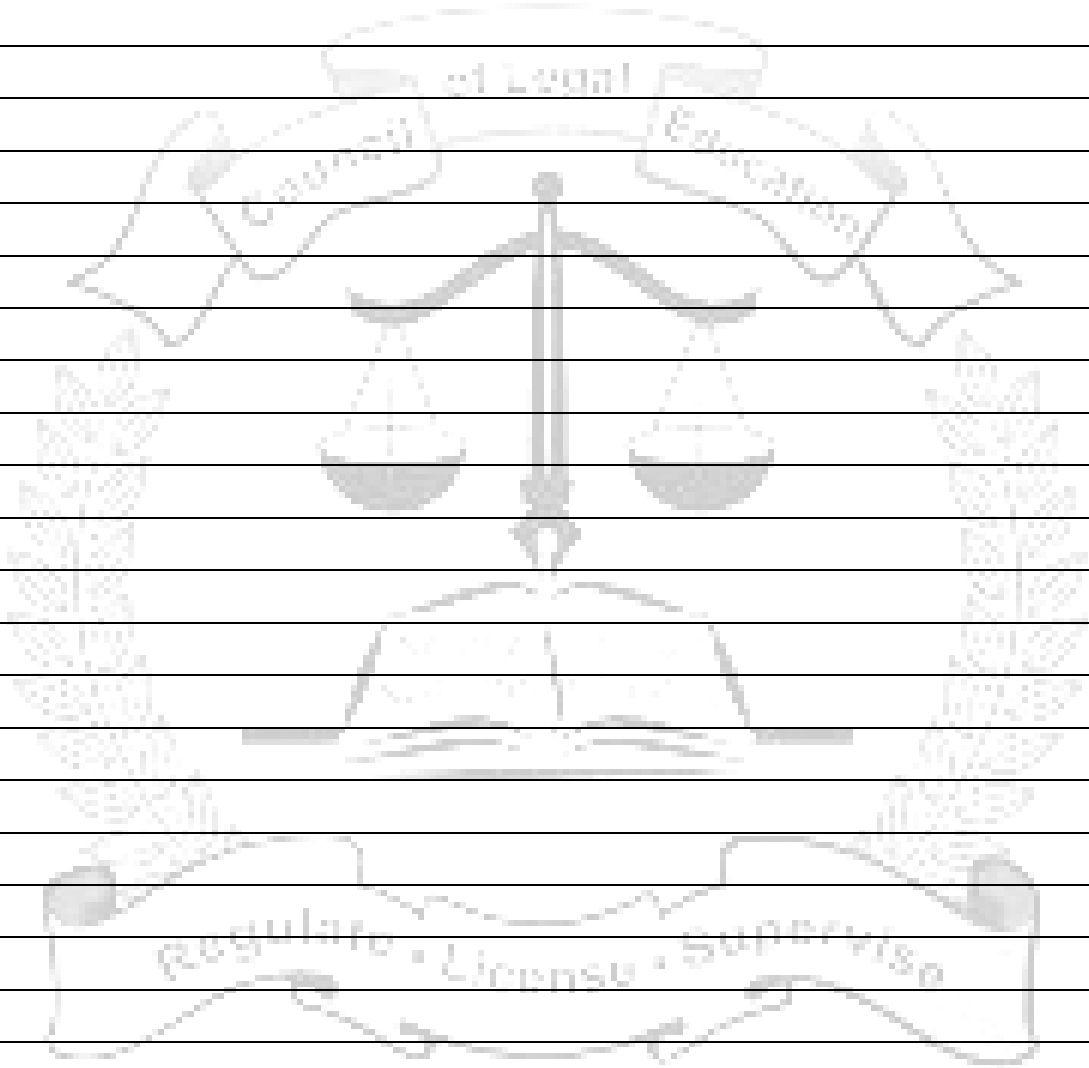
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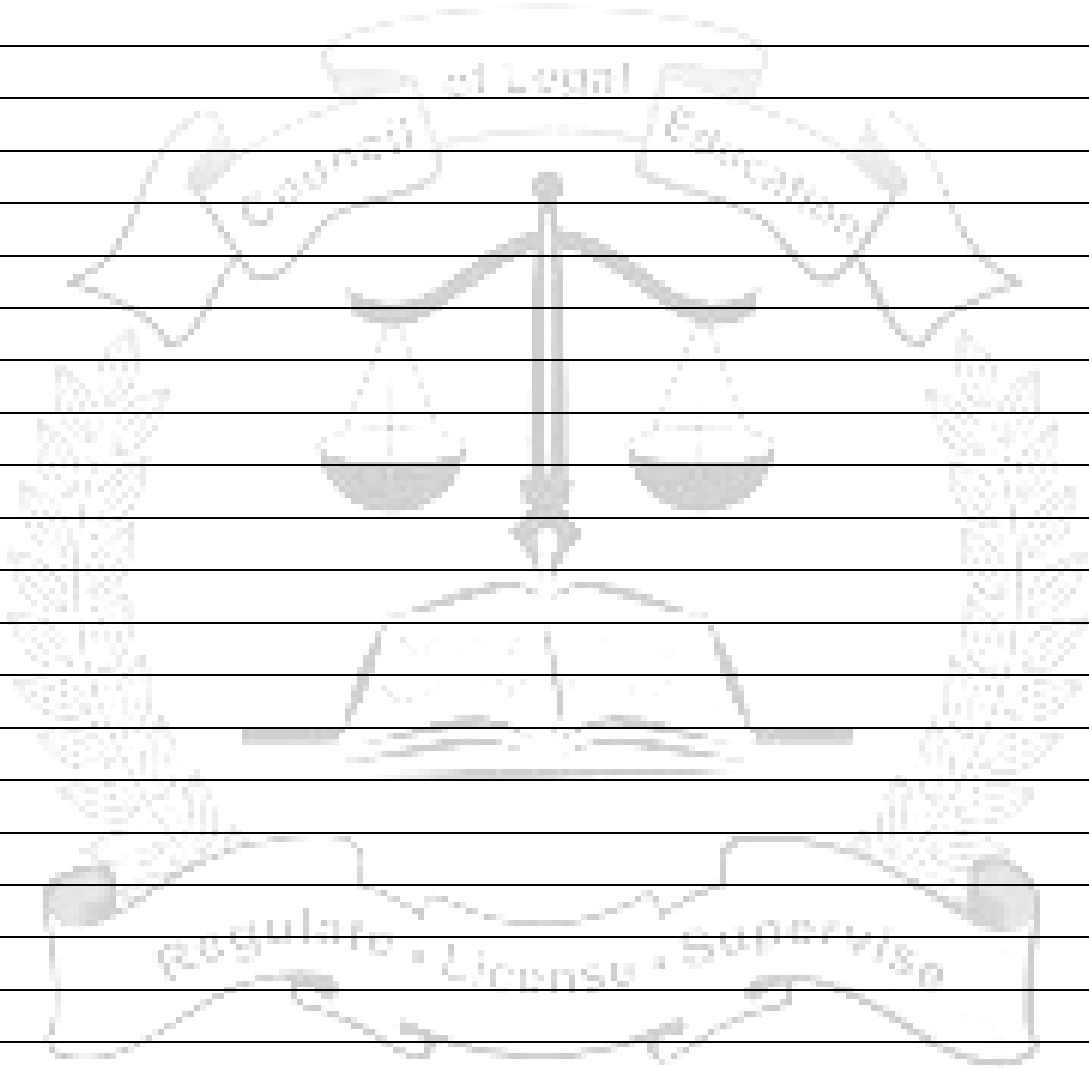




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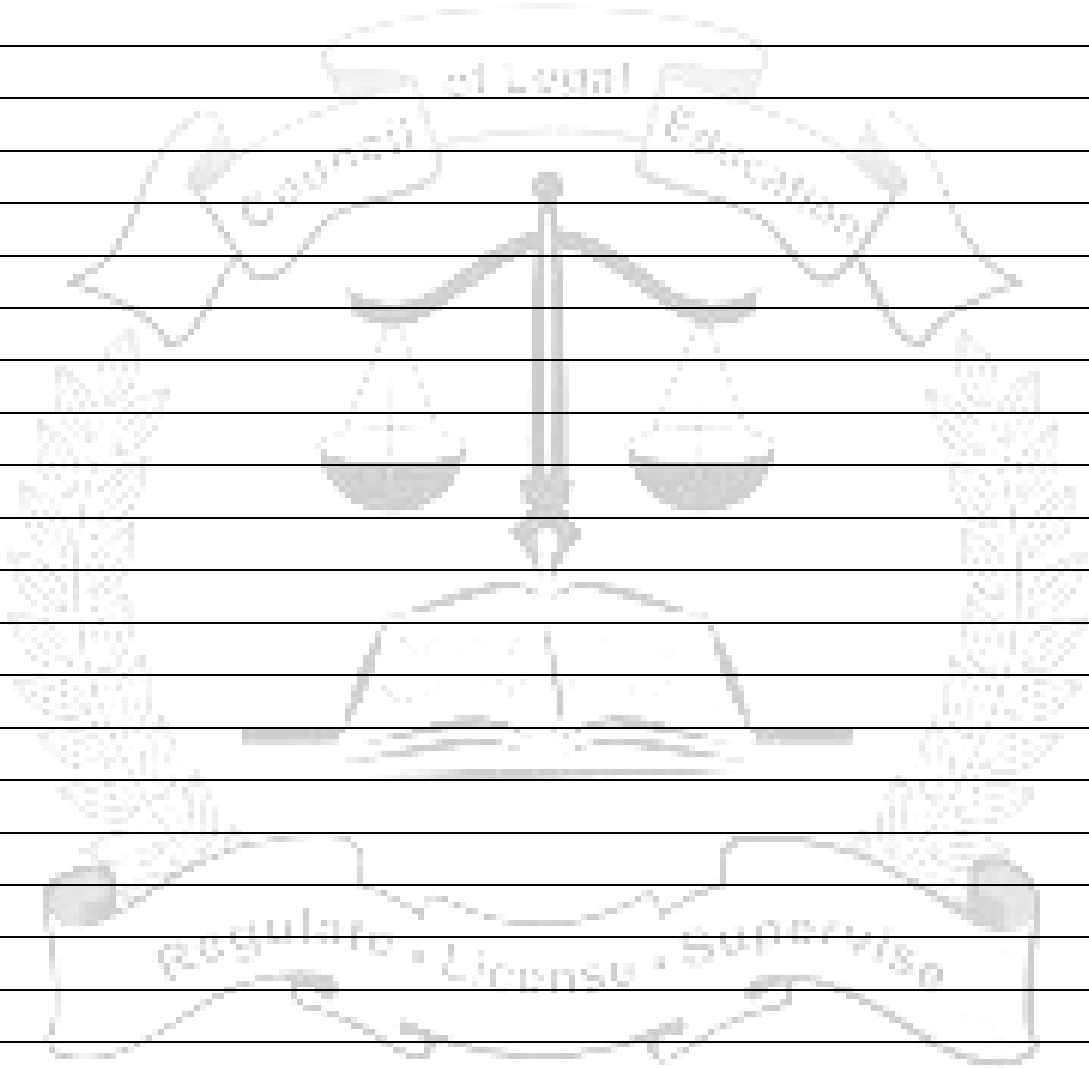
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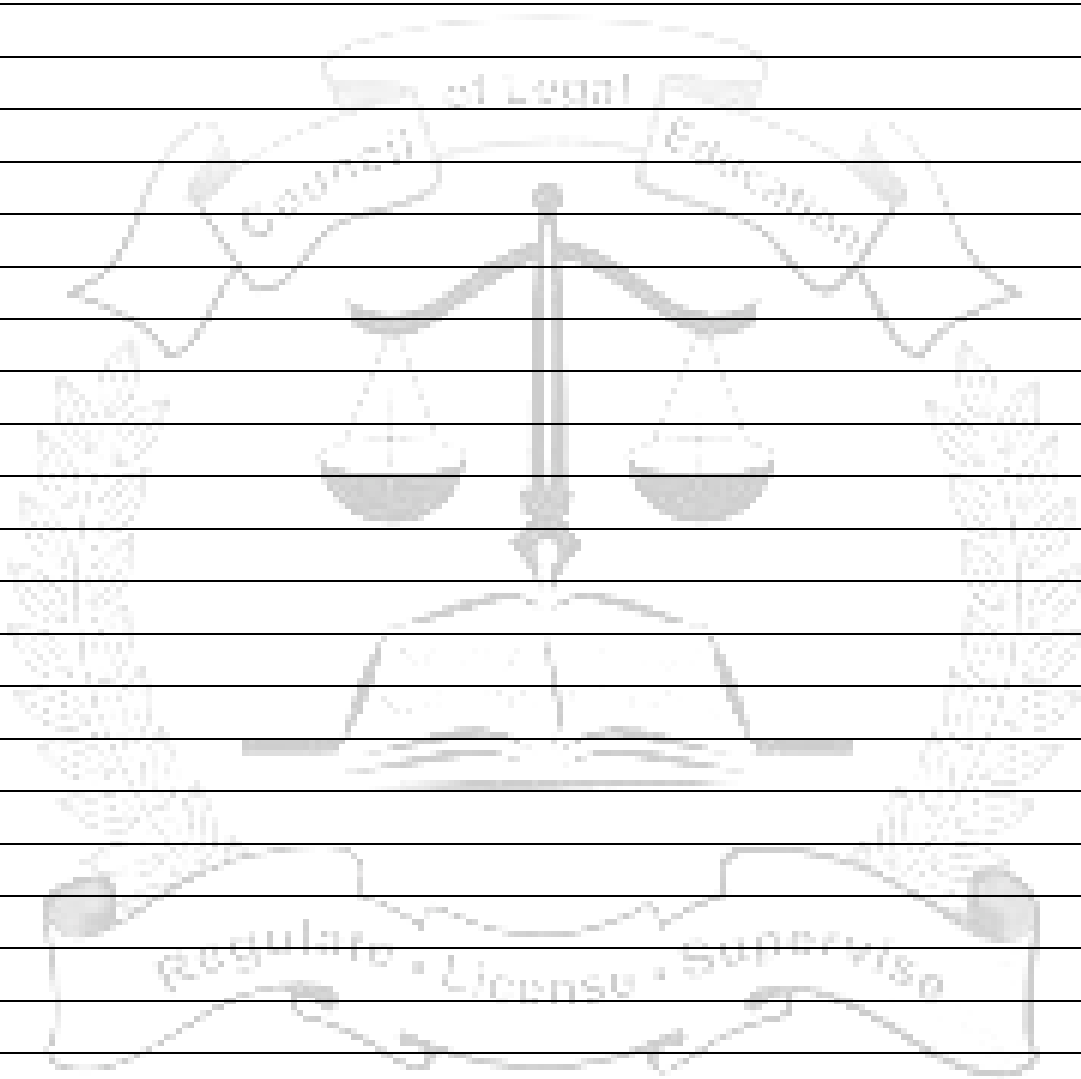




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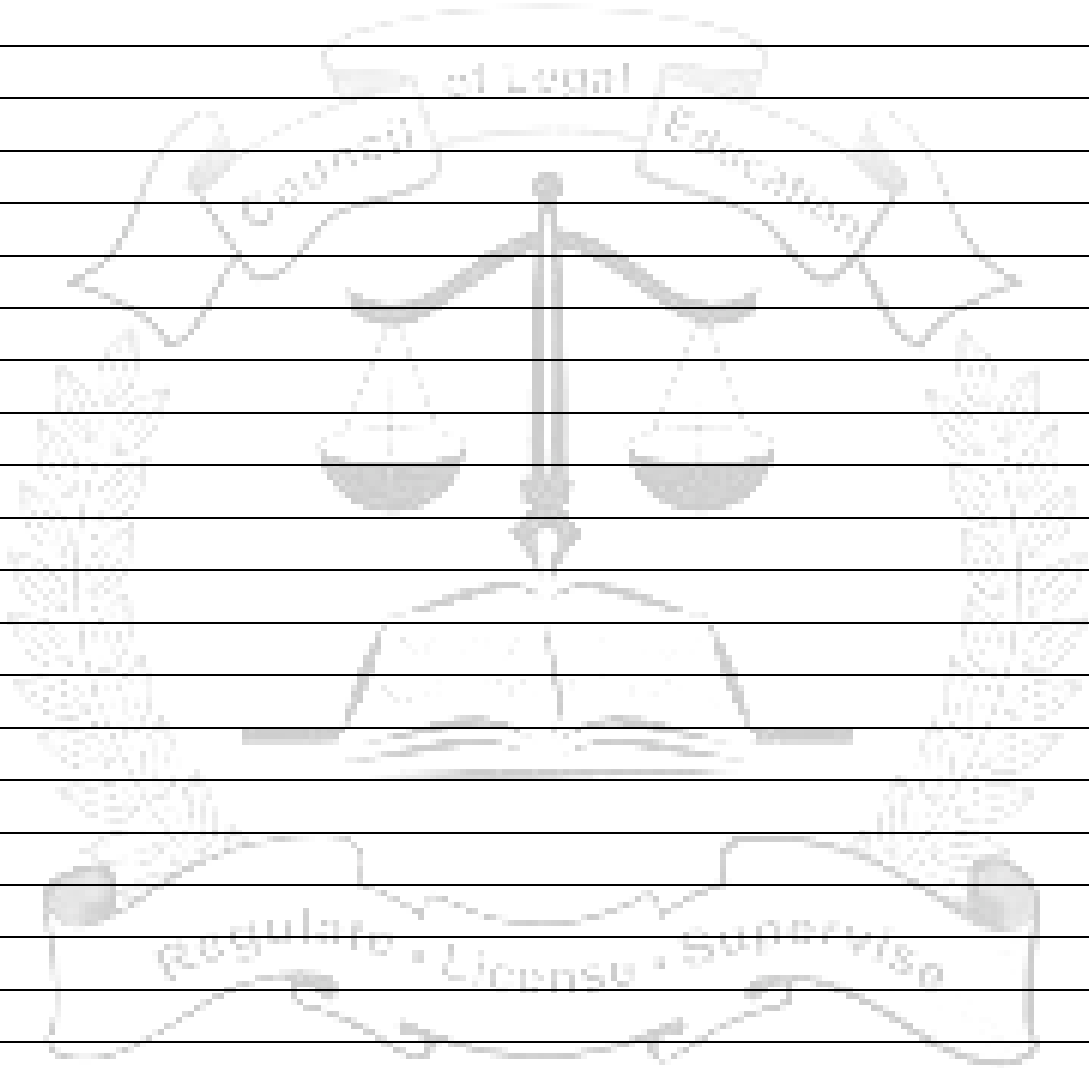
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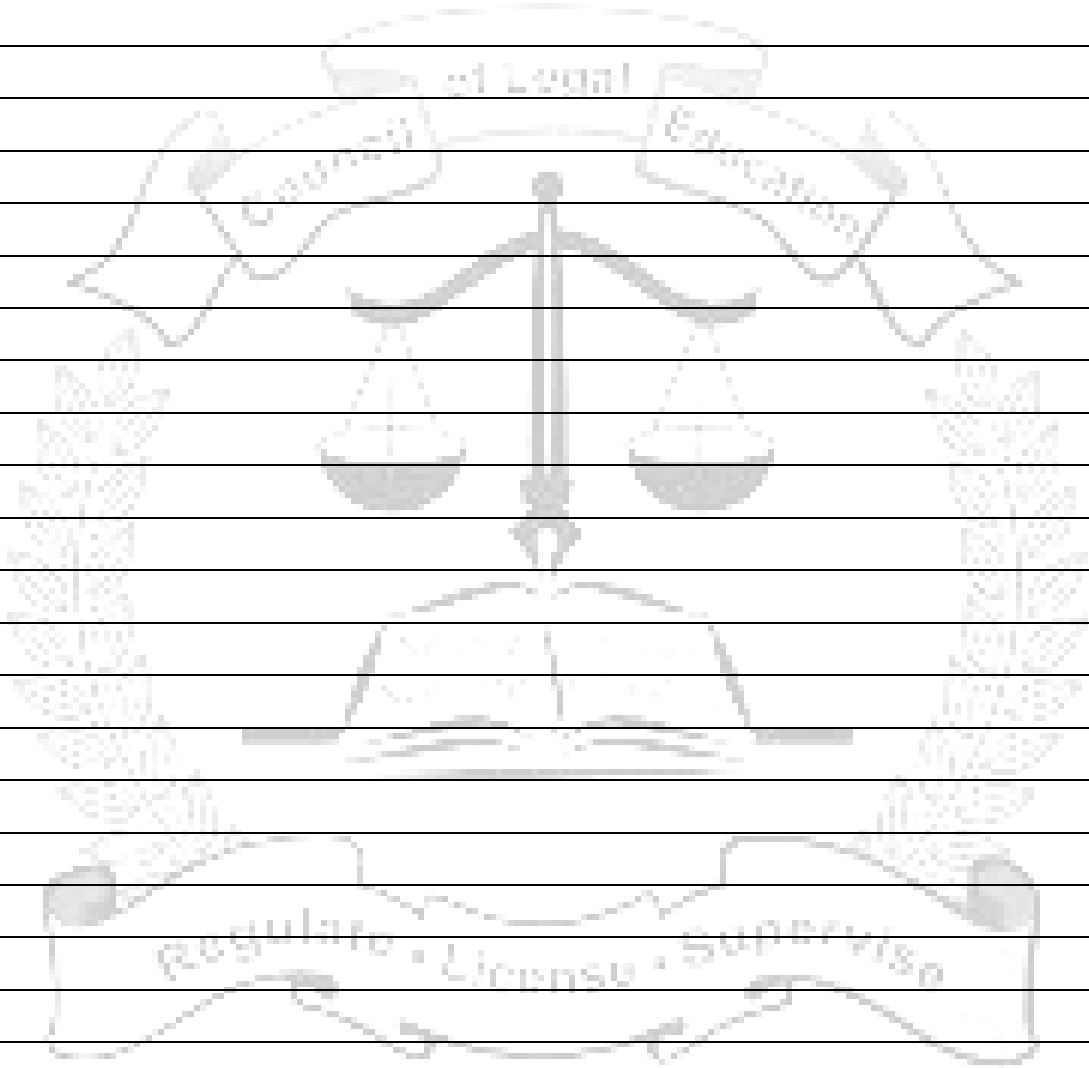
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**QUESTION SIX**

Malili Group Ranch has a total of Six Hundred (600) members and has been in existence since the year 1986 to date. The Ranch has a team of six (6) officials and an office setup right in the middle of land registration number MALILI/ BLOCK 1/2070 comprising of 72,000 acres. At the group ranch offices is a members’ register, original title deed, Registry Index Map and regular minutes’ book, all safely secured in the vault or burglar proof safe of the Group Ranch. You are a conveyancing practitioner at Mashamba Advocates LLP and you have just landed instructions from your client Jemimah to assist her transact over her share in the Group Ranch parcel.

Jemimah, a Secretary in the Group Ranch, is a holder of a certificate of ownership and share certificate for ten (10) acres out of the 72 000 acres parcel of land. The certificates of ownership and membership bear two names: herself and Jack Daniels Olei, her husband. She desperately needs about Kshs. 8,000,000/= to take her ailing mother to India for treatment but has no access to liquid cash. She has approached your offices seeking legal advice as to how she can possibly borrow and use her piece of property as a security.

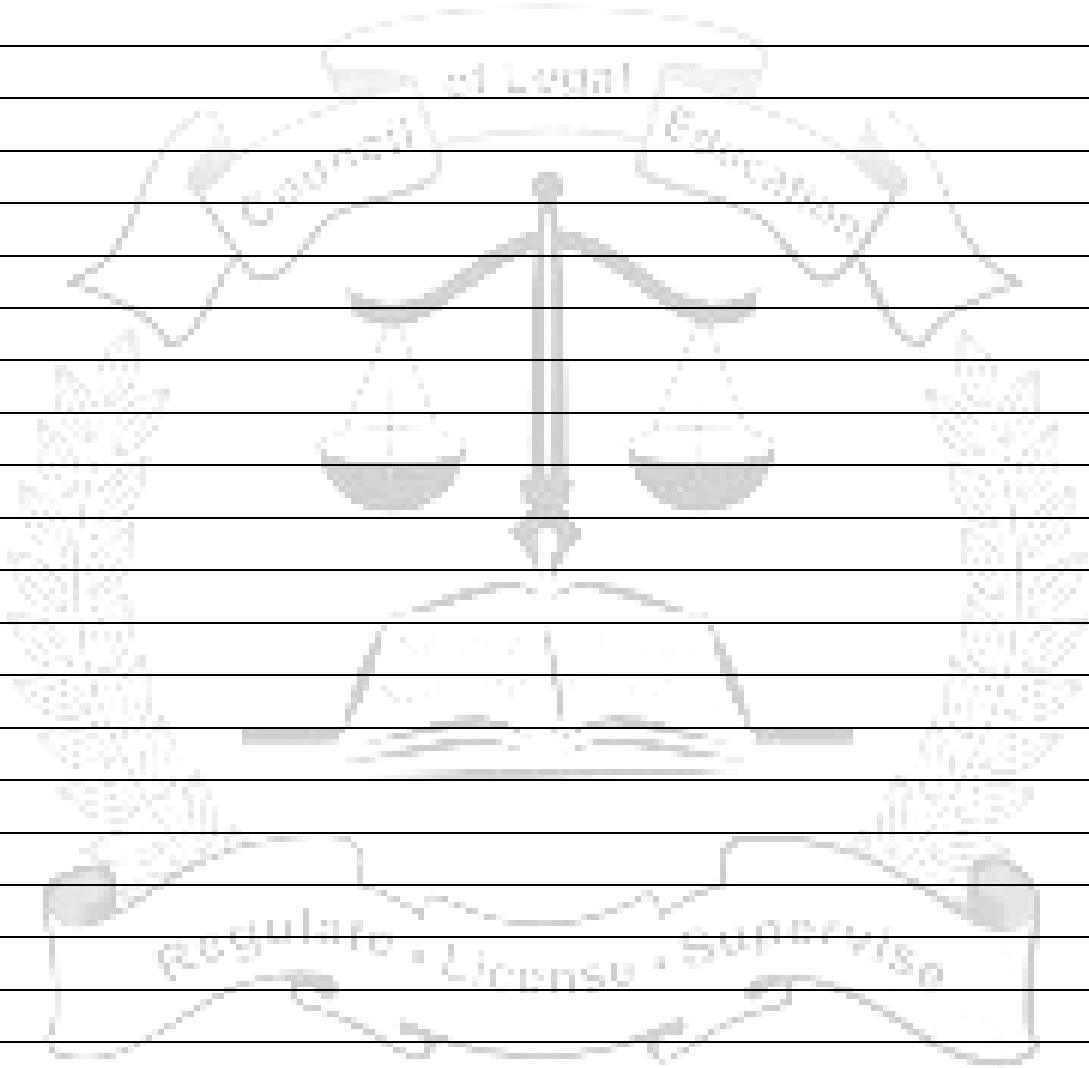
- a) Advise Jemimah on the viability of her property for use as a security to access the much-needed finances from XYZ Bank Limited. (2 marks)
- b) She has also informed you that during their last special general meeting at group ranch offices, it was resolved that 40% portion of the whole shall be privatized through issuance with certificates of lease while about 5% of the privatized portion shall be put to commercial use as allotment letters. Explain to Jemimah the legal procedures to be undertaken to privatize the portion of land being excised from the group ranch pursuant to the provisions of the Community Land Act, 2016. (4 marks)
- c) A few months after privatization, Jack, Jemimah’s husband, is taken ill and succumbs to illness abroad while undergoing treatment. Jemimah, a beneficiary of the just concluded privatization exercise, is faced with a heavy burden of defraying the piling medical and funeral expenses. She has come to your offices with her proposed buyer of one (1) acre of land from her share of ten (10) acres. Jemimah presents an original certificate of lease over land registration number MALILI/BLOCK 1/13760 [4.10 HA] bearing two names: Jack and herself. Discuss with your client the pre-contract activities and a key contractual term necessary to enable the conveyance of one (1) acre of land. (4 marks)

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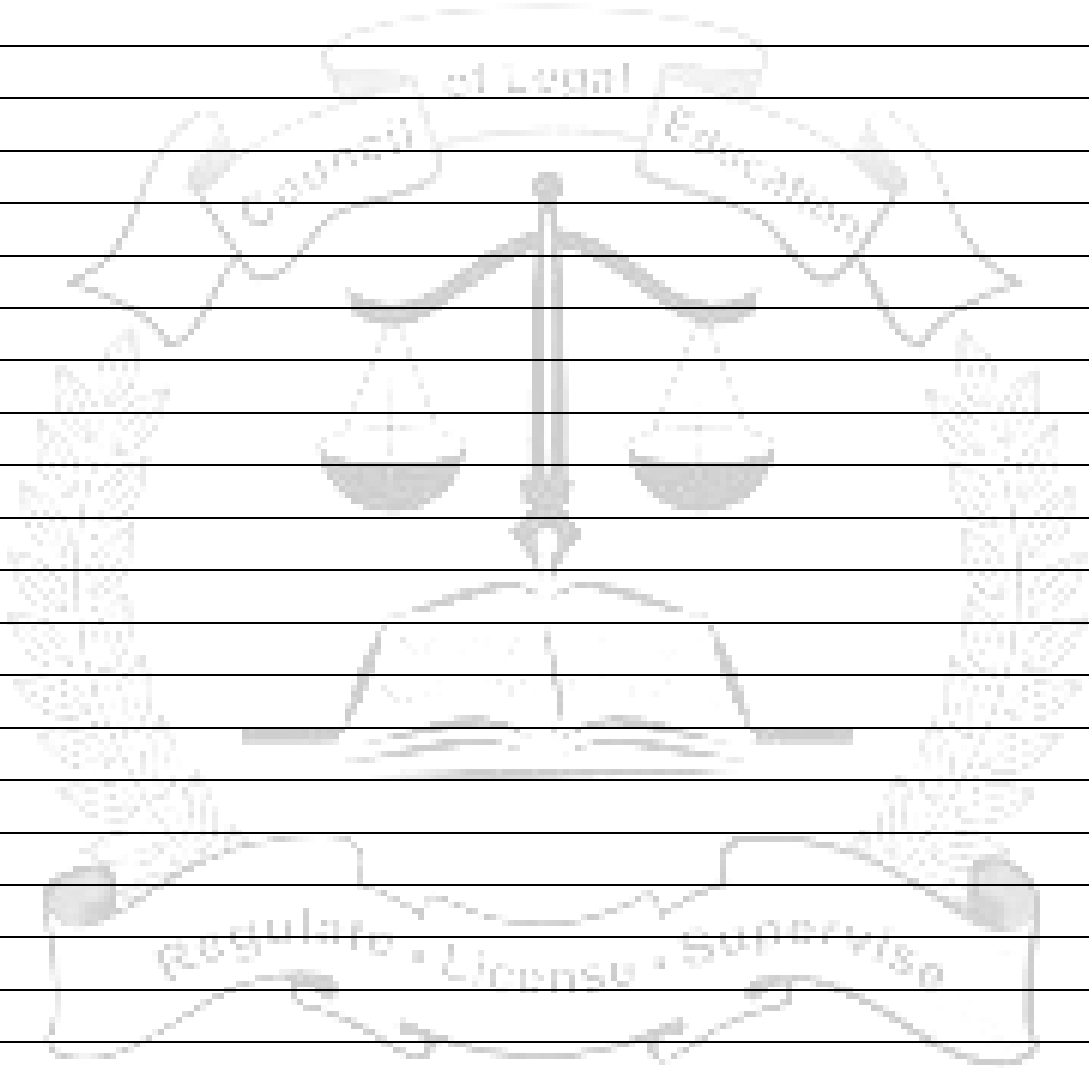
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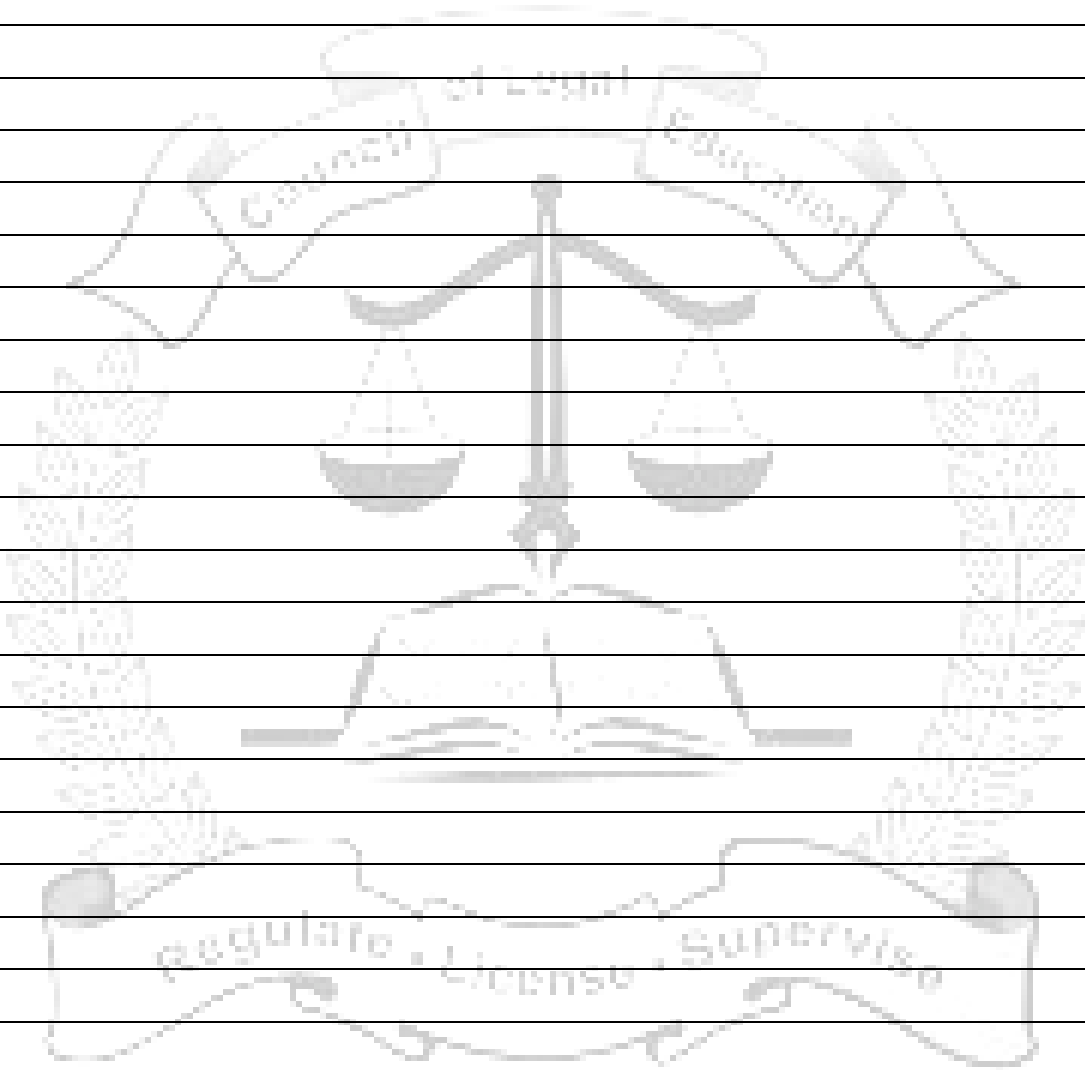
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