

Fall Semester- Final Exam Typical Answers (2022-2023)

University of Salahaddin- Erbil
 College of Engineering
 Geomatics Engineering Department
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Subject : Land Law
 Time Allowed : 150 Min.
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Q1) (25 Mark)

Select the correct term for the following phrases

1- Assessment is determining the level for real property based upon its relative market value.

a -price b-value c- tax d- compensation e- acquisition

2- The basic TAPU system of registration remained until 1974 when it was replaced by the.

.....

a- DERR b- ERRD c- REDR d- RDER e- RERD

3- In Iraq constitution expropriation is not permissible except for the purposes of benefit in return for just compensation, and this shall be regulated by law.,

a- public b- government c- owner d- tenant e- Law income family

4 The of landlords shall create bylaws to ensure good use of the common areas of the building and its management in apartments in multistory buildings.

a-community b-group c- association d- cooperation e- collective

5- The sell-buy process cannot take place if the real estate is mortgaged or.....or unencumbered.

a- forgery b- occupied c- sequestered d- swelled e- destroyed

Q2) (25 Mark)

Determine if the following samples are coincided with the criteria or not

1- 500 m² attached house have 25 m length

2- 375 m² Parcel or house have 3.8 m Withdrawal

3- 300 m² attached house its coverage area is 265 m²

4-Family of Seven persons live in 200 m² house and the house frontage is 10 m and street width is 14 m .

The design and planning in Iraq criteria to housing (Year 2010)

House Pattern	Land pieces area (m ²)	Land pieces width(m)	Withdrawal from the street (m)	Coverage area from the Land pieces area %	residential density Person / hectare	Building Density Two floors
Separate	400-600	16-24	4	%30	30-80	0.6
Simi- Attached	300-400	10-20	4	%45	110-160	0.9
Attached	200-350	5-10	2.5	%60	140-160	1.2
with middle courtyard	150-300	10-15	2.5	%75	170-290	1.5

1- $500 \text{ m}^2 / 25 \text{ m} = 20 \text{ m}$

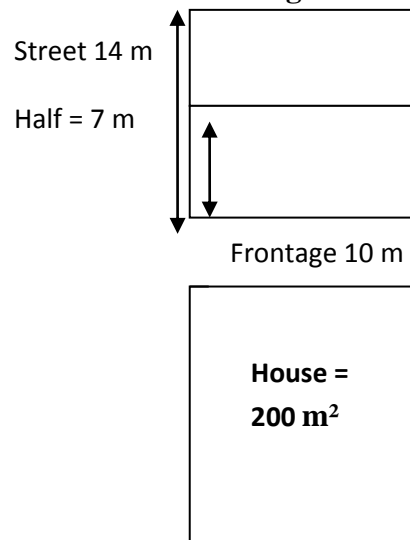
500 m² separate house must have width (16-24) its coincide because 20 is inside range of (16-24)

2- 375 m² Parcel or house is inside the Simi-Attached (300-400) have 3.8 m Withdrawal its not coincide because $3.8 \text{ m} < 4 \text{ m}$

3- 300 m² attached house its coverage area is 265 m²

$265 \text{ m}^2 / 300 \text{ m}^2 = 0.79.5 = \%79,5$ its not coincide because $\%79.5 > \%60$

4- Family of seven persons live in 200 m² house and the house frontage is 10 m and street width is 14 m .



$10 \text{ m} \times 14 \text{ m} / 2 \text{ m} = 70 \text{ m}^2$

Total area = $200 \text{ m}^2 + 70 \text{ m}^2 = 270 \text{ m}^2$

$7 / 270 = 1 / 39$

1 hectare = 4 Donum = 10000 m²

$170 / 10000 \text{ m}^2 = 1 / 59$

$290 / 10000 = 1 / 35$

residential density coincides because $1/39$ is inside of $(1/35 - 1/59)$

Q3) (25 Mark)

Rite True or False and if False Correct the Sentences

1. Deed is a legal document stating the conditions under which land is transferred.

True

- 2- Appropriation of public property is people without money have appropriated many public buildings and converted them into living space.

False: Appropriation of public property is people without housing have appropriated many public buildings and converted them into living space..

- 3- The sanctity of the homes shall be protected. Homes may not be entered, searched, or violated, except by a costumery discission accordance with the law.

False: The sanctity of the homes shall be protected. Homes may not be entered, searched, or violated, except by a judicial decision in accordance with the law.

- 4-The ministerial departments can decide in emergencies, such as flood or epidemic break-out, to temporarily occupy any property for a period determined according to the occupation decision for no more than 2 years as of the decision date. True.

- 5- In one-family housing development the minimum distance between the houses should be: Across the access 6 m

In one-family housing development the minimum distance between the houses should be: Across the access 12 m

Q4) (25 Mark)

Explain briefly the deference between following law concepts

- 1- Freehold is a free tenure, distinct from leasehold, in which the owner has the maximum rights permissible within the tenure system. But Leasehold is land held under a lease, that is, a contract by which the right of exclusive possession of land is granted by a landlord (the lessor) to a tenant (the lessee) for an agreed amount of money for an agreed period of time.
- 2- Acquisition is the state's appropriation of property or real estate, but compensation being the provision of money or land in exchange for the appropriation which named cash or kind compensation.
- 3- A family is a group of people who live in a house and have a relationship of kinship with all parents and children. As for a family, they are a group of people who live in one house and are united by a work bond or a duty, such as students in the boarding school, a residence for company members, or a laboratory.