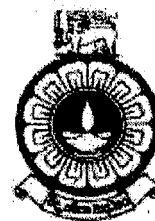


THE OPEN UNIVERSITY OF SRI LANKA
FACULTY OF HUMANITIES AND SOCIAL SCIENCES
DEPARTMENT OF LEGAL STUDIES
LLB DEGREE PROGRAMME - LEVEL 5
CONTINUOUS ASSESSMENT TEST I – 2022/2023
LLU5810 – LAND LAW
DURATION – 1 HOUR



DATE: 22 September 2023

TIME: 03.30 p.m. – 04.30 p.m.

Answer ONE (01) question only.

Candidates will be penalised for illegible handwriting.

1. 'The rights of an owner are comprised under three heads, namely, (a) the right of possession and the right to recover possession; (b) the right of use and enjoyment; and (c) the right of disposition.'

Sir AFS Massdorp, *The Institutes of Cape Law* (JC Juta & Company, 1907).

In light of the above statement analyse the statutory provisions that restrict ownership in Sri Lanka.

Support your answer with relevant authorities.

(20 marks)

2. Ramya rented a charming house in Colombo with a large garden. During her stay in this rented house, Ramya made several modifications in the garden, including:

- a) A outdoor kitchen with a gas stove.
- b) A traditional wooden swing annexed to the floor of the pavilion.
- c) Decorative lanterns bolted to the wooden pillars in the veranda.
- d) Various types of decorative flowers planted in plastic pots.

Ramya intends to end the rent and migrate to Australia. However, she is uncertain about which modifications in the garden must remain with the property.

Advice Ramya.

Support your answer with relevant case laws.

(20 marks)