

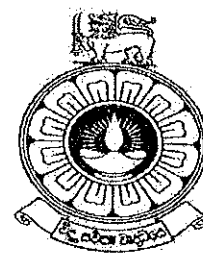
THE OPEN UNIVERSITY OF SRI LANKA
FACULTY OF HUMANITIES AND SOCIAL SCIENCES
DEPARTMENT OF LEGAL STUDIES
LLB DEGREE PROGRAMME- LEVEL 5
CONTINUOUS ASSESSMENT TEST 1- 2023/2024

LLU 5810 – LAND LAW

DURATION- 1 HOUR

DATE: November 05, 2024

TIME: 03.30 p.m. – 04.30 p.m.



Answer ONE question only.

Illegible handwriting will be penalized.

01. Before leaving the country for a vacation, Natha invited his old school friend Vasu to look after his property in Nuwara Eliya. Vasu agreed to handover the property to Natha upon his returning to Sri Lanka.

In January 2023, Natha went abroad and after that Vasu and his family settled in the old-fashioned house in Natha's property. Vasu's wife Ramani, planted a bed of roses and vegetables in front of the house. Vasu installed an electric fan and wall lamps in the upstairs of the house. Further, Vasu bought some movable bookshelves to create a reading room for their daughter Anagi. Vasu's son Suvahas, installed a heater in the upstairs bathroom.

Natha returned to Sri Lanka in January 2024, and conveyed Vasu that he intends to stay in the house in Nuwara Eliya. Upon Natha's request Vasu prepared for leaving the property. Vasu intended to remove all the additions and developments they added to the house and property when they are leaving. However, Natha opposed Vasu's idea stating that every addition and development has now become a part of the house and property.

Vasu seeks your legal advice. Advise Vasu by citing relevant cases.

(20 Marks)

02. Analyse the doctrine of *exceptio rei venditae et traditae*, and its application in Sri Lanka. Support your answer with relevant cases.

(20 Marks)

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