

**LAND SURVEYORS BOARD EXAMINATIONS
October 2009**

WRITTEN EXAMINATION

CADASTRAL LAW

Date: 19 October 2009

Time Allowed: 3 hours

INSTRUCTIONS

1. This paper consists of SIX (6) questions and THREE (3) pages.
 2. Answer any FIVE (5) questions only. If you attempt more than five (5) questions, only answers for the first five (5) will be marked.
 3. Marks allocated are shown at the end of each part/question.
 4. Answers will be graded for content and appropriate presentation.
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Question 1.

- a What are the principal functions of the Land Surveyors Act? 2 marks
- b With reference to the Land Surveyors Act, what is cadastral survey? 2 marks
- c The Land Surveyors Board has various functions. Describe any four (4) of them. 8 marks
- d Explain the role of Registered Surveyors in the land administration process within Singapore. 8 marks

Question 2.

CS Directive on Cadastral Survey Practices has listed conditions that must be fulfilled before land lots can be amalgamated. List these conditions and explain fully their implications. 20 marks

Question 3.

- a Share values of strata title developments are worked out by Registered Surveyors.
 - i) What is the significance of share value?
 - ii) What does share value represent?
 - iii) How are share values allocated to accessory lots? 12 marks
- b Explain the following terms:
 - i) Land tenure
 - ii) Caveat
 - iii) Easement
 - iv) Joint tenancy 8 marks

Question 4.

- a All the boundary marks of your RS lot are lost. The most recent boundary survey of the area was done under the Cassini system. Describe the steps you would take in order to re-establish the boundaries in SVY21 framework. 5 marks
- b Explain the significance of “2.515 HWM” in connection with land administration and cadastral surveying. 4 marks
- c With reference to CS Directives on Cadastral Survey Practices, describe how survey of reclaimed land, foreshore lease, subterranean lot and airspace lot is to be carried out. 11 marks

Question 5.

- a With reference to CS Directives on Cadastral Survey Practices, describe the following:
- i) Survey equipment calibrations
 - ii) Strata boundaries to be adopted in a strata survey
 - iii) Application for new lot numbers at launch of sale 12 marks
- b
- i) What is the purpose of the Foreshores Act? 2 marks
 - ii) Section (4) of the Foreshores Act gives authority for Government to construct works and to reclaim foreshore or seabed. Elaborate on this. 6 marks

Question 6.

- a During the boundary survey of a newly constructed condominium development, the following encroachments were found:
- i) a section of the wall fronting a public road was found to be encroaching by 0.07 m.
 - ii) the western boundary fence was found to be encroaching into a neighboring private property by 0.12m.
 - iii) a small section of a brick wall along the eastern boundary was found to be encroaching into a drainage reserve by 0.03 m.
- Explain to the developer the different actions he could take to overcome this obstacle. What would be your recommendations?
[You are expected to provide reasons for whatever action(s) you recommend.] 10 marks
- b What is the purpose of the Boundaries and Survey Maps Act? 2 marks
- c With reference to the Boundaries and Survey Maps Act :
- i) what is an assurance plan ? 2 marks
 - ii) what are the duties of the Chief Surveyor ? 6 marks