



**LAND SURVEYORS BOARD EXAMINATIONS  
AUGUST 2010**

**WRITTEN EXAMINATION**

**CADASTRAL LAW**

**Date: 13 August 2010**

**Time Allowed: 3 hours**

**INSTRUCTIONS**

**This paper consists of SIX (6) questions and THREE (3) pages.**

**Answer any FIVE (5) questions only. If you attempt more than five (5) questions, only answers for the first five (5) will be marked.**

**Marks allocated are shown at the end of each part/question.**

**Answers will be graded for content and appropriate presentation.**

### Question 1

- a) In the context of the relevant legislations, explain:
- i) Temporary Occupation Licence and Temporary Occupation Permit (4 marks)
  - ii) Precise Levelling Datum and Chart Datum (4 marks)
  - iii) Gross Floor Area and Strata Area (4 marks)
  - iv) Development Charge and Differential Premium (4 marks)
- b) Describe the various types of planning approvals granted by the Competent Authority under the Planning Act (4 marks)

### Question 2

- a) With reference to the State Lands Act, describe the four ways in which the State may alienate an interest in land to or in favour of an individual or body. (8 marks)
- b) The State is the major owner of lands in Singapore. What are the reasons? (4 marks)
- c) Your client wishes to purchase a strip of State land adjoining his property for extension of the existing compound. Advise him on the procedures of purchasing the strip of State land and the issue of Certificate of Title. (8 marks)

### Question 3

- a) The Boundaries and Survey Maps Act provide for correction of maps.
- i) Describe the various circumstances under which such correction can be made. (9 marks)
  - ii) What are the reasons required to alter Mukim and Town Subdivision boundaries? (3 marks)
- b) Elaborate on the survey and administrative works required for the proclamation of reclaimed lands. (8 marks)

#### Question 4

- a) Explain with examples the difference between restrictive covenants and easement. *(5 marks)*
- b) Leases issued under the Land Titles Act may be terminated in a number of ways. What are they? *(5 marks)*
- c) For mixed use developments, airspace and subterranean land lots have to be created to alienate an interest in land to individual or bodies sharing the mixed use development.
  - i) Explain the terms subterranean and airspace lots, and
  - ii) With the aid of diagram, describe how airspace and subterranean lots are depicted on Certified Plans. *(10 marks)*

#### Question 5

- a) Lands required for road development or existing roads are to be vested in the State under the Street Works Act. Elaborate on these provisions and the related administrative and survey works. *(10 works)*
- b) In the context of the Road Line Plan, what are Adopted Lines of Road Reserve and Safeguarded Lines of Road? *(4 marks)*
- c) In the preparation of all assurance plans, a registered surveyor would include the standard statement 'Boundaries and areas shown hereon are provisional and subject to alteration on final survey' .
  - i) What is the purpose of the standard statement?, and
  - ii) Give two examples where adjustments of boundaries may be necessary. *(6 marks)*

#### Question 6

- a) State the conditions that must be certified by a registered surveyor during the submission of Strata Title Plans. *(4 marks)*
- b) Your client, who owns 90% of the total strata units in a strata-titled complex, intends to widen the corridors fronting some of his shops. With the loss of shop areas in the conversion, he intends to create some new shop units from the common properties. What advice would you give to your client on the works and procedures leading to the issue of new strata titles? *(16 marks)*