



LAND SURVEYORS BOARD EXAMINATION

AUGUST 2011

WRITTEN EXAMINATION

CADASTRAL LAW

Date: 5 August 2011

Time Allowed: 3 hours

INSTRUCTIONS

This paper consists of SIX (6) questions and FOUR (4) pages including this page.

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:

- 1(a) The Boundaries and Survey Maps Act stipulates that a cadastral survey for any parcel of land shall not be taken to have been completed until five conditions are met. Describe these five conditions.
[5 marks]
- 1(b) You are surveying a lot whose Certified Plan is in the Cassini system. You have purchased the SVY21 coordinates from SLA. The issued list of SVYQLTY1 coordinates contains an instruction to verify these coordinates.
Describe how you would verify the SVYQLTY1 coordinates.
[15 marks]

Question 2:

- 2(a) A resurvey of the land lot is required when a strata survey for subdivision is conducted to subdivide the building within into strata lots. List 8 situations where such resurvey is not required.
[8 marks]
- 2(b) List the 4 types of survey where the Registrar of Title (RT) plan may be prepared.
[4 marks]
- 2(c) In a resurvey of a land lot, encroachments have been found. At the frontage, the perimeter wall encroaches into the state land (road reserve) by 0.15m. On one side a timber fence encroaches into neighbour A's lot by 0.06m. However, at the rear, the neighbour's wall encroaches into your client's lot by 0.08m. Advise your client what can be done for each situation, and the options if any. Include your contribution in the resolutions.
[8 marks]

Question 3:

- 3(a) The State may make grants of land of four types. What are they, and what are their key features and differences. [8 marks]
- 3(b) With regards to the Foreshores Act:
- (i) What is foreshore? [2 marks]
 - (ii) When do you need to apply for approval from Urban Redevelopment Authority? *[Include examples of development]* [4 marks]
 - (iii) Distinguish between *'injuriously affected'* and *'damaged by the execution of the works'* and their issues on compensation. [6 marks]

Question 4:

- 4(a) In the context of land subdivision, explain URA's grants of Written Permission and Provisional Permission. [4 marks]

- 4(b) Resulting from the application made by an architect for an owner for reconstruction of his house, URA has granted the Written Permission for the reconstruction. The Details of the Planning Permission include:

Plot (1) - for reconstruction of the 2-storey detached dwelling house

Plot (2) - for road widening.

Among the Planning Conditions is the following:

The applicant shall vest or cause to be vested in the State Plot 2 for road widening as required by Land Transport Authority without the State or the Land Transport Authority making any payment or giving any consideration whatsoever for the same with vacant possession and free from encumbrances prior to the issue of the Certificate of Statutory Completion by the Building and Construction Authority.

Explain to the owner, a lay person:

- (i) What the above information is about? [6 marks]
- (ii) The broad sequence of works you will execute for him as the registered surveyor until the Certificate of Statutory Completion is issued [10 marks]

Question 5:

5(a) The Land Surveyors Board may by order cancel the registration of any registered surveyors or suspend him from practice for a period not exceeding 12 months under specific circumstances. List eight (8) of these circumstances.

[8 marks]

5(b) Explain the differences between the registered surveyor and the authorised surveyor, including their liabilities.

[6 marks]

5(c) The LSB Directives on Engineering & Hydrographic Survey Practices are not intended to substitute technical specifications stipulated by the clients of Registered Surveyors. Discuss.

[6 marks]

Question 6:

6(a) Write short notes on registered and unregistered land.

[4 marks]

6(b) List the three (3) circumstances where the Registrar of Titles can cancel the registration or notification of an easement.

[6 marks]

6(c) Write short notes on the Schedule of Strata Units and Share Values.

[10 marks]