



LAND SURVEYORS BOARD EXAMINATION

AUGUST 2012

WRITTEN EXAMINATION

CADASTRAL LAW

Date: 3 August 2012

Time Allowed: 3 hours

INSTRUCTIONS

This paper consists of SIX (6) questions and THREE (3) 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 With respect to CS Directive on Cadastral Survey Practices on the requirement for traverses, write summary notes on:

(a) Conduct of traverse [5 marks]

(b) Connection to ISN markers [5 marks]

(c) Length of traverse [5 marks]

(d) Traverse adjustment [5 marks]

(Use sketches to explain if necessary)

Question 2:

2(a) With regards to the Guidelines and Specifications for GPS Surveys of ISN Markers:

(i) What is the minimally acceptable level of differential relative positional accuracy required for ISN marker survey? [3 marks]

(ii) Explain the GPS Gross Error Test and its field procedure. [9 marks]

2(b) In a cadastral survey, discuss the pros, cons and rationale of the traverse covering more than 4 ISN markers acquired from INLIS. [8 marks]

Question 3:

3(a) Describe the various applications (uses) of share values in a strata-titled development. [8 marks]

3(b) In a school reconstruction project in which the boundary remains unchanged, the specifications in the tender included the lodgement of a Registrar of Titles (RT) plan, a road declaration and a cadastral survey of the boundary. Except for the driveway inside the school compound, there are no other roads within the school compound. Adjoining a substantial part of the boundary are private properties and some encroachments into and by the school are expected.

With respect to the stated specifications, what advice would you give to the client who has appointed you as the registered surveyor for the cadastral survey in this project?

[12 marks]

Question 4:

4 The Land Titles Act (LTA) is derived from the Torrens system first created in South Australia as long ago as 1858.

(a) Explain the key provisions of the Land Titles Act (i.e. where it is different from other land ownership system).

[8 marks]

(b) List some weaknesses of the preceding system of land ownership (by deed) which were addressed by the Land Titles Act.

[6 marks]

(c) What are “caveats” in the context of the Land Titles Act? Also provide two different examples of its application

[6 marks]

Question 5:

5(a) You are given a completed topographical survey plan of a land with a beach front. It includes spot levels on the shore area up to about 2m below mean sea level. The levels were derived from an SLA Vertical Control Point. There are some existing structures near the shore that your client wishes to regularise with URA should they be required to comply with the provisions of the Foreshore Act.

You are to advise your client on the existing structures that will need to be regularised. Working with the given plan, describe how you would determine which structures are affected.

(Adopt mean sea level as 1.555 above Admiralty Chart Datum)

[8 marks]

5(b) Explain the following forms of easements:

(i) Expressed Grant

[4 marks]

(ii) Implied Grant

[4 marks]

5(c) There are some lots in Singapore that have not undergone modern surveys. Describe such lots and their possible implications to the owner.

[4 marks]

Question 6:

6 Write short notes on:

(a) Joint tenants and tenants-in-common

[4 marks]

(b) Differences between Gross Floor Area and Strata Area measurements

[6 marks]

(c) Criteria for amalgamation of two parcels of land

[4 marks]

(d) An accessory lot, its share value and its disposal

[6 marks]