



LAND SURVEYORS BOARD EXAMINATION

AUGUST 2013

WRITTEN EXAMINATION

CADASTRAL LAW

Date: 2 August 2013

Time Allowed: 3 hours

INSTRUCTIONS TO CANDIDATES

1. This paper consists of FIVE (5) questions and FOUR (4) pages including this page.
2. Write legibly on one side of the paper.
3. Begin each answer on a fresh page and write the question number at the top of each page.
4. Read the question paper thoroughly. 10 minutes will be allowed for this purpose. Commence writing only when the invigilator tells you to do so.
5. Marks allocated are shown at the end of each part / question.
6. Answers will be graded for content and appropriate presentation.
7. The attention of candidates is drawn to the Land Surveyors Rules for Conduct of Examinations.

Question 1

(a) With reference to the relevant Acts and Legislation, write short notes on the following:

- (i) Amalgamation of land lots
- (ii) Alienation of land
- (iii) Share value for mixed strata development
- (iv) Lot number re-shuffling
- (v) Refinement of lot coordinate in SVY21 datum

[10 marks]

(b) Illustrate with flow chart the process of a land development with amalgamation to subsequent land sub-division and strata sub-division of a new proposed residential development. You are to show the sequence from the planning stage to the final approval of certified plan and certified strata title plan. You are to emphasize on the major requirements such as plans and types of application submissions for all relevant stages of approval to all the relevant authorities.

[10 marks]

Question 2

- (a) (i) The Land Surveyors Board has various functions. Describe any four (4) of them.
- (ii) Explain the roles of Registered Surveyors in the land administration process within Singapore.
 - (iii) List the powers and duties of the Chief Surveyor of the Singapore Land Authority, conferred under the Boundaries and Survey Maps Act.
 - (iv) State the resolutions available for encroachment from private property onto State land.

[10 marks]

(b) (i) Explain what Mukim and Town Subdivision are.

[2 marks]

(ii) With effect from October 1994, the survey work on alteration of Mukim and Town Subdivision boundaries have since been undertaken by Registered Surveyors. Describe the circumstances and procedures for such surveys.

[8 marks]

Question 3

(a) What are the constraints, requirements and procedures to satisfy for the strata sub-division to be approved by the relevant authority for the following:

- (i) A whole block of existing strata sub-divided residential building.
- (ii) A single unit of an existing strata sub-divided industrial/warehouse development.
- (iii) A historical/heritage conservation commercial building/ complex.
- (iv) A single residential unit of an existing strata sub-divided residential mixed commercial and residential development.

[10 marks]

(b) A mixed development in the early years had already been strata sub-divided and MCST formed. However due to commercial and economical factors, the existing MCST wish to apply for a multi tiered MCST framework. Outline what are the foreseeable problems and suggest solutions.

[10 marks]

Question 4

(a) Do you need to physically demarcate the boundaries for a gazette survey of a protected place? State your reasons.

[3 marks]

(b) Outline, with illustrations, how you would carry out a gazette survey for a protected place with an area of approximately 150 ha covering several state land lots. It is bounded by the foreshore on one side, chain linked fencing on one other side, the third sides partially bounded by a very large PUB water reservoir, and the final side with a main gate along a public access road.

[10 marks]

(c) When and what differences or changes would you consider in the survey and draft notification and gazette plan if a paper gazette survey of a protected place is to be carried out?

[7 marks]

Question 5

- (a) (i) What is PLD (Precise Levelling Datum) and MSL (Mean sea level) in relation to the 2.515 HWM (High Water Mark) survey?
- (ii) What are their relationships in term of C.D. (chart datum) in Hydrographic Surveying and at different part of Singapore's territorial water?

[8 marks]

(b) A 200 HA of land had been reclaimed as an offshore island off the Singapore foreshore. The chart datum issued by MPA (Maritime and Port Authority of Singapore) Hydrographic Survey Department for the reclamation project is 1.800 meter C.D. The reclamation is to be off gentle slope with no shore protection such as seawall. State the process and what are the problems if a proclamation survey is required to proclaim the reclaimed island as state land with an area of no less than 200HA.

[12 marks]