



LAND SURVEYORS BOARD EXAMINATIONS

SEPTEMBER 2014

WRITTEN EXAMINATION

CADASTRAL LAW

Date: Tuesday, 2nd Sept 2014

Time Allowed: 3 hours

INSTRUCTIONS TO CANDIDATES

- 1. This paper consists of FIVE (5) questions. Candidates are to answer all questions.**
- 2. Begin each answer on a new page and write the question number and your index number at the top of each page. Only write on one side of the paper.**
- 3. 10 minutes will be allocated for reading of the questions. Only commence writing when instructed by the Invigilator.**
- 4. Candidates are to take note of Part IV-Examinations of the Land Surveyors Rules and the “Instructions to Candidate for Written Subject – Cadastral Law”.**

Question (1)

- (a) A Developer intends to strata subdivide an Office building that sits on a Freehold lot and a 99-year Leasehold lot. Advise the Developer on the survey works, procedures and constraints leading to the issue of strata titles. (10 marks)
- (b) With reference to the Building Maintenance and Strata Management Act and Land Titles (Strata) Act, explain the purpose of determining share values and briefly state the guidelines for the allotment of share values. (10 marks)

Question (2)

- (a) During the Verification survey for Certified Plan & Certified Strata Title Plan submission, you discovered a section of newly constructed building wall has encroached into adjacent vacant State Land lot by about 0.15 metre. Advise your client on the possible resolutions and constraints to resolve such encroachment. (8 marks)
- (b) 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. (8 marks)
- (c) State the main information shown on a land subdivision proposal plan to be submitted under Section 14(4) of The Planning Act. (4 marks).

Question (3)

- (a) In the context of the relevant legislations, write short notes on:
 - (i) Subsidiary Certificate of Title and Subsidiary Strata Certificate of Title. (4 marks).
 - (ii) Party wall as defined in Land Titles Act. (3 marks)
 - (iii) Statutory Land Grant (SLG) and Grant (G). (3 marks)
- (b) Outline the purpose and requirements on setting out survey for the alienation of State Land. (4 marks)
- (c) With reference to the State Lands Act, describe the four types in which the State may alienate an interest in land to an individual or body. (6 marks)

Question (4)

With reference to CS Directives on Cadastral Survey Practices, describe the procedures of carrying out following surveys.

- (i) Proclamation survey. (4 marks)
- (ii) Foreshore lease. (4 marks)
- (iii) Subterranean lot and Airspace lot. (4 marks)
- (iv) Strata survey of Buildings in Cluster Housing Developments. (3 marks)
- (v) Strata survey of Buildings for leases between 7 to 21 years. (5 marks)

Question (5)

- (a) Explain the importance of complying with the following requirement and write brief notes on procedures leading to issue of refined coordinates by the Chief Surveyor.

“SVY21 coordinates provided by the Chief Surveyor must be verified on site by a Registered Surveyor before adoption for use.” (6 marks)

- (b) In the Land Surveyors (Code of Professional Conduct & Ethics) Rules, *“A practising registered surveyor shall, in the exercise of his profession, uphold the dignity, standing and reputation of the profession.”* To elaborate. (8 marks).

- (c) In the CS Directives on Cadastral Survey Practices, *“Registered surveyors shall consider the datum to be used for a survey and positional accuracy is within ± 0.030 m (one sigma) when reporting encroachments.”*

What is the purpose of providing such a tolerance? Is the tolerance of ± 0.030 m (one sigma) adequate? Give your opinions. (6 marks)