



LAND SURVEYORS BOARD EXAMINATIONS

MARCH 2015

WRITTEN EXAMINATION

CADASTRAL LAW

Date: Wednesday, 4th March 2015 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) Define the term “Land” as in the Land Titles Act. *(5 marks)*
- (b) Briefly, explain registered and unregistered land. *(4 marks)*
- (c) For amalgamation of land lots to be effected, the land lots to be amalgamated must satisfy certain conditions. State and elaborate the conditions for the amalgamation of land lots. *(5 marks)*
- (d) Requisition of Survey (R/S) may require a cadastral resurvey of the land lot upon the completion of construction for a project.
 - (i) What are the 2 main reasons for carrying out this resurvey? *(2 marks)*
 - (ii) When would be an appropriate time to commence the resurvey? State your reasons. *(4 marks)*

Question 2

- (a) With reference to the relevant Acts, Chief Surveyor Directives, briefly explain :
 - (i) How are share values in strata titled residential development determined? *(3 marks)*
 - (ii) How are strata boundaries determined? *(2 marks)*
 - (iii) Limited Common Property. *(3 marks)*
- (b) Your client owns 2 residential strata units and would like to purchase from the Management Corporation Strata Title Plan No. 9999 (“MSCT”) part of the common property (“Affected Common Property” of 2 sq m) which is located between the 2 units. He would like to amalgamate the Affected Common Property with both residential strata units into one strata lot.

You are requested by your client to provide a written advice on the process and requirements of acquiring the Affected Common Property, filing of the schedule of strata units and obtaining strata subdivision approval from URA and SLA.

(12 marks)

Question 3

- (a) Briefly explain :
- (i) Chief Surveyor Directive on Cadastral Survey to be read with related documents *(3 marks)*
 - (ii) Registered Surveyors shall carry out Cadastral Survey in sequence *(3 marks)*
 - (iii) Requirements to fulfil for a cadastral survey of land to be deemed completed *(4 marks)*
- (b) The Land Surveyor Board consists of members who are appointed by the minister for a 2 year term. What is the composition of the members of the Land Surveyor Board? *(4 marks)*
- (c) With reference to the Land Surveyor Act (Chapter 156), Part III Privileges of Land Surveyors, Section 10 stipulates on what constitutes illegal practices. To elaborate. *(6 marks)*

Question 4

- (a) Outline with Illustration how you would determine the propose boundaries for the alienation survey of a plot of land, approximately 20 ha covering several State Land Lots. It is bounded by the foreshore on one side, chain link fencing by the adjacent private owner on the other side, a PUB water reservoir on the third side and the fourth side fronting a public road to be widened. *(10 marks)*

- (b) A contractor consults you on the Chief Surveyor's fee for the cadastral land and strata survey of a public housing project.

The following information is available for your reference:

- (i) A layout of site plan shows the parcel of land to be surveyed as 18600.0 sq m
- (ii) Requisition of Survey (R/S) requires :
- The supply of title plan for a 105- year lease.
 - A resurvey of the land lot when construction is completed.
- (iii) Site to contain 2 housing blocks :
- Block 1 to be strata subdivided into 120 dwelling units ;
 - 100 dwelling units with strata area of below 100 sq m per unit, and
 - 20 dwelling units with strata area of 115 sq m per unit.
 - Block 2 to be strata subdivided into 110 dwelling units with 2 commercial units ;
 - 110 dwelling units with strata area of 102 sq m per unit
 - 2 commercial units with strata area of 500 sq m and 200 sq m.
- (iv) "Live" strata lot numbers are required at project launch of sales.
- (v) Strata lease plans are required for the purpose of issuing leases to each of the lessees.

Tabulate the expected survey fees (cadastral land and strata survey) payable to the Chief Surveyor, SLA for the project, under the Boundaries and Survey Maps (SLA Fees) Rules and the Boundaries and Survey Maps (Prescribed Fees) Rules (CS Circular 2/2014). Please state your assumption clearly, where applicable. (10 marks)

Question 5

- (a) Registrar of Title (RT) plan may be prepared for certain type of survey:
- (i) List 4 types of survey where RT plan may be required. *(2 marks)*
 - (ii) With the aid of a diagram, highlight the significance of the information shown on a RT plan. *(4 marks)*
- (b) A new public road is to be constructed stretching from Mainland Singapore, cutting across Pulau Punggol Barat and link to Pulau Punggol Timor. The link between the mainland Singapore and Pulau Punggol Barat is by a new bridge over the sea whereas a new causeway joins Pulau Punggol Barat to Pulau Punggol Timor. The new road on land is excised from State Land whereas the new bridge and causeway are built across the sea.

Outline the sequence of survey works including all applications to the Authorities and gazette notifications required for the eventual submission of the road declaration plan of the subject road to LTA. State the authority/documents required for the application for new lot numbers for the various processes.

(14 marks)