



LAND SURVEYORS BOARD EXAMINATIONS

APRIL 2017

WRITTEN EXAMINATION

CADASTRAL LAW

Date: Tuesday, 4th April 2017 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 new constructed residential condominium site with a Certified Plan approved in 2014 has new boundary walls built all around the lot boundaries with adjoining existing neighbor's boundary walls on three sides and one new boundary wall facing the road frontage. The frontage wall has been built with a setback 2 m into the site due to land subdivision required by Land Transport Authority for future road widening.

Explain how you would conduct the cadastral survey for land subdivision with respect to the relevant CS Directive on Cadastral Survey Practices and how you would advise the land owner on the following :-

- a) Conduct of Traverse. (8 marks)
- b) Boundary Refinement. (4 marks)
- c) Proposed road reserve line at frontage with new boundary wall encroaching into future road with various dimensions all exceeding the maximum 30 mm allowed. (4 marks)
- d) Encroachment of one new constructed rear boundary wall into rear adjoining lot with various dimensions all exceeding maximum 30 mm allowed. (4 marks)

Question 2

- a) Share values of strata title developments are worked out and submitted for approval by Registered Surveyor.
 - i) Explain the procedures and types of information needed to work out share values for Single Tier Mixed use residential development of a few hundred units with 2 units of retail shops. (6 marks)
 - ii) What does share value represent and what are the information shown on the share value schedule? (2 marks)

- iii) What are 4 compulsory documents prepared and certified by the Registered Land Surveyor for sales of flat units or condominium units required under the Housing Developers Act and explain briefly what important information are shown on each of these documents?
(6 marks)
- b) Write notes on how you will conduct the survey and prepare the following:
 - i) Strata title survey field diagrams.
(2 marks)
 - ii) Preparation of Strata Title Plans.
(2 marks)
 - iii) Preparation of URA land and strata subdivision plans.
(2 marks)

Question 3

Write notes on all the following:

- a) Declaration of private street as public street under the Street Works Act.
(4 marks)
- b) Survey involving high water mark under Boundaries & Survey Maps (Conduct of Cadastral Surveys) Rules.
(4 marks)
- c) Survey requirements for land under Boundaries & Survey Maps Act.
(4 marks)
- d) Strata boundaries to be adopted in a strata survey.
(4 marks)
- e) Criterias on amalgamation of two parcels of land.
(4 marks)

Question 4

- a) All the boundary marks of your vertical survey lot are lost. The lot boundary Certified Plan was approved in 1986 which is an island lot surrounded by road reserves on all four sides. The building is rectangle and the 1st storey comprises columns spaced equally on the edge of building with floor slabs cum covered walkway in between the columns.

There is an existing 2 m wide culvert drain adjoining the edge of the building slab surrounding the entire island lot. You have purchased latest SVY21 coordinates from SLA. During survey using these SVY21 coordinates, you have detected encroachment from the building columns and building slabs into the road reserve on one side by 0.180 m. On the opposite side of the lot fronting another road, you have found the building line located further into the lot by 0.20m.

- i) Explain what are the possible problems you will encounter which needed to be resolved.
(3 marks)
- ii) What are all critical features to be surveyed on site to obtain the correct boundaries.
(2 marks)
- iii) What are the necessary concurrence to obtain and from which relevant party or parties before final submission to S.L.A. for approval of Certified Plan.
(5 marks)
- b) With reference to CS Directives on Cadastral Survey Practices, explain how survey of reclaimed land, foreshore lease, subterranean and airspace lot are to be carried out.
(8 marks)
- c) Explain the significance of '2.515 HWM' in connection with cadastral surveying and land administration.
(2 marks)

Question 5

- a) The State may issue grants of land. Describe four types and their key features and differences. (6 marks)
- b) Write short notes on registered and unregistered land. (4 marks)
- c) A land owner wishes to purchase a strip of State Land fronting his landed house. Advise him briefly on the procedures to purchase and how you would conduct the site survey with respect to obtaining all necessary approval prior to final issue of Certificate of Title. (10 marks)