



**LAND SURVEYORS BOARD EXAMINATIONS**

**JULY 2021**

**WRITTEN EXAMINATION**

**CADASTRAL LAW**

**Date: 05<sup>th</sup> July 2021.**

**Time Allowed: 3 hours**

**INSTRUCTIONS TO CANDIDATES**

- 1. This paper consists of six (6) questions. Candidates are required to answer any five (5) out of the six (6) 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'.**

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**Question 1**

- a) With reference to the State Lands Act, describe the four ways in which the State may alienate an interest in land to or in favour of an individual or body. (8 marks)
- b) Outline the purpose and requirements on setting-out survey for the alienation of State Land. (4 marks)
- c) Your client wishes to purchase a strip of State land adjoining his property for extension of the existing garden. Advise him on the procedures of purchasing the strip of State land and the issue of Certificate of Title. (8 marks)

**Question 2**

- a) With reference to CS Directives on Cadastral Survey Practices, explain how survey of Resurvey lot, Reclaimed land, Foreshore lease, Subterranean and Airspace lot are to be carried out. (10 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. (10 marks)

**Question 3**

- a) 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)
- b) With reference to a Mixed-Use development project, describe the role of a registered surveyor in providing his expertise to the project team and his involvement with the government authorities in the following stages:
  - i) Design and Planning.
  - ii) Launching of Sale for the development.
  - iii) Issue of Subsidiary Strata Certificates of Title.

(10 marks)

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**Question 4**

- 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 0.17 metre. With reference to CS Directives on Cadastral Survey Practices, advise your client on the possible resolutions and constraints to resolve such encroachment. (8 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. (7 marks)
- c) The Land Surveyors Board may by order cancel the registration of any registered surveyor or suspend him from practice for a period not exceeding 12 months under specific circumstances. List five of these circumstances. (5 marks)

**Question 5**

- 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) State the conditions that must be certified by a registered surveyor during the submission of Strata Title Plans. (4 marks)
- c) A resurvey of the land lot is required when a strata survey for subdivision is conducted to subdivide the building within into strata lots. List 6 situations where such resurvey is not required. (6 marks)

**Question 6**

In the context of CS Directive on Cadastral Survey Practices, write short notes on:

- i) Conduct of traverse. (3 marks)
- ii) Connection to ISN markers. (3 marks)
- iii) Length of traverse. (3 marks)
- iv) Traverse adjustment. (3 marks)
- v) Prerequisites for amalgamation of land lots. (4 marks)
- vi) Strata lot with Internal Staircase. (2 marks)
- vii) Strata Lot with step-down structures constructed below the approved stratum. (2 marks)

**-The End -**