



LAND SURVEYORS BOARD EXAMINATIONS

JULY 2024

WRITTEN EXAMINATION

CADASTRAL LAW

Date: 15th July 2024

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'.**

Question 1

- (a) In a cadastral survey, an encroachment by a garden wall was discovered and has to be resolved in accordance to the CS Directives for Cadastral Survey Practices. Describe briefly what the registered surveyor has to do to resolve the encroachment in the following situations:
- (i) The neighbour's wall encroaches into the subject lot (2 marks)
 - (ii) Subject lot's new wall encroaches into neighbouring lot (2 marks)
 - (iii) Subject lot's wall built by previous owner encroaches into neighbouring lot. (2 marks)
 - (iv) Subject lot's wall encroaches into State land in consideration of SLA's policy on such matters. (4 marks)
- (b) Explain, with examples, the differences between express easement and implied easement. (6 marks)
- (c) For amalgamation of lots, what are the 4 necessary conditions? (4 marks)

Question 2

- (a) In selection of sites for the planting of new ISN markers, list 6 considerations listed in the guidelines for the selection of the sites: (6 marks)
- (b) (i) What does the zero baseline test determine? (2 marks)
- (ii) What is the permitted tolerance and for which components? (2 mark)
- (c) (i) What does the gross error test determine? (2 marks)
- (ii) What are the permitted tolerances and for which components? (2 marks)
- (d) Write brief notes on the differences between ellipsoidal height and Singapore Height Datum. Use a sketch to help explain if that helps. (6 marks)

Question 3

- (a) What are the differences between 'registered land' and unregistered land' and the implication of these differences. (6 marks)
- (b) Write brief notes on registration of deeds (including purpose, form, strengths and weaknesses). (6 marks)
- (c) What is a caveat? And provide 2 common examples/applications of caveat being lodged. (4 marks)
- (d) Any land includes only so much of the subterranean space as is reasonably necessary for the use and enjoyment of the land. How are the 2 extents (depth) of the subterranean space defined? (4 marks)

Question 4

- (a) Write brief notes on the origin of and reason for Singapore Height Datum (SHD) w.r.t. Mean Sea Level (6 marks)
- (b) Write brief notes on the critical differences between a topographical survey and an encroachment survey (6 marks)
- (c) List the 4 types of survey where the Registrar of Title Plan may be prepared. (4 marks)
- (d) Who can declare reclaimed lands formed by the reclamation of any part of the foreshore of Singapore? And how is that done? (2 marks)
- (e) Describe authorised surveyors and authorised assistants (2 marks)

Question 5

(a) Reference to the Planning Act, describe the following:

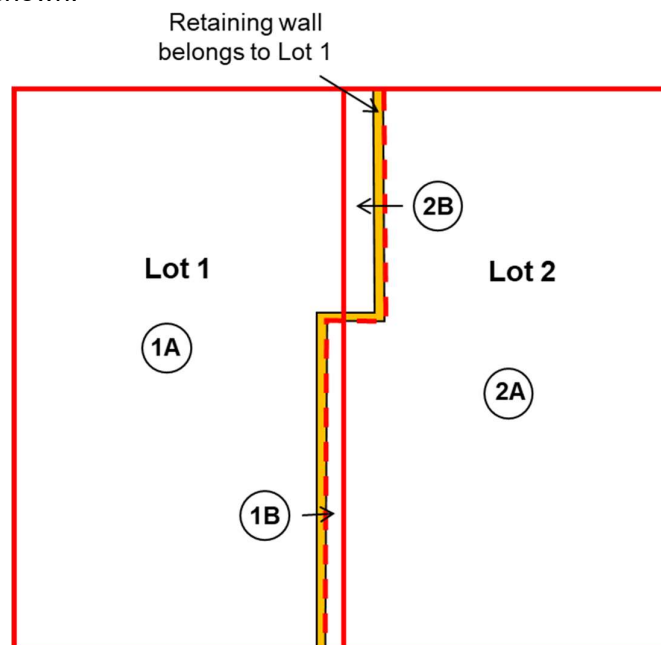
- (i) Planning Permission (2 marks)
- (ii) Provisional Permission (2 marks)
- (iii) Written Permission (2 marks)
- (iv) Conservation permission (2 marks)

(b) With effect from 01 June 2023, the floor definitions by URA, SLA, BCA and SCDF were harmonised. Explain the changes in each of these:

- (i) All agencies' floor areas will be measured to the middle of the wall. (3 marks)
- (ii) All strata areas will be included as GFA. (3 marks)
- (iii) All voids will be excluded from strata area (3 marks)
- (iv) BCA and SCDF will adopt an aligned definition for SGFA computation (3 marks)

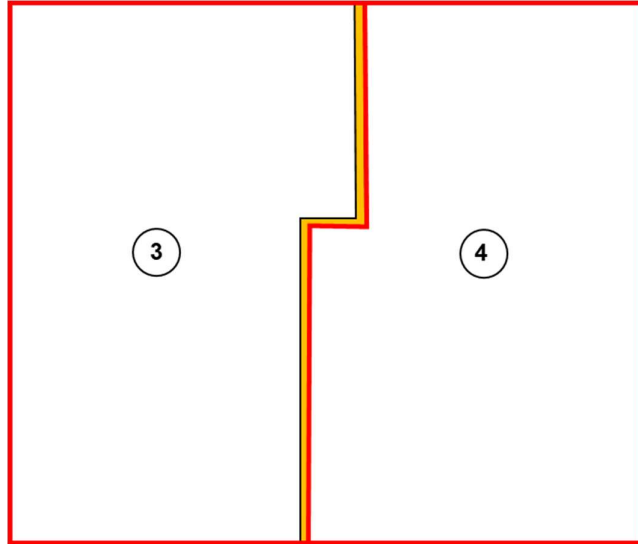
Question 6

Your client who owns Lot 1 on a higher ground with a high retaining wall that encroaches onto the Lot 2 as shown.



The owner of Lot 2 has agreed with him to a land exchange to resolve the encroachment. They agreed that Plot 2B of Lot 2 is to be exchanged for Plot 1B of Lot 1.

The desired outcome is to have Lot 3 and Lot 4 as shown below:



You are engaged to advise your client the sequence of works to be executed.

Brief the client the broad sequence of events to pursue; including:

- (i) Cadastral surveys required (*no need to describe survey procedures*)
- (ii) Applications to authorities
- (iii) Involvement of conveyance lawyers
- (iv) Necessary documents to support applications

Consider also that URA generally does not permit subdivisions where one resulting lot cannot be developed on its own; i.e. being too small in land area. (20 marks)