



LAND SURVEYORS BOARD EXAMINATION

14th July 2025

WRITTEN EXAMINATION

CADASTRAL LAW

Instructions to Candidates

1. This paper contains 6 questions. You are required to answer any 5 questions.
2. Write your answers clearly on one side of the paper only.
3. Start each answer on a new page, and write the question number at the top of each page, with the corresponding sub-index next to your answer.
4. Read the questions carefully. You will be given 10 minutes for this purpose.
5. Begin writing only when the invigilator instructs you to do so.
6. The marks allocated for each question are indicated at the end of the question.
7. Answers will be evaluated based on both content and proper presentation.
8. Candidates are reminded to familiarize themselves with the Land Surveyors Board Rules of Conduct for Examinations.

Question 1A

- (i) Under the Boundary and Survey Map Act, what are the 6 cases where correction of maps are allowed? (5 marks)
- (ii) What are the pre-requisites for private land and state land that allows sub-division and/or amalgamation? (5 marks)

Question 1B

- (i) What do you understand by the term encroachment mean for all land, foreshore and strata development in a Title Survey? (5 marks)
- (ii) Give reasons, your comments and resolutions for all such encroachment for both private and state land in order to expedite the approval of Title Survey by SLA. (5 marks)

Question 2A

- (i) How does the Act interpret areas in a Strata Survey as common area? (2 marks)
- (ii) How are common properties register under the Strata Title Plan? (2 marks)
- (iii) What had the Limitation Act got to do with the common property of any development? (2 marks)

Question 2B

How do you compute the share value for the following project developments?

- (i) H.D.B. public residential project (1 mark)
- (ii) H.D.B. commercial project (1 mark)
- (iii) H.D.B. executive condominium project (1 mark)
- (iv) J.T.C. commercial building project (1 mark)

Question 2C

- (i) Upon the registration of Strata Title, under what conditions can a share value entry be allowed to change. (3 marks)
- (ii) Under the Building Maintenance and Strata Management Act, what shall the share value of a lot as shown in a schedule of strata unit be determined? (3 marks)

Question 2D

- (i) Outline the important points and the method of computation for a mixed commercial development consisting of residential, shopping and hospital strata unit. The hospital will be owned by one single ownership. (4 marks)

Question 3A

- (i) When do you need to apply for approval from Urban Redevelopment Authority? [Include examples of development.] (2 marks)
- (ii) In the context of land subdivision, explain URA's grants of Written Permission and Provisional Permission. (2 marks)

Question 3B

Scenario:

Resulting from the application made by an architect for an owner for reconstruction of his house, URA has granted the Written Permission for the reconstruction.

The details of the Planning Permission include:

Plot 1 - for reconstruction of the 2-storey detached dwelling house

Plot 2 - for road widening

The Planning Conditions as follow:

The applicant shall vest or cause to be vested in the State Plot 2 for road widening as required by Land Transport Authority without the State or the Land Transport Authority making any payment or giving any consideration whatsoever for the same with vacant possession and free from encumbrances prior to the issue of the Certificate of Statutory Completion by the Building and Construction Authority.

Explain the above to the Owner, a lay-man person.

- (i) What is the above information about? (6 marks)
- (ii) Describe in flow chart format, the broad sequence of works you will execute for him as the registered surveyor until the Certificate of Statutory Completion is issued. (10 marks)

Question 4A

When and how are these terms being used:

- (i) m.s.l. (1 mark)
- (ii) Old P.W.D. Level Datum (1 mark)
- (iii) Chart Datum (1 mark)
- (iv) A.C.D. (1 mark)
- (v) A.M.S.L. (1 mark)

Question 4B

What do you understand of the following terms from its relevant Acts?

- (i) Territorial Water (1 mark)
- (ii) Foreshore Land (1 mark)
- (iii) Economical Development Zone (1 mark)
- (iv) Saving as to Foreshore rights (1 mark)
- (v) Declaration regarding reclaimed lands (1 mark)

Question 4C

A 200 Ha of land has been reclaimed as an offshore island, off the Singapore foreshore. The Chart Datum was issued by M.P.A. (Maritime and Port Authority of Singapore) Hydrographic Survey Department for the reclamation project was 1.713 meter C.D. The reclamation is to be off gentle slope with no shore protection, such as seawall.

- (i) State the process and the problems if a proclamation survey is to be required to proclaim the reclaimed island as a state land with an area of no less than 200 Ha. (10 marks)

Question 5A

Describe what, why, and how each of the following items relates to your role as a registered surveyor?

- (i) R.I.P. (1 mark)
- (ii) Road Safe Guard line (1 mark)
- (iii) G.I.P. (1 mark)
- (iv) Road Declaration Plan (1 mark)
- (v) Can a private road be surrendered and declared (1 mark)

Question 5B

With reference to *Sketch 5.i* and *Sketch 5.ii*, You are required to carry out a Road Declaration Survey for the proposed boundaries/ Road Reserve Line as outlined in red for surrendering to L.T.A.

- (i) Outline in a flowchart format to show the sequences of the workflows in order to obtain final certified plan approved by S.L.A and final road declaration plan by L.T.A. (6 marks)
- (ii) Provide the reasons and resolutions for each phase of the work flow to show your understanding of the practical problems and issues for this project. (9 marks)

Question 6A

Explain and describe the following:

- (i) G.L.N. (1 mark)
- (ii) Accessory Lots / Provisional Lots (1 mark)
- (iii) Lots shuffling (1 mark)
- (iv) Dummy Lots (1 mark)
- (v) Make Lots Live (1 mark)

Question 6B

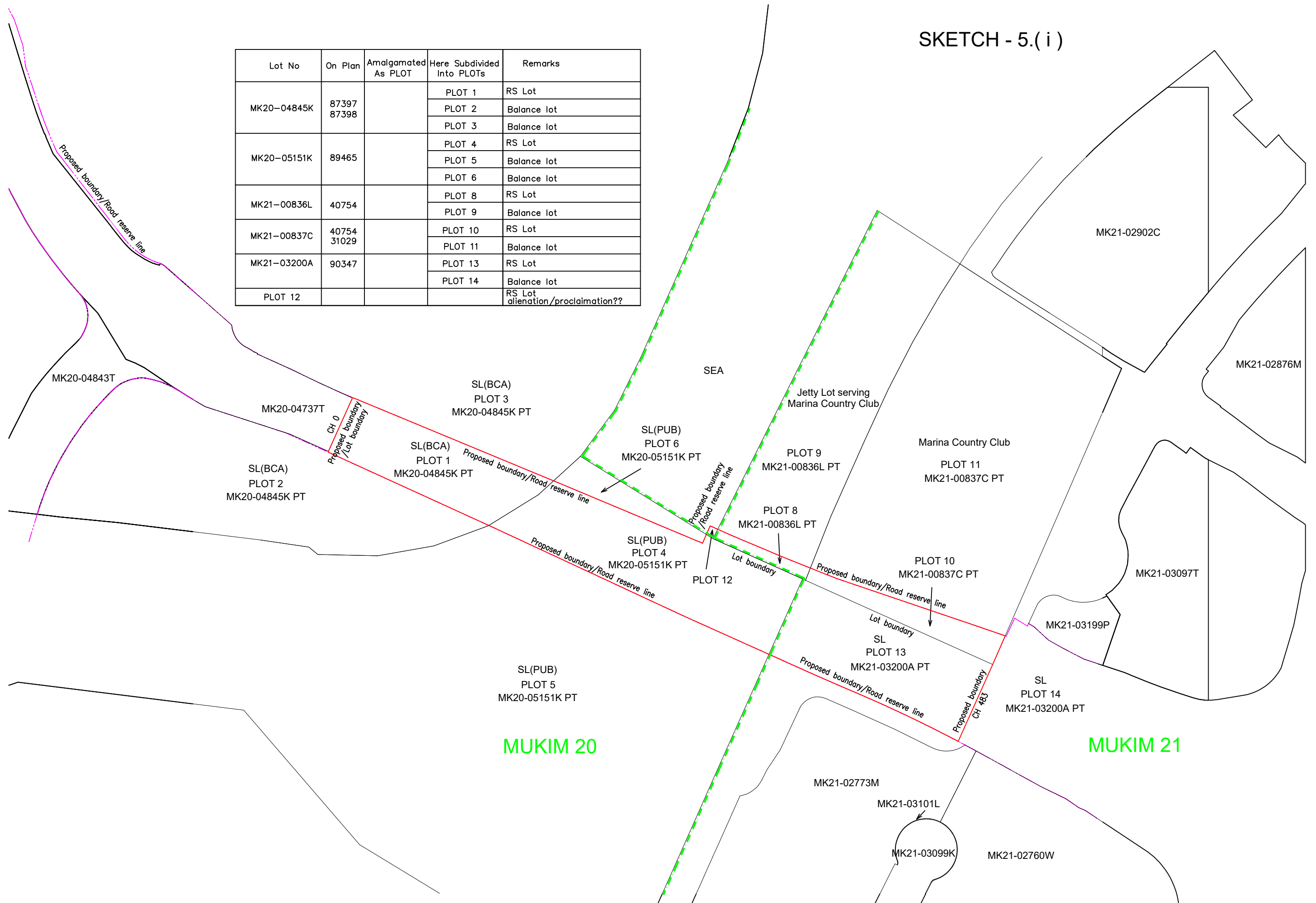
With reference to *Sketch 6*.

Under U.R.A. Governmental Land Sales, 2 land parcel plots namely Plot 63 and Plot 64 are the final R/S Lots. The sketch and the tables show all the subdivided plots in black and green for balance plots. Some balance plots will be amalgamated to form Plot 63 and Plot 64 while the rest remains as balance plots.

- (i) The question and issue in this exercise are for the S.L.A. to approve the Certified Plan in a concurrent single phase of submission of the R/S plots together with the amalgamation of 10 number of remanent balance plots to L.T.A. / Road Lot Mk05-09143P (as a balance lot), along with R/S plots 63 and Plot 64. Provide reasons and arguments for both a "Yes" and a "No" answer. (10 marks)
- (ii) Provide the procedure or outline for determining the Chief Surveyor fees payable to the S.L.A. for both the "Yes" and "No" outcomes. (5 marks)

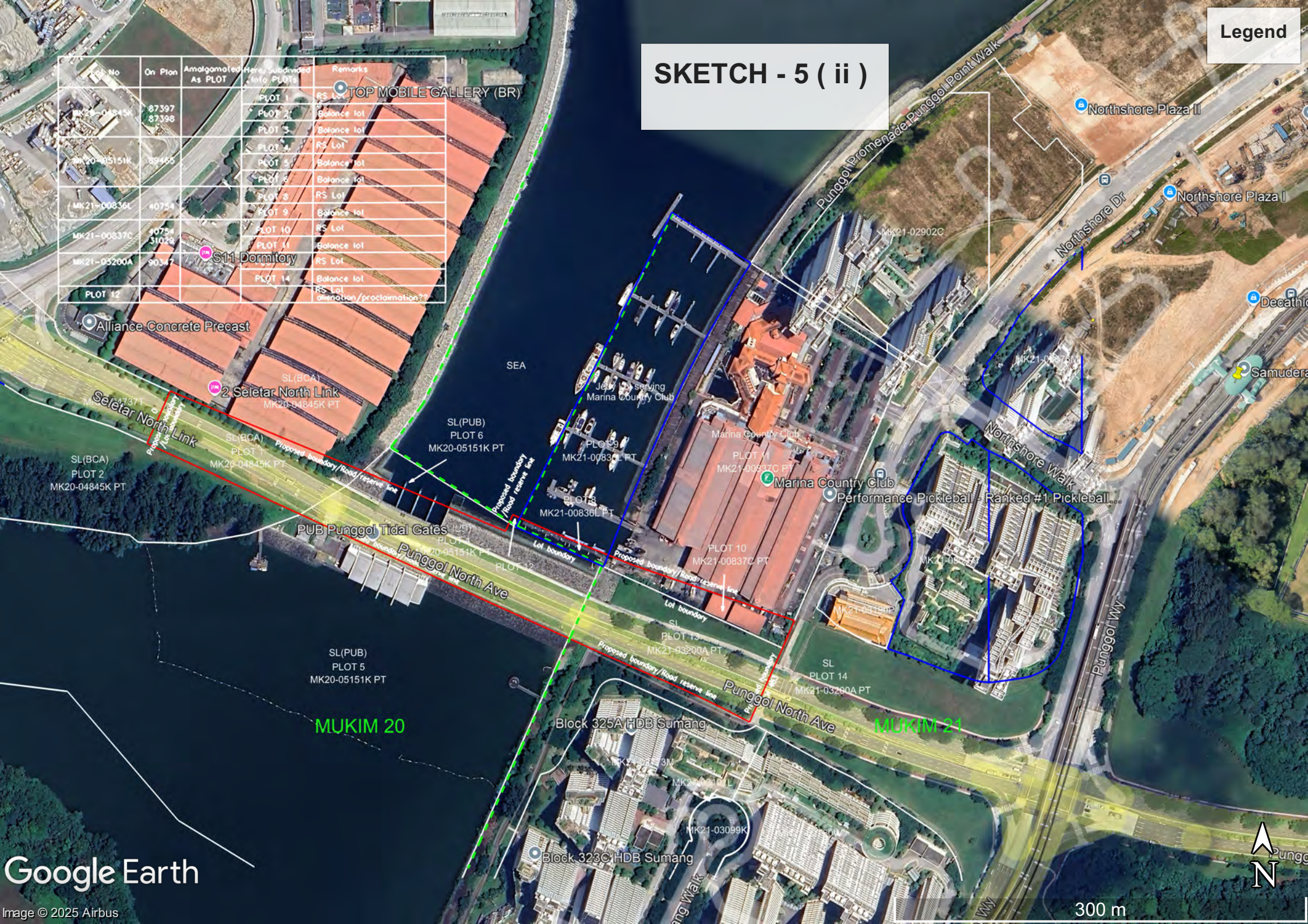
SKETCH - 5.(i)

Lot No	On Plan	Amalgamated As PLOT	Here Subdivided Into PLOTs	Remarks
MK20-04845K	87397 87398		PLOT 1	RS Lot
			PLOT 2	Balance lot
			PLOT 3	Balance lot
MK20-05151K	89465		PLOT 4	RS Lot
			PLOT 5	Balance lot
			PLOT 6	Balance lot
MK21-00836L	40754		PLOT 8	RS Lot
			PLOT 9	Balance lot
MK21-00837C	40754 31029		PLOT 10	RS Lot
			PLOT 11	Balance lot
MK21-03200A	90347		PLOT 13	RS Lot
			PLOT 14	Balance lot
PLOT 12				RS Lot alienation/proclamation??

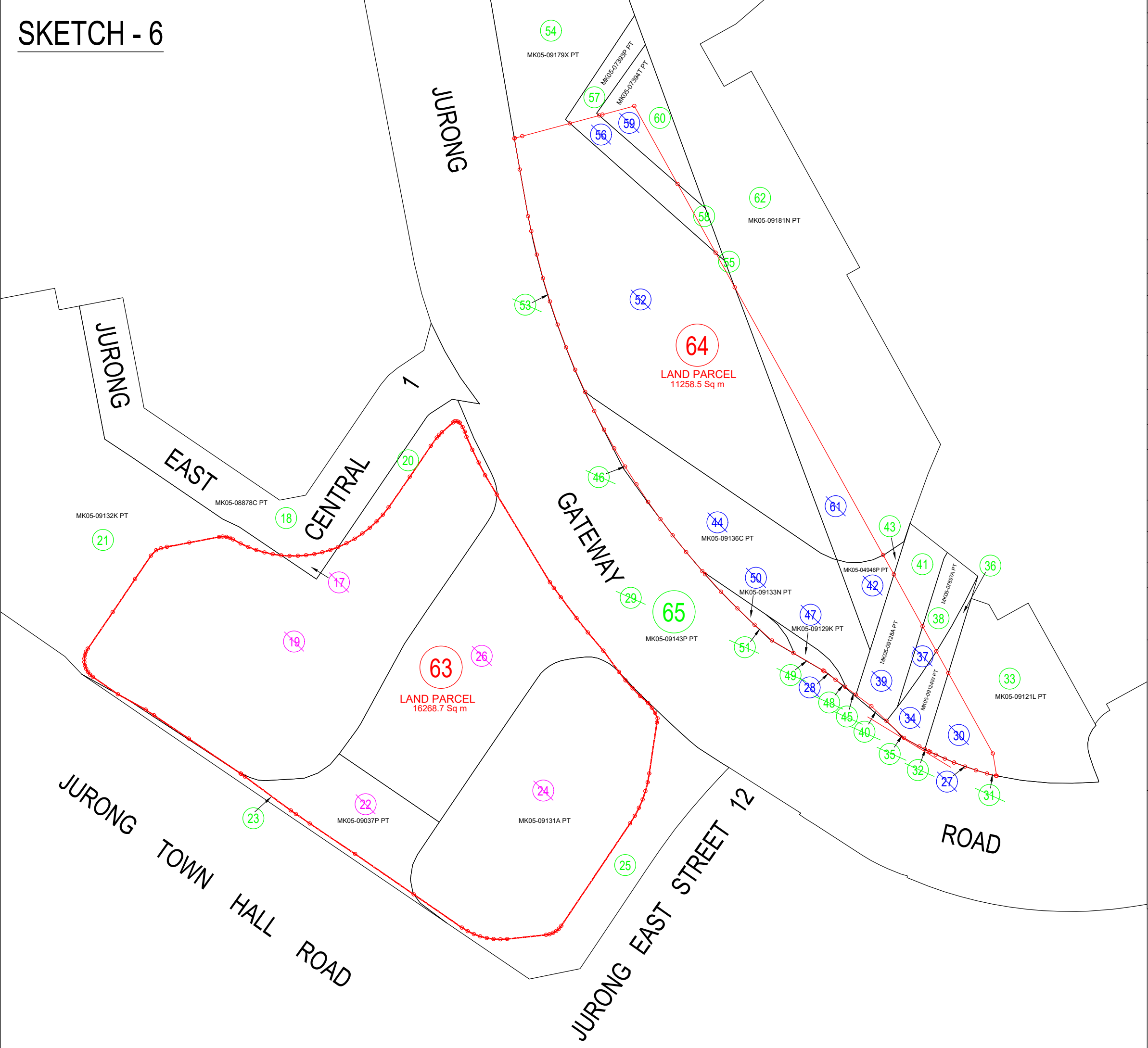


SKETCH - 5 (ii)

Plot No	On Plan	Amalgamated As PLOT	Here Subdivided Into PLOTS	Remarks
MK20-04845K	87397 87398		PLOT 1	RS Lot TOP MOBILE GALLERY (BR)
			PLOT 2	Balance lot
			PLOT 3	Balance lot
MK20-05151K	39465		PLOT 4	RS Lot
			PLOT 5	Balance lot
			PLOT 6	Balance lot
MK21-00836L	40754		PLOT 7	RS Lot
			PLOT 8	Balance lot
MK21-00837C	40754 31024		PLOT 9	RS Lot
			PLOT 10	Balance lot
MK21-05200A	90347		PLOT 11	RS Lot
			PLOT 12	Balance lot
			PLOT 13	RS Lot
			PLOT 14	Balance lot
			PLOT 15	RS Lot
			PLOT 16	Balance lot
			PLOT 17	Balance lot
			PLOT 18	Balance lot
			PLOT 19	Balance lot
			PLOT 20	Balance lot
			PLOT 21	Balance lot
			PLOT 22	Balance lot
			PLOT 23	Balance lot
			PLOT 24	Balance lot
			PLOT 25	Balance lot
			PLOT 26	Balance lot
			PLOT 27	Balance lot
			PLOT 28	Balance lot
			PLOT 29	Balance lot
			PLOT 30	Balance lot
			PLOT 31	Balance lot
			PLOT 32	Balance lot
			PLOT 33	Balance lot
			PLOT 34	Balance lot
			PLOT 35	Balance lot
			PLOT 36	Balance lot
			PLOT 37	Balance lot
			PLOT 38	Balance lot
			PLOT 39	Balance lot
			PLOT 40	Balance lot
			PLOT 41	Balance lot
			PLOT 42	Balance lot
			PLOT 43	Balance lot
			PLOT 44	Balance lot
			PLOT 45	Balance lot
			PLOT 46	Balance lot
			PLOT 47	Balance lot
			PLOT 48	Balance lot
			PLOT 49	Balance lot
			PLOT 50	Balance lot
			PLOT 51	Balance lot
			PLOT 52	Balance lot
			PLOT 53	Balance lot
			PLOT 54	Balance lot
			PLOT 55	Balance lot
			PLOT 56	Balance lot
			PLOT 57	Balance lot
			PLOT 58	Balance lot
			PLOT 59	Balance lot
			PLOT 60	Balance lot
			PLOT 61	Balance lot
			PLOT 62	Balance lot
			PLOT 63	Balance lot
			PLOT 64	Balance lot
			PLOT 65	Balance lot
			PLOT 66	Balance lot
			PLOT 67	Balance lot
			PLOT 68	Balance lot
			PLOT 69	Balance lot
			PLOT 70	Balance lot
			PLOT 71	Balance lot
			PLOT 72	Balance lot
			PLOT 73	Balance lot
			PLOT 74	Balance lot
			PLOT 75	Balance lot
			PLOT 76	Balance lot
			PLOT 77	Balance lot
			PLOT 78	Balance lot
			PLOT 79	Balance lot
			PLOT 80	Balance lot
			PLOT 81	Balance lot
			PLOT 82	Balance lot
			PLOT 83	Balance lot
			PLOT 84	Balance lot
			PLOT 85	Balance lot
			PLOT 86	Balance lot
			PLOT 87	Balance lot
			PLOT 88	Balance lot
			PLOT 89	Balance lot
			PLOT 90	Balance lot
			PLOT 91	Balance lot
			PLOT 92	Balance lot
			PLOT 93	Balance lot
			PLOT 94	Balance lot
			PLOT 95	Balance lot
			PLOT 96	Balance lot
			PLOT 97	Balance lot
			PLOT 98	Balance lot
			PLOT 99	Balance lot
			PLOT 100	Balance lot



SKETCH - 6



JLD Land Parcel 2 & 3				
Lot No	Here Subdivided Into Plots As	Here Amalgamated	Area (Sc. sq m)	Remarks
MK05-08875N	MK05-09457A(17)		70.6	to amalgamate
	MK05-09458K(18)		2962.8	Balance Lot
MK05-09132K	MK05-09459N(19)		7027.5	to amalgamate
	MK05-09460A(20)		390.1	Balance Lot
MK05-09037P	MK05-09461K(21)		12245.7	Balance Lot
	MK05-09462N(22)		1095.9	to amalgamate
MK05-09131A	MK05-09463X(23)		228.8	Balance Lot
	MK05-09464L(24)		4410.8	to amalgamate
MK05-09143P	MK05-09465C(25)		1512.7	Balance Lot
	MK05-09466M(26)		3663.9	to amalgamate
MK05-09121L	MK05-09467W(27)		1.1	to amalgamate
	MK05-09468V(28)		0.3	to amalgamate
MK05-09124W	MK05-09469P(29)		39494.7	to amalgamate
	MK05-09470W(30)		361.5	to amalgamate
MK05-07897A	MK05-09471V(31)		0.1	to amalgamate
	MK05-09472P(32)		0.1	to amalgamate
MK05-09128A	MK05-09473T(33)		1828.5	Balance Lot
	MK05-09474A(34)		284.7	to amalgamate
MK05-04946P	MK05-09475K(35)		1.3	to amalgamate
	MK05-09476N(36)		87.8	Balance Lot
MK05-09136C	MK05-09477X(37)		93.6	to amalgamate
	MK05-09478L(38)		265.3	Balance Lot
MK05-09129K	MK05-09479C(39)		500.0	to amalgamate
	MK05-09480X(40)		7.4	to amalgamate
MK05-09179X	MK05-09481L(41)		292.1	Balance Lot
	MK05-09482C(42)		273.8	to amalgamate
MK05-09133N	MK05-09483M(43)		28.8	Balance Lot
	MK05-09484W(44)		2334.9	to amalgamate
MK05-07393P	MK05-09485V(45)		1.4	to amalgamate
	MK05-09486P(46)		13.9	to amalgamate
MK05-07394T	MK05-09487T(47)		97.2	to amalgamate
	MK05-09488A(48)		0.4	to amalgamate
MK05-09181N	MK05-09489K(49)		0.6	to amalgamate
	MK05-09490T(50)		119.7	to amalgamate
MK05-09128A	MK05-09491A(51)		2.5	to amalgamate
	MK05-09492K(52)		5941.9	to amalgamate
MK05-09124W	MK05-09493N(53)		5.9	to amalgamate
	MK05-09494X(54)		6063.1	Balance Lot
MK05-07393P	MK05-09495L(55)		8.4	Balance Lot
	MK05-09496C(56)		397.5	to amalgamate
MK05-07394T	MK05-09497M(57)		268.5	Balance Lot
	MK05-09498W(58)		67.4	Balance Lot
MK05-09181N	MK05-09499V(59)		162.1	to amalgamate
	MK05-09500T(60)		461.7	Balance Lot
MK05-09121L	MK05-09501A(61)		690.2	to amalgamate
	MK05-09502K(62)		11576.5	Balance Lot
MK05-09457A(17) MK05-09459N(19) MK05-09462N(22) MK05-09464L(24) MK05-09466M(26)		MK05-09503N (63)	16268.7	Land Parcel
MK05-09467W(27) MK05-09468V(28) MK05-09470W(30) MK05-09474A(34) MK05-09477X(37) MK05-09479C(39) MK05-09482C(42) MK05-09484W(44) MK05-09487T(47) MK05-09490T(50) MK05-09492K(52) MK05-09496C(56) MK05-09499V(59) MK05-09501A(61)		MK05-09504X (64)	11258.5	Land Parcel
MK05-09469P(29) MK05-09471V(31) MK05-09472P(32) MK05-09475K(35) MK05-09480X(40) MK05-09485V(45) MK05-09486P(46) MK05-09488A(48) MK05-09489K(49) MK05-09491A(51) MK05-09493N(53)		MK05-09604A (65)	39528.2	Balance Lot