



LAND SURVEYORS BOARD EXAMINATIONS

JULY 2026

WRITTEN EXAMINATION

CADASTRAL LAW

Date: 20th JULY 2026

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

For a mixed-use development project comprising commercial podium, residential tower blocks, integrated with airspace lots for bus interchange and polyclinic that have to be created to alienate an interest in land to government authorities sharing the mixed-use development; describe the role of a registered surveyor in providing his expertise to the project team from the planning stage to the final approval of certified plan and certified strata title plan. You are to emphasize on the major requirements such as plans and types of application submissions for all relevant stages of approval to all the relevant authorities. (20 marks)

Question 2

- a) 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. (8 marks)
- b) Explain the significance of the following requirement in the context of CS Directive on Cadastral Survey Practices.
“SVY21 coordinates provided by the Chief Surveyor must be verified on site by a Registered Surveyor before adoption for use.” (5 marks)
- c) With reference to the Land Surveyors (Code of Professional Conduct & Ethics) Rules, list seven (7) of these rules. (7 marks)

Question 3

- a) What are the principal functions of the Land Surveyors Act? (2 marks)
- b) With reference to the Land Surveyors Act, what is cadastral survey? (2 marks)
- c) In the context of CS Directive on Cadastral Survey Practices, write short notes on:
 - i) Strata survey of Buildings for leases between 7 and 21 years. (4 marks)
 - ii) Conduct of traverse. (4 marks)
 - iii) Connection to ISN markers. (4 marks)
 - iv) Survey of reclaimed land and foreshore lease. (4 marks)

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Question 4

- a) The Boundaries and Survey Maps Act provide for correction of maps. Describe the various circumstances under which such correction can be made. (8 marks)
- b) With reference to the Building Maintenance and Strata Management Act and Land Titles (Strata) Act, explain the purpose of:
 - i) Determining share values and briefly state the guidelines for the allotment of share values. (8 marks)
 - ii) An accessory lot, its share value and its disposal (4 marks)

Question 5

- a) With reference to Circular on “Harmonisation Of Floor Area Definitions By URA, SLA, BCA and SCDF”, list the key changes in the revised floor area definitions. (4 marks)
- b) In the context of CS Circular on “Staircase Area To Be Computed As Strata Area”, describe the requirements. (4 marks)
(Use sketches to explain if necessary)
- c) Explain the following terms:
 - i) Registered and unregistered land. (3 marks)
 - ii) Land tenure. (3 marks)
 - iii) Subsidiary Certificate of Title and Subsidiary Strata Certificate of Title. (3 marks)
 - iv) Party wall as defined in the Land Titles Act. (3 marks)

Question 6

- a) 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 six (6) of these circumstances. (6 marks)
- b) The Boundaries and Survey Maps Act stipulates that a cadastral survey for any parcel of land shall not be taken to have been completed until five (5) conditions are met. Describe these five (5) conditions. (5 marks)
- c) With reference to LSB Directives on Land Survey and Geomatics Practices, write brief notes on:
 - i) Gazette Notification Surveys. (6 marks)
 - ii) Pre-Computation and Setting Out Plan for Construction Survey. (3 marks)