



**LAND SURVEYORS BOARD EXAMINATIONS**

**OCTOBER 2022**

**WRITTEN EXAMINATION**

**CADASTRAL LAW**

**Date: 10<sup>th</sup> OCTOBER 2022**

**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) Briefly explain:
  - i) CS Directive on Cadastral Survey Practices to be read with related documents. (2 marks)
  - ii) Registered Surveyor shall carry out Cadastral Survey in sequence. (2 marks)
  - iii) Requirements to fulfil for a cadastral survey of any land parcel to be deemed completed. (4 marks)
- b) You are surveying an existing semi-detached house for rebuilding whose Certified Plan is in the Cassini System. You have purchased the SVY21 coordinates from SLA and the issued coordinates contains an instruction to verify these coordinates before adoption for use. Describe how you would verify the SVY21 coordinates. (12 marks)

**Question 2**

- a) With reference to CS Directive on Cadastral Survey Practices, explain how strata survey of buildings for leases between 7 and 21 years is to be carried out. (6 marks)
- b) State the main information shown on a land subdivision proposal plan to be submitted under Section 14(4) of The Planning Act. (4 marks).
- c) In the context of the relevant legislations, write short notes on:
  - i) Subsidiary Certificate of Title and Subsidiary Strata Certificate of Title. (4 marks)
  - ii) Party wall as defined in Land Titles Act. (3 marks)
  - iii) Statutory Land Grant (SLG) and Grant (G). (3 marks)

**Question 3**

Explain with flow chart the process of a land development with amalgamation to subsequent land subdivision and strata subdivision of a new condominium housing development with 2 shops. You are to show the sequence 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)

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**Question 4**

- a) In a school reconstruction project in which the boundary remains unchanged. The specifications in the tender included a road declaration for the external new road built on State Land lots as well as a cadastral survey of the school boundary. Adjoining a substantial part of the site are private properties and some encroachments into and by the school are expected. With respect to the stated specifications, what advice would you give to the client who has appointed you as the registered surveyor for the road declaration and cadastral survey in this project? (12 marks)
- b) With reference to the Land Surveyor Act, Part III Privileges of Land Surveyors, Section 10 stipulates on what constitutes illegal practices. To elaborate. (4 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 four of these circumstances. (4 marks)

**Question 5**

With reference to LSB Directives on Land Survey and Geomatics Practices, write brief notes on:

- i) Gazette Notification Surveys. (6 marks)
- ii) Datum and Boundary Adopted for Construction Survey. (5 marks)
- iii) Pre-Computation and Setting Out Plan for Construction Survey. (5 marks)
- iv) Setting Out Survey for Construction. (4 marks)

**Question 6**

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

- i) Application for new lot numbers at launch of sale. (4 marks)
- ii) Strata Title Plan (Limited Common Property). (4 marks)
- iii) Power of the Chief Surveyor in dealing with encroachment in survey. (4 marks)
- iv) Submission of Child Lots – Physical Parent Lots Information. (4 marks)
- v) Amendment of Approved Plans and related documents. (4 marks)

**-The End –**