

**Alberta Land Surveyors Association
Professional Examination
Fall 2008**

Time Limit: 3 hours

**Statute Law
(Closed Book Exam)**

Note: This exam consists of 27 questions on 6 pages. Marks total 100.

Marks Question

CONDOMINIUM PROPERTY ACT

- (3)** 1. In the context of the Condominium Property Act, define:
 - (a) Common Property
 - (b) Bare Land Unit
 - (c) Residential Unit

- (2)** 2. What defines the boundaries of the following condominium units?
 - (a) Units within a high rise building.
 - (b) Bare land condominium units.

- (3)** 3. A plan presented for registration as a condominium plan must be accompanied by a certificate from a land surveyor. Describe the three (3) things the surveyor certifies.

- (2)** 4. In a building, what are the differences between a condominium unit and strata space?

- (2)** 5. List at least two ways in which unit factors affect the rights and/or obligations of unit owners.

LAND SURVEYORS ACT

- (3) 6. In the context of the Land Surveyors Act, define:
- (a) Minister
 - (b) Surveyor's Partnership
 - (c) Practitioner
- (7) 7. There are four (4) statutory bodies of the ALSA.
- (a) List the four (4) bodies.
 - (b) Identify which two (2) must include a member of the public.
 - (c) Are these public members elected or appointed? If appointed, who appoints them?
- (4) 8. Practice of land surveying means...? Define and give 4 examples.
- (6) 9. Briefly explain the similarities and/or differences between the Practice Review Board (PRB) and the Discipline Committee (DC) with respect to:
- (a) the way in which a review or investigation is initiated,
 - (b) the powers of the PRB and the DC under a finding of unskilled practice or unprofessional conduct.

LAND TITLES ACT

- (3) 10. In the context of the Land Titles Act, define:
- (a) Certificate of Title
 - (b) Encumbrance
 - (c) Registration
- (6) 11. A landowner may make application to the Registrar for a change in natural boundary under the Land Titles Act. Please explain when a landowner can make application and the application procedure.
- (2) 12. What land can not be included in one certificate of title?
- (8) 13. What signatures are required with the following plans which are to be registered at the Land Titles Office?
- (a) Subdivision Plan
 - (b) Right of Way Plan
 - (c) Monument Plan
 - (d) A Road Plan
- (3) 14. Name three solutions used to deal with a building encroaching onto adjacent private property.

OIL AND GAS CONSERVATION ACT AND REGULATIONS

- (3)** 15. Define and give examples of the following:
 - (a) Surface Development
 - (b) Natural Water Body
 - (c) Surface Improvement

- (4)** 16. A well license application shall include a plan of survey containing a number of requirements as per the Oil and Gas Conservation Regulations. List four (4) of the five (5) plan requirements.

- (2)** 17. Target areas in certain areas of the province are outlined within Schedule 13 and are known as Areas 1 and 2. Please describe the differences in targets between a section in Area 1 and a section in Area 2.

MUNICIPAL GOVERNMENT ACT

- (6) 18. In the context of the Municipal Government Act, define:
- (a) Development
 - (b) Lot
 - (c) Parcel of land
 - (d) Non-conforming building
 - (e) Statutory plan
 - (f) Public Utility
- (4) 19. List four (4) components of a complete application for subdivision.
- (4) 20. When making a decision on a subdivision application, a subdivision authority may require that part of the lands be designated as environmental reserve. List three distinct types of land which may be candidates as environmental reserve. What is the maximum amount of land that may be required as environmental reserve?
- (4) 21. Mr. John Bradley owns Lots 10 and 11, Block 4, as shown on subdivision Plan 2034 BC. His Certificate of Title reads Lots 10 and 11, Block 4, Plan 2034 BC. He wants to obtain two Certificates of Title (one for each lot) so he can sell off Lot 11. Does John need approval from the subdivision authority? Explain.
- (2) 22. When closed, title to roads is vested in what body or bodies:
- (a) in a city?
 - (b) in a municipality, other than a city?

SURVEYS ACT

- (3) 23. In the context of the Surveys Act, define:
- (a) bed and shore of a body of water.
 - (b) geographical positioning system.
 - (c) survey control marker.
- (2) 24. A surveyor needs to determine a natural water boundary.
- (a) What defines a natural water boundary?
 - (b) What methods can be used to determine such boundaries?
- (5) 25. (a) What two (2) significant dates must be considered when re-establishing lost corners in a subdivision?
- (b) What procedure would you follow if you were re-establishing a lost corner on a registered plan dated November 9, 1950?
 - (c) What procedure would you follow if you were re-establishing a lost corner on a registered plan dated November 9, 2001?
- (3) 26. Name three (3) duties of the Director of Surveys under the Act.
- (4) 27. Show by means of a sketch the monuments you would expect to locate and the monuments you would establish when demarcating the West $\frac{1}{2}$ of LSD 14, Section 9 of a standard township. (No distances are necessary for the purpose of this question.)