

Board of Examiners in Land Surveying

Statute Law

(Closed Book)

April 1999

No. Marks

Time 3 hours

Condominium Property Act

- 1 1 a Is it possible to subdivide a condominium Unit?
1 b If so, on what basis would the unit factors for the new units computed?
1 c What is the sum of the unit factors of all the units in any condominium complex?
- 2 How does a bare lands condominium differ from:
2 a A condominium that is a building?
2 b A traditional subdivision?
- 3 *A developer shall not sell or agree to sell a residential unit or a proposed residential unit unless he has delivered to the purchaser a copy of: (total of seven)*
6 Name six of the items referred to in the above.
- 4 1 a What constitutes the default boundaries of a new condominium unit?
1 b The doors and windows are part of the _____?
1 c Prior to 1979 what where the default boundaries?
- 5 1 a What body oversees the day to operations of a condominium complex?
1 b What document is this body's main frame of reference? (Other than the Act or Regulations)

The Land Titles Act

- 6 The certificate of title to a real property states, amongst others, the estate and ownership.
2 a The form of estate. (A common form is fee simple). Name two other forms of estate.
2 b When more than one individual appears on the certificate of title of a **residential property** as owner, a common form of ownership is 'joint tenants'. Name two other forms of ownership.
- 7 What effect does the registration or filing of the following plans have on the title of the subject lands:
1 a A right of way plan.
1 b An establishment / re establishment of monuments plan.
- 8 3 If a plan of subdivision dedicates certain lands, the plan requires the consent of the registered interest holders. Name three types of these dedications.
- 9 1 What document must be on file at the Land Titles Office **BEFORE** the first title to a parcel can be raised?
- 10 Other than the land surveyor, the commissioner for oaths and the registrar, who must endorse :
1 a A right of way plan?
2 b A re-establishment / establishment of monuments plan?
- 11 Define the following terms as they apply to the Land Titles Act.
1 a Certificate of Title.
1 b Duplicate Certificate of Title.
1 c Filing.
3 d Instrument.
3 e Registration.
1 f Transfer.
- 12 1 What line is the boundary between the two registration districts in Alberta?

Board of Examiners in Land Surveying

Statute Law

(Closed Book)
April 1999

No. Marks

Time 3 hours

Surveys Act

- 13 Define the following terms as they apply to the Surveys Act.
- 1 a Baseline.
 - 1 b Director.
 - 1 c Legal subdivision.
 - 1 d Monument.
 - 1 e Marker.
 - 4 f Natural boundary.
- 14 1 a Name the principal system of survey authorized in Alberta.
1 b Name one other system of survey commonly found in Alberta.
- 15 2 a State two significant dates that must be considered when re establishing lot corners.
2 b Describe the significance of each.
- 16 2 The Act refers to natural boundaries and how they can be surveyed. List the various ways that can be used to position points along a natural boundary.
- 17 3 List the appropriate means by which a surveyor can verify the various measuring devices in common use today.

Municipal Government Act.

- 18 4 Name four common types of 'municipality' found in Alberta.
- 19 When a proposed subdivision deals with only a portion of the parent parcel, there is a particular method available for dealing with the reserve requirements.
- 1 a Name the particular method of dealing with the reserve under the above circumstances.
 - 2 b Briefly state the ramifications of using this method.
 - 2 c Name two methods of dealing with the reserve requirements when the entire parcel is subdivided.
- 20 6 *In making a decision as to whether or not to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application a number of points (total of seven). List six of these points.*
- 21 2 In what bodies is the ownership of all roads in Alberta vested?
- 22 4 In point form; list the main steps in the subdivision process. From the initial phone call to the registration of the subdivision plan.

Land Surveyors Act

- 23 4 Describe four points in the code of ethics.
- 24 3 a Which ALSA bodies are statutory?
3 b Briefly state the functions of each of these bodies.
- 25 4 In point form; list **all the possible** steps that could be taken in a discipline case. That is from the initial contact with the ALSA to the final outcome.
- 26 Describe the main functions of the following bodies.
- 1 a The ALSA council.
 - 1 b The systematic review.
 - 1 c The registrar.