University of KwaZulu-Natal

Examinations: December 2016

ENSV3CS: CADASTRAL SURVEYING 2 BSc (Surv)

Date: 5 December 2016
Duration: 3 hours
Total marks: 100
Examiner: Mr K. Harvey
Moderator: Mr C. Marais

Instructions:

1. All questions must be answered
2. Please start every question on a new page
3. This is a closed book exam
4. Please write clearly
5. Total number of 2 pages in this paper
6. There are 5 annexures in addition to the 2 pages of the paper
7. The paper and annexures are to be handed in with answer book
QUESTION 1

There are 5 minimum requirements for a Cadastral System.

1.1 List them. (5)

1.2 Briefly discuss the difference between Physical Boundaries and Imaginary Boundaries, listing examples where relevant. (8)

QUESTION 2

There are 8 components and role players to the South African land registration system.

2.1 List 5 of them. (5)

2.2 Briefly discuss 2 of them (8)

QUESTION 3

3.1 In terms of section 11 of the Land Survey Act No. 8 of 1997 (as amended), there are 4 Duties of a Land Surveyor. List 2 of the Duties. (4)

3.2 Section 12 of the same Act refers to 6 circumstances or acts for which a Land Surveyor shall be guilty of misconduct. List 2 of them. (4)

3.3 A river, other than a tidal river, constituting a boundary of any piece of land shall be deemed to extend to the middle of the river. Give 1 occasion when it does not. (2)

3.4 Give 2 occasions when it shall not be necessary to place a beacon. (4)
QUESTION 4

Refer to the 3 diagrams respect of Portion 1 and 2 of Erf 3427 Durban North respectively, and the Sewer and Drain Servitude 6,10 metres wide over Portion 1 of Erf 3427 Durban North. See Annexures 1 – 3.

The area of Portion 1 is 1012m² and for Portion 2 is 1004m²

On the consolidation template provided (see Annexure 4), prepare a consolidation diagram of the 2 components by compilation.

Additional information.

- The consolidated property is to be designated Portion 5 of Erf 3427 Durban North
- They are situate in the Ethekwini Municipality.
- The consolidated property falls on two compilation sheets, being FU-7A-1C2
- and FU-7A-1D1.
- Do not be too concerned about a scale so long as the shape and proportions of the figure are reasonably accurate.

QUESTION 5

Refer to the sectional title field plan given in Annexure 5 showing the internal measurements and wall thicknesses for sections 1 and 2 in Building 1 in the sectional title scheme THE MOORS. Using this information

5.1 Prepare a median dimension plan also showing the heading and other relevant information on the blank sheet provided, Annexure 6, and from which:

(10)

5.2 Calculate the area for sections 1 and 2, and

(10)

5.3 Calculate the Participation Quota (PQ) values for each section

(5)
ANNEXURE 1

LOT 2627, DURBAN NORTH

Coordinates

<table>
<thead>
<tr>
<th>Y</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</table>

Description of Survey

FORM OF X

SIDE N of S

SIDE S of S

SIDE E of E

SIDE W of W

Directions Angles

<table>
<thead>
<tr>
<th>Side</th>
<th>Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

Scale 1 in 200

Area 1012 m²

The figure represents Ares 1279.0 Square Feet

situated in the County of Victoria, Province of Natal.

Surveyed in FEBRUARY by Land Surveyor.

This diagram is annexed to deed of transfer No. 2838, Dated 28th March 1938

Original diagram is annexed to deed of transfer No. 2838, Dated 28th November 1938

Registrar Deeds

Sub. Vol. 549 Fol. 10
## Sides of Servitude

<table>
<thead>
<tr>
<th>Sides</th>
<th>Metres</th>
<th>Directions</th>
<th>Coordinates</th>
</tr>
</thead>
<tbody>
<tr>
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<td>320 58 20</td>
<td>A (-2 385.70, +83 720.62)</td>
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<tr>
<td>BC</td>
<td>6.00</td>
<td>52 41 10</td>
<td>B (-2 399.06, +83 757.10)</td>
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<tr>
<td>CD</td>
<td>21.14</td>
<td>140 58 20</td>
<td>C (-2 3 94.26, +83 740.74)</td>
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<tr>
<td>DA</td>
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<td>231 58 00</td>
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<td>CF</td>
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<td>Redhill 252</td>
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</table>

### Beacons
- A, B, C, D: 12mm iron pegs
- E, F: No beacons

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The figure A B C D represents a Sewer and Drain Servitude 5.00 metres wide over SUB A of 2 of B of 34 of LOT 18A No. 1542 situated in the City of Durban, Administrative District and Province of Natal.


This diagram relates to S.V. No. 849 fol. 83.

The original diagram is No. 707/1932.

Registrar of Deeds: A. L. D'Costa

Degree Sheet: 59

File No. 1/22
S.R. No. 345 / 1987
Comp. FUTA/C/2

Serv. No. now over
of LOT 3427
DURBAN NORTH

Reg. Div. FU
The Figure DSHN represents a 50m Sewer and Drain Servitude

No: 114 pipes of A.B.C.D.

The Figure represents 1004 m² of Land being Sub 8 of a Subdivision of 675 000 m² at 1050 No. 1345 situated in the City of Durban, County of KwaZulu Natal.

Surveyed in September 1977 by me.

IGN E. Schind

Land Surveyor.

This Diagram relates to No.

Original Diagram in 1st Vol. No. 986, Lot 51 relating to Deed of Transfer Registrar of Deeds No. 1378/1928

File No. 71/62

Survey Records 1075/48

Deeds Sheet 35

Cessation of

Georgina Pino

UD PRI D1
The figure represents
and comprises:

Compiled in

This diagram relates to
Registrar of Deeds

File No.
S.R. No.
Comp.
Sectional Title Scheme: The Mores

Building 1

Field Plan: Section 1+2

All wall thickness are 0.24 m