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UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER I
SESSION 2012/2013**

COURSE NAME : ECONOMIC FOR REAL ESTATE
COURSE CODE : BPE 33902
PROGRAMME : 3 BPD
EXAMINATION DATE : DECEMBER 2012/JANUARY 2013
DURATION : 2 HOURS
INSTRUCTION : ANSWER ALL QUESTIONS

THIS QUESTION PAPER CONSIST OF **THREE (3)** PAGES

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- Q1** In Malaysia, the population growth rate declining in recent years. However, the demand for residential properties is increasing due to the increase in household income and standard of living.
- (a) Describe **THREE (3)** of the basic factors that influence the increase in demand for residential properties in urban areas. (10 marks)
- (b) Analysis of market demand for office space is important to determine the trends of office space occupancy. Describe the factors to be considered in the analysis of the market for office buildings. (15 marks)
- Q2** Location is the key factor that must be considered before making an investment decision in urban properties. By considering the type of residential and industrial property, explain the factors that influence(s) the choice of location by property developers. (25 marks)
- Q3** (a) By giving specific examples, explain **THREE (3)** roles of government in urban property development. (10 marks)
- (b) Describe **THREE (3)** rational justifications for government intervention in the property market in the city. (15 marks)
- Q4** (a) Each urban area has its own housing market. In studying housing market, two different approach measures of housing have been practiced. Please differentiate both approaches. (10 marks)
- (b) Despite of studying microeconomic and macroeconomic of urban real estate, urban land economic study also examines several urban problems. By considering appropriate example, please discuss **TWO (2)** of the current urban problems in Malaysia. (15 marks)

-END OF QUESTION-

- S1** Di Malaysia, kadar pertumbuhan populasi semakin menurun kebelakangan ini. Walau bagaimanapun, kadar permintaan untuk harta tanah kediaman semakin meningkat disebabkan oleh peningkatan pendapatan dan taraf hidup isi rumah.
- (a) Jelaskan **TIGA (3)** faktor asas yang mempengaruhi peningkatan permintaan untuk harta tanah kediaman di kawasan bandar. (10 markah)
- (b) Analisa pasaran permintaan bagi ruang pejabat adalah penting untuk menunjukkan tren penghunian bangunan pejabat terkini. Huraikan apakah faktor-faktor yang perlu dipertimbangkan di dalam analisa pasaran bagi bangunan pejabat. (15 markah)
- S2** Lokasi merupakan faktor utama yang perlu dipertimbangkan sebelum membuat keputusan pelaburan di dalam harta tanah bandar. Dengan mempertimbangkan jenis harta tanah kediaman dan industri, jelaskan faktor yang mempengaruhi pemilihan lokasi oleh pemaju harta tanah bagi harta tanah berkaitan. (25 markah)
- S3** (a) Dengan memberikan contoh yang bersesuaian, jelaskan **TIGA (3)** peranan penting pihak kerajaan di dalam pembangunan harta tanah bandar. (10 markah)
- (b) Huraikan **TIGA (3)** rasional mengapa kerajaan campurtangan di dalam pasaran harta tanah bandar. (15 markah)
- S4** (a) Setiap kawasan bandar mempunyai pasaran harta tanah kediaman yang tersendiri. Di dalam mempelajari pasaran harta tanah kediaman, dua pendekatan yang berbeza telah dipraktikkan untuk mengukur harta tanah kediaman. Sila bezakan kedua-dua pendekatan tersebut. (10 markah)
- (b) Selain daripada mempelajari mikroekonomi dan makroekonomi harta tanah bandar, bidang ekonomi harta tanah bandar juga menentukan beberapa masalah bandar. Dengan mempertimbangkan contoh yang berkaitan, bincangkan **DUA (2)** masalah semasa bandar di Malaysia.

-SOALAN TAMAT-