



**UNIVERSITI TUN HUSSEIN ONN MALAYSIA**

**FINAL EXAMINATION  
SEMESTER II  
SESI 2011/2012**

COURSE NAME : REAL ESTATE MARKET ANALYSIS  
COURSE CODE : BPE 3413 / BPE 34103  
PROGRAM : 2 BPD / 3 BPD  
EXAMINATION DATE : JUNE 2012  
DURATION : 2 HOURS 30 MINUTES  
INSTRUCTION : ANSWER ALL QUESTIONS

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

**Q1** In conducting real estate market analysis, an analyst must aware that there are principles and process that need to be observed.

(a) Describe the process in implementing real estate market analysis.

(10 marks)

(b) Discuss elements that need to be considered when conducting property productivity analysis.

(15 marks)

**Q2** Real estate market can be classify into two separable but related markets: space and asset markets. The dissimilarity between these two markets is space occupant. By employing DiPasquale and Wheaton Framework evaluate the relationship between space and asset market that shows how real estate market works in adjusting disequilibrium as a result of changes in economic conditions.

(25 marks)

**Q3** It has been noted that housing market occupies about 70 percent of a city land use. In addition to this, housing submarket is determined by factors such as demographic characteristics, type of housing, locality, etc. Therefore it is the job of market analyst is to make recommendation on appropriate type of residential development in a specific submarket.

(a) Explain **THREE (3)** domains the is related to residential development

(10 marks)

(b) Discuss the process that needs to be considered when conducting market analysis for residential development.

(15 marks)

**Q4** (a) The demand for office market is mainly comes from service sector employment. As a result, level of growth in white-collar sector determined level of demand in office space. With appropriate example, describe different type of users that occupy office space.

(10 marks)

(b) In 2005 (base year) employment in white-collar sector is at 400,000. It is estimate that in five years the sector's employment will grow by 62 percent. As the same time the amount of office space stood at 30,000,000 sq. ft. with 86 percent occupancy rate.

Discuss whether the market requires additional office space in order to cater future expansion of white-collar employment.

(15 marks)

**END OF QUESTION PAPER**