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**UTHM**  
Universiti Tun Hussein Onn Malaysia

**UNIVERSITI TUN HUSSEIN ONN MALAYSIA**

**FINAL EXAMINATION  
(ONLINE)  
SEMESTER I  
SESSION 2020/2021**

COURSE NAME : REAL ESTATE AND THE ENVIRONMENT  
COURSE CODE : BPF 43203  
PROGRAMME CODE : BPD  
EXAMINATION DATE : JANUARY / FEBRUARY 2021  
DURATION : 3 HOURS  
INSTRUCTION : ANSWER ALL QUESTIONS

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

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**Q1** According to the International Union for the Conservation of Nature (IUCN), Asian elephant populations have dwindled by 50% over the last three generations, as their habitats are shrinking and fragmenting. Today, in the eastern coast of Sabah where the world's smallest sub-species of elephant remains, however, the population was reported only around 1,500-2,000.

- (a) Relate **THREE (3)** main components of the 'environment' as stipulated in the Environmental Impact Assessment (EIA) including the wildlife (10 marks)
- (b) Evaluate how in some cases, for example logging or conversion of forest land to other land use (**Figure Q1**) were 'excluded' from the EIA requirement.



**Figure Q1:** The Bornean elephant is losing its home to development for the palm oil industry in Sabah (*Photograph by Aaron Gekoski*)

(15 marks)

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- Q2** In 1993, government has commenced the privatization of urban solid waste disposal in Malaysia.
- (a) Explain **THREE (3)** current legislations related to solid waste disposal in Malaysia.  
(10 marks)
  - (b) Analyse **FIVE (5)** weaknesses on the country's solid waste disposal policy.  
(15 marks)
- Q3** The National Policy on the Environment aims at continued economic, social and cultural progress of Malaysia and enhancement of the quality of life of its people, through environmentally sound and sustainable development.
- (a) Describe **FOUR (4)** main principles of the National Policy on the Environment.  
(10 marks)
  - (b) Discuss **FIVE (5)** green strategies that have been outlined in this policy with appropriate examples.  
(15 marks)
- Q4** The greatest impact of real estate on the natural environment is that the real estate development process is very much dependent upon the built environment. Therefore, the government as well as the individuals are exerting a lot of pressure on the real estate industry to take more account of environmental considerations.
- (a) Explain **FOUR (4)** environmental forces on real estate decisions.  
(10 marks)
  - (b) Justify **FIVE (5)** benefits of green building to the three pillars of sustainable development with appropriate examples.  
(15 marks)

– END OF QUESTIONS –

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