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Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

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

COURSE NAME : BUILDING LAWS AND
LEGISLATION

COURSE CODE : BFR 32403

PROGRAMME CODE : BFR

EXAMINATION DATE : JULY 2021

DURATION : 3 HOURS

INSTRUCTION : ANSWER **ALL** QUESTIONS

THIS QUESTION PAPER CONSISTS OF **SEVEN (7)** PAGES

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TERBUKA

Q1 (a) Explain the following terms:

- (i) An Architect
- (ii) A Graduate Architect
- (iii) An Inspector of Work
- (iv) An Architectural Technologist
- (v) Architectural Consultancy Practice

(5 marks)

You have passed your Part III Professional Examination and planning to register your practice with Lembaga Arkitek Malaysia (LAM).

(b) List and differentiate the **THREE (3)** types Architectural Consultancy Practice.

(9 marks)

(c) *Mantap Jiwa* Development Sdn Bhd has appointed you as the Architect for the following project. You are requested to apply for planning approval up to completion with CCC of the following project:

Estimated Cost of Construction	Development Components
RM 60 million	1 Block of hotel
RM 50 million	1 Block of shopping complex
RM 4 million	Infrastructure

Write a letter to *Mantap Jiwa* Development Sdn Bhd confirming your acceptance of appointment outlining the Basic Services with Fee Calculation. **Refer to Figure Q1 (a), (b), (c), (d) and (e).**

(11 marks)

Q2 (a) Define the following terms in accordance of Town and Country Planning Act:

- (i) Building plans
- (ii) Qualified Person
- (iii) Local Authority
- (iv) Development Order
- (v) Development Proposal Report

(5 marks)

(b) Street, Drainage and Building Act is an act to amend and consolidate the laws relating to street, drainage and building in local authority areas in Peninsular Malaysia and for purposes connected therewith.

Justify why we need to submit Building Plans to local authority for approval and what are the consequences if any persons erect building without the written permission of the local authority.

(8 marks)

- (c) As the appointed Principal Submitting Person of a MRT project situated in Klang Valley within an area which is under the authorisation of two different local authorities, you have to submit for Planning approval. Decide on the steps to be taken, and justify your decision.

(12 marks)

- Q3** (a) Principal submitting person will issue the Certificate of Completion and Compliance (CCC) once the project is complete and fit for occupancy. List and explain the task and responsibility of the Principal Submitting Person prior to the issuance of CCC.

(5 marks)

- (b) Illustrate the Bomba submission process using flow chart.

(10 marks)

- (c) There are few cases of building failure involving high-rise residential development. According to UBBL, justify on what needs to be done by the Architect of the project.

(10 marks)

- Q4** (a) Explain your understanding of the following:

- (i) What is a contract
(ii) What are the Architect's responsibilities as a professional according to Contract Act 1950.

(4 marks)

- (b) Differentiate PWD Contract and PAM Contract.

(10 marks)

- (c) You are the architect of a Medical Centre project in Petaling Jaya. The contractor has requested for Extension of Time (EOT) due to delay during site possession. As the contract administrator, explain to your client what is EOT and advise the client on action to be taken.

(11 marks)

– END OF QUESTIONS –

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SCHEDULE

CLASSIFICATION OF BUILDING TYPES UNDER CATEGORIES OF COMPLEXITY

CATEGORY 1 :

Building types of exceptional character and complexity

- Airport terminal buildings
- Abattoirs
- Conservation works
- Chancery buildings
- Embassy buildings
- Ferry terminal buildings
- Hospitals (service, teaching, central-support units or departments to hospitals)
- Individually - designed houses
- Legislative buildings
- Memorials
- Monuments
- Museums
- Mausoleums
- Observatories
- Palaces
- Preservation works
- Renovation works

CATEGORY 2 :

Building types of average complexity requiring a moderate degree of design and detailing

- Art galleries
- Assembly halls
- Audio-visual / telecommunication buildings
- Auditoria
- Aquaria
- Banks
- Bowling centres
- Bakeries
- Club houses
- College buildings
- Community centres
- Concert halls and theatres
- Convention halls and facilities
- Court houses

FIGURE Q1 (a)



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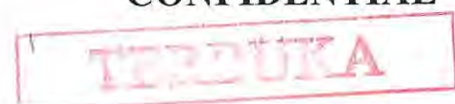
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- Crematoria
- Cafeteria and canteens
- Cinema halls
- Civic centres
- Departmental stores
- Exhibition / exposition buildings
- Flats (blocks of) / apartment buildings
- Fire stations
- Gymnasia
- Housing Estates
- Hotels
- Industrial buildings with manufacturing and packaging facilities
- Kindergarten
- Libraries
- Markets
- Medical and health clinics
- Mixed residential / commercial complexes
- Motels
- Marinas
- Nursing homes
- Office buildings
- Prefabricated structures
- Police stations
- Prisons
- Parking structures (multi-storeyed)
- Petrol filling and service stations
- Post offices
- Power stations
- Restaurants
- Recreational buildings and facilities
- Road transportation terminal buildings
- Religious buildings
- Research buildings
- Skating rinks (covered, ice/roller skating)
- Sports buildings
- Stadia
- Supermarkets
- School buildings (other than government and government-aided primary and secondary schools where standard plans are used)
- Shop houses
- Shopping centres / complexes
- Telephone exchange buildings
- University buildings
- Veterinary clinics

CATEGORY 3 :
Building types of the simplest utilitarian character

- Carports (single-storeyed)
- Farm buildings
- Simple industrial type buildings
- Storage or warehouse buildings
- School buildings (government and government-aided primary and secondary schools where standard plans are used)

FIGURE Q1 (b)



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<i>Total cost of works</i>	<i>Minimum percentage fee</i>
RM500,000 and below	[Cost] x 10.00%
RM 500,001 to RM 1,000,000	[(Cost - RM 500,000) x 9.25%] + RM50,000
RM 1,000,001 to RM 2,000,000	[(Cost - RM 1,000,000) x 8.50%] + RM98,250
RM 2,000,001 to RM 4,000,000	[(Cost - RM 2,000,000) x 7.75%] + RM 181,250
RM 4,000,001 to RM 8,000,000	[(Cost - RM 4,000,000) x 7.00%] + RM 336,250
RM 8,000,001 to RM 16,000,000	[(Cost - RM 8,000,000) x 6.25%] + RM 616,250
RM 16,000,001 to RM 32,000,000	[(Cost - RM 16,000,000) x 5.50%] + RM 1,116,250
RM 32,000,001 to RM 64,000,000	[(Cost - RM 32,000,000) x 5.00%] + RM 1,996,250
RM 64,000,001 to RM 128,000,000	[(Cost - RM 64,000,000) x 4.50%] + RM 3,596,250
RM 128,000,001 to RM 256,000,000	[(Cost - RM 128,000,000) x 4.25%] + RM 6,476,250
RM 256,000,001 to RM 512,000,000	[(Cost - RM 256,000,000) x 4.00%] + RM 11,916,250
RM 512,000,001 and above	[(Cost - RM 512,000,000) x 3.75%] + RM 22,156,250

FIGURE Q1 (c) Schedule of Minimum Fees for Category 1



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Total cost of works	Minimum percentage fee
RM 500,000 and below	[Cost] x 7.50%
RM 500,001 to RM 1,000,000	[(Cost - RM 500,000) x 7.0%] + RM 37,500
RM 1,000,001 to RM 2,000,000	[(Cost - RM 1,000,000) x 6.50%] + RM 72,500
RM 2,000,001 to RM 4,000,000	[(Cost - RM 2,000,000) x 6.00%] + RM 137,500
RM 4,000,001 to RM 8,000,000	[(Cost - RM 4,000,000) x 5.50%] + RM 257,500
RM 8,000,001 to RM 16,000,000	[(Cost - RM 8,000,000) x 5.00%] + RM 477,500
RM 16,000,001 to RM 32,000,000	[(Cost - RM 16,000,000) x 4.75%] + RM 677,500
RM 32,000,001 to RM 48,000,000	[(Cost - RM 32,000,000) x 4.50%] + RM 1,637,500
RM 48,000,001 to RM 64,000,000	[(Cost - RM 48,000,000) x 4.25%] + RM 2,357,500
RM 64,000,001 to RM 80,000,000	[(Cost - RM 64,000,000) x 4.00%] + RM 3,037,500
RM 80,000,001 to RM 96,000,000	[(Cost - RM 80,000,000) x 3.75%] + RM 3,677,500
RM 96,000,001 to RM 112,000,000	[(Cost - RM 96,000,000) x 3.50%] + RM 4,277,500
RM 112,000,001 and above	[(Cost - RM 112,000,000) x 3.25%] + RM 4,837,500

FIGURE Q1 (d) Schedule of Minimum Fees for Category 2

Total cost of works	Minimum percentage fee
RM 1,000,000 and below	[Cost] x 5.00%
RM 1,000,001 to RM 2,000,000	[(Cost - RM 1,000,000) x 4.75%] + RM 50,000
RM 2,000,001 to RM 4,000,000	[(Cost - RM 2,000,000) x 4.50%] + RM 97,500
RM 4,000,001 to RM 8,000,000	[(Cost - RM 4,000,000) x 4.25%] + RM 187,500
RM 8,000,001 to RM 16,000,000	[(Cost - RM 8,000,000) x 4.00%] + RM 357,500
RM 16,000,001 to RM 32,000,000	[(Cost - RM 16,000,000) x 3.75%] + RM 677,500
RM 32,000,001 to RM 64,000,000	[(Cost - RM 32,000,000) x 3.50%] + RM 1,277,500
RM 64,000,001 and above	[(Cost - RM 64,000,000) x 3.25%] + RM 2,397,500

FIGURE Q1 (e) Schedule of Minimum Fees for Category 3

