



UNIVERSITI TUN HUSSEIN ONN MALAYSIA

FINAL EXAMINATION  
SEMESTER II  
SESSION 2023/2024

- COURSE NAME : BUILDING LAWS AND LEGISLATION
- COURSE CODE : BFR 32403
- PROGRAMME CODE : BFR
- EXAMINATION DATE : JULY 2024
- DURATION : 3 HOURS
- INSTRUCTIONS :
1. ANSWER ALL QUESTIONS
  2. THIS FINAL EXAMINATION IS CONDUCTED VIA
    - Open book
    - Closed book
  3. STUDENTS ARE **PROHIBITED** TO CONSULT THEIR OWN MATERIAL OR ANY EXTERNAL RESOURCES DURING THE EXAMINATION CONDUCTED VIA CLOSED BOOK

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

**TERBUKA**

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- Q1** (a) Define the following laws related to building development.
- (i) Town Country And Planning Act 1976 (2 marks)
  - (ii) Street, Drainage & Building Act 1974 (2 marks)
  - (iii) Uniform Building By-Laws 1984 (2 marks)
  - (iv) Building Contract (2 marks)
- (b) Explain an example for each the building development laws. (12 marks)
- Q2** Before execution of any development project, there are several steps and procedures to comply prior to Planning Permission (*Kebenaran Merancang*) approval.
- a) List the duties of Town Planner (TPr) before Planning Permission (*Kebenaran Merancang*) submission. (5 marks)
  - b) By referring to the respective laws, illustrate the steps of submission process up until Planning Permission (*Kebenaran Merancang*) approval obtained. (10 marks)
  - c) Upon obtaining Planning Permission (*Kebenaran Merancang*) approval, all main consultants' architect, civil and structure engineer and mechanical and electrical engineer will prepare submission drawings and documentation for the application of Building Plan (BP) approval. Advise the required submission of each consultant that relate to the application of Building Plan approval. (15 marks)
- Q3** Jabatan Bomba dan Penyelamat Malaysia (JBPM) is one of the important departments to ensure the building is safe and comply to the minimum fire requirement as stated in UBBL 1984.
- a) List the principles of fire safety concept. (4 marks)
  - b) List any **FOUR (4)** Purpose Group and explain the details as stated in 5<sup>th</sup> Schedule UBBL 1984. (8 marks)

- c) Discuss the purpose of designation of Purpose Group based on the 5<sup>th</sup> Schedule UBBL 1984 and its relationship to the determination of building compartment.

(7 marks)

- d) Examine the requirement of natural lighting and natural ventilation under the UBBL Clause 39.

(6 marks)

**Q4** Before issuance of the Certificate of Completion and Compliance (CCC), Architect must ensure the contractor and developer complied all construction requirements as stated in the approved plan under the Street, Drainage & Building Act 1974 (SDBA).

- a) Illustrate the flow of the Certificate of Completion and Compliance (CCC) process to ensure the deliverable documents are follow the matrix of respective responsible area.

(10 marks)

- b) Differentiate between the Principal Submitting Person (PSP), Submitting Person (SP), and Qualified Person (QP).

(15 marks)

**- END OF QUESTIONS -**

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