



UTHM
Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER II
SESSION 2023/2024**

- COURSE NAME : LAND ECONOMICS FOR CONSTRUCTION
- COURSE CODE : BPF 31703
- PROGRAMME CODE : BPC
- 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 **FOUR (4)** PAGES

- Q1** (a) As such developer who intends to use his land for another category of use other than the category stated in the title, must apply to change the category of land use accordingly. Sections 124 and 124A of the National Land Code and the respective State Land Rules allow landowners to apply for such changes.

List **FIVE (5)** factors of land use change that developer can apply.

(5 marks)

- (b) Batu Pahat District Local Plan 2002-2022 states the need to expand industrial activities in Parit Raja is still being carried out to reduce the process of migration out of the region and attracting migration into the region as well as reducing disparity in population distribution between districts. However, the focus of the policy and the main strategy is to develop Parit Raja as a University City in line with the development of educational institutions.

Discuss **FIVE (5)** types land use change that will be trend out from year 2022 to 2042 that can be development guidance to developer in future.

(15 marks)

Q2 Following are urban economic objectives;

- strengthen the economic role of cities in the region and internationally as a leading center of the Knowledge Economy;
- diversify and strengthen the economic base;
- integrate and complement the activities in the Multimedia Super Corridor and
- obtain population size and distribution are optimized.

Analyse whether the following developments meet the objectives of the urban economic or otherwise at Putrajaya.

- (a) Development of a safe city.

(10 marks)

- (b) Development of a garden city.

(10 marks)

TERBUKA

Q3 Hong Kong government has applied system dynamics to analyse housing development process in Hong Kong new towns. Based on Hu (2019), Hong Kong government has constructed a System Dynamics Model that attempts to describe housing development in new towns. In this model, the interactions of various factors in urban housing development process are taken into consideration as shown in **Figure Q3.1**.

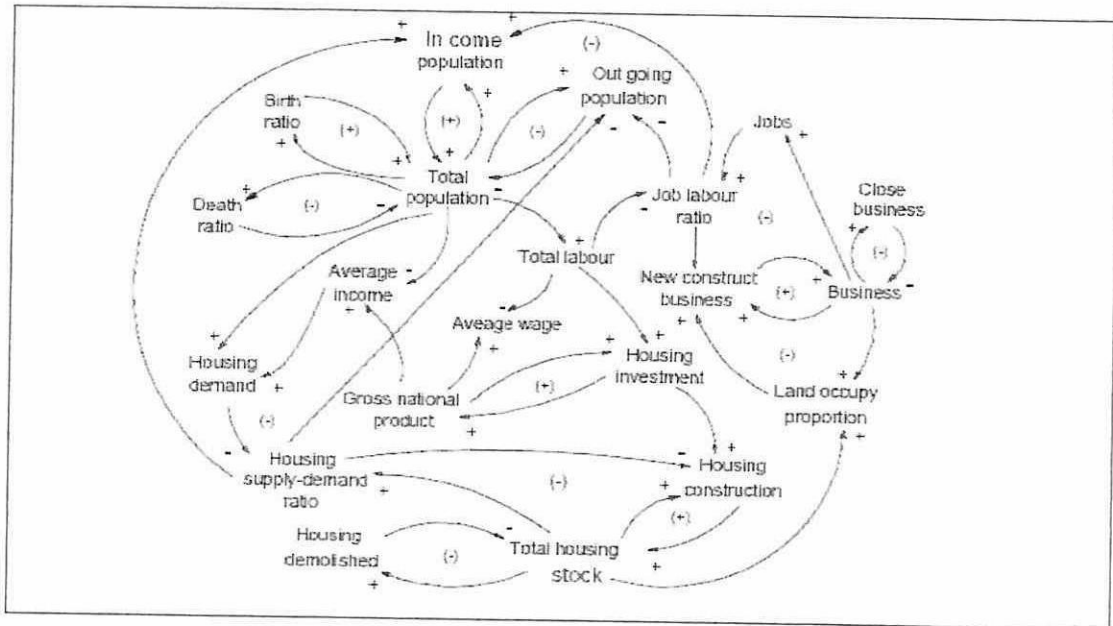


Figure Q3.1 System Dynamics Model

Justify **FIVE (5)** main factors that should be considered by developers during the implementation of housing projects development in the city based on System Dynamics Model.

(20 marks)

Q4 *Serah Balik Kurnia Semula (SBKS)* is one of the main mechanisms of land development for the State of Johor. It contributes to the State Government's revenue generation through premiums, land tax and other land revenue, which are the key processes to the SBKS application approval. However, the absence of a clear application approval period has affected the State Government's revenue generation, developers' loss in terms of development costs, and negative public perception of the competence and efficiency of the government delivery system.

Discuss **FIVE (5)** strategies to improve revenue for the Johor State Government during SBKS development delivery.

(15 marks)

TERBUKA

Q5 The floor area ratio (FAR) is the ratio of a building's total floor area to the area of land or plot upon which the building is constructed. FAR is fixed by the local governing authority & it varies depending upon the region and locality.

(a) Calculate:

(i) FAR of building having 3 floors built over 1200 sq. ft. area. The area of each floor is 560 sq. ft.

(5 marks)

(ii) Total floor area of the building which developer can develop over the plot of size 50ft. x 80ft. The permitted FAR of the particular city is 2.

(5 marks)

(b) Developer wants to construct a building having 4 floors over plot area of 4000 sq. ft. The FAR of the locality is 2.5.

Design the covered area of the building if all the floors are developed having the same area.

(15 marks)

- END OF QUESTIONS -

TERBUKA