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Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

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

- COURSE NAME : PROPERTY MANAGEMENT
- COURSE CODE : BPE 23703
- PROGRAMME CODE : BPD
- 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

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TERBUKA

- Q1** Commercial property management has become increasingly popular as the demand for commercial real estate grows. Some property owners or managers hire their own staff to manage their properties, while others choose to outsource their property management to third-party providers.
- (a) Explain **FIVE (5)** factors to consider before deciding between outsourcing and in-house property management. (10 marks)
- (b) Differentiate between in-house and outsourced property management. (15 marks)
- Q2** High residential living in Malaysia has become increasingly significant due to factors such as urbanization, increased land value and changing lifestyles of residents in urban and suburban areas.
- (a) Discuss **FIVE (5)** issues related to safety and security in high-rise residential buildings. (10 marks)
- (b) Outline **FIVE (5)** strategies to enhance social interaction in high-rise residential buildings. (15 marks)
- Q3** A Management Corporation (MC) is an entity responsible for managing the common property of a stratified development. It is established after the strata titles are issued and its functions once the Annual General Meeting (AGM) is convened, and a management committee is elected.
- (a) Explain **FIVE (5)** common properties by referring to the Strata Management Act 2013 with examples. (10 marks)
- (b) Discuss the right of MC to sue the developer for any defects in the common property supported by the relevant cases. (15 marks)

Q4 Industrial property management involves the meticulous upkeep of multiple property components, including common areas, exterior structures, parking facilities, lighting systems, and security measures. Property managers oversee routine maintenance tasks and coordinate repairs as needed to preserve the integrity and functionality of these assets.

- (a) Explain **THREE (3)** criteria to successfully manage the industrial property.
(9 marks)
- (b) Discuss **FOUR (4)** common challenges in managing industrial properties.
(16 marks)

- END OF QUESTIONS -