



UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER I
SESSION 2012/2013**

COURSE NAME : **PROPERTY MANAGEMENT**
COURSE CODE : **BPE 34503**
PROGRAMME : **3 BPD**
EXAMINATION DATE : **DECEMBER 2012 / JANUARY 2013**
DURATION : **2 HOURS 30 MINUTES**
INSTRUCTION : **ANSWER FOUR (4) FROM SIX (6)
QUESTIONS**

THIS QUESTION PAPER CONSISTS OF THREE (3) PAGES

Q1 Property management has been described and defined in many different ways over the years.

(a) Define property management in your own word. (5 marks)

(b) List the roles and tasks of the property manager. (8 marks)

(c) Illustrate the advantages and disadvantages of an employee manager and third party manager. (12 marks)

Q2 The Malaysian Property Management Standards aim to cover the main aspects of property management. Explain the following terms as prescribed in the Standards.

(a) Common property (5 marks)

(b) Joint Management Body and Management Corporation (10 marks)

(c) Corrective Maintenance and Planned Maintenance (10 marks)

Q3 Ms Wong recently joined the MLM property management company. In her first week on the job, she discovered that the owner of the building that she was to manage insisted on using a standard lease from dated 2000. She also received a call from Mr Karim, a tenant who requested for a maintenance work to be carried out.

After checking the lease, Ms Wong told Mr Karim that the maintenance he requested was not the owner's responsibility. Mr Karim disagreed. He said, *' I know what the lease says, but I made a deal with the previous building's owner, that he would pay for that part of the maintenance. This came up just before we signed the lease and we did not want to pay the attorneys extra money to redraft the lease, so the previous owner just gave me a letter telling me that he would take care of that. I have an extra signed copy and I will send to you if you can't find it.'* After checking with the current owner of the building, Ms Wong learned that Mr Karim was correct about the side agreement.

(a) Discuss with appropriate reasons whether it is a good idea to agree to lease terms that are not included in the side lease document.

(7 marks)

(b) Explain what should Ms Wong do regarding the maintenance agreement.

(7 marks)

(c) Discuss what points Ms Wong should argue to the present building's owner and reasons for them to use a more current lease document.

(11 marks)

Q4 Encik Abdul manages a shopping complex at the sub urban of Kuala Lumpur. He realizes that number of shoppers to the building is not as what was expected. Discuss the methods and approaches to attract shoppers to the complex.

(25 marks)

Q5 High rise residential property is increasingly popular especially in Klang Valley and other major cities in Malaysia such as Georgetown and Johor Bahru. There are many issues regarding high rise residential property in Malaysia. Discuss the problems which affect the developer, property managers as well as the owners and residents.

(25 marks)

Q6 Managing industrial estate is a real challenge to a property manager. Discuss the task accordingly with reference to industrial real estate market, industrial restructuring and tenant qualification.

(25 marks)

-END OF QUESTION-