



**UTHM**  
Universiti Tun Hussein Onn Malaysia

**UNIVERSITI TUN HUSSEIN ONN MALAYSIA**

**FINAL EXAMINATION  
SEMESTER I  
SESSION 2013/2014**

COURSE NAME : STATUTORY VALUATION  
COURSE CODE : BPE 22703  
PROGRAMME : 2 BPD  
EXAMINATION DATE : DECEMBER 2013 / JANUARY 2014  
DURATION : 3 HOURS  
INSTRUCTION : ANSWER ALL QUESTIONS

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

**Q1** Briefly explain the following terms under the Local Government Act, 1976:

- (a) Holding ( 5 marks )
- (b) Improved Value ( 5 marks )
- (c) Annual Value ( 5 marks )
- (d) Valuation List ( 5 marks )
- (e) Rebus Sic Stantibus ( 5 marks )

**Q2**

- (a) The Town and Country Planning Act 1976 empowers Local Authorities to levy a development charge on changes made to the land use or density of a site.

Explain the effects on level of land values through the imposition of development charges.

( 10 marks)

- (b) Differentiate between Annual Rents and Premium.

( 15 marks)

**Q3** The conveyance of property attracts a duty under the Stamp Act 1949 on the person who receives the transfer of a property.

(a) Explain the significance of Stamp Duty ( 5 marks )

(b) Explain the following in the context of the said Act:

(i) Date of valuation adopted in assessing Stamp Duty ( 5 marks )

(ii) Valuation principle adopted ( 5 marks )

(c) A property was recently sold at RM950 000. However the market value of the property was only RM750 000.

Calculate with justify the amount of Stamp Duty to be paid by the purchaser. ( 10 marks )

**Q4**

(a) Describe the type of expenses that can be taken into account in the computation of acquisition and disposal price of property under Real Property Gains Tax Act. ( 10 marks )

(b) Discuss the factors to be taken into account for the purpose of determining Compensation under Land Acquisition Act 1960. ( 15 marks )

**-END OF QUESTION-**