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UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER I
SESSION 2014/2015**

COURSE NAME : INTERNATIONAL REAL ESTATE
COURSE CODE : BPF 42603
PROGRAMME : 4 BPD
EXAMINATION DATE : DECEMBER 2014/JANUARY 2015
DURATION : 3 HOURS
INSTRUCTION : ANSWER ALL QUESTIONS

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

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Q1 Since independence in 1957, Malaysia's economic performance has been one of Asia's best with sustained rapid growth averaging almost 8% annually. In 2014, the economy of Malaysia was the third largest economy in South East Asia behind more populous Indonesia and Thailand. And in fact, an international trade plays a large role in its economy.

(a) Describe **FIVE (5)** justifications why international trading is important for sustaining Malaysian economy.

(15 marks)

(b) An international real estate market activity is determined by several property sub-markets.

Differentiate **THREE (3)** sub-markets in an international real estate market activity.

(10 marks)

Q2 Every investment opportunity has its own risks. In some investments, a certain type of risk may be predominant, while others not so significant.

(a) Differentiate between systematic risk and unsystematic risk in international real estate investment.

(10 marks)

(b) Analyze elements that an investor should consider for sustaining income flow from an international real estate investment.

(15 marks)

Q3 The value-driven real estate market with sustainable growth potential has made Malaysia an attractive property investment destination and option for investors.

(a) Justify **FIVE (5)** reasons for foreigners to invest in Malaysia real estate market.

(15 marks)

(b) Discuss **THREE (3)** reasons that prevent foreign companies to operate in an international real estate.

(10 marks)

- Q4** The real estate markets have become global, making the real estate profession an international enterprise. Moreover, the Property News has reported huge differences among local real estate markets and international real estate industry. That urges for real estate professionals who are trained in integrating financial and economic-geographic skills with knowledge of local institution.

Compare international real estate market by using appropriate case study as an example. The comparison includes economic condition, political situation, governance and real estate and investment condition.

(25 marks)

- END OF QUESTION -