



UTHM
Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

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

COURSE NAME : LAND ECONOMIC
COURSE CODE : BPE 23302
PROGRAMME : 2 BPD
EXAMINATION DATE : JUNE 2015 / JULY 2015
DURATION : 2 HOURS
INSTRUCTION : ANSWER ALL QUESTIONS

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

Q1 A property tax is a levy on property that the owner is required to pay. The tax is levied by the governing authority in which the property is located. Most local governments in Malaysia have imposed a property tax as a principal source of revenue.

(a) Identify **TWO (2)** reasons why the local government held on so firmly to the property tax even though so many people complaining about high property taxes.
(4 marks)

(b) The primary purpose of the property tax is to generate revenue for local government.

Discuss the strategy that government could motivate land owners through property tax incentives.

(21 marks)

Q2 Rent is defined as an actual payments made to property owners for the use of their property such as land and building. Nonetheless there have been criticised on the earlier definition of rent.

(a) Propose **TWO (2)** alternative views on the nature of land rent.
(10 marks)

(b) Outline **THREE (3)** application of land rent to different land economic problem.
(15 marks)

Q3 The primary purpose of land use planning is to select and put into practice those lands uses that will best meet the needs of the people whilst safeguarding resources for the future.

(a) State **THREE (3)** driving forces for land use planning.
(6 marks)

(b) Degradation of land resources may be attributed by several factors but essentially it is a consequence of using land today without investing in tommorrow.

Illustrate **THREE (3)** unwise land use activities contributing to degradation of land resources by using an appropriate example.

(9 marks)

(c) In practice, land use planning involves three level; National, District and Local. At each level there is a need for land use strategy and policy that indicates planning priorities, and operational planning to get the work done.

Differentiate these three levels of land use planning.

(10 marks)

Q4 A market is defined as a place where buyers and sellers meet to exchange valuable items. In practice, most markets are imperfect because some of the characteristic of a perfect market are either missing or distorted, preventing the principles of a supply and demand from operating efficiently.

(a) Explain **FIVE (5)** functions of market.

(10 marks)

(b) Differentiate between a perfect market and typical property market by using **FIVE (5)** specific characteristics.

(15 marks)

- END OF QUESTIONS -