

SULIT



UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**PEPERIKSAAN AKHIR
SEMESTER I
SESI 2015/2016**

NAMA KURSUS : EKONOMI UNTUK HARTA TANAH
KOD KURSUS : BPE 33902
PROGRAM : 3 BPD
TARIKH PEPERIKSAAN : DISEMBER 2015 / JANUARI 2016
MASA : 2 JAM
ARAHAN : JAWAB SEMUA SOALAN

KERTAS SOALAN INI MENGANDUNGI LIMA (5) MUKASURAT

SULIT

S1 Ekonomi harta tanah merupakan aplikasi teknik ekonomi kepada pasaran harta tanah. Ia melibatkan penjelasan serta meramal corak harga harta tanah, pengeluaran bangunan dan penggunaannya; di mana ini adalah di pengaruhi oleh ciri unik harta tanah serta keadaan pasaran yang tidak sempurna.

(a) Nyatakan **EMPAT (4)** ciri-ciri unik harta tanah. (8 markah)

(b) Bincangkan **EMPAT (4)** ciri-ciri sebuah pasaran yang tidak sempurna. (12 markah)

S2 Analisis makro dan mikro ekonomi adalah penting dalam penentuan sesuatu jenis harta tanah sama ada bagi penentuan lokasi atau pelaburan. Terdapat pelbagai faktor yang saling berkaitan.

(a) *“Retail-led regeneration is an important category within property development context. The process take place due to synergies between type of development (eg. retail and leisure) and mostly because the initial developments sends ‘signals’ to other developers that the location is viable (Guy, 2008)”.*

(i) Jelaskan mengapa Analisis Lokasi penting untuk penentuan corak harta tanah perniagaan? (6 markah)

(ii) Nyatakan **DUA (2)** faktor yang mempengaruhi perubahan dalam corak harta tanah perniagaan. (4 markah)

(b) Kerajaan memainkan peranan dalam ekonomi tanah melalui pelaksanaan polisi bandar dan luar bandar. Polisi ini digubal untuk menyeimbangkan keperluan bagi individu, firma, kerajaan dan masyarakat secara keseluruhannya.

Terangkan **LIMA (5)** polisi ekonomi utama Malaysia sejak mencapai kemerdekaan. (10 markah)

- S3** Campur tangan kerajaan adalah penting untuk memastikan keseimbangan dalam senario pasaran harta tanah di Malaysia.
- (a) Nyatakan **DUA (2)** jenis campur tangan kerajaan yang boleh dilaksanakan oleh Kerajaan. (4 markah)
- (b) Jelaskan **EMPAT (4)** jenis polisi campur tangan kerajaan. (8 markah)
- (c) Berdasarkan jawapan anda pada **S3(b)**, pilih salah satu daripada jenis polisi tersebut dan bincangkan konsep serta bagaimana campur tangan tersebut dilaksanakan dalam konteks pembangunan harta tanah di Malaysia. (8 markah)
- S4** Perumahan merupakan sektor harta tanah yang penting di kawasan bandar dan isu berkaitan penawaran rumah mampu milik seringkali dibincangkan.
- (a) Nyatakan **TIGA (3)** jenis program perumahan mampu milik yang dikhususkan bagi membantu pemilikan rumah di kalangan golongan berpendapatan sederhana. (6 markah)
- (b) Bincangkan keperluan campur tangan kerajaan dalam industri perumahan. (14 markah)
- S5** Tindakan satu pihak terhadap harta tanah atau persekitaran akan menyebabkan kerugian (kos luaran) atau kelebihan kepada satu pihak yang lain. Di dalam konteks pasaran harta tanah, ini disebut sebagai faktor luaran yang mempengaruhi pasaran harta tanah.
- (a) Bincangkan **LIMA (5)** faktor-faktor luaran yang mempengaruhi pasaran harta tanah beserta contoh yang bersesuaian. (15 markah)
- (b) Terangkan elemen-elemen dalam pelaburan *Real Estate Investment Trust (REITs)*. (5 markah)

– SOALAN TAMAT –

Q1 *Real estate economics is the application of economic techniques towards the property market. It involves explanation and predictions on the pattern of property price; also building production and its usage. These are affected by real estate unique characteristics and the imperfect market situations.*

(a) *List **FOUR (4)** real estate's unique characteristics.* (8 marks)

(b) *Discuss **FOUR (4)** imperfect market characteristics.* (12 marks)

Q2 *Macro and micro economic analysis is important in making decision for certain types of property either its location or for investment. There are various inter-related factors.*

(a) *“Retail-led regeneration is an important category within property development context. The process take place due to synergies between type of development (eg. retail and leisure) and mostly because the initial developments sends ‘signals’ to other developers that the location is viable (Guy, 2008)”.*

Based on the above statement, answer question (i) and (ii).

(i) *Explain why Locational Analysis is important for retail patterns?* (6 marks)

(ii) *List **TWO (2)** factors that influences changes in retail patterns.* (4 marks)

(b) *Regional and national governments plays a role in land economics by establishing national policies for rural and urban areas. The policies are designed to balance the needs for individuals, firms, government and population as a whole.*

*Explain **FIVE (5)** Malaysian major economic policies since independence.* (10 marks)

- Q3** *Government intervention is important to ensure balance in property market scenario.*
- (a) *List **TWO (2)** types of interventions that can be implemented by the government.*
(4 marks)
- (b) *List **FOUR (4)** types of government policy interventions.*
(8 marks)
- (c) *Based on your answer in **Q3(b)**, choose one of the policy type and discuss the concept and how is implemented in the context of Malaysia's property development scene.*
(8 marks)
- Q4** *Housing is one of the important sectors in urban areas and issues on the supply of affordable housing is constantly being discussed.*
- (a) *List **THREE (3)** affordable housing programmes targeted specifically to assist house ownership amongst those in the middle income group.*
(6 marks)
- (b) *Discuss the need for government's interventions in the housing industry.*
(14 marks)
- Q5** *The action of one party towards the property or its surrounding will result to a loss (external cost) or gain to the other party. In the property market context, this is seen as the externalities that affects the property market.*
- (a) *Discuss **FIVE (5)** external factors that may affect the property market using appropriate examples.*
(15 marks)
- (b) *Explain elements in Real Estate Investment Trust (REITs).*
(5 marks)

–END OF QUESTIONS –