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Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER II
SESSION 2015/2016**

COURSE NAME : LAND ECONOMIC
COURSE CODE : BPE 23302
PROGRAMME : BPD
EXAMINATION DATE : JUNE / JULY 2016
DURATION : 2 HOURS
INSTRUCTION : ANSWER ALL QUESTIONS

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

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- Q1** (a) The nature characteristics of real estate product are different from other products.

Explain **FOUR (4)** nature characteristics of real estate product.

(10 marks)

- (b) In the real estate market, price is determined by intersection between demand and supply.

Discuss **FIVE (5)** factors contributed to the changes of demand in real estate market with an appropriate example.

(15 marks)

- Q2** (a) Differentiate between money and other commodity (such as shell, gold, and silver) that has been used as money at one time or another.

(10 marks)

- (b) The Bank Negara Malaysia (BNM) imposed several actions to combat economic problem, such as inflation and unemployment.

Discuss **THREE (3)** strategies that had taken by BNM to overcome an economic problems.

(15 marks)

- Q3** Taxation is defined as a system used by governments to obtain money from people and organizations. The revenue collected is used by the government to support itself and to provide public services.

- (a) Discuss how taxation can be used to redistribute national wealth.

(10 marks)

- (b) Taxable income is total revenue (TR) minus deductible costs.

Differentiate two kind of taxable income.

(6 marks)

- (c) Explain **THREE (3)** examples of how real property taxes can influence land use.

(9 marks)

Q4 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) Compare **TWO (2)** alternative views on the nature of land rent. (10 marks)

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

- END OF QUESTION -