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UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER I
SESSION 2016/2017**

TERBUKA

COURSE NAME : REAL ESTATE ECONOMICS
COURSE CODE : BPE 33902
PROGRAMME CODE : BPD
EXAMINATION DATE : DECEMBER 2016 / JANUARY 2017
DURATION : 2 HOURS
INSTRUCTION : ANSWERS **FOUR (4)** QUESTIONS ONLY

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

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- Q3** (a) The diversification benefits of direct and indirect real estate investments are well known, and diversification's role in institutional portfolios has been investigated extensively.

Explain the diversification, with appropriate diagram, that could contribute towards the equilibrium of price in real estate market.

(15 marks)

- (b) Explain Ricardian Rent at the time when the urban housing market is in equilibrium. (10 marks)



- Q4** Government intervention in the real estate market means involvement by the federal government, publicly owned agencies or corporations, and Local Authorities. There are number of ways in which the public sector can be involved in the real estate market.

Discuss the above statement with reference to Malaysian property market policy.

(25 marks)

- Q5** (a) Explain with appropriate diagram changes in productivity that could influence value across space equally. (15 marks)

- (b) Explain how clustering land uses strategy could contribute polycentric pattern of cities. (10 marks)

-END OF QUESTIONS -