



# UTHM

Universiti Tun Hussein Onn Malaysia

## UNIVERSITI TUN HUSSEIN ONN MALAYSIA

### FINAL EXAMINATION SEMESTER II SESSION 2016/2017

COURSE NAME : LAND ECONOMICS  
COURSE CODE : BPE 23302  
PROGRAMME CODE : BPD  
EXAMINATION DATE : JUNE 2017  
DURATION : 2 HOURS  
INSTRUCTION : ANSWER ALL QUESTIONS

**TERBUKA**

THIS QUESTION PAPER CONSISTS OF **TWO (2)** PAGES

**CONFIDENTIAL**

- Q1** 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) List **TEN (10)** advantages of land taxation to the national social and economic growth. (10 marks)
- (b) Discuss **FOUR (4)** objectives of land taxation in relation to the national economic growth. (12 marks)
- (c) Name **THREE (3)** principles of land taxation. (3 marks)
- Q2** Land rent is considered as one of investment's return to the property owner.
- (a) Differentiate **THREE (3)** concepts of land rent to the property owner. (9 marks)
- (b) Discuss with specific example, the significant of land rent as a return on investment to the property owner. (16 marks)
- Q3** (a) The characteristics of real estate product are different from other products. Explain **FOUR (4)** 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)
- Q4** Government plays very important role in land ownership and land use planning. One of the approaches to fight land use economic problems is through intervention initiative.
- (a) Discuss briefly the reason for the government intervention in the operation of the land ownership and land use planning. (10 marks)
- (b) Explain the intervention initiatives that have been introduced by the government in combating land economic related issues. (15 marks)

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- END OF QUESTIONS -