

CONFIDENTIAL



UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER II
SESSION 2017/2018**

COURSE NAME : PROFESSIONAL PRACTICE
COURSE CODE : BPE 24202
PROGRAMME CODE : BPD
EXAMINATION DATE : JUNE / JULY 2018
DURATION : 2 HOURS
INSTRUCTION : ANSWER ALL QUESTIONS

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

CONFIDENTIAL

CONFIDENTIAL

BPE 24202

Q1 The Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEAP) has set a code of Conduct and Ethics for members in conducting professional practices.

Discuss the followings Code of Conduct and Ethics by providing appropriate example.

- a) Every Registered Valuer or Appraiser or Estate Agent are duty bound to render service to his client with absolute fidelity. (6 marks)
- b) To practise his profession with devotion to the high ideals of integrity, honour and courtesy and loyalty to his country. (6 marks)
- c) To conduct business in the spirit of fairness and goodwill to his fellow professionals in the real estate industry. (8 marks)

Q2 In conducting professional practices under the provision of the Valuers, Appraisers and Estate Agents Act (1981) the Valuers, Property Managers, Estate Agents must uphold good ethics.

- (a) Define ethics (4 marks)
- (b) Define negligence (4 marks)
- (c) Discuss example of bad conduct in undertaking property valuation (6 marks)
- (d) Discuss example of bad conduct in estate agency. (6 marks)

Q3 The Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEAP) has sets eight (8) areas of Approved Professional Experience practices in the real estate profession to become a real estate consultant. All candidates are required to obtain experience in at least three (3) of those areas.

- a) List the **SIX (6)** areas of Approved Professional Experience practices recognized by the BOVAEAP. (6 marks)
- b) Discuss the **FOUR (4)** areas of Approved Professional Experience practices mentioned above. (14 marks)

PROF. DR. ISMAIL OMAR
Fakultas Ekonomi
Universiti Teknologi
MARA
Pulau Pinang
11900
Tanjong Malim

TERBUKA

CONFIDENTIAL

CONFIDENTIAL

BPE 24202

Q4 By referring to the Valuers, Appraisers, Estate Agents and Property Managers Act 1981 (as amended), explain the followings with examples.

(a) A registered valuer or appraiser who acts as an estate agent to a transaction should not subsequently value the same property for the same purchaser. (6 marks)

(b) No registered valuer, appraiser or estate agent shall, directly or indirectly, allow or agree to allow participation by any person or company, other than a registered valuer, appraiser or estate agent in the profits of his professionals work. (6 marks)

(c) It is a duty of a registered estate agent to protect the public against fraud, misrepresentation and unethical practises in respect to all real estate transactions. (8 marks)

Q5 The Malaysian Valuation Standards, under Standard 9 stated, “The Valuation Report must provide sufficient information to permit those who read and rely upon the report understand its data, reasoning, analysis and conclusions. It must state any assumptions and limiting conditions upon which the valuation is based.”

Based on the statement above, write an actual complete report for a double storey terraced house located in Lot 1286, Taman Universiti 6, Parit Raja, Batu Pahat, Johor for mortgage purpose. Your report should follow the format and contents as outline by Standard 9, The Malaysian Valuation Standards. You should include any assumptions, sales comparison and justifications to arrive the Market Value.

(20 marks)

- END OF QUESTIONS -

CONFIDENTIAL

PROF DR ISMAIL OMAR
Tuan Pengerusi
Jabatan Pendidikan
Tanjung Pagar
Johor Bahru
Johor
Malaysia
No. 1, Jalan
Taman Universiti 6,
Parit Raja,
Batu Pahat,
Johor Bahru,
Johor,
Malaysia
Telefon: +607-330 8328
Faksimili: +607-330 8328

TERBUKA