

CONFIDENTIAL



**UTHM**

Universiti Tun Hussein Onn Malaysia

**UNIVERSITI TUN HUSSEIN ONN MALAYSIA**

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

COURSE NAME : PROPERTY DEVELOPMENT  
COURSE CODE : BPE 34603  
PROGRAMME CODE : BPD  
EXAMINATION DATE : JUNE / JULY 2018  
DURATION : 2 HOURS 30 MINUTES  
INSTRUCTION : ANSWER ALL QUESTIONS

**TERBUKA**

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

CONFIDENTIAL

**Q1** ABCD Property Development Berhad, which, is a prominent developer, has approached a bank with an outline of a proposed development scheme in the hope of securing funding.

(a) Explain relevant information that the developer would present to the bank for their funding consideration.  
(10 marks)

(b) There are several types of financing facility which may help the developer to fund their development project.

Differentiate **THREE (3)** types of financing facility by presenting the advantages and disadvantages of each type of financing.  
(15 marks)

**Q2** Prior to implementing a particular property development project, feasibility study needs to be carried out to identify the project viability by taking into consideration various important factors such as demand, customer preference, social needs, economy and legislations.

(a) Describe **FIVE (5)** approaches that must be considered before undertaking feasibility study.  
(15 marks)

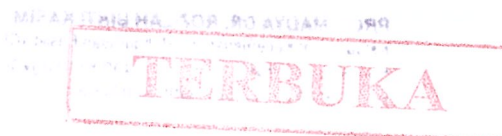
(b) Explain the elements that should be included in a feasibility study for the purpose of developing residential properties.  
(10 marks)

**Q3** Land development requires planning and development approvals from the relevant authorities before the commencement of the proposed development projects.

(a) Define:

(i) Layout Plan in respect to the property development and planning approval.  
(5 marks)

(ii) Building Plan in respect to the property development and planning approval.  
(5 marks)



(b) Outline the essential factors to be considered in application of planning approval for property development by referring to the Town and Country Planning Act 1976 (ACT 172), subsection 22(2).  
(10 marks)

(c) Real estate development involves several aspects of control which every developer needs to know.

State **FIVE (5)** aspects of development control that need to be considered by the developer.  
(5 marks)

**Q4** (a) In 2007, the Certificate of Fitness for Occupation (CFO) was replaced by the Certificate of Completion and Compliance (CCC) as there arise numerous complaints concerning delays.

Differentiate between CFO and CCC.  
(10 marks)

(b) Strata Management Act 2013 (Act 757) provides provisions for developers to manage and maintain the newly completed strata buildings for a period of right after handing over vacant possession until the issuance of strata titles to the strata building's owners.

Discuss the developer's roles and responsibilities in respect to managing common properties of newly completed strata building scheme before the Joint Management Body (JMB) is formed.  
(10 marks)

(c) State the functions of Commissioner of Building (COB) in respect to the management of common properties of the strata building after the developer handing over the vacant possession to the strata building's owners.  
(5 marks)

- END OF QUESTIONS -

