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Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER II
SESSION 2018/2019**

COURSE NAME : LAND ECONOMIC FOR
CONSTRUCTION

COURSE CODE : BPF 31703

PROGRAMME CODE : BPC

EXAMINATION DATE : JUNE / JULY 2019

DURATION : 3 HOURS

INSTRUCTION : ANSWER ALL QUESTIONS

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

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TERBUKA

Q1 The main fundamentals in obtaining the equilibrium price for affordable housing market are demand and supply variables.

Discuss **EIGHT (8)** variables that affect equilibrium price for affordable housing market in Malaysia.

(20 marks)

Q2 Most of the world's largest cities are located in the world's largest economies. This phenomena show that cities play an important role in economic development.

Discuss **FIVE (5)** advantages of city economy by giving examples of related cities in Malaysia.

(20 marks)

Q3 Hong Kong government has applied system dynamics to analyse housing development process in Hong Kong new towns. Based on Hu (2009), Hong Kong government has constructed a system dynamics model that attempts to describe housing development in new towns. In this model, the interactions of various factors in urban housing development process are taken into consideration as shown in **Figure Q3**.

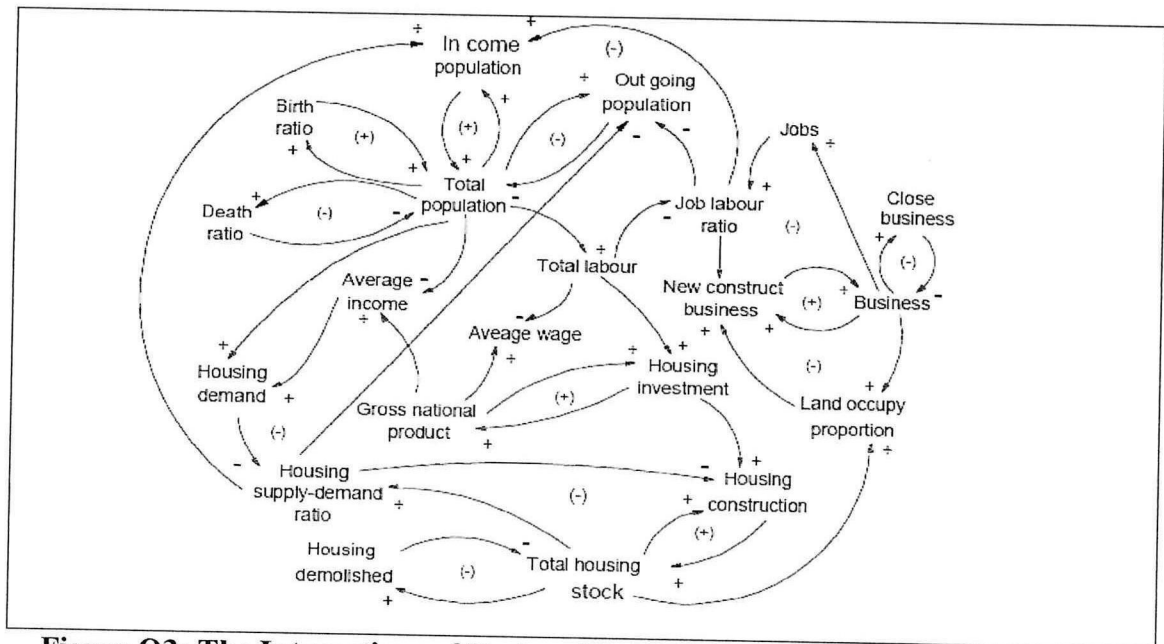


Figure Q3: The Interactions of Various Factors in Urban Housing Development Process (Hu, 2009)

Analyse **FIVE (5)** main factors that should be considered by developers during the implementation of housing projects in the city.

(20 marks)

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- Q4** Local Agenda 21 (LA21) is a program for public, private sector and local authorities to work together to plan and manage their environment towards sustainable development. Basic approach of this program is the bottom-up approach or from the grass roots up.

Analyse whether LA21 program principles are fair for all parties.

(20 marks)

- Q5** The Central Business District (CBD) in the city centre is where most business and commerce is located. It is also known as geographic heart of a city.

Analyse **TEN (10)** characteristics of CBD.

(20 marks)

-END OF QUESTIONS-