UTHM
Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

FINAL EXAMINATION
SEMESTER II
SESSION 2018/2019

COURSE NAME   : LAND ECONOMICS

COURSE CODE   : BPE 23302

PROGRAMME   : BPD

EXAMINATION DATE   : JUNE / JULY 2019

DURATION   : 2 HOURS

INSTRUCTION   : ANSWER **ALL** QUESTIONS

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

Q1   (a)   Discuss property cycle.

(10 marks)

(b)   Explain via diagram the relationship between business cycle and property cycle.

(20 marks)

Q2   A "GOLDEN triangle" is synonymous with an area noted for its economic success, prosperity and influence, a mongothers, and reflects the growth of a city. Shah Alam, which is the capital city of Selangor, could very well be the next golden triangle as it has all the ingredients to be successful. Being the first planned city since Malaysia's independence and the first city in the country to use a centralised sewage system and underground utility cables, Shah Alam's pioneering moves over the years have seen it emerge from the shadows of its faster-growing neighbours to become a vibrant are as that has attracted property buyers and developers alike. Due to its status as the state capital, Shah Alam, including i-City, are blessed with excellent infrastructure and connectivity, such as highways and roads, which link it to seaports and airports, as well as keep it within a 30-minute driving distance from all other areas in the Klang Valley.

The number of highways connecting i-City to the rest of urban Klang Valley attests to its strategic location at the heart of Selangor's golden triangle. Public transportation needs are also catered to, with the light rail transit (LRT) network from Bandar Utama to Klang having a station in i-City. Property valuers said i-City, which is the biggest integrated development in Shah Alam that is linked to an LRT is fast shaping to be the heart of Selangor's golden triangle. I-City would definitely lift up the image of Shah Alam and the overall Selangor as it further progresses, he told NST Property.

Source: New Straits Times, Thursday, 28 February 2019)

(a)   Analyse **FOUR (4)** roles of urban transport planning to achieve highest and best use of land based on the above statement.

(20 marks)

(b)   Justify by giving example on various macro and micro strategies affecting urban land market due to inefficient urban transport planning in Malaysia.

(20 marks)

Q3 Land values and land use is highly affected by the institution, legislative and other constraint.

(a) Examine FOUR (4) implications of the above to real estate development

(15 marks)

(b) Analyse the main characteristics of real property interest which make for the higher yield for real estate investment.

(15 marks)

-END OF QUESTIONS-