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UNIVERSITI TUN HUSSEIN ONN MALAYSIA

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

COURSE NAME : HOUSING SYSTEM AND DEVELOPMENT
COURSE CODE : BPE 20803
PROGRAMME CODE : BPD
EXAMINATION DATE : DECEMBER 2018 / JANUARY 2019
DURATION : 2 HOURS 30 MINUTES
INSTRUCTION : ANSWER ALL QUESTIONS

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

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- Q1** Housing programme undertaken by both public and private sectors in Malaysia has been directed towards the specific need of the population.
- (a) Compare the housing policy and human settlement programme under the NEP (1971 to 1975) and the Fifth Malaysia Plan (1986 to 1990). (8 marks)
- (b) Discuss **FOUR (4)** urban housing problems in Malaysia. (12 marks)
- Q2** In Malaysia, the key players involved in the housing industry include the federal government, the state government and the local authorities as well as private organisations.
- (a) Describe with a figure the **THREE (3)** level of housing administration in Malaysia. (10 marks)
- (b) Discuss **FIVE (5)** thrusts of the National Housing Policy introduced in 2011. (10 marks)
- Q3** There is no single comprehensive law governing the housing industry in Malaysia. Apart from the Housing Development (Control and Licensing) Act 1966 (Act 118), there are other statutes regulating the housing industry.
- (a) Discuss **FOUR (4)** main statutes related to housing industry in Malaysia. (8 marks)
- (b) Explain the main contents of the following stratified property management laws:
- (i) Strata Titles Act 1985 (Act 318).
(ii) Building and Common Property (Maintenance and Management) Act 2007 (Act 663).
(iii) Strata Management Act 2013 (Act 757). (12 marks)

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- Q4** In Malaysia, development control mechanisms consists of various tools which aimed to control the physical development within the specified areas. The rights to develop land or building are restricted unless the Planning Permission has been granted to the project proponents by the Local Planning Authority (LPA).
- (a) List **FOUR (4)** planning guidelines for various land uses activities that have been outlined by the Plan Malaysia (formerly known as the Federal Department of Town and Country Planning Peninsular Malaysia). (4 marks)
- (b) Describe **THREE (3)** functions of zoning plan. (6 marks)
- (c) Discuss the **FIVE (5)** activities that are excluded for Planning Permission which stipulated under section 19(2) of the Town and Country Planning Act 1976 (Act 172). (10 marks)
- Q5** Land use classification is a direction of growth to indicate where future development should be limited.
- (a) Explain the following main characteristics of land use classification: (12 marks)
- (i) Low density residential
 - (ii) Medium density residential
 - (iii) High density residential
- (b) Propose the land use classification for housing areas as if to promote new development within the township proximity in Parit Raja. (8 marks)

- END OF QUESTIONS -