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UNIVERSITI TUN HUSSEIN ONN MALAYSIA

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

COURSE NAME : STATUTORY VALUATION
COURSE CODE : BPE 22703
PROGRAMME CODE : BPD
EXAMINATION DATE : DECEMBER 2018 / JANUARY 2019
DURATION : 3 HOURS
INSTRUCTION : ANSWER ALL QUESTIONS

TERBUKA

THIS QUESTION PAPER CONSISTS OF THREE (3) PAGES

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Q1 Part XV of the Local Government Act, 1976 deals with Rating and Valuation.

Explain the following terminologies under the Act.

- (a) Basis of Rates
- (b) Valuation List
- (c) Tone of the List
- (d) Rateable Holding
- (e) Documents of Title

(25 marks)

Q2 Town and Country Planning Act 1976 deals with among others, Development Charge.

- (a) Define the Development Charge.

(5 marks)

- (b) A two hectares site situated in density zone of 120 person per hectare (p.p.ha.) has been earmarked for the development of a 15-storey condominium. The density for the proposed development is 250 p.p.ha. The rate imposed by the local planning authority for development charge is 25%. The land value for 120 p.p.ha. is RM100 p.s.m. and for 250 p.p.ha. is RM250 p.s.m.

Calculate the Development Charge for the change in density of the site.

(10 marks)

- (c) Explain the correlation between category of land use and quit rent payable to the state authority by the land owners.

(10 marks)

Q3 (a) Stamp Duty under the Stamp Act, 1949 levied on instrument of transfer embodying a transaction.

Mr. X bought a piece of land from Mr. Y. After a long negotiation process both parties agreed to the price of RM1,500,000. During the transfer and registration process via Form 14A of National Land Code, the Collector of Stamp Duty assessed the market value of the property at RM1,800,000.

Justify the amount of stamp duty payable by the buyer.

(10 marks)



- (b) According to the Real Property Gains Tax Act 1976, Real Property Gains Tax is a charge on actual gain accruing between the date of acquisition and the date of disposal.

Subject to the Act, explain the following terminologies:

- (i) Acquisition Price.
- (ii) Incidental Cost.
- (iii) Disposal Price.

(15 marks)

- Q4** (a) In Malaysia the law relating to the compulsory acquisition of property is contained in the Land Acquisition Act, 1960. The Act empowers the State Authority to acquire private lands for public purposes.

Explain the meaning of public purpose.

(5 marks)

- (b) The Land Acquisition Act, 1960 allows compensation for land taken for public purpose. The owner also entitled to compensation for other losses. There are a number of items to be considered for compensation.

Discuss the followings:

- (i) Date of valuation.
- (ii) Severance and injurious affection.
- (iii) Betterment.
- (iv) Disturbance and other losses.

(20 marks)

- END OF QUESTIONS -

