UTHM
Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

FINAL EXAMINATION
SEMESTER I
SESSION 2019/2020

COURSE NAME	:	HOUSING SYSTEM AND DEVELOPMENT
COURSE CODE	:	BPE 20803
PROGRAMME CODE	:	BPD
EXAMINATION DATE	:	DECEMBER 2019 / JANUARY 2020
DURATION	:	3 HOURS
INSTRUCTION	:	ANSWER **ALL** QUESTIONS

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

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Q1   In developing housing projects, there are development control procedures involved. This is to ensure that the housing provided is in accordance with the nation's future planning and socio economic objectives.

    (a)   State **TWO (2)** development control mechanisms involved in housing development process.

          (2 marks)

    (b)   Explain the benefits of these control measures to the community based on your answer in **Q1 (a)**.

          (8 marks)

    (c)   Illustrate housing development process indicating main procedure and major players involved using a flowchart.

          (10 marks)

Q2   The current pressing issue in the housing sector indicates affordability issues especially within prime urban areas. Median multiple for housing in Malaysia demonstrate a situation of unaffordable to extremely unaffordable.

    (a)   Explain **TWO (2)** components that contributes towards the cost to the consumer/price (of housing) sold by developers.

          (8 marks)

    (b)   List **FOUR (4)** affordable housing programmes in Malaysia allocated specifically for medium income segment that address the issue of unaffordability in prime urban areas.

          (4 marks)

    (c)   Propose how to address affordability issues by the government.

          (8 marks)

Q3   Various efforts have been introduced to enhance the quality of housing and the efficiency of the housing delivery system in Malaysia.

    (a)   State **TWO (2)** housing delivery systems practiced in Malaysia.

          (2 marks)

    (b)   Discuss **TWO (2)** examples from site planning aspect in enhancing quality of life of the community.

          (6 marks)

    (c)   Analyse **FOUR (4)** advantages of the implementation of Certificate of Completion and Compliance (CCC) compared to Certificate of Fitness (CF) in the housing development process.

          (12 marks)

Q4   Land use classification is a direction of growth to indicate where future development should be limited.

    (a)   Explain the main characteristics of the commercial land use classification as the following:

        (i)   General business commercial area

                (2 marks)

        (ii)   Community business commercial area

                (5 marks)

        (iii)   Highway commercial area

                (5 marks)

    (b)   Predict the land use classification for the industrial zone in Parit Raja to promote the sustainable development within the proximity of UTHM's main campus and the industrial area.

                (8 marks)

Q5   The objective of land uses is to promote efficient utilization, acquisition and disposition of land to ensure the highest and best use of land.

    (a)   Discuss the **SEVEN (7)** rational planning approaches with series of activities.

                (14 marks)

    (b)   State **SIX (6)** advantages of adapting the land use inventory.

                (6 marks)

-END OF QUESTIONS-

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