



UTHM

Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

FINAL EXAMINATION SEMESTER I SESSION 2019/2020

COURSE NAME : STATUTORY VALUATION
COURSE CODE : BPE 22703
PROGRAMME CODE : BPD
EXAMINATION DATE : DECEMBER 2019 / JANUARY 2020
DURATION : 3 HOURS
INSTRUCTION : ANSWER ALL QUESTIONS

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

Q1 (a) Part XV of the Local Government Act, 1976 deals with rating and valuation.

Explain the following terminologies;

- (i) Basis of Rates
- (ii) Valuation List
- (iii) Holding
- (iv) Occupier
- (v) Documents of title

(10 marks)

(b) Town and Country Planning Act 1976 deals with development charge.

(i) Explain development charge.

(5 marks)

(ii) A one and half hectare site situated in density zone of 150 p.p.ha. has been earmarked for the development of a 15-storey service apartments. The density for the proposed development is 250 p.p.ha. Plot ratio of the site is 1:8 and the plinth area is 80%.

Calculate the development charge for the change in density of the site, given the land value for 150 p.p.ha. is RM200 p.s.m. and for 250 p.p.ha. RM300 p.s.m. The rate imposed by the local planning authority for development charge is 15%.

(10 marks)

Q2 National Land Code 1965 is the main Act that covers land matters in Malaysia.

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

(5 marks)

(b) Differentiate the terms Express Conditions and Restriction in interest in accordance to the Act.

(10 marks)

(c) A proprietor may alter or convert any land use with payment of additional premium.

Illustrate with an example how an additional premium is determined.

(10 marks)

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

- (a) Mrs. CV bought a piece of land from Mr. YY. After a long negotiation process both parties agreed to the price of RM4,000,000. During the transfer and registration process via Form 14A, National Land Code the Collector of Stamp Duty assessed the market value of the property at RM4,500,000.

Calculate the amount of stamp duty payable by the buyer.

(10 marks)

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

Explain with examples the terminologies of acquisition price, incidental cost and 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 purposes. The owner also entitled to compensation for other losses. There are a number of items to be considered.

Discuss the items given below:

- (i) Gazette under Section 4 against Gazette under Section 8
- (ii) Severance against Betterment
- (iii) Breach of condition of land
- (iv) Disturbance and loss of profit

(20 marks)

- END OF QUESTIONS -

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