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Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
(ONLINE)
SEMESTER II
SESSION 2019/2020**

COURSE NAME : BUILDING LAWS AND LEGISLATION
COURSE CODE : BFR 32403
PROGRAMME CODE : BFR
EXAMINATION DATE : JULY 2020
DURATION : 6 HOURS
INSTRUCTION : ANSWER ALL QUESTIONS

THIS QUESTION PAPER CONSISTS OF **SEVEN (7)** PAGES

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Q1 You have been appointed as the Architect by CDE Sdn. Bhd. – a consortium of developers and contractors to develop a piece of government’s property located in the urban area. It is administered by the local municipality with the size of three hectares. The costing of each development components are as follows:

Development Components	Estimated Cost of Construction
1 Block of hotel	RM 60 million
1 Block of shopping complex	RM 50 million
Infrastructure	RM 4 million

- (a) Define the following terms:
 - (i) An Architect
 - (ii) A Graduate Architect
 - (iii) An Inspector of Work

(6 marks)

- (b) Prepare the estimation of Architect’s fee for the project according to the Scale of Minimum Fees. **Refer to Figure Q1 (a), (b), (c), (d) and (e).**

(7 marks)

- (c) Compose a letter of acceptance of your appointment as the Architect for the project and include the mode of payment. You are to be involved in the schematic design and documentation phase that will enable the consortium to estimate the price of the project with some degree of accuracy and also obtain the necessary development approval.

(12 marks)

- Q2**
- (a) Define the following terms in accordance to Town and Country Planning Act:
 - (i) Building
 - (ii) Plot Ratio
 - (iii) Local Authority

(6 marks)

 - (b) Street, Building and Drainage Act is an act to amend and consolidate the laws relating to street, drainage and building in local areas in Peninsular Malaysia. Discuss the effects if the government decides to abolish the act.

(7 marks)

 - (c) As the Principal Submitting Person (PSP), you are responsible to submit for the planning approval of a MRT rail project situated in Klang Valley. The project site area is under the authorisation of two different local authorities. List the steps to be taken, and justify your decision.

(12 marks)

- Q3** (a) List the Matrix of Responsibility for Certificate of Completion and Compliance (CCC). (5 marks)
- (b) Illustrate the process of Certificate of Completion and Compliance (CCC) using flow chart. Explain every process. (10 marks)
- (c) Recently, there are cases of building failures reported involving high rise residential developments under construction. In accordance to UBBL, justify the act and needs to be carried out by the Architect upon receiving report on the event of building failures. (10 marks)
- Q4** (a) Explain the purpose of a contract and the contract principle (elements) as per Contract Act 1950. (5 marks)
- (b) Determine the difference between PWD contract and PAM contract. (10 marks)
- (c) You are the Architect of a Medical Centre project in Petaling Jaya. The contractor has highlighted discrepancies in the construction drawings issued by your office. Based on your understanding of PAM contract, describe what you need to do. (10 marks)

– END OF QUESTIONS –

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SCHEDULE

CLASSIFICATION OF BUILDING TYPES UNDER CATEGORIES OF COMPLEXITY

CATEGORY 1 :

Building types of exceptional character and complexity

- Airport terminal buildings
- Abattoirs
- Conservation works
- Chancery buildings
- Embassy buildings
- Ferry terminal buildings
- Hospitals (service, teaching, central-support units or departments to hospitals)
- Individually - designed houses
- Legislative buildings
- Memorials
- Monuments
- Museums
- Mausoleums
- Observatories
- Palaces
- Preservation works
- Renovation works

CATEGORY 2 :

Building types of average complexity requiring a moderate degree of design and detailing

- Art galleries
- Assembly halls
- Audio-visual / telecommunication buildings
- Auditoria
- Aquaria
- Banks
- Bowling centres
- Bakeries
- Club houses
- College buildings
- Community centres
- Concert halls and theatres
- Convention halls and facilities
- Court houses

FIGURE Q1 (a)

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Crematoria
Cafeteria and canteens
Cinema halls
Civic centres
Departmental stores
Exhibition / exposition buildings
Flats (blocks of) / apartment buildings
Fire stations
Gymnasias
Housing Estates
Hotels
Industrial buildings with manufacturing and packaging facilities
Kindergarten
Libraries
Markets
Medical and health clinics
Mixed residential / commercial complexes
Motels
Marinas
Nursing homes
Office buildings
Prefabricated structures
Police stations
Prisons
Parking structures (multi-storeyed)
Petrol filling and service stations
Post offices
Power stations
Restaurants
Recreational buildings and facilities
Road transportation terminal buildings
Religious buildings
Research buildings
Skating rinks (covered, ice/roller skating)
Sports buildings
Stadia
Supermarkets
School buildings (other than government and government-aided primary and secondary schools where standard plans are used)
Shop houses
Shopping centres / complexes
Telephone exchange buildings
University buildings
Veterinary clinics

CATEGORY 3 :**Building types of the simplest utilitarian character**

Carports (single-storeyed)
Farm buildings
Simple industrial type buildings
Storage or warehouse buildings
School buildings (government and government-aided primary and secondary schools where standard plans are used)

FIGURE Q1 (b)

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<i>Total cost of works</i>	<i>Minimum percentage fee</i>
RM500,000 and below	[Cost] x 10.00%
RM 500,001 to RM 1,000,000	[(Cost - RM 500,000) x 9.25%] + RM50,000
RM 1,000,001 to RM 2,000,000	[(Cost - RM 1,000,000) x 8.50%] + RM96,250
RM 2,000,001 to RM 4,000,000	[(Cost - RM 2,000,000) x 7.75%] + RM 181,250
RM 4,000,001 to RM 8,000,000	[(Cost - RM 4,000,000) x 7.00%] + RM 336,250
RM 8,000,001 to RM 16,000,000	[(Cost - RM 8,000,000) x 6.25%] + RM 616,250
RM 16,000,001 to RM 32,000,000	[(Cost - RM 16,000,000) x 5.50%] + RM 1,116,250
RM 32,000,001 to RM 64,000,000	[(Cost - RM 32,000,000) x 5.00%] + RM 1,996,250
RM 64,000,001 to RM 128,000,000	[(Cost - RM 64,000,000) x 4.50%] + RM 3,596,250
RM 128,000,001 to RM 256,000,000	[(Cost - RM 128,000,000) x 4.25%] + RM 6,476,250
RM 256,000,001 to RM 512,000,000	[(Cost - RM 256,000,000) x 4.00%] + RM 11,916,250
RM 512,000,001 and above	[(Cost - RM 512,000,000) x 3.75%] + RM 22,156,250

FIGURE Q1 (c) Schedule of Minimum Fees for Category 1

PEPERIKSAAN AKHIR

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<i>Total cost of works</i>	<i>Minimum percentage fee</i>
RM 500,000 and below	[Cost] x 7.50%
RM 500,001 to RM 1,000,000	[(Cost - RM 500,000) x 7.0%] + RM 37,500
RM 1,000,001 to RM 2,000,000	[(Cost - RM 1,000,000) x 6.50%] + RM 72,500
RM 2,000,001 to RM 4,000,000	[(Cost - RM 2,000,000) x 6.00%] + RM 137,500
RM 4,000,001 to RM 8,000,000	[(Cost - RM 4,000,000) x 5.50%] + RM 257,500
RM 8,000,001 to RM 16,000,000	[(Cost - RM 8,000,000) x 5.00%] + RM 477,500
RM 16,000,001 to RM 32,000,000	[(Cost - RM 16,000,000) x 4.75%] + RM 877,500
RM 32,000,001 to RM 48,000,000	[(Cost - RM 32,000,000) x 4.50%] + RM 1,637,500
RM 48,000,001 to RM 64,000,000	[(Cost - RM 48,000,000) x 4.25%] + RM 2,357,500
RM 64,000,001 to RM 80,000,000	[(Cost - RM 64,000,000) x 4.00%] + RM 3,037,500
RM 80,000,001 to RM 96,000,000	[(Cost - RM 80,000,000) x 3.75%] + RM 3,677,500
RM 96,000,001 to RM 112,000,000	[(Cost - RM 96,000,000) x 3.50%] + RM 4,277,500
RM 112,000,001 and above	[(Cost - RM 112,000,000) x 3.25%] + RM 4,837,500

FIGURE Q1 (d) Schedule of Minimum Fees for Category 2

<i>Total cost of works</i>	<i>Minimum percentage fee</i>
RM 1,000,000 and below	[Cost] x 5.00%
RM 1,000,001 to RM 2,000,000	[(Cost - RM 1,000,000) x 4.75%] + RM 50,000
RM 2,000,001 to RM 4,000,000	[(Cost - RM 2,000,000) x 4.50%] + RM 97,500
RM 4,000,001 to RM 8,000,000	[(Cost - RM 4,000,000) x 4.25%] + RM 187,500
RM 8,000,001 to RM 16,000,000	[(Cost - RM 8,000,000) x 4.00%] + RM 357,500
RM 16,000,001 to RM 32,000,000	[(Cost - RM 16,000,000) x 3.75%] + RM 677,500
RM 32,000,001 to RM 64,000,000	[(Cost - RM 32,000,000) x 3.50%] + RM 1,277,500
RM 64,000,001 and above	[(Cost - RM 64,000,000) x 3.25%] + RM 2,397,500

FIGURE Q1 (e) Schedule of Minimum Fees for Category 3