

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

FINAL EXAMINATION (ONLINE) SEMESTER I **SESSION 2020/2021**

COURSE NAME

: REAL ESTATE AND THE

ENVIRONMENT

COURSE CODE

: BPF 43203

PROGRAMME CODE : BPD

EXAMINATION DATE : JANUARY / FEBRUARY 2021

DURATION

: 3 HOURS

INSTRUCTION

: ANSWER ALL QUESTIONS

TERBUKA

THIS QUESTION PAPER CONSISTS OF THREE (3) PAGES

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- According to the International Union for the Conservation of Nature (IUCN), Asian elephant populations have dwindled by 50% over the last three generations, as their habitats are shrinking and fragmenting. Today, in the eastern coast of Sabah where the world's smallest sub-species of elephant remains, however, the population was reported only around 1,500-2,000.
 - (a) Relate THREE (3) main components of the 'environment' as stipulated in the Environmental Impact Assessment (EIA) including the wildlife.

(10 marks)

(b) Evaluate how in some cases, for example loggling or conversion of forest land to other land use (Figure Q1) were 'excluded' from the EIA requirement.

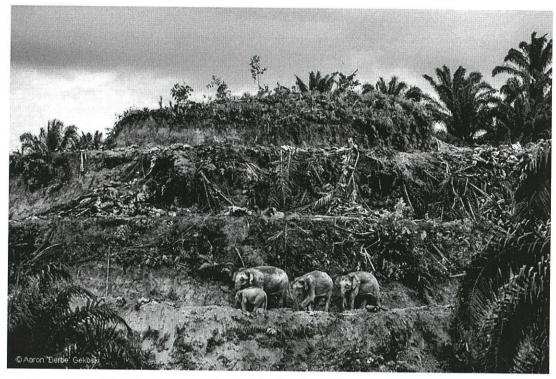


Figure Q1: The Bornean elephant is losing its home to development for the palm oil industry in Sabah (*Photograph by Aaron Gekoski*)

(15 marks)



- Q2 In 1993, government has commenced the privatization of urban solid waste disposal in Malaysia.
 - (a) Explain THREE (3) current legislations related to solid waste disposal in Malaysia.

(10 marks)

- (b) Analyse FIVE (5) weaknesses on the country's solid waste disposal policy.

 (15 marks)
- Q3 The National Policy on the Environment aims at continued economic, social and cultural progress of Malaysia and cultural environmentally sound and sustainable development.
 - (a) Describe **FOUR** (4) main principles of the National Policy on the Environment. (10 marks)
 - (b) Discuss **FIVE** (5) green strategies that have been outlined in this policy with appropriate examples.

(15 marks)

- Q4 The greatest impact of real estate on the natural environment is that the real estate development process is very much dependent upon the built environment. Therefore, the government as well as the individuals are exerting a lot of pressure on the real estate industry to take more account of environmental considerations.
 - (a) Explain FOUR (4) environmental forces on real estate decisions.

(10 marks)

(b) Justify **FIVE** (5) benefits of green building to the three pillars of sustainable development with appropriate examples.

(15 marks)

- END OF QUESTIONS -

