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UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER I
SESSION 2021/2022**

COURSE NAME : BUILDING REQUIREMENTS & LAW
COURSE CODE : BBY 32304
PROGRAMME CODE : BBY
EXAMINATION DATE : JANUARY/ FEBRUARY 2022
DURATION : 3 HOURS
INSTRUCTION : 1. ANSWER ALL QUESTIONS
2. THIS FINAL EXAMINATION IS
A **ONLINE ASSESSMENT**
AND CONDUCTED VIA
CLOSED BOOK

THIS QUESTION PAPER CONSISTS OF **TWELVE (12) PAGES**

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SECTION A (30 marks)

- Q1.** There are 9 parts of the building code in UBBL 1984 which provides the minimum requirements for the control and construction of street, drainage and building in local authorities' area except:-
- A. Space light and ventilation
 - B. Fire alarms
 - C. Fire detection
 - D. Door access installation
- Q2.** Below is the explanation for building regulation except:-
- A. A set of rules that specify the standards for constructed objects such as buildings and nonbuilding structures.
 - B. Main purpose is to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures.
 - C. Regulation is both the description of the legal requirements, and of the punishment for violating the law.
 - D. Apply to most new buildings and many alterations to existing buildings.
- Q3.** Which one is the benefit or advantage for legislation?
- A. Legislation is designed to Protect people's safety, health and welfare in and around buildings
 - B. Legislation is design to protect for homeowners through mandatory warranties.
 - C. Legislation is design to protect and enhance the environment and promote sustainable development.
 - D. Legislation can create awareness of building constraints



- Q4.** “The Act enacted under the Street Drainage and Building Act 1974 stipulate that all new buildings require submission of plans for approvals prior to construction by a principal submitting person(PSP), such as a Professional Architect and Professional Engineer.”

This act is refer to_____.

- A. Uniforms Building By Laws (UBBL) 1984
- B. Street, Drainage and Building Act 1974
- C. Local Government Act 1976
- D. Occupational safety and Health Act 1994

- Q5.** “ If any street, not being a public street, is levelled, channelled and drained, and either paved, metalled or flagged to the satisfaction of the local authority, it may, whether at the request of the frontages or otherwise, if it thinks fit, declare that at the expiration of one month from the date thereof the said street shall become a public street.”

This clause is referred to _____.

- A. Uniforms Building By Laws (UBBL) 1984
- B. Street, Drainage and Building Act 1974
- C. Local Government Act 1976
- D. Occupational safety and Health Act 1994

- Q6.** Below is the purpose to the powers of making by-laws expressly or impliedly conferred upon it due to Local Government Act 1976 except:-

- A. To regulate, license, restrict, prevent or remove the exhibition of advertisements;
- B. To regulate the planting, preservation and removal of trees, flowers and shrubs in public places;
- C. To provide for the protection from damage or interference of any local authority works or property situated or being in, under or over any public or private place within the local authority area;
- D. To provide a safer place toward society and neighbourhood

Q7. The _____ shall be employed exclusively for the purpose of ensuring the due observance at the place of work of the provisions of this Act and any regulation made thereunder and the promotion of a safe conduct of work at the place of work.

The blank part referred to _____.

- A. Medical Officer
- B. Site Safety Supervisor
- C. Safety And Health Officer
- D. Clerk of Work

Q8. Below machineries need to be a licensed or certificated that been endorsed by Factories and Machinery Act (FMA) 1967 except:-

- A. Mobiles Cranes
- B. Passenger Hoist
- C. Gondolas
- D. Tipping Lorry

Q9. Which ministry need to be responsible authority for Environmental Quality Act 1974?

- A. Ministry of Human Resources
- B. Ministry of Natural Resources and Environment
- C. Ministry of Health
- D. Ministry of Environment and Water

Q10. Which authority body to enforce Occupational Safety and Health Act 1994 in industry?

- A. BOMBA
- B. Local Authority
- C. Department of Occupational Safety and Health
- D. Department of Environment



- Q11.** The House Development Act (HAD) 1966 is to make sure that developers channel payments received from buyers into their HDA account. Those monies would then be used to pay for items such these services or charges except:-
- A. Quit Rent
 - B. Levy charges
 - C. Insurance Premiums
 - D. Maintenance Utilities

- Q12.** The House Development Act has mandated a standard format to statutory the _____, which, in simple terms, is an agreement for property transactions that signifies a developer agrees to sell and a purchaser agrees to purchase a property.

What is the agreement name?

- A. Tenancy Agreement
 - B. Sale and Purchase Agreement
 - C. Hire and Purchase Agreement
 - D. None of these
- Q13.** In Construction Industrial Board Act 1990, the construction works gave a meaning of construction, extension, installation, repair , maintenance , renewal, removal , dismantling or demolition of these items except:-
- A. Any dredging work
 - B. Any reclamation work
 - C. Any telecommunication works
 - D. Any petrochemical works

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Q14. General construction workers, semi-skilled construction workers, skilled construction workers, construction project manager and construction site supervisors are classified as a _____.

- A. Construction Workers
- B. Construction Personnel
- C. Construction Liabilities
- D. Construction Assets

Q15. Case : Bright Sparklers Fireworks Factory

These below act has been charged to the factory owner due to legislation clause towards the incident except:-

- A. Section 18 OSHA 1994
- B. Section 15 FMA 1967
- C. Section 10 EQA 1974
- D. Section 28 OSHA 1994

Q16. There are 3 laws has that been used in district land office in Malaysia except:-

- A. National Land Code
- B. Peninsula Land Code
- C. Sarawak Land Code
- D. Sabah Land Ordinance

Q17. - Pre-calculated plan application
- Application support government land
- A review of building plans and certificates of fitness from aspect of town planning

This above matters refer to _____.

- A. Objective of Planning Department
- B. Objective of Building Department
- C. Objective of Engineering Department
- D. None of above is related



- Q18.** In Development Planning System, there are some act or code of particular that need to be referred during the stage of planning except:-
- A. Local Government Act 1976
 - B. Town Planning Act 1972
 - C. Street, Drainage and Building Act 1974
 - D. Construction Industry Development Board Act
- Q19.** Below is the main function Building Department in some land district office except:-
- A. To create, maintain and update strata development information
 - B. To manage registration and issuance of the Joint Management Body certificate
 - C. To prepare and updating the inventory of public open space
 - D. To manage complaints regarding maintenance and management of common property issues
- Q20.** - Manage and record contractual payments
- Record and respond to matters/ complaints relating to the department
- Distribute and inform the official instruction of the council
- Above is the function of the _____ Division in Engineering Department in land district office.
- A. Road and Bridges
 - B. Traffic and Public Transport
 - C. Mechanical and Electrical
 - D. Administration and General Management
- Q21.** Local Planning Authority can ensure the development to be carried out in a proper manner according to what has been planned. The proper planning will give this impact to the development except :-
- A. Giving an added value to the project
 - B. Ensuring development that are systematic, safe, effective and harmony
 - C. Ensuring the development is fully occupied by house owner
 - D. Ensuring a compatible use with the adjoining land



- Q22.** The Development Proposal Report consists of a written statement and a plan aimed to:-
- A. Describe the present condition of the land
 - B. Describe the propose development for new planning that similar with current town planning
 - C. Describe the propose development and its effect on the surrounding or build environment
 - D. Describe the propose development with consideration on planning matter such planning standard or planning requirement
- Q23.** The Development Proposal Report should contain this following item except:-
- A. Drawing Plan
 - B. Site Plan
 - C. Location Plan
 - D. Site Analysis Plan
- Q24.** The main goal of the earthwork planning is to minimize the project cost and duration followed by this procedure except:-
- A. Determining soil allocation
 - B. Equipment configuration
 - C. Haul Route
 - D. Improve Soil Improvement
- Q25.** When planning a new development, it is vital to understand and plan for the flow of water. When creating pavement and street designs, the proper placement of storm drains, sewers, and the lasting impact poor design can have on the community, environment, and economy comes into play.

The proper planning of development will give a good impact to society except :-

- A. Reducing the risk of flooding
- B. Protect the downstream infrastructure and properties
- C. Increasing the ground water level
- D. Reducing pollutants and capturing floatable

- Q26.** The government has since announced that it will be commencing work on its 12th Malaysia Plan (2021-2025). There some challenges occurred during the national development planning except:-
- A. Coordination among inter-governmental agencies
 - B. Land authorities on boundary issues
 - C. Adequate resources
 - D. Efficacy in measures and implementation gaps
- Q27.** Drainage plans are to be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information. Basic drainage plan shall include the following information except:-
- A. Building pad, finished floor and street elevations.
 - B. Existing and propose drainage channels including drainage swales, ditches and berms
 - C. Flow line of surface water onto and off the site
 - D. Monsoon drain and perimeter drain level from ground level
- Q28.** What is Planning Permission?
- I. Is the written permission of the Local Planning Authority (LPA).
 - II. Planning permission is required after approval of land conversion approval is obtained, where it was before the building plans to continue.
 - III. There are no limits of land to be exempt from planning permission, although the land is less than 1 acre.
- A. I & II
 - B. II & III
 - C. I & III
 - D. I, II & III

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Q29. Sub-Section 22 (2) of Act 172 has explained the things that should be considered by the local planning authority before considering or making a decision on an application for planning permission. Among them include:-

- i. Provisions - provisions of the development plan which has been gazetted or in preparation.
- ii. Provisions - Sewerage Services Act 1993.
- iii. Applications should consult the National Physical Planning Council (NPPC)
- iv. Quit Rent charge for annum

- A. I, II & III
- B. I, II & IV
- C. I, III & IV
- D. II, III & IV

Q30. A person who has obtained planning permission should always ensure that development activities are carried out to comply with the conditions imposed by planning permission. Any violation of the condition could be fined up with charge of:-

- A. RM 500,000.00 or imprisonment not exceeding 2 years or both
- B. RM 250,000.00 or imprisonment not exceeding 1 years or both
- C. RM 250,000.00 or imprisonment not exceeding 2 years or both
- D. None of the above

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SECTION B (30 marks)

Q31 (a) Identify TWO (2) Legislation related to Occupational Safety & Health in Malaysia

(2 marks)

(b) Describe the legislative provision on the responsibilities of employers and explain the clause if necessary.

(4 marks)

Q32 (a) In Majlis Perbandaran Klang, there are three departments are responsible to provide and prepare the Development Planning Report. What is the THREE (3) departments mentioned? Please explain each department function toward the report preparation.

(6 marks)

(b) There are several division in engineering department in normal local authority in Malaysia. Pick at least THREE (3) divisions that attached to the department and explain each function.

(6 marks)



Q33 (a) There are three level plans in Development Planning System which is National Physical Plan, State Structure Plan and Local Plan. Please explain the different between these plans at least THREE (3) points. Use diagram or schedule to make the difference between each plan more significant.

(8 marks)

(b) What is Planning Permission? What is the effect if the Planning Permission is not granted before the development is begin?

(4 marks)

- END OF QUESTIONS -

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