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Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER I
SESI 2022/2023**

COURSE NAME : BUILDING LAW AND LEGISLATION

COURSE CODE : BFR 32402

PROGRAMME CODE : BFR

EXAMINATION DATE : FEBRUARY 2023

DURATION : 3 HOURS

INSTRUCTION

1. ANSWER ALL QUESTIONS.
2. THIS FINAL EXAMINATION IS CONDUCTED VIA **CLOSED BOOK**.
3. STUDENTS ARE **PROHIBITED** TO CONSULT THEIR MATERIAL OWN OR ANY EXTERNAL RESOURCES DURING THE EXAMINATION CONDUCTED VIA **CLOSED BOOK**

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

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- Q1** A construction project involves a lot of parties, from planning and design to implementation on site.
- (a) List **FIVE (5)** parties involved in construction industry. (5 marks)
 - (b) In the process of building construction, explain the basic services provided by an architect during the construction of a building. (10 marks)
 - (c) In order to appoint an Architect for the development, explain all the documents required to be prepared and agreed between the Architect and the Developer (Employer). (10 marks)
- Q2** The Housing Development Act 1966 is the legal reference in Malaysia for all types of housing development that are under consideration. As far as other properties are concerned, the act does not cover such things as offices or retail stores.
- (a) Elaborate **FOUR (4)** advantages to house buyer under the safeguard of Housing Development Act 1966. (8 marks)
 - (b) Strata Title is a type of housing unit ownership.
 - (i) Define the meaning of Strata Title. (3 marks)
 - (ii) Explain how the Share Units under Strata Title provide the house owner with facilities in their Strata Title house. (4 marks)
 - (c) A house buyer, Mr. William stated that the terrace house was only 115 square meters in size. The Sales and Purchase Agreement indicated that the property was 117 square meters in size. As an Assistant Architect in charged for the project, advise Mr William on his right of action. (10 marks)
- Q3** Malaysia requires all types of development to be approved by local authorities before they can proceed.
- (a) List the **FOUR (4)** type of Authority Approval. (4 marks)

- (b) Define the meaning of the following terms related to the application of development approval.
 - (i) Amalgamation (2 marks)
 - (ii) Subdivision (2 marks)
 - (iii) Pre-Computation Plan (2 marks)
- (c) In your own opinion, justify whether Certificate of Completion and Compliance is better than Certificate of Fitness. (5 marks)
- (d) Analyze the process of obtaining Building Plan Approval for a single-story bungalow, using a flow chart illustration. (10 marks)

Q4 Uniform Building By-Law 1984 (UBBL) underlines the Fire Safety requirement for development in Malaysia based on the building purpose group.

- (a) High-rise buildings are required to have wet risers as part of their fire safety requirements. Discuss the function of wet risers in more detail. (5 marks)
- (b) Describe how the Performance Based Approach (PBA) is applied as a fire safety requirement. (8 marks)
- (c) Discuss **FOUR (4)** concepts of Fire Safety based on UBBL. (12 marks)

- END OF QUESTIONS -

TERBUKA