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**UNIVERSITI TUN HUSSEIN ONN MALAYSIA**

**FINAL EXAMINATION  
SEMESTER II  
SESSION 2022/2023**

- COURSE NAME : LAND ECONOMICS FOR CONSTRUCTION
- COURSE CODE : BPF 31703
- PROGRAMME CODE : BPC
- EXAMINATION DATE : JULY / AUGUST 2023
- DURATION : 3 HOURS
- INSTRUCTIONS :
1. ANSWER **ALL** QUESTIONS.
  2. THIS FINAL EXAMINATION IS CONDUCTED VIA **CLOSED BOOK**.
  3. STUDENTS ARE **PROHIBITED** TO CONSULT THEIR OWN MATERIAL OR ANY EXTERNAL RESOURCES DURING THE EXAMINATION CONDUCTED VIA CLOSED BOOK.

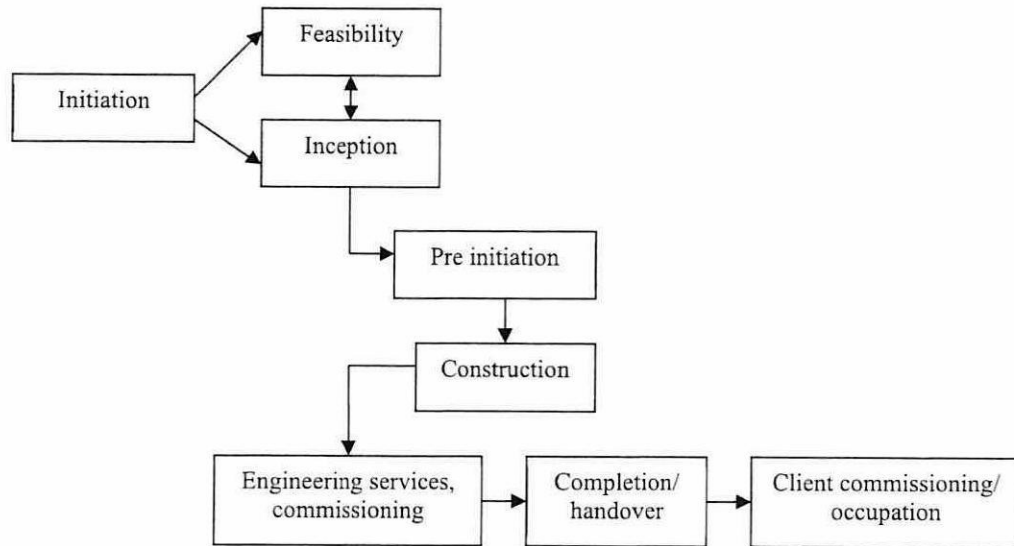
THIS QUESTION PAPER CONSISTS OF **FOUR (4)** PAGES

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**Q2** The development process follows some major phases in project life cycle. Some parts of the major phases of project life cycle are performed before and after the construction phase. **Figure Q2** shows the development process by The Chartered Institute of Building (CIOB).



**Figure Q2: Development Process**

- (a) Discuss **FIVE (5)** stages according to critical level during the implementation of development process based on **Figure Q2**. (10 marks)
- (b) Illustrate **ONE (1)** development process that usually practiced in Malaysia. (10 marks)

**Q3** "Not all things in the planning were implemented in each Local Authority (*Pihak Berkuasa Tempatan* - PBT). Some PBT may have implemented the plan. Some others may not. Some others may not be able to because of lack of relevant human resources. However, the increase activities of financial PBT will depend on leadership will and the political will at the higher levels of government."

*(Source: Singaravelloo, 2019)*

- (a) State **FIVE (5)** responsibilities of PBT. (5 marks)
- (b) Analyse **FIVE (5)** reality practices of leadership in PBT to manage income sources based on the above statement issue. (15 marks)

- Q4** Local Agenda 21 (LA21) is a program for public, private sector and local authorities to work together to plan and manage their environment towards sustainable development. Basic approach of this program is the bottom-up approach or from the grass roots up.
- (a) Define sustainable development. (1 mark)
  - (b) Explain **TWO (2)** objectives of LA21. (4 marks)
  - (c) Outline **FIVE (5)** effects whether LA21 acts fairly for all parties. (15 marks)
- Q5** Today, the allocation of national housing focused more on the construct of the affordable houses, which is relevant to the higher demands in urban community. To support the allocation, many affordable housing programmes and schemes were launched since the year 2012 to facilitate the housing purchase predominantly by the Bottom 40 (B40) and Middle 40 (M40) household income groups. Meanwhile, Malaysia reported that there was an overhang of these programmes.
- Discuss **FIVE (5)** alternatives to solve overhang units for affordable housing to support allocation housing programmes by government with examples. (20 marks)

**-END OF QUESTIONS-**