



UNIVERSITI TUN HUSSEIN ONN MALAYSIA

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

COURSE NAME : BUILDING LAW AND LEGISLATION

COURSE CODE : BFR 32403

PROGRAMME CODE : BFR

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 **THREE (3)** PAGES

Q1 Building law covers a wide range of legal issues including contracts, negligence, bonds, guarantees and other security interests, tendering, construction claims, and related consultancy contracts.

(a) List **FOUR (4)** Malaysia building laws. (4 marks)

(b) Explain the following terms:
(i) An Architect
(ii) A Graduate Architect
(iii) An Inspector of work
(iv) An Architectural Technologist
(v) Architectural Consultancy Services (10 marks)

(c) In your opinion, discuss the importance of the enactment of building development law in Malaysia's building development industry. (11 marks)

Q2 The purpose of the Town, Country and Planning Act 1976 is to ensure uniformity of law and policy to make a law for the proper control and regulation of town and country Planning in Peninsular Malaysia.

(a) Define these terms in accordance with the Town, Country and Planning Act 1976.
(i) Building Plan
(ii) Development
(iii) Local Authority
(iv) Planning Permission
(v) Development Proposal Report (5 marks)

(b) A Local Plan is a document that sets out how development including commercial, residential, and industrial area construction and infrastructure can best benefit the area the local authority is responsible for. Referring to the Town, Country, and Planning Act 1976, discuss whether the Local Plan may be altered, revoked or replaced. (10 marks)

(c) As the appointed Principal Submitting Person of an MRT project situated in Klang Valley within an area which is under the authorisation of two different local authorities, you have to submit for Planning approval. Propose on the steps to be taken and justify the decision. (10 marks)

TERBUKA

- Q3** (a) Street, Drainage and Building Act 1974 consolidates the laws relating to street, drainage and building acts in Local Authority areas in Peninsular Malaysia. Provide **FIVE (5)** justifications on the importance of the Street, Drainage and Building Law 1974 in Malaysia. (5 marks)
- (b) Under Street, Drainage and Building Law 1974, Section 70, before erecting any new building or alteration to an existing building, the principal submitting person has to obtain the building approval from Local Authority prior to the start of construction. Discuss Section 70 (1), (2) and (3). (10 Marks)
- (c) The client has built the show units without Local Authority's approval and permission. Advise the client on the requirements and the implication of an unauthorised building. (10 marks)
- Q4** (a) The principal submitting person will issue the Certificate of Completion and Compliance (CCC) once the project is complete and fit for occupancy.
- (i) List and explain the task and responsibility of the Principal Submitting Person prior to the issuance of CCC (5 marks)
- (ii) With the aid of illustration, explain the process of a Certificate of Completion and Compliance (CCC) using a flow chart (8 marks)
- (b) Fire safety requirement is part of the provisions under the UBBL 1984 (schedule 5,6,7&10) to ensure fire safety compliance in buildings and to keep public safety as a priority. As the leader of the architectural design team, you need to guide the team in complying with all fire safety requirements according to UBBL 1984. Identify the **FOUR (4)** concepts of fire safety in UBBL 1984 and justify each of the concepts. (12 marks)

– END OF QUESTIONS –

TERBUKA