



**UNIVERSITI TUN HUSSEIN ONN MALAYSIA**

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

COURSE NAME : PROJECT DEVELOPMENT PROCEDURE

COURSE CODE : BNC 42303

PROGRAMME CODE : BNC

EXAMINATION DATE : JULY/AUGUST 2023

DURATION : 3 HOURS

INSTRUCTION : 1. ANSWER **ALL** QUESTIONS

2. THIS FINAL EXAMINATION IS CONDUCTED OFFLINE AND **CLOSED BOOK**

3. STUDENTS ARE **PROHIBITED** TO CONSULT THEIR OWN MATERIAL OR ANY EXTERNAL RESOURCES DURING THE EXAMINATION CONDUCTED VIA CLOSED BOOK

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

- Q1** (a) Differentiate the role and activities of the **FOUR (4)** departments involved in the application of a construction project development through a One Stop Center. (12 marks)
- (b) Explain **THREE (3)** checklists that should be carried out by developer and his consultants before starting a project development by referring to the provisions in National Land Code, 1965. (9 marks)
- (c) Describe **TWO (2)** different codes that must be understood by the related party below before the commencement of a construction project:
- (i) Architects (2 marks)
- (ii) Builders and Contractors (2 marks)
- Q2** (a) Compare the layout differences of residential unit in a neighbourhood that adopts the concept of:
- (i) Green Neighbourhood. (6 marks)
- (ii) Safe Neighbourhood. (6 marks)
- (b) With reference to **Figure Q2(b)**, differentiate the minimum requirement of back alley that must be fulfilled by the developer for each housing type. (8 marks)
- (c) Explain **FIVE (5)** basic principles of universal design. (5 marks)
- Q3** (a) A low-cost apartment will be built on a 6500 m<sup>2</sup> land just outside the central business area of Johor Bahru but still under the administration of Majlis Bandaraya Johor Bahru. The apartment units are designed to have an area of 60 m<sup>2</sup>, and a total of 200 units will be built on an 18-floor building. If the apartment building has a lift, analyze the fulfillment of requirements for the following aspects:
- (i) Size of estate lot. (3 marks)
- (ii) Apartment unit size. (3 marks)
- (iii) Apartment unit density. (3 marks)
- (iv) Building height. (3 marks)

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- (b) Discuss the importance of having a building setback in a residential construction. (6 marks)
- (c) **Figure Q3(c)** shows two apartment buildings near the city outskirts facing each other. If tower A is a 20 storeys building, while tower B is 16 storeys, and each storey is 3.5 m in height:
  - (i) Calculate the appropriate building setback between these two towers. (4 marks)
  - (ii) If the building setback in **Q3(c)(i)** is used between Tower B and Tower C that shares the same height, analyse its suitability. (3 marks)

- Q4**
- (a) Differentiate between Certificate of Completion and Compliance (CCC) and Certificate of Fitness for Occupation (CFO). (8 marks)
  - (b) Discuss **TWO (2)** advantages of CCC system. (4 marks)
  - (c) Explain **THREE (3)** primary conditions that must be fulfilled before the issue of CCC by related professional. (9 marks)
  - (d) Propose a method to have a decently synced CCC for a project development with various phases. (4 marks)

**-END OF QUESTIONS-**

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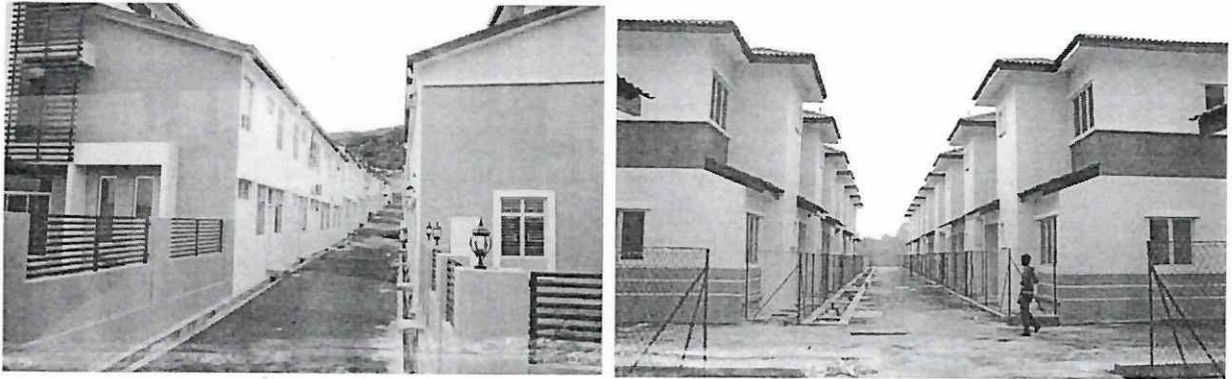


Figure Q2(b)

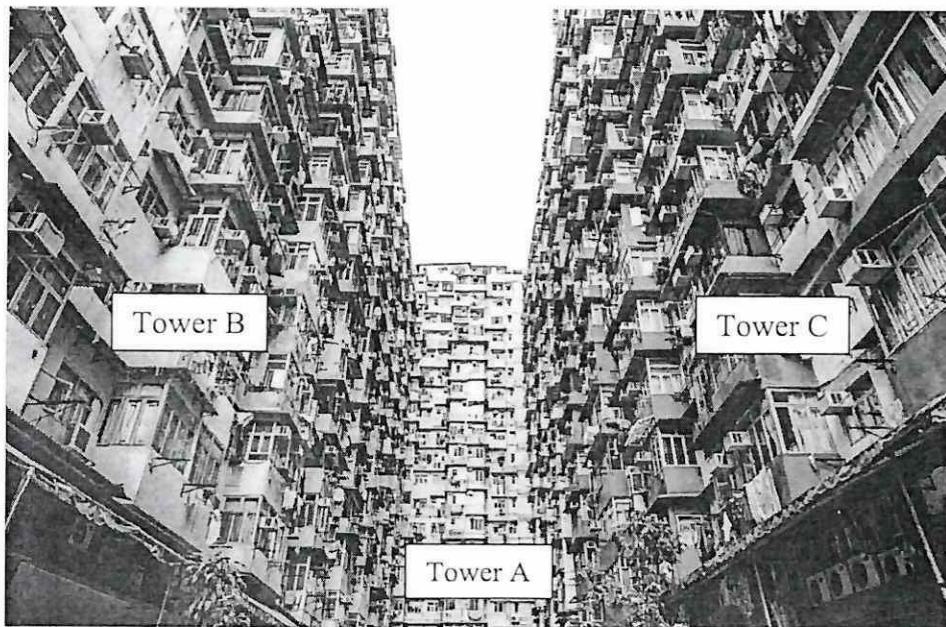


Figure Q3(c)

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