



**UNIVERSITI TUN HUSSEIN ONN
MALAYSIA**

**PEPERIKSAAN AKHIR
SEMESTER II
SESI 2008/2009**

NAMA MATA PELAJARAN : AMALAN IKTISAS

KOD MATA PELAJARAN : BPE 3422

KURSUS : 3 BPD

TARIKH PEPERIKSAAN : APRIL 2009

JANGKA MASA : 3 JAM

**ARAHAN : JAWAB EMPAT (4) SOALAN
SAHAJA DARIPADA ENAM (6)
SOALAN.**

KERTAS SOALAN INI MENGANDUNGI 4 MUKA SURAT

S1 Etika dan Profesionalisme adalah dua perkara yang amat dititikberatkan dalam Amalan Iktisas.

(a) Bincangkan perkara berikut dalam konteks Amalan Iktisas:

(i) Konsep profesionalisme (5 markah)

(ii) Etika professional. (5 markah)

(b) Huraikan kriteria serta kelayakan untuk menjadi seorang ahli profesional dalam bidang harta tanah (15 markah)

Q1 *Professionalism and Etiquettes are two essential elements in Professional Practices.*

(a) *Discuss the following items in the context of professional practices.*

(i) *The concept of professionalism* (5 marks)

(ii) *Professional etiquette* (5 marks)

(b) *Explain the criteria and qualifications to become a real estate professional* (15 marks)

S2 Teori Keperibadian Mulia adalah salah satu teori asas yang menjadi rujukan kepada para praktis profesional.

(a) Jelaskan maksud Teori Keperibadian Mulia. (5 markah)

(b) Nyatakan kebaikan menjadi ahli profesionalisme yang berdaftar dengan badan-badan profesional. (5 markah)

(c) Bincangkan kepentingan Teori Etika dalam kehidupan profesional dan peribadi seseorang ahli profesional. (15 markah)

Q2 *The Theory of Noble Personality is one of basic reference theory by professional practices.*

(a) *Describe the meaning of Theory of Noble Personality* (5 marks)

(b) *State the advantages of becoming a professional who registered with the professional bodies.* (5 marks)

(c) *Discuss the importance of Etiquette Theory in the professional and personal life of a professional.* (15 marks)

S3 *Seseorang ahli profesional mempunyai hak dan kesamaan dalam menjalankan tugas-tugas profesionalismenya.*

(a) *Bincangkan hak dan aspek kesamaan seorang ahli ikhtisas.* (12 markah)

(b) *Huraikan obligasi ahli ikhtisas terhadap pelanggan* (13 markah)

Q3 *A professional member has a rights and equal opportunities in doing their professional practices.*

(a) *Discuss the rights and aspects of equal opportunities of a professional member.* (12 marks)

(b) *Explain the obligations of a professional member to his clients.* (13 marks)

S4 *Setiap badan profesional mempunyai kod etika masing-masing.*

(a) *Nyatakan kod etika bagi seorang penilai berdaftar.* (5 markah)

(b) *Huraikan inti pati kod etika tersebut.* (20 markah)

- Q4 *Each of professional body has their own code of etiquette.*
- (a) *State the code of etiquette for a registered valuer.* (5 marks)
- (b) *Explain the essence of the above mentioned code of etiquette.* (20 marks)
- S5 (a) Huraikan kepentingan autonomi professional kepada golongan professional. (10 markah)
- (b) Terdapat kelemahan pemakaian konsep peraturan sendiri di kalangan badan professional. Sehubungan itu beberapa pendekatan baru diperkenalkan. Bincangkan bagaimana pendekatan ini membawa penambahbaikan kepada kalangan profesional. (15 markah)
- Q5 (a) *Explain the importance of professional autonomy to professionals.* (10 marks)
- (b) *There are some weaknesses regarding the application of self regulatory among the professional bodies. As such several new approaches were introduced. Discuss how this approaches brings improvement to the professional members.* (15 marks)
- S6 Setiap ahli iktisas mempunyai tanggungjawab terhadap pelbagai pihak.
- (a) Terangkan obligasi ahli iktisas kepada pihak ketiga. (10 markah)
- (b) Huraikan skop dan peranan seorang ahli profesional harta tanah. (15 markah)
- Q6 *Each professional members have their obligation to the third parties.*
- (a) *Explain the obligations of a professional to the third parties.* (10 marks)
- (b) *Explain the scope and the role of a real estate professional.* (15 marks)

KERTAS SOALAN TAMAT