

## COURSE OUTLINE

<b>Department &amp; Faculty:</b> Dept. of Built Environment Center Of Diploma Study, SPACE	<b>Page : 1 of 5</b>
<b>Course Code : Statutory Valuation (DDPF 3453)</b> <b>Total Contact Hours : 56 hours</b>	<b>Semester : 1</b> <b>Academic Session : 2012/2013</b>
<b>Pre-requisite : Applied Valuation (DDPF 2443)</b>	

<b>Lecturer :</b>	
<b>Room No. :</b>	
<b>Telephone No. :</b>	
<b>E-mail :</b>	
<b>Synopsis :</b>	<p>This subject consists of introduction to valuation statutory; the concepts and basic needs of statutory valuation and the acts which its involve in the valuation of the property. The purpose of statutory valuation is divided into 3. Firstly, it is for the taxes purpose that involves rates, stamp duty, real property gains tax. The second purpose is for valuation for compensation of land acquisitions and lastly, it is for valuation for payment of charges and premium such as development charge, premium for alienation of land and conversion of land use. At the end of this course, students should be able to use and apply their professional knowledge and skills, in choosing the appropriate method of valuation when carrying out property valuation according to the type of property while advocating the “Manual of Valuation Standards”. Through assignments and project work, students are led to develop skills to communicate effectively, to lead and cooperate as team members, be highly motivated, disciplined and ethical.</p>

<b>Prepared by:</b> <b>Name:</b> <b>Signature:</b> <b>Date:</b>	<b>Certified by: (Course Panel Head)</b> <b>Name:</b> <b>Signature:</b> <b>Date:</b>
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<b>Course Code</b> : Statutory Valuation (DDPF 2453) <b>Total Contact Hours</b> : 56 hours <b>Pre-requisite</b> : Applied Valuation (DDPF 2443)	<b>Semester</b> : 2 <b>Academic Session</b> : 2012/2013

### LEARNING OUTCOMES

By the end of the course, students should be able to:

No	Course Learning Outcome	Programme Learning Outcome(s) Addressed	Taxanomy and KI levels	Assesmen Methods
1.	Explain and compare between a statutory and non-statutory valuation. Identify the date of valuation for every case of statutory valuation. Analyse and apply the procedures and process of land acquisitions either normal or emergency acquisition. State the types of land acquisition compensation.	PO1	PO4	Quizes, Te Final Examinatio
2	Prepare and choose the suitable method of valuation according to the purpose and different types of properties for statutory valuation	PO3	P3 CTPS1- CTPS3	Quizes, Tes Final Examinatio Project
3	Demonstrate and practise leadership skills and qualities	PO9	A3 LS1-LS2	Project.

### STUDENT LEARNING TIME

Teaching and Learning Activities	Student Learning Time (hours)
<b>A. Face-to-face Learning</b> <ol style="list-style-type: none"> <li>1. Lecture</li> <li>2. Tutorial</li> <li>3. Student Centered Learning</li> </ol>	30 14 12
<b>B. Self Directed Learning</b> <ol style="list-style-type: none"> <li>1. Non face-to-face : project</li> <li>2. Revision</li> <li>3. Assessment Preparation</li> </ol>	41.5 10 7.5
<b>C. Formal Assessment</b> <ol style="list-style-type: none"> <li>1. Continuous Assessment : test</li> <li>2. Final Exam</li> </ol>	2.5 2.5
<b>Total</b>	<b>120</b>

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### TEACHING METHODOLOGY

Lecture and tutorial, In-class exercises, Discussion, Co-operative Learning, Independent Study, Individual and group Assignment-Property valuation project, Presentation

### WEEKLY SCHEDULE

**Week 1 : 1.0 INTRODUCTION TO VALUATION STATUTE**

General concepts of valuation statute  
 Definition of valuation statute  
 The objectives of valuation statute  
 The purpose of valuation statute  
 The types of valuation statute

**Week 2 & 3 : 2.0 RATING**

Introduction and definition of rating  
 Types and rates of rating  
 Rating principles  
 Valuation and tone of the list  
 Property exempted  
 Contribution in aid of rates  
 Objections of rates

**Weeks 4 & 5 : 3.0 METHOD OF VALUATION FOR RATING PURPOSES**

Annual value and Improve value  
 Determination of rental value and the method of valuation for annual value.  
 Concepts or basis of annual value – for agriculture, building without CF, etc. Base on Sec 2 LGA.  
 Valuation of property for rates purpose

**Weeks 6 & 7 : 4.0 INTRODUCTION TO LAND ACQUISITION**

Introduction and land acquisition under Federal Constitution  
 Land acquisition under others law  
 Process of Land acquisition before approval  
 Land acquisition procedure after approval.  
     Emergency procedure  
     Normal procedure  
 Objection and refer to the courts  
 Extra or less land acquired procedure

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<b>Weeks 8 &amp; 9</b>	<b>5.0 PRINCIPLE OF COMPENSATION APPRISAL</b>  Principles of compensation under federal Constitutions Principles of compensation under First Schedule Types of compensation Methods of determination of compensation Concepts of betterment Valuation of compensation
<b>Weeks 10</b>	<b>6.0 STAMP DUTY</b>  Introduction to stamp duty act and the imposed of the duty. The purpose of stamp duty valuation. Market value versus declaration price. Determination of valuation date. Rates of stamp duty.
<b>Week 11 &amp; 12</b>	<b>7.0 REAL PROPERTY GAINS TAX (RPGT)</b>  Introduction and the purpose of the RPGT. The principle and concept of gains for taxable. Rates of RPGT Determination of valuation date. The acquisition and disposal price. RPGT exempted Calculation of property gains tax
<b>Weeks 13 &amp; 14</b>	<b>8.0 DEVELOPMENT CHARGE, LAND ALIENATION &amp; CONVERSION OF LAND USE</b>  Definition of development charge and land premium charge Land Law and state regulation Types of land charge Conversion and alienated land
<b>REFERENCES :</b>	<ol style="list-style-type: none"> <li>1. <i>Stamp Act 1949 (Act 378)</i>, International Law Book Services</li> <li>2. <i>Real Property Gains Tax Act 1976 (Act 169)</i>, International Law Book Services</li> <li>3. <i>Land Acquisition Act 1960 (Act 486) &amp; Rules</i>, International Law Book Services</li> <li>4. <i>Local Government Act 1976 (Act 171)</i>, International Law Book Services</li> <li>5. <i>National Land Code 1965 (Act 56/1965)</i>, International Law Book Services</li> <li>6. Tony Johnson, Keith Davies, Eric Shapiro (2009) <i>Modern Methods Of Valuation, 10<sup>th</sup> Edition</i>, RICS BOOKS</li> <li>7. K.V. Padmanabha Rau,(1999) <i>Land acquisition in Malaysia: cases and commentaries</i>, Kuala Lumpur, International Law Books</li> </ol>

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8. Jeyapalan Kasipillai, Mustafa Mohd Hanefah, *Percukaian Malaysia*, Penerbit UPM, Serdang 1998
9. Ahmad Ariffian Bujang , Hasmah Abu Zarin, *Pengenalan Kepada Penilaian Statut*, Media Perdagangan Selatan, 1998

### GRADING

No.	Assessment	Number	Each Assessment %	Overall %	Dates
1	Project	1	20% CTPS1-CTPS3 EM1-EM2	20	Weeks2 - 13
2	Quizzes	2	5%	10	Week 7 & 12
3	Test 1	1	10%	10	Week 9
4	Final Exam	1	60%	60	
<b>Overall Total</b>				<b>100</b>	

