



UTM
UNIVERSITI TEKNOLOGI MALAYSIA

School of
Professional and
Continuing
Education
(SPACE)

**FINAL EXAMINATION / PEPERIKSAAN AKHIR
SEMESTER II – SESSION 2020 / 2021
PROGRAM KERJASAMA**

COURSE CODE : DDWF 1423
KOD KURSUS

COURSE NAME : VALUATION METHODOLOGY / METODOLOGI PENILAIAN
NAMA KURSUS

YEAR / PROGRAMME : 1 DDWF
TAHUN / PROGRAM

DURATION : 3 HOURS (INCLUDING SUBMISSION HOUR)
TEMPOH : 3 JAM (TERMASUK MASA PENGHANTARAN)

DATE : APRIL / MAY 2021
TARIKH : APRIL / MEI 2021

INSTRUCTION / ARAHAN:

1. The question paper consists of **2 PARTS**: A and B.
Kertas soalan terdiri daripada 2 BAHAGIAN: A dan B.
 2. Answer **ALL** questions and write your answers on the answer sheet.
Jawab SEMUA soalan dan tulis jawapan anda pada kertas jawapan.
 3. Write your name, identity card no., course code, course name and college name in the upper left corner of the answer sheet.
Tulis nama, no. kad pengenalan, kod kursus, nama kursus dan nama kolej di penjuru atas kiri kertas jawapan.
 4. Each answer sheet must have a page number written at the bottom right corner.
Setiap helai kertas jawapan mesti ditulis nombor muka surat pada bahagian bawah penjuru kanan.
 5. Answers should be in your handwriting, neat and clear.
Jawapan hendaklah secara tulisan tangan anda, kemas dan jelas menggunakan huruf cerai.
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WARNING / AMARAN

Students caught copying / cheating during the examination will be liable for disciplinary actions and the faculty may recommend the student to be expelled from sitting for exam.

Pelajar yang ditangkap meniru / menipu semasa peperiksaan akan dikenakan tindakan disiplin dan pihak fakulti boleh mengesyorkan pelajar diusir dari menduduki peperiksaan.

This examination paper consists of **9** pages including the cover.
Kertas soalan ini mengandungi 9 muka surat termasuk kulit hadapan.

ONLINE EXAMINATION RULES AND REGULATIONS
PERATURAN PEPERIKSAAN SECARA DALAM
TALIAN

1. Student must carefully listen and follow instructions provided by invigilator.
Pelajar mesti mendengar dan mengikut arahan yang diberikan oleh pengawas peperiksaan dengan teliti.
2. Student is allowed to start examination only after confirmation of invigilator if all needed conditions are implemented.
Pelajar dibenarkan memulakan peperiksaan hanya setelah pengesahan pengawas peperiksaan sekiranya semua syarat yang diperlukan telah dilaksanakan.
3. During all examination session student has to ensure, that he is alone in the room.
Semasa semua sesi peperiksaan pelajar harus memastikan bahawa dia bersendirian di dalam bilik.
4. During all examination session student is not allowed to use any other devices, applications except other sites permitted by course lecturer.
Sepanjang sesi peperiksaan pelajar tidak dibenarkan menggunakan peranti dan aplikasi lain kecuali yang dibenarkan oleh pensyarah kursus.
5. After completing the exam student must inform invigilator via the set communication platform (eg. WhatsApp etc.) about completion of exam and after invigilator's confirmation leave examination session.
Selepas peperiksaan selesai, pelajar mesti memaklumkan kepada pengawas peperiksaan melalui platform komunikasi yang ditetapkan (contoh: Whatsapp dan lain-lain) mengenai peperiksaan yang telah selesai dan meninggalkan sesi peperiksaan selepas mendapat pengesahan daripada pengawas peperiksaan.
6. Any technical issues in submitting answers online have to be informed to respective lecturer within the given 30 minutes. Request for re-examination or appeal will not be entertain if complains are not made by students to their lecturers within the given 30 minutes.
Sebarang masalah teknikal dalam menghantar jawapan secara dalam talian perlu dimaklumkan kepada pensyarah masing-masing dalam masa 30 minit yang diberikan. Permintaan untuk pemeriksaan semula atau rayuan tidak akan dilayan sekiranya aduan tidak dibuat oleh pelajar kepada pensyarah mereka dalam masa 30 minit yang diberikan.
7. During online examination, the integrity and honesty of the student is also tested. At any circumstances student is not allowed to cheat during examination session. If any kind of cheating behaviour is observed, UTM have a right to follow related terms and provisions stated in the respective Academic Regulations and apply needed measures.
Semasa peperiksaan dalam talian, integriti dan kejujuran pelajar juga diuji. Walau apa pun keadaan pelajar tidak dibenarkan menipu semasa sesi peperiksaan. Sekiranya terdapat sebarang salah laku, UTM berhak untuk mengikut terma yang dinyatakan dalam Peraturan Akademik.

Instruction: Answer ALL questions in Section A and B.

Arahan: Jawab SEMUA soalan di Bahagian A dan B.

(Marks/Markah: 100)

SECTION A / BAHAGIAN A

(Marks/Markah: 60)

Q1. Based on the cost method, answer the following questions:

Berdasarkan kaedah kos, jawab soalan berikut:

- a) Explain THREE (3) types of depreciation of buildings and give one (1) example for each of the depreciation.

Jelaskan TIGA (3) jenis susut nilai bangunan dan berikan satu (1) contoh bagi setiap susut nilai tersebut.

(Marks/Markah: 12)

- b) Explain the formula and steps to determine the market value of a 10 year old residential property.

Jelaskan rumus dan langkah-langkah untuk menentukan nilai pasaran bagi harta tanah kediaman yang berusia 10 tahun.

(Marks/Markah: 10)

Q2. Based on the residual method, answer the following questions:

Berdasarkan kaedah nilai baki, jawab soalan berikut:

- a) Briefly explain FIVE (5) costs involved in determining development costs (KP). Support your answer with a suitable example for each of these costs.

Jelaskan secara ringkas LIMA (5) kos yang terlibat bagi menentukan kos pembangunan (KP). Sokong jawapan anda dengan contoh yang sesuai bagi setiap kos tersebut.

(Marks/Markah: 15)

- b) Describe the best type of property that can be value and describe TWO (2) characteristics of the property.

Jelaskan jenis harta tanah terbaik yang boleh dinilai dan huraikan DUA (2) ciri harta tanah tersebut.

(Marks/Markah: 6)

- Q3. Based on the profit method, answer the following questions:

Berdasarkan kaedah keuntungan, jawab soalan berikut:

- a) Explain how monopoly plays an important role for this method?

Jelaskan bagaimanakah monopoli memainkan peranan yang penting pada kaedah ini?

(Marks/Markah: 5)

- b) Briefly explain the costs and give one (1) example for each cost:

Jelaskan secara ringkas kos-kos tersebut dan berikan satu (1) contoh bagi setiap kos:

- i. Cost of purchase per year / *Kos belian setahun*
- ii. Operation cost / *Kos operasi*
- iii. Interest on capital / *Faedah atas modal*
- iv. Gross profit per year / *Keuntungan kasar setahun*

(Marks/Markah: 12)

SECTION B / BAHAGIAN B

(MARKS/MARKAH: 40)

Q1. Determine the **market value** for this property for purchase purpose. Details of the property are as follows:

*Tentukan **nilai pasaran** untuk harta tanah berikut bagi maksud belian. Maklumat harta tanah seperti berikut:*

Lot no. / <i>No. lot</i>	: 25
Mukim	: Ampangan
State / <i>Negeri</i>	: Negeri Sembilan
Tenure / <i>Pegangan</i>	: Freehold / <i>Kekal</i>
Property type / <i>Jenis harta tanah</i>	: Vacant agriculture land / <i>Tanah pertanian kosong</i>
Land area / <i>Keluasan tanah</i>	: 2.20 hectare / <i>hektar</i>
Terrain / <i>Rupa bumi</i>	: Flat / <i>Rata</i>
Lot position / <i>Posisi lot</i>	: Road frontage lot / <i>Lot berhadapan jalan.</i>
Date of valuation / <i>Tarikh penilaian</i>	: 1 March / <i>Mac 2021</i>

Sales evidence for a similar freehold agriculture land in the same locality shows that:

Bukti-bukti jualan bagi tanah pertanian pegangan kekal yang serupa di lokasi yang sama menunjukkan:

No. Lot	Land area (hectare) / <i>Luas tanah</i> (hektar)	Transaction date / <i>Tarikh</i> <i>pindah milik</i>	Price (RM) / <i>Harga</i> (RM)	Property description / <i>Keterangan harta tanah.</i>
30	2.04	9.7.2019	650,000.	<ul style="list-style-type: none">• Vacant land / <i>Tanah kosong.</i>• Terrain: Flat / <i>Rupa bumi: Rata.</i>• Second layer lot / <i>Lot lapisan kedua.</i>
50	2.05	12.7.2020	810,000.	<ul style="list-style-type: none">• Vacant land / <i>Tanah kosong.</i>• Terrain: Flat / <i>Rupa bumi: Rata.</i>• Second layer lot / <i>Lot lapisan kedua.</i>
80	2.10	27.12.2019	630,000.	<ul style="list-style-type: none">• Vacant land / <i>Tanah kosong.</i>• Terrain: Undulating / <i>Rupa bumi: Beralun.</i>• Interior lot / <i>Lot pendalaman.</i>
60	2.03	19.11.2019	870,000.	<ul style="list-style-type: none">• Vacant land / <i>Tanah kosong.</i>• Terrain: Flat / <i>Rupa bumi: Rata.</i>• Road frontage lot / <i>Lot berhadapan jalan.</i>
70	2.08	24.12.2020	940,500.	<ul style="list-style-type: none">• Vacant land / <i>Tanah kosong.</i>• Terrain: Flat / <i>Rupa bumi: Rata.</i>• Road frontage lot / <i>Lot berhadapan jalan.</i>

Based on the above data and information, you are required to answer the following questions:

Berdasarkan data dan maklumat di atas, anda dikehendaki untuk menjawab soalan-soalan berikut:

a) Analyze each of the above sales evidences from hectare to acres:

Analisis setiap bukti jualan di atas daripada hektar kepada ekar:

i. Land area (acres) / *Luas tanah (ekar)*

(Marks/Markah :5)

ii. Land price per acres / *Harga tanah seekar*

(Marks/Markah :5)

- b) Location factor between the sale evidence with second layer lot and sale evidence with interior lot.

Faktor lokasi di antara bukti jualan lot lapisan kedua dan bukti jualan lot pendalaman.

(Marks/Markah :3)

- c) Location factors between lots 50 and 70.

Faktor lokasi di antara lot 50 dan 70.

(Marks/Markah :3)

- d) Time factor between road frontage lots.

Faktor masa di antara lot berhadapan jalan.

(Marks/Markah :3)

- e) Time factor between second layer lots.

Faktor masa di antara lot lapisan kedua.

(Marks/Markah :3)

- f) Explain the best comparable lot to value Lot 25 on 1st March 2021.

Jelaskan lot perbandingan terbaik untuk menilai Lot 25 pada 1 Mac 2021.

(Marks/Markah:2)

- g) Based on answer (f), value lot 25 on 1st March 2021.

Berdasarkan jawapan (f), nilaikan Lot 25 pada 1 Mac 2021.

(Marks/Markah:6)

Q2. Lot 11, GM 250 is a freehold land with a single storey terrace house, located in Taman Senawang, Negeri Sembilan. Details of the property are as follows:

Land area	: 20' x 70'
Building area (gross)	: 1,320 square feet
Date of valuation	: 16 February 2021
Expire date of lease	: 31 December 2023

Property market research for a similar property in the surrounding area shows that:

- (a) The rate of return for a similar property is 7% per annum (for term) and 7.5% per annum (for reversion).
- (b) Market rental is RM3.20 psf per month and rental is RM2.70 psf per month.
- (c) Outgoing as follow:
 - i. Assessment : RM180.00 per annum
 - ii. Quit rent : RM40.00 per annum
 - iii. Fire insurance premium : RM400.00 per annum
 - iv. Maintenance : RM1,000.00 per annum
 - v. Occupancy rate : 90%

Lot 11, GM 250 adalah tanah pegangan kekal dengan sebuah rumah teres setingkat di Taman Senawang, Negeri Sembilan. Maklumat harta tanah seperti berikut:

<i>Keluasan tanah</i>	<i>: 20' x 70'</i>
<i>Luas bangunan (kasar)</i>	<i>: 1,320 kaki persegi</i>
<i>Tarikh Nilai</i>	<i>: 16 Februari 2021</i>
<i>Tarikh tamat penyewaan</i>	<i>: 31 Disember 2023</i>

Kajian pasaran untuk harta tanah yang serupa di kawasan sekitar menunjukkan:

- (a) *Kadar pulangan untuk harta tanah serupa ialah 7% setahun (untuk tempoh penyewaan) dan 7.5% setahun (untuk tempoh pengembalian).*
- (b) *Sewaan pasaran ialah RM3.20 skp sebulan dan sewa RM2.70 skp sebulan.*
- (c) *Perbelanjaan seperti berikut:*

- i. *Cukai pintu* : *RM180.00 setahun*
- ii. *Cukai tanah* : *RM40.00 setahun*
- iii. *Premium insuran kebakaran* : *RM400.00 setahun*
- iv. *Penyelenggaraan* : *RM1,000.00 setahun*
- v. *Kadar penghuni* : *90%*

From the above data and information, you are required to answer the following questions:

Daripada data dan maklumat di atas, anda dikehendaki untuk menjawab soalan berikut:

- a) Calculate / *kirakan* :
 - i. Gross rent per annum / *Sewa kasar setahun*
 - ii. Net rent per annum / *Sewa bersih setahun*
 - iii. Market gross rent per annum / *Sewa pasaran kasar setahun*
 - iv. Market net rent per annum / *Sewa pasaran bersih setahun*

(Marks/Markah: 10)

- END OF QUESTIONS / KERTAS SOALAN TAMAT -