

SUBDIVISION DEVELOPMENT 2-1 PRACTICE TEST (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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THE FULL VERSION STUDY GUIDE**

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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- 1. What does a mixed-income subdivision aim to achieve?**
 - A. Uniform pricing for all homes
 - B. A single income housing policy
 - C. A mix of housing options for diverse income levels
 - D. Exclusivity for high-income residents
- 2. What governs a buyer who fails to pay installments due for reasons other than project delays?**
 - A. Consumer Protection Act
 - B. Realty Installment Buyers' Protection Act
 - C. Revocation of sale agreement
 - D. Developer's discretion
- 3. What is the purpose of a utility plan in subdivision design?**
 - A. To manage landscaping needs
 - B. To outline essential services like water and electricity
 - C. To plan recreational facilities
 - D. To determine zoning laws
- 4. Which body has the authority to approve subdivision plans as per the devolved functions from HLURB?**
 - A. The regional government
 - B. The local government unit
 - C. The national government
 - D. The homeowner's association
- 5. What role do surveyors play in subdivision development?**
 - A. They enforce zoning regulations during construction
 - B. They measure land boundaries and create legal descriptions
 - C. They negotiate with local governments on behalf of developers
 - D. They supervise the construction process

- 6. Which aspect of subdivision planning is covered by building codes?**
- A. Design aesthetics
 - B. Construction methods and safety standards
 - C. Land usage regulations
 - D. Community engagement
- 7. What condition must be met for a director of a homeowner's association to be removed?**
- A. Majority vote at a general meeting
 - B. Agreement by the founding members
 - C. Causes provided in the bylaws
 - D. Annual review by a committee
- 8. Which of the following is NOT a component of green infrastructure?**
- A. Vegetated swales
 - B. Impermeable surfaces
 - C. Permeable pavements
 - D. Green roofs
- 9. How is cluster housing defined in the context of subdivision development?**
- A. A single-family detached dwelling unit containing one living unit
 - B. A structure with multiple family units built far apart
 - C. A single-family unit containing three or more separate living units grouped closely together
 - D. A communal living environment with shared facilities
- 10. What does a verified complaint by a buyer allow for in legal proceedings?**
- A. Direct mediation with the developer
 - B. Filing a complaint with HLURB
 - C. Immediate possession of the property
 - D. Refund of all payments

Answers

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1. C
2. B
3. B
4. B
5. B
6. B
7. C
8. B
9. C
10. B

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Explanations

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1. What does a mixed-income subdivision aim to achieve?

- A. Uniform pricing for all homes
- B. A single income housing policy
- C. A mix of housing options for diverse income levels**
- D. Exclusivity for high-income residents

A mixed-income subdivision aims to create a community that features a variety of housing options catering to different income levels. This approach promotes social diversity and inclusion by allowing individuals and families from various economic backgrounds to live in close proximity. By providing a range of housing types—such as affordable units, market-rate homes, and possibly luxury options—the mixed-income subdivision seeks to foster a vibrant community where residents can benefit from shared resources and support networks. This strategy also addresses affordable housing challenges while encouraging economic integration, thus avoiding socioeconomic segregation. The successful implementation of such a development can lead to improved neighborhood stability and community engagement among residents, as they come from diverse backgrounds and experiences.

2. What governs a buyer who fails to pay installments due for reasons other than project delays?

- A. Consumer Protection Act
- B. Realty Installment Buyers' Protection Act**
- C. Revocation of sale agreement
- D. Developer's discretion

The Realty Installment Buyers' Protection Act is designed specifically to address situations involving installment sales in real estate transactions. This Act provides protections and outlines the responsibilities of buyers and sellers in these scenarios. When a buyer fails to pay installment dues for reasons that are unrelated to project delays, this Act comes into play to regulate how the situation is handled. One of the key functions of the Realty Installment Buyers' Protection Act is to ensure that buyers have specific rights and protections if they default on payments. This may include provisions about how defaults are handled, the notice required before taking action, and the rights of the buyer to potentially retain their investment under certain conditions. It is essential in promoting fair dealing in installment contracts and providing a legal framework for resolution. In contrast, other options, such as consumer protection laws, deal with broader issues of consumer rights and may not specifically address the nuances of real estate installment contracts. Revocation of a sale agreement may occur but is not governed by a specific statutory framework that directly addresses installment repayments. Developer's discretion introduces variability and lacks the structured legal protections offered by the specified Act. Thus, the Realty Installment Buyers' Protection Act is the most relevant and directly applicable legal framework for such situations.

3. What is the purpose of a utility plan in subdivision design?

- A. To manage landscaping needs
- B. To outline essential services like water and electricity**
- C. To plan recreational facilities
- D. To determine zoning laws

The primary purpose of a utility plan in subdivision design is to outline essential services such as water, electricity, sewerage, and telecommunications. This plan is crucial because it ensures that these necessary infrastructures are adequately planned and integrated into the development from the outset. Properly designed utility plans help facilitate the provision of reliable services to residents and businesses in the subdivision, contributing to overall functionality and livability. Landscaping needs, recreational facilities, and zoning laws are important aspects of subdivision development but do not fall under the specific aim of a utility plan. Landscaping often deals with aesthetic and ecological considerations, recreational facilities focus on providing community spaces for leisure activities, and zoning laws pertain to the regulations governing land use. Therefore, while these elements are integral to successful subdivision design, they do not define the utility plan's core purpose.

4. Which body has the authority to approve subdivision plans as per the devolved functions from HLURB?

- A. The regional government
- B. The local government unit**
- C. The national government
- D. The homeowner's association

The local government unit has the authority to approve subdivision plans as per the devolved functions from the Housing and Land Use Regulatory Board (HLURB). This delegation of power is designed to bring decision-making closer to the community level, allowing local entities to assess and approve subdivision applications based on regional and local needs, zoning regulations, and land use plans. Local government units are typically better positioned to understand the specific requirements and context of their areas, including existing infrastructure, community plans, and environmental considerations. This localized approach enables them to evaluate how a new subdivision will integrate with existing neighborhoods and services effectively. The other entities mentioned do not have the same level of direct control over subdivision approvals. The regional government may have oversight or provide guidance, but it is the local units that take on the responsibility for these decisions. The national government primarily sets overarching policies and regulations, while homeowner's associations focus on managing the interests of residents within established subdivisions rather than approving new development plans.

5. What role do surveyors play in subdivision development?

- A. They enforce zoning regulations during construction
- B. They measure land boundaries and create legal descriptions**
- C. They negotiate with local governments on behalf of developers
- D. They supervise the construction process

Surveyors play a critical role in subdivision development primarily by measuring land boundaries and creating legal descriptions. This function is essential for establishing the precise limits of a parcel of land, which is necessary for the development process. Accurate measurements provided by surveyors ensure that the plots are legally defined and that future owners and developers clearly understand the extents of their property. In subdivision development, this task goes beyond mere measurements; it also involves creating detailed maps and legal documents that facilitate land transactions and compliance with planning requirements. The accuracy and legality of these descriptions are crucial for preventing disputes over property lines, which can lead to costly legal issues. While other roles mentioned might be part of the broader development process, they do not capture the fundamental responsibilities of a surveyor in subdividing land. For instance, enforcing zoning regulations typically falls under the purview of local government officials rather than surveyors. Likewise, negotiation with governments or supervising construction are tasks better suited to planners and project managers in the development team. Each of these roles is vital in its own right, but the core contribution of surveyors remains their expertise in demarcating and accurately defining land boundaries.

6. Which aspect of subdivision planning is covered by building codes?

- A. Design aesthetics
- B. Construction methods and safety standards**
- C. Land usage regulations
- D. Community engagement

Building codes primarily cover construction methods and safety standards, ensuring that buildings and structures are safe for occupancy and use. These codes are established to regulate the quality of materials, the structural integrity of constructions, fire safety measures, electrical safety, plumbing standards, and overall safety of occupants. By adhering to these codes, developers and builders help maintain public safety and welfare, making it a crucial aspect of subdivision planning. While design aesthetics, land usage regulations, and community engagement are important components of subdivision development, they fall outside the scope of what building codes specifically address. Design aesthetics might be influenced by zoning laws or community preferences, land usage regulations are typically governed by zoning ordinances, and community engagement involves the process of involving residents in planning decisions, rather than being dictated by building codes.

7. What condition must be met for a director of a homeowner's association to be removed?

- A. Majority vote at a general meeting
- B. Agreement by the founding members
- C. Causes provided in the bylaws**
- D. Annual review by a committee

In governing the operations of a homeowner's association (HOA), the provisions regarding the removal of a director are typically outlined in the association's bylaws. Bylaws serve as the foundational document that specifies the rules and regulations for the organization, including the terms of service for board members, their responsibilities, and the processes for their removal. For a director to be removed, it is essential to follow the procedures established in these bylaws. This could involve specific grounds for removal, the process for conducting votes, or requirements for notice to be given. Adhering to these bylaws ensures that the removal process is fair, transparent, and consistent with the governance structure agreed upon by the homeowners, thereby preventing arbitrary decisions and fostering trust within the community. While a majority vote or other mechanisms might seem logical, without the endorsement of the bylaws, such actions could lead to disputes or potential legal challenges. Thus, grounding the removal process in the bylaws aligns with legal governance standards and the intention of the community's founding agreements.

8. Which of the following is NOT a component of green infrastructure?

- A. Vegetated swales
- B. Impermeable surfaces**
- C. Permeable pavements
- D. Green roofs

The choice of impermeable surfaces is indeed correct as it is not a component of green infrastructure. Green infrastructure aims to manage stormwater, enhance water quality, and improve environmental resilience through natural processes. It includes features that allow for the infiltration, evapotranspiration, and use of rainwater where it falls, which is essential for sustainable urban design. Impermeable surfaces, such as traditional asphalt or concrete, do the opposite by preventing water from soaking into the ground. This leads to increased runoff, potential flooding, and pollution in water bodies since contaminants are washed away into storm drains. In contrast, components like vegetated swales, permeable pavements, and green roofs are specifically designed to capture and manage stormwater in a way that mimics natural hydrology. They promote infiltration and help manage the urban heat island effect while also providing urban greenspace, improving biodiversity, and enhancing aesthetic value. In summary, impermeable surfaces lack the characteristics that define green infrastructure, which is focused on sustainability and the natural management of water and ecosystems.

9. How is cluster housing defined in the context of subdivision development?

- A. A single-family detached dwelling unit containing one living unit
- B. A structure with multiple family units built far apart
- C. A single-family unit containing three or more separate living units grouped closely together**
- D. A communal living environment with shared facilities

Cluster housing is defined as a type of residential development where single-family units are grouped closely together on smaller lots, allowing for the preservation of open space and the creation of a more efficient use of land. This approach focuses on providing a community atmosphere while maintaining independence for each family unit. The key aspect of cluster housing lies in having multiple separate living units, typically designed to encourage a sense of community while ensuring that each family has its own space. By grouping the units closely together, cluster housing can utilize shared amenities or common areas, enhancing social interaction among residents while still offering private living space. This design contrasts sharply with more traditional layouts where homes are spaced further apart, as indicated in different options.

10. What does a verified complaint by a buyer allow for in legal proceedings?

- A. Direct mediation with the developer
- B. Filing a complaint with HLURB**
- C. Immediate possession of the property
- D. Refund of all payments

A verified complaint by a buyer is a formal legal document that asserts claims against a developer, typically relating to issues such as breach of contract, defective construction, or failure to deliver what was promised. When a buyer files this verified complaint, it grants them the legal capability to bring their grievances to an official body, which, in this case, is the Housing and Land Use Regulatory Board (HLURB). The HLURB is responsible for regulating land use and ensuring that housing and subdivision developers comply with the law. By allowing the complaint to be filed with this regulatory agency, the buyer enables a structured and formal process to seek resolution to their issues. This may include the investigation of the claims, mediation between the parties, and potential decisions that can aid in resolving disputes related to the development or provision of property. The other options—direct mediation with the developer, immediate possession of the property, and refund of all payments—do not directly result from the filing of a verified complaint and would typically require separate legal processes or evidence. Mediation may be a step that can occur later, but it is not guaranteed or directly linked to simply filing the complaint. Immediate possession and refunds would depend on the specific circumstances and regulations, rather than being automatic outcomes

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://subdivisiondevelopment21.examzify.com>

We wish you the very best on your exam journey. You've got this!

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