



**UNIVERSITI KUALA LUMPUR
BUSINESS SCHOOL**

**FINAL EXAMINATION
MARCH 2025 SEMESTER**

COURSE CODE	: EFB21003
COURSE NAME	: PLANNING LAWS AND REGULATIONS
PROGRAMME NAME	: BACHELOR IN TOURISM PLANNING AND DEVELOPMENT (HONOURS)
DATE	: 1 JULY 2025
TIME	: 2.00 PM - 5.00 PM
DURATION	: 3 HOURS

INSTRUCTIONS TO CANDIDATES

1. Please **CAREFULLY** read the instructions given in the question paper.
2. This question paper has information printed on both sides of the paper.
3. This question paper consists of **FOUR (4) Questions**.
4. Answer **ALL** questions.
5. Please write your answers on the answer booklet provided.
6. All questions must be answered in **English** (any other language is not allowed).
7. This question paper must not be removed from the examination hall.

THERE ARE FOUR (4) PAGES OF QUESTIONS, EXCLUDING THIS PAGE.

(Total: 100 marks)

INSTRUCTION: Answer ALL questions.

Please use the answer booklet provided.

Question 1

- (a) List any **THREE (3)** classifications of law. (3 marks)
- (b) Explain any **ONE (1)** of the laws that you have listed in Question 1(a). Your explanation must include a definition and an example. (4 marks)
- (c) Malaysia practices the doctrine of separation of powers, where the powers of the government are divided among three main branches to ensure checks and balances.

Explain the roles and structures of each of the **THREE (3)** branches of government in Malaysia.

(18 marks)

Question 2

- (a) In the context of land use planning in Malaysia, several key terms are used to guide the planning process and decision-making.

Describe your understanding from any **THREE (3)** of the following terms:

- 1) Development Plan
- 2) Development Proposal Report
- 3) Local Plan
- 4) Local Planning Authority
- 5) Structure Plan

(12 marks)

- (b) You have been appointed as a junior planning officer in a district council. The council is currently preparing a new local plan to address rapid development and environmental concerns in the area. The senior officer asks you to assist in outlining how the local plan can help guide development effectively.

Based on your understanding:

- i) Explain **TWO (2)** key functions of a local plan and how each function would be helpful in your task.
(6 marks)
- ii) Describe **TWO (2)** relevant components that should be considered in the development plan to ensure sustainable development.
(4 marks)
- iii) Discuss the importance of including public participation in the preparation of the local plan.
(3 marks)

Question 3

- (a) Under the Town and Country Planning Act 1976, certain types of development require planning permission.

Elaborate your understanding of the following terms:

1. Subdivision
2. Amalgamation
3. Change in use
4. Change in function

(12 marks)

- (b) As part of the local plan preparation process, publicity serves as one of the mechanisms for public participation.

Discuss how public participation is conducted throughout the preparation of a local plan.

(5 marks)

- (c) In the context of sustainable development, the social dimension plays a critical role alongside economic and environmental considerations.

Based on the above statement:

- i) Explain why the social dimension is an important aspect of sustainable planning
(4 marks)
- ii) Explain how the social dimension relates to urban planning.
(4 marks)

Question 4

- (a) "Cemerlang Hill Sdn Bhd is a hotel chain specialising in highland developments, often constructing chalets and hotels in scenic yet environmentally sensitive areas. The company is now planning a new project located at a highland site 150 metres above sea level on a Class III slope. The proposed development involves clearing more than 50% of the site to build facilities and infrastructure. Given the scale and location of the project, the company must ensure full compliance with applicable legal and procedural requirements before proceeding."

With reference to the scenario above, and by applying the relevant provisions of the Town and Country Planning Act 1976 (TCPA), Section 34A of the Environmental Quality Act 1974 (EQA), and other relevant guidelines:

- i) Identify the type of application that must be submitted before the development can commence.
(2 marks)
- ii) Explain the purpose and function of the application identified in (i).
(3 marks)
- iii) Discuss the role of the development plan in guiding whether such a project may proceed, including how zoning and compliance affect approval.
(5 marks)
- iv) Based on the Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order, determine which category this project likely falls under and justify whether public participation is required.
(5 marks)
- v) Discuss the purpose and value of public participation in developments situated in highland and environmentally sensitive areas.
(5 marks)

END OF EXAMINATION PAPER