



UNIVERSITI KUALA LUMPUR  
BUSINESS SCHOOL

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**FINAL EXAMINATION**  
**OCTOBER 2025 SEMESTER**

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COURSE CODE : EFB21003  
COURSE TITLE : PLANNING LAWS & REGULATION  
PROGRAMME NAME : BACHELOR IN TOURISM PLANNING AND DEVELOPMENT  
(HONOURS)  
DATE : 31 JANUARY 2026  
TIME : 2:00PM - 5:00PM  
DURATION : 3 HOURS

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**INSTRUCTIONS TO CANDIDATES**

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1. Please read the instructions given in the question paper CAREFULLY.
2. This question paper is printed on both sides of the paper.
3. This question paper consist of ONE sections.
4. Section A consist of five questions. Answer FOUR (4) questions only.
5. Please write your answer on the answer booklet provided.
6. Please answer all questions in English only.
7. Refer to the attached Formula/ Appendies.  Tick if applicable

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THERE ARE 8 PAGES OF QUESTIONS INCLUDING THIS PAGE

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**SECTION A (Total: 100 marks)**

**Answer FOUR (4) questions.**

**Please use the answer booklet provided.**

**Question 1**

Malaysia practises the doctrine of separation of powers, under which governmental authority is divided among different branches to prevent the concentration of power in a single body. Each branch has distinct roles and responsibilities and operates within a system of checks and balances to uphold democratic principles and the rule of law. In this system, the governance of the tourism sector begins with the creation of laws that provide the legal basis for planning control, development regulation, and tourism-related policies.

- (a) The tourism sector in Malaysia is governed through laws enacted under this system of government.

Based on the statement above, assess on which branch of government is responsible for making laws that govern the tourism sector in Malaysia.

(5 marks)

- (b) Building on your answer in (a), tourism development in Malaysia is carried out through physical development and planning control mechanisms established under the legal framework.

Demonstrate on how tourism development in Malaysia is implemented through physical development and planning control under the authority provided by these laws.

(4 marks)

- (c) Tourism development in Malaysia involves various planning controls to regulate land use and physical development activities.

Illustrate your understanding of the following terms and their relevance to the planning and development process:

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

(8 marks)

- (d) Tourism development is one of several development sectors that require planning permission under Malaysia's planning control system.

Examine any **FOUR (4)** development sectors that require planning permission and elaborate on how each sector may be involved in tourism-related development.

(8 marks)

**Question 2**

Effective tourism development requires a structured planning process supported by established development plans to guide decision-making, development control, and implementation. At the same time, public participation plays an important role in shaping planning outcomes that reflect community needs, protect public interest, and support sustainable development. The following questions examine these aspects within the planning framework.

- (a) You have recently joined PlanMalaysia Johor as a junior planning officer. Your unit is in the process of preparing a draft State Structure Plan to guide long-term development across all districts. Your senior officer has requested that you prepare a briefing on how the State Structure Plan can strengthen strategic planning at the state level.

Based on your understanding:

- i. Examine **TWO (2)** key functions of a State Structure Plan and describe how each function would assist you in preparing the draft plan.  
(6 marks)
  - ii. Demonstrate **THREE (3)** relevant components that should be considered in the structure plan to ensure sustainable development.  
(6 marks)
  - iii. Assess **TWO (2)** main reasons why public participation is important in the preparation of the structure plan.  
(4 marks)
- (b) Demonstrate your understanding of any **THREE (3)** stages involved in the project development process for tourism development in Malaysia.  
(6 marks)
- (c) Examine **ONE (1)** way in which development control and implementation are used to manage tourism development in Malaysia.  
(3 marks)

**Question 3**

Public participation in planning allows local knowledge, values, and concerns to be incorporated into decision-making processes. Through this process, important heritage resources, both physical and cultural, can be identified and safeguarded. To ensure that heritage protection remains effective over time, planning decisions must also be guided by sustainability considerations that balance conservation needs with development demands.

- (a) Public participation is an important component of the Local Plan preparation process and is carried out through several formal procedures.

Examine any **THREE (3)** processes through which public participation is conducted during the preparation of a Local Plan.

(6 marks)

- (b) Public participation not only supports transparency in the Local Plan preparation process, but also plays an important role in identifying and protecting heritage resources that may be affected by development.

Illustrate how public participation contributes to the identification and protection of:

- i. Tangible heritage.

(5 marks)

- ii. Intangible heritage.

(5 marks)

- (c) Heritage protection identified through public participation must be considered within the broader goal of sustainable development to ensure that planning decisions balance long-term conservation needs with ongoing development pressures. In planning practice, sustainability provides the overall framework for assessing how heritage resources can be protected while allowing appropriate development to take place.

- i. Based on the statement above, illustrate **THREE (3)** pillars of sustainability.

(3 marks)

- ii. Assess how each of the sustainability pillars listed in (i) is related to heritage conservation and management.

(6 marks)

#### Question 4

Urban planning is closely connected to broader development goals that seek to balance growth, public welfare, and long-term sustainability. Through planning mechanisms and sustainability principles, planning decisions aim to protect public interest while addressing economic, social, and environmental needs. The following questions examine these roles within the planning process.

Based on the statement above:

- (a) Urban planning plays an important role in safeguarding public interest through various mechanisms that allow community participation, review, and oversight.

Discuss any **THREE (3)** mechanisms through which urban planning protects public interest.

(15 marks)

- (b) Sustainable development is commonly understood as a balanced approach that integrates economic, social, and environmental dimensions within planning and development processes.

- i. Elaborate the importance of the economic dimension in achieving sustainable planning outcomes.

(5 marks)

- ii. Elaborate the importance of the social dimension in sustainable urban and regional planning.

(5 marks)

**Question 5**

Large-scale tourism developments often create environmental, social, and economic impacts, particularly in sensitive natural areas and local communities. Planning laws, assessment tools, and sustainability principles are applied to manage these impacts and balance development with environmental protection and community wellbeing.

- (a) Tioman Island, a well-known marine park and diving destination, is set to undergo major redevelopment to boost its eco-tourism appeal. The proposed project includes building a new jetty, expanding ferry services, and developing a luxury glamping site near the forest reserve. To make way for these developments, parts of the coastal forest may be cleared, and hill slopes will be levelled for access roads. Conservationists have raised concerns about habitat loss for native species, increased erosion, and water pollution from increased boat traffic. At the same time, villagers have voiced their fear that land use changes could restrict access to traditional fishing areas and affect their livelihoods.

Based on the above scenario:

- i. Illustrate **ONE (1)** applicable law that can be used to address or mitigate the potential environmental or community impacts of the proposed development.  
(3 marks)
  - ii. Demonstrate how the law illustrated in (i) can be adopted to address the environmental issues arising from the proposed development.  
(4 marks)
  - iii. Assess how planning control mechanisms can be used to address community concerns related to land use changes and access to traditional fishing areas.  
(4 marks)
- (b) Environmental Impact Assessment (EIA) is part of the process required for certain developments before a project can begin.
- i. Illustrate Environmental Impact Assessment (EIA)  
(4 marks)
  - ii. Examine **TWO (2)** reasons why EIA is necessary before a development project starts.  
(4 marks)

- (c) From an economic sustainability perspective, demonstrate **THREE (3)** examples of how the proposed development may benefit the local economy.

(6 marks)

END OF EXAMINATION PAPER

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