



UNIVERSITI KUALA LUMPUR
BUSINESS SCHOOL

FINAL EXAMINATION
MARCH 2026 SEMESTER

COURSE CODE : EFB21003
COURSE TITLE : PLANNING LAWS & REGULATIONS
PROGRAMME NAME : BACHELOR IN TOURISM PLANNING AND DEVELOPMENT
(HONOURS)
DATE : 27 JUNE 2026
TIME : 2:00PM - 5:00PM
DURATION : 3 HOURS

INSTRUCTIONS TO CANDIDATES

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*

THERE ARE 4 PAGES OF QUESTIONS INCLUDING THIS PAGE

SECTION A (Total: 100 marks)

Answer FOUR (4) questions.

Please use the answer booklet provided.

Question 1

A licensed inbound travel agency, organized a specialized Historical Trail tour for a group of international delegates. The agency used one of their office clerks to lead the tour to save on costs. During the visit to a heritage site, the clerk allowed the delegates to spray-paint a commemorative mural on an ancient stone wall to celebrate their visit. The clerk also permitted the group to remove several original floor tiles as souvenirs to take back to their home countries. As a tourism enforcement officer, analyze the legal violations committed by the agency.

(25 marks)

Question 2

Blue Horizon Ltd. is developing a massive luxury resort on a remote island. During the construction of the resort's private jetty, workers have been seen dredging sand directly over a vibrant coral reef colony within a protected Marine Park zone. Additionally, the local community is concerned because the resort's construction site lacks a proper waste management system, leading to silt and chemical runoff flowing directly into the sea.

Analyze FIVE (5) primary legislative frameworks being breached based on the specific environmental issues described above.

(25 marks)

Question 3

Planning law is often viewed by developers as a hurdle, yet it is the primary mechanism that prevents a tourism destination from experiencing the adverse effects of over-tourism and unsustainable development.

- (a) Distinguish the legal interpretation of the **THREE (3)** stakeholders categorized under the umbrella term *Tourism Enterprise* as defined in the Tourism Industry Act (1992) Act 482

(10 marks)

- (b) Examine **THREE (3)** criteria how planning law balances the immediate economic benefits of the built environment such as hotel and infrastructure with the preservation of natural and cultural assets.

(15 marks)

Question 4

The National Heritage Act 2005 (Act 645) provides the legal framework for conserving Malaysia's natural, cultural, and underwater legacy.

- (a) Examine the differences between *tangible cultural heritage* and *intangible cultural heritage* as interpreted in the the Hertiage Act 2005. Support your answer with examples.

(5 marks)

- (b) Imagine you work as a Junior Consultant for Think City on a heritage revitalization project. Examine **FOUR (4)** of the conservation strategies for a degraded historical mosque that is now structurally unstable and partially collapsed.

(20 marks)

Question 5

A herd of elephants was transferred from a Malaysian facility to a foreign zoo as part of a conservation collaboration. Managed by PERHILITAN under the Wildlife Conservation Act 2010, the move has prompted public debate over animal welfare and ethical tourism. This case highlights the complexity of ensuring statutory compliance while maintaining Malaysia's international reputation for responsible wildlife management.

- (a) Examine FIVE (5) potential negative environmental impacts of the elephant transfer on zoo tourism in the new host destination.

(10 marks)

- (b) Analyze the relationship between the *Wildlife Conservation Act 2010* and the *Environmental Quality Act 1974* in managing wildlife tourism governance issues in the given scenario.

(15 marks)

END OF EXAMINATION PAPER