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**UTHM**  
Universiti Tun Hussein Onn Malaysia

**UNIVERSITI TUN HUSSEIN ONN MALAYSIA**

**FINAL EXAMINATION  
SEMESTER II  
SESSION 2023/2024**

- COURSE NAME : URBAN AND PLANNING THEORY
- COURSE CODE : BPE 13002
- PROGRAMME CODE : BPD
- EXAMINATION DATE : JULY 2024
- DURATION : 2 HOURS
- INSTRUCTIONS :
1. ANSWER ALL QUESTIONS
  2. THIS FINAL EXAMINATION IS CONDUCTED VIA
    - Open book
    - Closed book
  3. STUDENTS ARE **PROHIBITED** TO CONSULT THEIR OWN MATERIAL OR ANY EXTERNAL RESOURCES DURING THE EXAMINATION CONDUCTED VIA CLOSED BOOK

THIS QUESTION PAPER CONSISTS OF **THREE (3)** PAGES

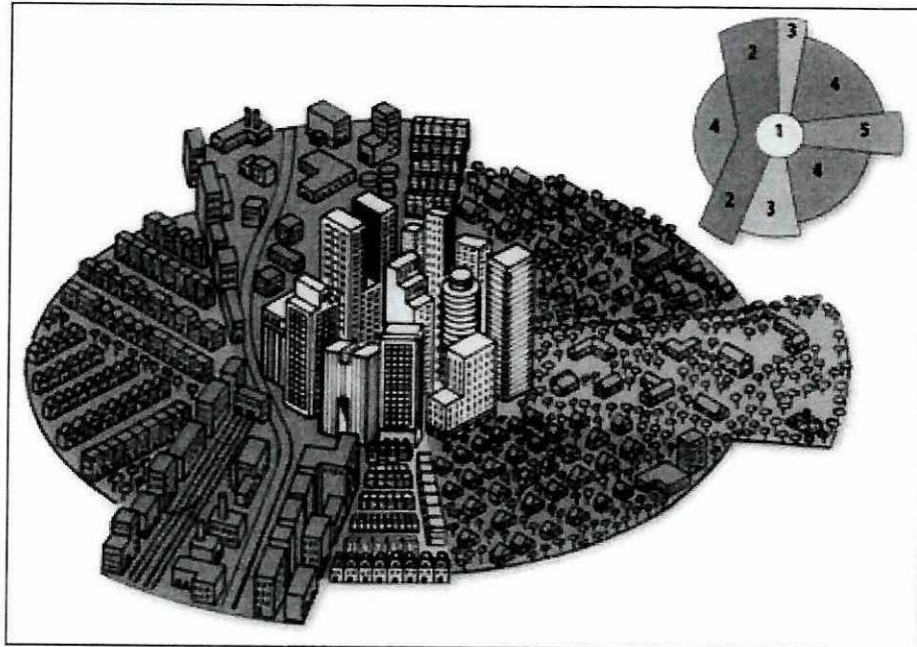
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**TERBUKA**

**Q1** Homer Hoyt developed the sector theory in 1939, which stands as one of the earliest theoretical models for urban social structure. He is an American economist and urban theorist who made significant contributions on the spatial organization of cities and the patterns of land use within them.

(a) Outline the main characteristics of Zone 1 to Zone 5 based on **Figure Q1.1**.

(15 marks)



**Figure Q1.1: Diagram of sector theory model by Homer Hoyt**

(b) Discuss **FIVE (5)** significance of the sector theory model.

(10 marks)

**Q2** The provision of power refers to the formal conferral of authority, rights, or capabilities upon an individual, entity, or governmental body, thereby authorising them to execute specific actions or functions within a clearly defined scope.

(a) Differentiate roles of the federal and state governments regarding town and regional planning activities in Malaysia.

(10 marks)

(b) Explain the key provisions of the following legislative acts:

- (i) Town Planners Act 1995 (Act 538)
- (ii) Local Government Act 1976 (Act 171)
- (iii) National Heritage Act 2005 (Act 645)

(15 marks)

**Q3** Site planning is a creative process requiring the manipulation of many variables particularly the location, placement and relationship of all site elements.

(a) Explain **THREE (3)** steps of the site planning process. (6 marks)

(b) Justify the importance of carrying out the following analysis in site planning activity:

(i) Vicinity analysis

(ii) Topography/contour analysis

(10 marks)

(c) Explain **THREE (3)** land development activities requiring planning permission submission to the Local Authority before development or construction can be undertaken.

(9 marks)

**Q4** Generally, the aim of regional planning is to ensure the overall management of a country's resources by central government involving a certain degree of interference with the market forces are efficiently carried out to reduce physical, economic and social imbalances. These involved various approaches that have been carried out since 1970's to the present.

(a) Differentiate **TWO (2)** regional planning approach in Malaysia since 1970's and present.

(10 marks)

(b) Explain **THREE (3)** factors that are normally applied to determine region.

(9 marks)

(c) Discuss **TWO (2)** major aspects of the land development approach in the first rural transformation programme.

(6 marks)

**- END OF QUESTIONS -**