

UNIVERSITI TEKNOLOGI MARA

**DETERMINANT FACTORS IN
MAINTENANCE PRACTICE
IMPLEMENTATION IN RELATION
TO CONSERVATION PRINCIPLES
TOWARDS GOOD CONSERVATION
PRACTICE IN MALAYSIA**

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ABSTRACT

Recent phenomenon witnesses conserved heritage building acceptance as an important national policy in Malaysia. Essentially in 2008 Melaka and Georgetown the historical cities were enrolled as UNESCO's World Heritage Site. However, being internationally recognized World Heritage Site come with international accountability. This study comprised critical review of existing literature and highlighting some fundamental principles in conservation of historic building and its influence to the maintenance practice. This research aims to develop a model of effective maintenance practice in relation to conservation principles for heritage buildings in Malaysia. Three objectives were set for the study. The first is to identify the maintenance practice criteria in relation to conservation principles based on international conservation charters and guidelines. The second research objective is to examine the critical factor of maintenance practice in relation to conservation principles by the maintenance practitioner of heritage buildings in Malaysia. Finally, the third objective is to propose a model of effective maintenance practice in relation to conservation principles for heritage buildings in Malaysia. This study employed the philosophy of positivism with a deductive approach and survey strategies. The conceptual framework is developed based on the international conservation charters and guidelines and an extensive review of the existing literature. The main data collection method is through a questionnaire distributed during the survey. The data were collected from the maintenance practitioner of the conserved heritage building in peninsular Malaysia. Among the population were registered conservator with Jabatan Warisan Negara, professional such as architect, building surveyor, curator and contractor which in total 110 population. From which 60 respondents have replied giving the exceeding minimum sample size. The data were initially analysed using Statistical Package for Social Science (SPSS 21) for factor analysis to achieve second and third objective. The reliability test of Cronbach's Alpha shows that nine determinant factors group for MP and CP has good reliability for each answer itemized in the questionnaire survey. As of the analysis, the results show that all determinant factors for MP in relation to CP has high level of reliability which is 0.908 that exceed the threshold value of 0.70. Next, further analysis using factor analysis was conducted to assess the loading for each item. It involved three stages which are preliminary analysis, factors extraction and factors rotation. There are eight groups of determinant factors have been identified with only twenty-eight attributes. The model concludes that the conservation principles have a significant relationship between maintenance practice implementation. The findings of this study indicated that good conservation practice can be achieved through maintenance practice implementation in relation to conservation principles. As an implication, this final model could potentially be a guide for policymakers, practitioners and scholars. It assists in improving built heritage maintenance performance at large. These findings have contributed to filling the knowledge gap by explaining the maintenance practice is one of the important perspectives that still leave a gap in effective management strategies. This research finally aims to establish Malaysian conserved heritage building best maintenance practice guidelines.

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CHAPTER ONE

INTRODUCTION

1.1 Research Background

Malaysia is rich in cultural built heritage which relates from its multi-ethnic society such as Malay, the aborigines, Chinese and Indian. It also embraces by the European colonials and Middle Eastern influence. This cultural heritage may be range from individual Malay domestic houses, castles, shop-houses, colonial public buildings, manors of wealthy merchants, mosques, temples, shrines and churches. It was estimated that there are more than 37,000 historic buildings constructed between 1800 and 1948 all over the country (A Ghafar 1994). Built heritage in Malaysia as describe by Malaysian Heritage Trust (Badan Warisan Malaysia 1990) is wealthy blend of styles borrowed from Malay, Chinese, Indian, Europe and Middle Eastern which resulting in patterns that are an eclectic expression of Malaysian cultural tradition.

As a developing country heritage building conservation activity in Malaysia is rather a new occurrence. It was in the 70s when the earlier call for conservation effort has begins to voice out (Lim 1986). Though this effort seems to flourish positively in the 80s (Norlizaiha 2005, A Ghafar 2010). This was after many Malaysians begin to concern with the fast disappearing of their built environment historic part in the name of modernization and new development.

Recent phenomenon however witnesses its acceptance as an important national policy. This has been attracting a strong popular support from both government agencies and nongovernmental organizations. It is all merely beginning with the introduction of the National Heritage Act 2005 which claimed to be a comprehensive legislation to govern heritage building issues in the country (Yahya 2007). The early step in the enforcement of the act was followed with the creation of a new portfolio of Jabatan Warisan Negara (National Heritage Department) that specifically dealing with all kind of Malaysian's heritage issues.

Following of the declaration as reported by Bernama (2007) eleven million Malaysian Ringgit of public funds has been spent through this agency in the year 2006 to complete seventy-two building conservation projects. Meanwhile in 2008 another fifty million Malaysian Ringgit allocated to the Heritage Department to conserved and maintained heritage buildings nationwide (Badan Warisan Malaysia 2009). It was reported that in total, one hundred million Malaysian Ringgit has been spent for built heritage conservation under the 9th Malaysian Plan 2006-2010 (A Ghafar 2010). Recently as reported in their official web site, The Tourism and Culture Ministry has applied for RM150 million from treasury to restore a colonial building in Kuala Lumpur which was in state of disrepair (Jabatan Warisan Negara 2017). This could be considered as serious effort by Malaysian government in the conservation of our precious built heritage.

The inscription of Melaka and George Town as an UNESCO's World Heritage Site in 2008 might also triggers this current phenomenon. It have been proofed successfully in stimulating the nation's income from the tourism industry. Tourism Malaysia in Malaysia Tourism Performance January - December 2019 reported that more than 26 million tourist arrivals which worth more than RM84 billion income with the engagement during the visit cover 33% of visiting historical site. This current view suggests that the significances of built heritage conservation in Malaysia are economically highly recognized.