

**CENTRE OF STUDIES FOR QUANTITY SURVEYING
DEPARTMENT OF BUILT ENVIRONMENT STUDIES
AND TECHNOLOGY
UNIVERSITI TEKNOLOGI MARA
SERI ISKANDAR**

**MAINTENANCE WORKS FOR HERITAGE
BUILDINGS IN PERAK: CONSTRUCTION
PLAYERS PERSPECTIVE**

Dissertation submitted in partial fulfilment
of the requirement for the award of
Bachelor of Quantity Surveyor (Honours)

**PREPARED BY: NUR SYAZA BALQIS BINTI
ROSMAN (2020884576)
SEMESTER: MARCH 2022 – AUGUST 2022**

ABSTRACT

Heritage building is living evidence that consist of history, cultural sense and landmark to the country. Unfortunately, lack of maintenance for heritage buildings causes the buildings left in poor condition and deteriorate by ages. This circumstance is disturbing, although heritage buildings are significant to be preserved as a historical benchmark for the nation. Hence, the aim of this study is to determine the construction players perspective on the impacts of good maintenance work for heritage buildings in Perak. In order to achieve the research aim, three objectives were established including to identify factors that lead to the lack of maintenance work for heritage buildings in Perak, to determine strategies to overcome the lack of maintenance work for heritage buildings in Perak and to evaluate Impacts of good maintenance work on heritage buildings. The research scope was focused on construction players in Perak at Kinta, Kuala Kangsar and Larut Matang & Selama. To achieve the research objectives, sources of data include survey questionnaire and literature review was applied in this research. The questionnaire was distributing to 63 numbers construction players and receive 65% return rate. Data was analyse using appropriate method to obtain findings. The findings of this study show factors that lead to the lack of maintenance work for heritage buildings in Perak is guideline and requirement, the strategies to overcome the lack of maintenance work for heritage buildings in Perak is government initiatives and to impacts of good maintenance work on heritage buildings is preserve historical values. The findings later integrate discussion based on the data perceived and supported by previous evidence from literature review. The output from the research will give insight to construction players regarding the importance of maintenance implementation on heritage buildings and can be used to fill the loopholes in current maintenance approach. Therefore, the importance of maintenance works for heritage buildings can be highlighted and issues in maintenances effort can be minimized.

ACKNOWLEDGMENT

Praise be to Allah the Almighty for giving me strength patience and dedication to embark on my research. Without his kindness, I would not have completed this study.

There are no words to reflect my gratitude for those who involves and contributes in this research journey. I would like to express the deepest appreciation for everybody who contributes to the accomplishment of this study.

I wish to extend my sincere appreciation to my supervisor who giving her full dedication in assisting, guiding and encouraging me. It is possible to complete this research without continuous guidelines.

My heartfelt thanks also go to my parent, siblings, family, fiancé and friends for never ending prayers and supports. Thank you for always being there at my lowest and whenever I need.

In completing this research, I am deeply in debt with construction players who lending their time to assist me in this study. Finally, warmest thanks for everybody who involves direct and indirectly.

TABLE OF CONTENT

| | |
|--------------------------------------|-----------|
| DECLARATION | |
| ABSTRACT | i |
| ACKNOWLEDGMENT | ii |
| LIST OF FIGURES | vii |
| LIST OF TABLES | viii |
| LIST OF ABBREVIATION | ix |
| CHAPTER 1: INTRODUCTION | 1 |
| 1.0. INTRODUCTION | 1 |
| 1.2. PROBLEM STATEMENT | 2 |
| 1.3. RESEARCH AIM | 3 |
| 1.4. RESEARCH OBJECTIVES | 4 |
| 1.5. RESEARCH QUESTIONS | 4 |
| 1.6. RESEARCH METHODOLOGY | 4 |
| 1.7. SCOPE OF RESEARCH | 6 |
| 1.8. SIGNIFICANT OF RESEARCH | 7 |
| 1.9. CHAPTER OUTLINE | 8 |
| 1.10. SUMMARY | 10 |
| CHAPTER 2: LITERATURE REVIEW | 11 |
| 2.0. INTRODUCTION | 11 |
| 2.1. OVERVIEW OF HERITAGE BUILDINGS | 11 |
| 2.2. DEFINITION OF MAINTENANCE WORKS | 16 |

CHAPTER 1

INTRODUCTION

1.0. INTRODUCTION

Malaysia is rich with heritage buildings and monuments which are left during colonial era. All of these buildings have their aesthetical and historic values that should be preserved for future generations. In order to preserve heritage buildings, maintenance works should be implemented to ensure the buildings were sustains in line with the flow of time. Maintenance works in generally can be define as activities involve with preservation the usage of buildings and its appearances. According to Sodangi et al., (2013), maintenance works should be carried out continuously in order to preserve heritage buildings as long as possible.

Despite ensuring the condition of buildings, maintenance works also important to ensure the buildings able to operate in high performance and safe to be occupied. According to Rahman et al., (2012), maintenance can lower risk in building operations that make this activity is one of best practice in preservation. Maintenance activities involve with repair and replacement works. Talib et al., (2014), maintenance is important key that required in building life-span because building will defect due to age and climate factors.

In Malaysia, heritage buildings are recognized as valuable assets and germs in tourism industries. Heritage buildings are essential to increase national income. However, through years, many of heritage buildings are abandoned and delapidated. Suitable measure and protection failed to be taken in consider. Many heritage