



**COLLEGE OF BUILT ENVIRONMENT,
UNIVERSITI TEKNOLOGI MARA PERAK**

**EXPLORING THE BUILDING MAINTENANCE CHALLENGES FOR
HERITAGE BUILDINGS: EXPERT OPINION**

**Academic Project Submitted in Partial Fulfillment on The Requirement
for the award of the Degree Bachelor of Estate Management (Hons)**

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STUDENT'S DECLARATION

Title of Academic Project:

EXPLORING THE BUILDING MAINTENANCE CHALLENGES FOR
HERITAGE BUILDINGS: EXPERT OPINION

I hereby declare that this academic project is the result of my own research
except for the quotation and summary which have been acknowledged

Signature

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Name of Student

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Date

:8/7/2024

SUPERVISOR'S DECLARATION

Title of Academic Project:

**EXPLORING THE BUILDING MAINTENANCE CHALLENGES FOR
HERITAGE BUILDINGS: EXPERT OPINION**

I hereby declare that I have read this academic project, and, in my opinion, it is sufficient for the award of Bachelor of Estate Management (Hons)

Signature

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Name of Supervisor

: Dr. Fatin Syazwina Binti Abdul Shukor.

Date

:8/7/2024

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ABSTRACT

Poor maintenance of heritage buildings has caused various problems, such as deteriorating the condition of the structures, endangering safety, leading to potential accidents, and financial losses for owners, often resulting in abandonment. Ipoh, with its rich cultural heritage influenced by colonial history, faces challenges related to poor buildings conditions due to poor maintenance. This study will evaluate the building maintenance challenges for heritage buildings. Data will be collected through semi-structured interviews with three experts in heritage buildings maintenance management and by reviewing secondary data from journals and existing literature. The findings show that the building maintenance challenges for heritage buildings are financial problems, lack of maintenance guidelines, lack of skilled workers, lack of material availability, lack of institutional and training facilities, political factors, lack of government awareness and lack of local involvement. Through literature review and interview, maintenance strategies frameworks for heritage buildings had been developed in order to overcome the challenges. Provide sufficient budget, financial resources, develop comprehensive guidelines and standard or special guidelines, enhancing training program, innovative tools and method, increasing government awareness, and lastly education and awareness are strategies to overcome the challenges for heritage buildings.

Keywords: Building Maintenance Challenges, Heritage Building, Expert Opinion