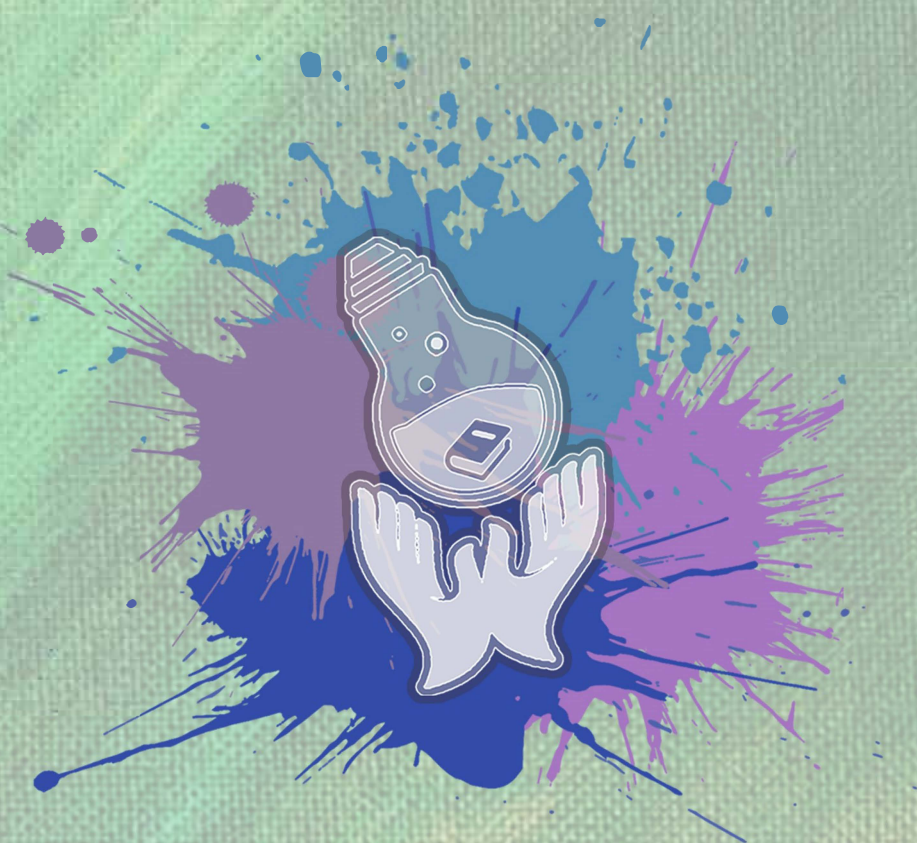




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SERI ISKANDAR CAMPUS

FACTORS CAUSING ILLEGAL RENOVATION IN RESIDENTIAL BUILDING

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Abstract:

Nowadays Illegal renovation is not a new issue in Klang Valley area. Many residential houses have been extended, refurbished or renovated without approval by Local Authority. Based on complaints received from the house owners they choose to proceed with renovation without proper permit as it is difficult to get approval from Local Authority and the process is expensive.

Keywords:

Factors; illegal; renovation; residential; building;

1.0 INTRODUCTION

This research is focusing on factor causing illegal renovation in residential building. From the renovation guideline set up by the Local Authority, the work is considered an illegal renovation if there is no approval obtain even before the work start or after it is completed. Nowadays, we can see many residential owners carry out extension or renovation exceeding the boundaries that have been set by the Local Authority. Some owners ignores the procedure as they felt that the process takes a long time for approval. Besides, there are many others excuses made as to allow the activity to be carried out as they please. Therefore, this research will focus more on the procedure of renovation as well as investigation of public awareness on the issues.

1.1 Problem Statement

Nowadays many house owners renovate their houses without approval by the Local Authority (Priya, 2014). The process of getting a certificate of completion and compliance takes too long for approval thus owners choose to renovate their house without approval (Loh, 2015). Besides that, major problem face in dealing with illegal renovation is death cases. According to a source from Asia Times News stated that, four-story bungalow collapsed, killing 17 peoples. Based on the report, the pillars of the building were weakened by renovation work being carried out at a ground floor (Asia Times, 2017). The aim of this research is to investigate factors in illegal renovation of residential building while the objectives of this study are to identify the issues of illegal renovation that happen within the Klang Valley and to investigate public awareness towards the issues.

2.0 LITERATURE REVIEW

Building maintenance is defines as the act of maintaining. In the act of maintaining, maintenance procedures is to prevent the needs to repair or replace the structure, equipment, furnishing and etc. (Chudley, 1981).

2.1 Application of Renovation Permit

In Malaysia, there are rules and regulations in obtaining permit for house renovation. The building standards and guidelines should be followed by residents in order to avoid penalty from the local Authority and to ensure that the building is safe and in good condition. An illegal building renovation is a building refurbishment or extension without approved renovation plans or a renovation work that does not adhere to the approved renovation plan (Sakom, Abdul Ghani and Ibrahim, 2018). There are several steps to get approval from Local Authority. Before any renovation is done, the owner of the residential housing needs to meet the Building Inspector or Building technician for their advice before applying for renovation permit. The next step, the owner have to get the registered architect or draftsman to draw the layout plan (Mohamed Sabri, Ujang, Muhammad Arif and Aripin, 2018). The owner could

find an architect to proceed for the application or the owner could get the architect from the architect list that provided by the Local Authority. However, there will be professional fees that must be paid upon the process. The next step, the architect will submit the application to the Local Authority (Baldiri and Ad Straub, 2016). There are few documents needed for the application. The procedure is important as it is to make sure that the building plan is following the building regulation as well as to ensure it is legal. Furthermore, the compliance reflect the ability of planning authority in controlling guidelines (Alnsour and Meaton, 2009). The latest renovation guideline has been approved since 20th April 2015 for all landed houses type excluding strata building (DBKL, 2017). The application process is as follows:

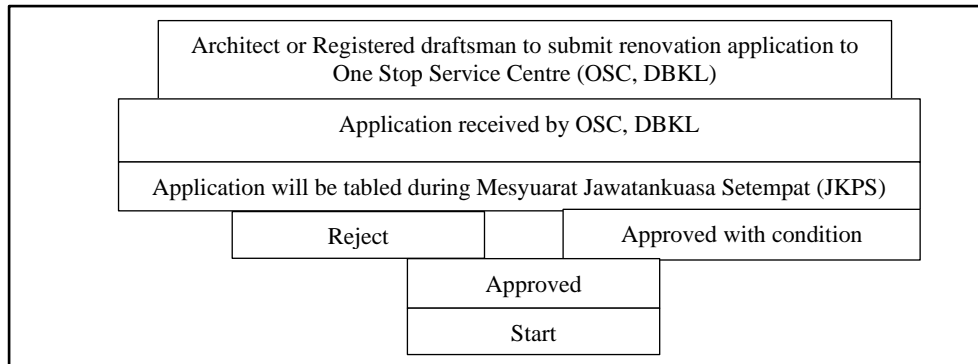


Figure 1: Guideline Approval by Dewan Bandaraya Kuala Lumpur
Source: (DBKL, 2017)

2.2 Factors causing Illegal Renovation

Illegal renovation have created numerous problem to Local Authority in Malaysia. The major reason this issue happen was due to confusion as some owners are unsure with the rules and regulation of house renovation by the local authorities in the state. The rules and regulation itself had undergone various amendment and changes without public consultation. (Sarkom, et. al., 2018). Besides that, the ignorance of the law is also another factor that causes this issue. Owners did not aware to submit the renovation plan and renovation application. In some cases, there is also owners who are not sincere with their application. They applied for small works using the standard plan provided by the Local Authority, but later they renovated the house not according to the approved plan. Sometimes owner did not hold liable to all the issue, it was the contractor who framed the owner when they engage third party to get the approval for them. For instance contractor asking for higher construction cost, poor workmanship, foreign illegal contractor and did not registered with Construction Industry Development Board (CIDB) (Rahma, 2016). The problems in the renovation work itself are often technical, but they may also be related with the quality or availability of resources. (VAINIO, 2011).

3.0 METHODOLOGY

This research is a quantitative research which will required both primary and secondary data collection. Primary data collection will include distribution of questionnaire survey via Google Form to the public while for the secondary data through books, journal, newspaper and website. A questionnaire survey had been distributed to 100 respondents within Klang Valley area, only 77 had responded to the answer.

4.0 ANALYSIS AND FINDINGS

The result of the questionnaire had been analyzed using Microsoft Excel.

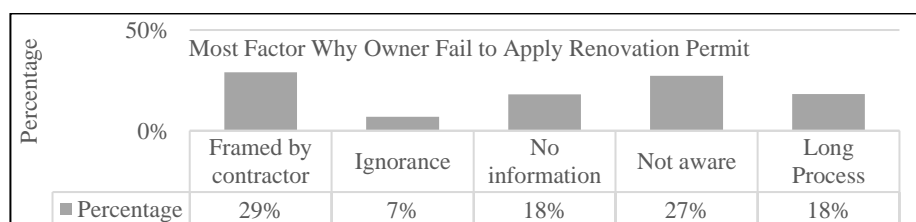


Figure 2: Factor why owner fail to apply renovation permit

Based on Figure 2 it shows that 29% of respondents agreed that the major factor residential owner fail to apply renovation permit to Local Authority is because they were framed by house contractor during renovation period. However another 27% respondents choose they did not aware on the renovation process and the requirement thus allow the contractor to take advantage on their weaknesses. The lowest 7% was due to ignorance.

5.0 CONCLUSION

Finally it can be concluded that illegal renovation among residential houses are not new in construction industry especially in urban area like Klang Valley. There are many factors that contribute to the illegal environment from both owners and contractors. Therefore, both parties play important roles to reduce the issues. Local Authority must ensure that the enforcement of rules and regulation are made aware to all and truly bind by all parties. For the contribution of the study, this research added knowledge on the process and procedure of the renovation and allow all public to understand the issues of illegal renovation.

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