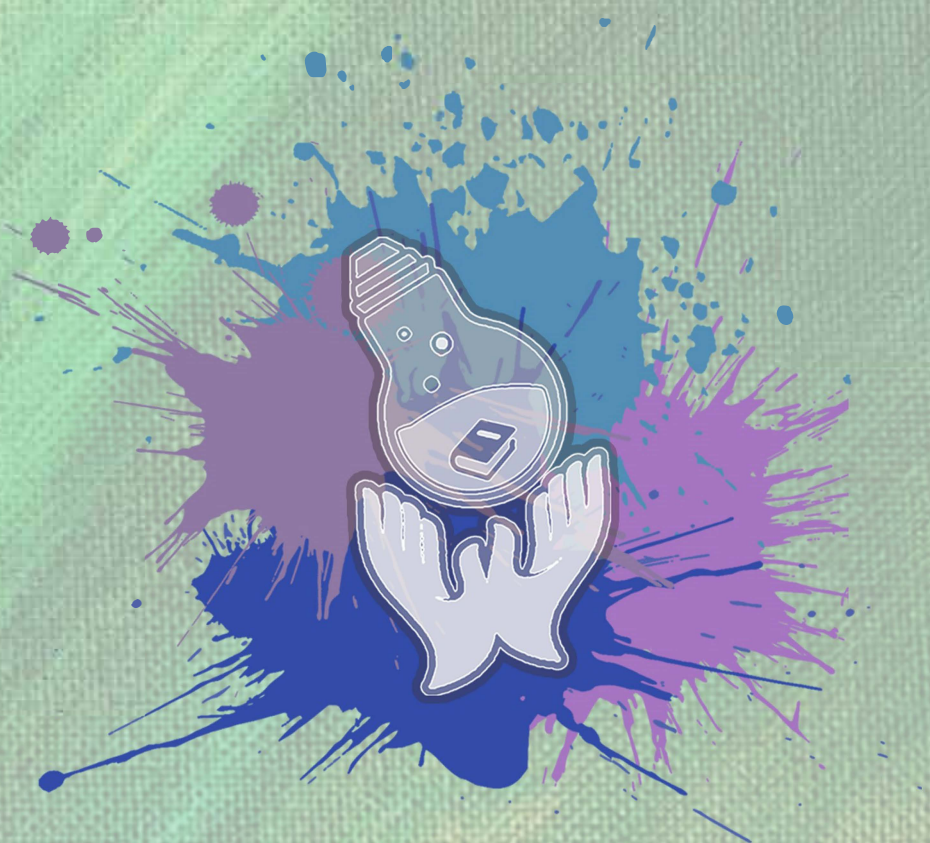




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SERI ISKANDAR CAMPUS

A STUDY OF ADAPTIVE REUSE SHOPHOUSE BUILDING

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Abstract:

Adaptive Reuse is the process of reusing an old building for an entirely new different purpose other than that which the building was made for originally. Adaptive reuse is very important in Malaysia as it helps to save heritage buildings from being demolished to satisfy modern needs. The problem was most of them were not able to be maintained due to lack of funds and there were several shophouses scorched in fire and the owners did not do any repair work on the building. The literature review refers to the to the journals, books, articles, newspaper. A mixed method is used in conducting research involving the collection and analysis of quantitative methods and qualitative methods. The data collection was based on the adaptive reuse done at the shop building in Oldtown, Ipoh, Perak. All data collected during the distribution of questionnaires and condition survey observation were analyzed using SPSS and Microsoft Words. The findings are carried out after analyzing the data of research and suggestions for recommendations are proposed after the research findings have been identified.

Keywords:

Adaptive reuse; Shophouse buildings; Old Town of Ipoh; Post Adaptation

1.0 INTRODUCTION

This research is to study the viability of adaptive reuse of shophouse buildings and the impact it has on the sustainability of existing built environment in Old Town of Ipoh, Perak. There is growing acceptance that old buildings are an important element and that adaptive use provides economic, cultural and social benefit to urban communities. The issues are that they were not able to maintain the building which was falling apart due to lack of fund, there are a handful of owners who do not want to lease their buildings directly but let them be worn out without proper care and several shophouses that had been burned but the owners did not do any repair work on the building.

2.0 LITERATURE REVIEW

According to (Lewis, 2013), adaptive reuse usually refers to the reuse of building for purposes other than those originally designed or designed. These new uses can offer economic, social and cultural benefits to their environment. Additionally, reuse is an approach to sustainability as it conserves durable natural building materials. The reuse of adaptive buildings can include modifications that maintain aesthetic and the building retaining its structure and character.

2.1 Adaptive Reuse And Urban Sustainability

According to Bromley, R. D. F., Tallon, A., & Thomas (2005) it is increasingly recognized that there is a strong connection between adaptive reuse of historic buildings and sustainable urban development. Adaptive reuse of a historic building definitely provides environmental benefits in the reuse of materials and structural elements, reduction of demolition waste and new carbon emissions, and saving of used energy.

2.2 Factors Driving Adaptive Reuse

According to Kohler & Yang (2007), a key driver has been rising energy costs, which has increased the cost of new construction such as materials, transport, resources and resulted in clients opting to reuse existing building.

3.0 METHODOLOGY

Mixed method is the type of research method that is be used for this research. The main data for this study was collected through two types of data that are primary data and secondary data. The unstructured interview is used in primary qualitative data to complete research by interviewing the shop building owner at the shop building area in Old Town, Ipoh, Perak. An observation is made in the shop building at Old Town, Ipoh, Perak to determine the shophouse post adaptation and its practice. In primary quantitative data, the questionnaires distributed in the selected case study area, which in this case is in Old Town Ipoh, Perak, to the owner and workers. The case study area was divided into two 'special areas' and 'non-special areas'. Then the data gained from the observation and questionnaire were analyzed using SPPSS and Microsoft Words.

4.0 ANALYSIS AND FINDINGS

The second objective of this research is to identify the challenges and constraints of adaptive reuse of shophouse buildings. It was found that this objective was achieved through the questionnaire analysis where the researcher found that 10 of the shophouse owners as the respondents, more than 50% are agreed and strongly agreed that it is difficult to get a contractor who is well-specialized as the challenges and constraints of adaptive reuse of shophouse buildings. Most owner in special areas stated agreed that to get a contractor that is well specialist in adaptive reuse project is very difficult. To find a well-qualified and experienced contractor in this project reuse project is hard because many of contractor less experienced about adaptive reuse for the old shophouse building project. It needs to find a highly skilled and well experienced contractor in the field of adaptive reuse for heritage buildings.

Table 1.: Scarcity in Specialty Contractor

Is it hard to get a contractor that is well specialist in adaptive reuse project?	Area	
	Special Areas	Non- special Areas
Strongly Disagree	0	0
Disagree	0	1
Mixed	1	1
Agreed	4	1
Strongly Agreed	0	2
Total	5	5

The third objective of this study is to determine the post adaptation of these shophouse and its practice. It was found that this objective was achieved through the questionnaire analysis, in which the researcher found that 80 of the staff workers as the respondent, mostly 40 percent from the respondent choose to be neutral, which are neither nor neither yes for the originality of the building. Based on the data collection, the most respondent from special areas and non-special areas chose to be neutral. The workers chose to be neutral because the owner of shophouse does not maintain the originality of the building entirely just a few of the originals maintained by the owner. There are several reasons why the owner does not maintain the origin of the building because the owner did renovation of his building to become a new business function and must remove the originality of the building. Besides, the owner does not retain the original of the building due to severe damage to the building.

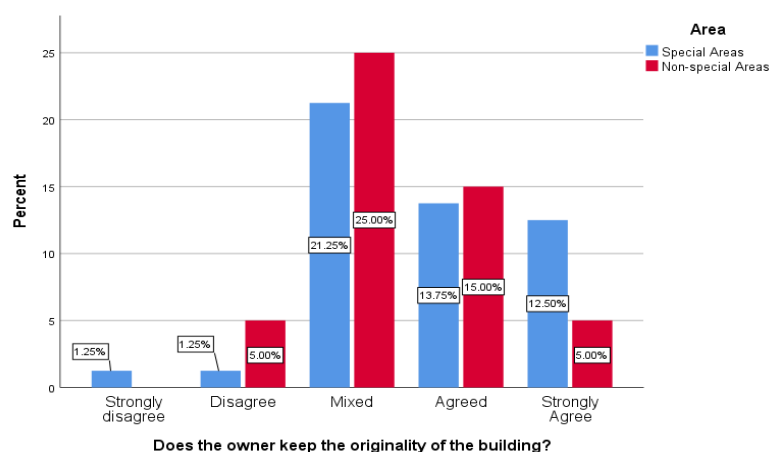


Figure 1: The Originality of Building Kept By Owner

5.0 CONCLUSION

As a conclusion, researcher can conclude that adaptive reuse of shophouses is very important to maintain preservation or conservation around the city that rich in history. Adaptive reuse towards shophouse buildings can bring many benefits in lots of aspects. The old shophouse building is a feature that has a potential for adaptive reuse. By maintaining activity of adaptive reuse the shophouse buildings located in Old Town of Ipoh is very important as the old shophouse buildings are there can prevented from being demolished by any parties and built with other developments. Besides, achievement of the second objective is to identify the challenges and constraints of adaptive reuse shophouse building in Old Town, Ipoh. There are many challenges to enhance sustainability, particularly where redevelopment pressures are immense in area urban that are developing especially in Ipoh, Perak. Adaptive reuse of existing shophouse help prevent the loss of historic value of that shophouse. Last, achievement of the third objective is to determine the post adaption of these shophouse and its practice. The shophouse building should be well maintained so that the lifespan of the building is longer. Emphasize that adaptation is the early step in maintaining the building's condition from damage to the building in maintaining the building.

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