

UNIVERSITI TEKNOLOGI MARA

**DEVELOPING ASSESSMENT
RATING TOOL ON AUTHENTICITY
IN ADAPTIVE REUSE OF
HERITAGE BUILDING IN
MALAYSIA**

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Dissertation submitted in partial fulfillment
of the requirements for the degree of
Doctor of Philosophy
(Design and Built Environment)

Faculty of Architecture, Planning and Surveying

April 2021

AUTHOR'S DECLARATION

I declare that the work in this dissertation was carried out in accordance with the regulations of Universiti Teknologi MARA. It is original and is the results of my own work, unless otherwise indicated or acknowledged as referenced work. This thesis has not been submitted to any other academic institution or non-academic institution for any degree or qualification.

I, hereby, acknowledge that I have been supplied with the Academic Rules and Regulations for Post Graduate, Universiti Teknologi MARA, regulating the conduct of my study and research.

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ABSTRACT

Heritage building consists of past generation history, memory, and culture. In order to protect heritage building, it is necessary to adapt it to new functions by modifying the functionality of heritage building to support the next generation's need while at the same time retaining its authenticity. However, the stakeholders' eagerness with respect to this conservation method, has led to the loss of heritage building authenticity. From intensive reading, surprisingly, it is found that in local authority conservation guidelines are still lacking and there is no satisfactory method to control the authenticity in the adaptive reuse of heritage building. This is disturbing, although authenticity is a prime concern in conservation. Hence, the aim of the study is to develop assessment rating tool on authenticity in the adaptive reuse of heritage buildings in Malaysia based on authenticity in conservation. To achieve the research aim, three research objectives were established which includes to establish the main building elements listed for assessment of authenticity in the adaptive reuse of heritage building, to identify the key indicators of authenticity in adaptive reuse for the main building elements in a heritage building and to develop assessment rating tool on authenticity in adaptive reuse of heritage building in Malaysia based on the authenticity in conservation. To achieve the research objectives, multiple sources of data were applied in a case study that consisted of semi structured interview with experts, observation in adaptive reuse of heritage building and document analysis on four guidelines. The findings from this study shows that the study has generated 20 main building elements listed for assessment of authenticity in adaptive reuse of heritage building and established the 15 key indicators of authenticity in adaptive reuse for the main building elements in heritage building. This was later integrated in the development of assessment rating tool. The assessment rating tool developed provides the guidance needed to rate the value of authenticity retained before, during and after adaptive reuse work. The output will give insight into the level of successful authenticity controlled in adaptive reuse of heritage building, and can be used to support current conservation guidelines, and fill the loophole in current practice assessment in adaptive reuse of heritage building work. Therefore, the authenticity of heritage building in adaptive reuse work can be controlled, the intervention can be minimized and the authenticity issue in adaptive reuse can be solved.

ACKNOWLEDGEMENT

Praise be to Allah The Almighty for giving me the opportunity, strength and patience to embark on my PhD. Without His will, I would not have completed this study.

This study is a manifestation of invaluable advice, patience, encouragement and cooperation of many individuals. To each and every one of them, there is no sufficient word to reflect the depth of my gratitude and appreciation.

I wish to express my sincere appreciation to my supervisor, Dr Lilawati Ab Wahab, my second supervisor, Dr Dzulkarnaen Ismail and my third supervisor, Dr Puteri Rohani Megat Abdul Rahim for their continued encouragement and guidance.

I would also like to render my heartfelt thanks to all my friends and everyone who has contributed throughout the whole process of finishing this task. Without their help, the work would not have been the same as presented here.

My heartfelt thanks also go to my beloved husband, Mohd Norhisham Mustafa and our children, Muhammad Wafiq Farhat and Nur Zara Tihani for being there during my time of need. Special thanks to my two sisters, Hasni Suryati Mat Hasan and Hasni Suhana Mat Hasan for their support and prayer. You deserve more than just a thank you.

Finally, this thesis is dedicated to the loving memory of my very dear late father and mother for the vision and determination to educate me. This piece of victory is dedicated to both of you. Alhamdulillah.

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