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CAWANGAN SARAWAK**

**PERCEPTION OF SUSTAINABLE
REFURBISHMENT IN SARAWAK
CONSTRUCTION INDUSTRY**

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2021

ABSTRACT

Malaysia is a developing country in which a significant flood of construction demand should focus not only on establishing new areas but also on the sustainable refurbishment of existing buildings. However, there is a problem in establishing a sustainable concept especially amongst professionals in private developers as their goal is to obtain more profit and benefit instead of focusing on developing processes. As a result, this problem has negatively impacted most of the development nowadays because it lacks the option for sustainable refurbishment of existing buildings rather than developing new green buildings, which contributes most of the carbon output. For this reason, this research aims to ascertain the implementation and perception of sustainable refurbishment among developer companies in the Sarawak Construction Industry. The method of distributing 100 questionnaires was used to conduct a survey of Kuching development professionals. The study's findings point to an impediment to the establishment of long-term refurbishment among private developer professionals. The outcomes of this research represent the level of knowledge consider low among the professional and barrier that hinder the sustainable refurbishment application is lack form top level and expert to lead on refurbishment operation.

Keywords: Sustainable refurbishment, building, development

ACKNOWLEDGMENT

First and foremost, I want to thank the Almighty Allah S.W.T for providing me with strength and good health throughout my research journey. Then there's Sr. Mohd Khairul Fitri Bin Othman, my dissertation supervisor, who has always guided me through my research path with his experiences and wisdom. I am honoured to be supervised by you, and all the information-sharing sessions and your advice will be remembered fondly. Thank you once again for your time and presence during my research.

Not to be overlooked is my family's involvement. My parents' balanced spiritual and financial support encourages me to move forward with my studies without severe setbacks. The encouragement encourages me to put forth my best effort for the research to achieve a satisfactory outcome. I hope my parents are happy with my accomplishment and that their sacrifice for me is a reward for all of my efforts.

Next, to every one of my classmates who deserved to be recognized. The difficulties encountered during the research process are shared by asking advice and opinions from my peers to solve the situation. I wanted to express my gratitude to each one of you.

Lastly, I like to thank all individuals participating and help to complete my dissertation, directly and indirectly.

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CHAPTER 1: INTRODUCTION

1.0 BACKGROUND OF STUDY

Malaysia has been one of countries grappling with recurring and significant floods of construction demand in recent years. Refurbishment is the comprehensive redesign or alteration of the building element which may be required to adapt the structure to new purposes (Brandão de Vasconcelos et al., 2016). Other terms that are widely used for describing refurbishment include conversion, retrofitting, reconstruction, adaptation, renovation, and restoration (Le et al., 2018). Sustainable refurbishment is one of the options available that helps prevent climate change by creating a positive effect on the environment and several countries consider sustainable refurbishment to be an effective approach to reducing the carbon dioxide emissions from the existing buildings (Masrom et al., 2017). Research carried out in Malaysia contradicts that there is potential for a reduction in energy consumption of about 15% to 25% in the existing building through continuous energy efficiency practices especially by the developer (Kamaruzzaman et al., 2016).

Besides, the sustainable refurbishment or alteration of the existing building can be an option rather than a new development in a new area that requires deforestation that can affect the environmental cycle balance. Moreover, establishing sustainable refurbishment practices is not familiar among the developers, this is because they were more interested in high-profit margin return that gives more benefits rather than spending more for environmental purposes. As a result, most of the development nowadays is focusing on development, which leads to a surplus of development more than demand. Therefore, the mechanism to promote sustainable refurbishment among the developers needs to be a highlight to spread the benefit of sustainable refurbishment that includes environmental, social, and economic.