CURRENT ISSUES AND FUTURE CHALLENGES IN HERITAGE BUILDING MAINTENANCE AT MALAYSIA: LITERATURE REVIEW

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Abstract

This paper briefly discusses the current issues and challenges that occur in the future in maintenance of heritage buildings in Malaysia. As we know, the heritage building is a national heritage that valuable and precious. To maintain these heritage buildings, conservation or maintenance should be carried out to ensure its integrity in terms of design and architectural value. It would be very detrimental if a restored heritage building, this cannot last long and disappear just because of weaknesses in the management of maintenance. This issue gives a high impact on the performance and condition of the building, stabilization and structural features of the building. In practice conservation, the conservation efforts of building to be done by considering several factors. These include the history, heritage, architecture, age, function, construction materials and maintenance and support of the various parties concerned. It is important to ensure the conservation work being undertaken in accordance with the requirements and conditions of heritage buildings. This discussion is expected to give a bit of awareness and understanding about how to take care the issues and challenges in the future for heritage buildings in conservation work in Malaysia as required in accordance with legal requirements at the international level such as UNESCO, ICOMOS, ICCROM and the country generally KeKKWa.

Keywords: conservation, heritage building, maintenance

1. Introduction

The Malaysia is rich with buildings of heritage is priceless. Referring Syed Zainol (1995) findings inventory of heritage buildings in Malaysia that has been done by the Department of Museums and Antiquities in 1992, it is estimated there are about 35,000 prewar buildings located in 265 cities throughout the country under review should be conserved. However, most of this heritage building by A.Ghafar (2009) is not conserved in the best possible and most of them are in a dilapidated condition caused by damage to the building. So unfortunately, there is between this heritage building is being threatened with destruction because of overlooked by the original owners and demolished at the urging of development and the lack of concern of the community to conserve the heritage buildings (Hamilton and Zuraini, 2002; and Kayan, 2003). The fate of heritage buildings such as traditional Malay houses, shop
houses, office, bungalow, colonial and many others are also experiencing problems extinction conserved and maintained (Kamarul Shahril, 2007).

According to A Ghafar (1994), Fielden (1994) and Yahya (1996), building on the heritage of a country should be preserved because it has the emotional, cultural and use is priceless. Without ongoing conservation efforts, this heritage building is feared will continue to extinction (Ashurst, 2006). Naturally this heritage building should be restored as soon as possible because it is a valuable legacy to the nation. Failure to manage and conserve the country's heritage can lead to huge losses to the state itself. This is because the historic building that has been built up over hundreds of years can be destroyed in an instant at the urging flow of development, for example, are now being threatened with destruction due to various factors such as neglect, demolition and lack of beginner-Treasury operations performed on them.

2. Issues and Current Issues in Heritage Building Maintenance

There are many issues and problems that can affect the failure of maintenance activities effectively implemented. Failure best maintenance practice has been influenced by a number significant issues and problems (Atkin and Brook, 2000; Shahril Bazlin, 2004). According to Funso Falade (2006), issue and this problem has become a global phenomenon faced by many developing countries and countries including Malaysia.

According to Mohammad Ashraf (2014), research on issues and problems affecting the implementation of the maintenance of heritage buildings in Malaysia are still given less attention. Up to now, there has not been significant studies that examine the issues and problems of implementation of the maintenance of heritage buildings in Malaysia. However, in other countries such as in Europe, studies on issues and problems related to this maintenance has been identified. Referring to these studies, a few issues and problems that have affected the maintenance practices at the implementation stage have been identified and categorized. The categories of issues and problems that can be sketched in Figure 1 below:

![Diagram of indicators of problems affecting the implementation of maintenance](image.png)

Figure 1. Indicators of problems affecting the implementation of maintenance
2.1. Technical Problem

According to Al-Hammad et. al., (1996), effectiveness in carrying out the maintenance activity for a building affected by issues related to technical problems. This problem involves the technical aspects that occur over the life of the building from the beginning of its construction. Issues related to technical difficulties compromise the integrity of the maintenance of itself and at the same time contributing to the problems related to the other due to take lightly the execution of maintenance. Among the major issues are not given attention to their neglect maintainability factors (Al-Hammad et. Al., 1996; Adunega et. Al., 2007). The problem in dealing with old buildings is because most of the old architecture and sustainability beyond decades of taking control of the authenticity and purity (Siti Norzilaiha, 2004). This situation essentially complicates the work of the maintenance level as at the beginning of construction of the building, minimizing the maintenance requirements are not taken into account. The same issue is also a problem when most of the old buildings did not have a document that shows the measured actual status of the building (Daniel, Lo and Edward, 2008). The chronologically, existing buildings have been used for a variety of functions and with development, these buildings have been modified accordingly. Records of the past had not been reported on including feedbacks maintenance work to replace, repair and complaints related damage.

2.2. Management and Administration Problem

Mohd Sabri (2007) states that every organization needs to manage all maintenance activities to achieve its objectives and clearly understand the concepts, methods and implementation activities. Poor management driven by a variety of sources. Among them is the failure to classify the contractors selected to carry out the maintenance (Al-Hammad et. Al., 1996). Mistakes in selecting a competent contractor sustained impact on the effectiveness of the maintenance of the works contracted although only a small portion. The absence of code and maintenance of uniform specifications in implementing work orders also be the cause of poor maintenance execution (Kamarul Shahril, 2011). The failure to interact with the group executive management team and leads to a less efficient coordination in achieving the goals of maintenance (El-Haram and Horner, 2002). Both of groups should be a good collaboration between maintenance purposes consistent with itself, that is a mix between the technical work and administration to maintain or restore items that have been damaged to the agreed standards (Code of Practice, British Standard 1984).

2.3. Financial Problem

Lack of funding is a major issue why most owners do not perform maintenance efficiently (Hughes et. Al., 2004; Dann and Worthing, 2005). Various ways attempted to avoid putting substantial funds in managing the building. Dann and Cantell (2007) stated that in the absence of the provision of financial or physical enough, heritage buildings cannot be managed properly maintained. Adequate financial resources affect the performance of the implementation of maintenance where purchasing and payroll can be made smoothly. Any delays due to financial problems will interfere with and implementation of maintenance and to lead to more serious damage and further increase the cost of repairs (Maintain our Heritage, 2004).

2.4. Human Attitude Problem

Issues that are often associated with many of the maintenance problems are caused by the human attitude underestimate maintenance (Christiansson, 1997; Allan, 1999). Field (1994)
states that the conservation and preservation of old buildings is an area of skilled labor and requires a responsible and competent. But according to Government Buildings Historic Audit Unit or summarized GHBAU (1998) has noted that most organizations do not have the associated maintenance workforce highly specialized in managing maintained heritage buildings. Many organizations overlook the importance of improving the skills in developing a skilled workforce to carry out the maintenance work (Wireman, 2005). Lack of sufficient manpower to carry out maintenance activities also affect the implementation of maintenance (Mahmoud Sodangi et. Al., 2010). Adi Irfan et. al., (2009) states that there are workers who perform multiple tasks at one time due to a shortage of workers.

2.5. Material Issues and Parts

Features of a heritage building that can be seen from the corner of the uniqueness of design and traditional materials are used. These materials should be kept as traditional materials such stock may be hard to come by nowadays (Siti Nor Fatimah et. Al., 2011). Brereton (1995) emphasized that the best way to ensure the continuity of the life of a traditional material is through constant maintenance. Since each replacement materials or elements of heritage buildings should consider the originality and authenticity, integrity in the execution of maintenance needs to be maintained. Shortages of materials and spare parts in the market during the traditional potential impact on maintenance time caused by delays in obtaining materials (Forster and Kayan, 2009). Transportation costs for imported materials will also be increased and directly improve maintenance expenses.

2.6. Shortage Institutions and Training Facilities

The lack of institutions that provide intensive training to the workforce are among the obstacles that affect the execution of the maintenance of managed efficiently (Wan Hashimah and Shuhana, 2005). Robiah and A. Ghafer (2010) states that Malaysia is still a lack of training provision related to the maintenance of heritage buildings. Although most of the activities related to heritage trying to be addressed by the National Heritage Department (JWN) but continued efforts in providing much-needed training facility. In foreign countries, especially in Europe, efforts to provide training to workers in the management of older buildings has started to become a trend in ensuring the maintenance keintegritian. For example, the National Heritage Training Group (HTG), Conference on Training in Architectural Conservation (COTAC) and Bahasa Inggeris Heritage which was established to support the development of skills needed in the sector of heritage so historic surroundings can be understood, protected and effectively managed (Bahasa Inggeris Heritage, 2004).

3. Issues and Challenges Ahead in Heritage Building Maintenance

Growing awareness of heritage among Malaysians thickened. Heritage is considered as the source of which could contribute to a better life. Heritage resources that exist in various forms, art and values are unique. Who gives a narrative of heritage and heritage interpretation and expression which vary according to individual taste. In accordance with the change of time and maturity level of society, the preservation of heritage in the future should be more flexible and open opportunities for individuals and communities to express their wishes and views in the success of the conservation of national heritage.
According to A. Ghafar (2010), a dynamic global change open a new chapter in the history and heritage interpretation. In the world of extreme weather changes, the influence of globalization, changing lifestyles, people are more sophisticated and the latest advances in communications technology, particularly the conservation of heritage buildings in Malaysia will face a variety of complex issues and challenges. However, the issues and challenges can be dealt with if there is a joint venture between all stakeholders keep and maintain heritage buildings in Malaysia from the threat of destruction and extinction. Challenges that will be faced in achieving the conservation of heritage buildings as shown in Figure 2 below:

**Figure 2. The challenges to be faced in the maintenance**

### 3.1. Global Warming

Climate change due to global warming and the risk of natural disasters is a challenge that must be faced by society. Global warming is causing global temperatures to rise and the weather becomes extreme. According to A. Ghafar (2010), the problem of global warming has no method or simple solutions. Approach to reduce the impact of global warming is considered more realistic than to prevent the situation. While Abdul Hakim (2002) states that all buildings except the basement of the building is exposed to environmental influences such as global warming. Global warming is a direct impact on the conservation of heritage buildings. In addition, the threat of erosion on the coast due to sea level rise could damage the building structure and ground movement caused by vibration.

### 3.2. Environmental Pollution

Environmental pollution is often a concentration by a factor of population density. Due to population density, problems such as destruction of habitats, flora and fauna, erosion and soil movement, reclamation due to the lack of development land, noise pollution caused by quarrying and mining, shaking the ground of traffic congestion, air pollution caused by vehicle exhaust smoke, smoke pollution from industrial plants, and water pollution caused by hazardous and toxic sediment A Ghafar (2010). Heritage buildings located in major cities in Malaysia is also affected by environmental degradation.
3.3. **Lifestyle Change**

Ghafar (2010) states the demographic changes, increasing the level of education, income and quality of life, changes in lifestyle and consumption patterns have been changing needs of the urban population is becoming increasingly sophisticated and selective. Residents no longer interested in staying at home stores, but preferred to live in apartments or condominiums that provide a lot of convenience. Lifestyle changes will indirectly affect significantly to the heritage buildings as premises in the city Rosli (2006).

3.4. **Heritage Tourism Product Authenticity**

Conservation of heritage building is a tourist attraction. An arrival-tonnes last tour to Malaysia showed a tendency to enjoy the quality of tourism products that maintain authenticity A. Ghafar (2010). According to Siti Norlizaiha (2010) argues, the conservation of heritage buildings should be carried out with the utmost care so that the authenticity of heritage buildings will be preserved and the parties involved in carrying out the work of beginner-Treasury as professional teams, contractors and employees should ensure architectural value and integrity of the building heritage intact.

3.5. **Stress City Real Estate Development**

The current development is booming nowadays open to speculation the real estate market development and changes in land use Cities City to reap returns. However, according to A. Ghafar (2010), somewhat less encouraging implications for heritage conservation sector. Urbanization and globalization trends that hit major cities in Malaysia has contributed to various issues and problems of the city. Issues and problems of the economy that are not handled properly will affect the effectiveness of local authorities and relevant agencies to address the issue comprehensively and systematically heritage Mohd Khairuddin (2002).

3.6. **Heritage Education**

Heritage education to the public, especially young people about the importance of heritage buildings, sites and cultural heritage should be continued with a more aggressive Amer Hamzah (1991). Heritage buildings including a monument regarded as asset that became one of the symbols and images as well as the identity for the people of Malaysia for a long time. While Fielden (1993) says nostalgic heritage, building can look back on the history of the colonial period to the time of independence. The importance of heritage buildings of historical value should be applied in heritage education and applied through interactive media fair to the students and youth appreciate the importance of heritage.

3.7. **Heritage Conservation Program**

Heritage conservation areas should be developed widely in local higher learning institutions. A. Ghafar (2010) argues that such programs should focus due to technical aspects such as conservation methods and techniques of building, maintenance materials, scientific research and laboratory tests involved.
3.8. Career as a Conservation Building

Development of conservation of heritage buildings indirectly introduces new career-lam from the construction industry, namely the conservation of buildings A. Ghafar (2010). According to Siti Norlizaiha (2010), the conservation of the building plays a huge responsibility to ensure projects run smoothly and meet conservation practices proper conservation of buildings. While Kayan (2010) argues that building conservation, capable to interpret the requirements of work instructions and work procedures designed in the form of conservation is obvious to overcome the defects of heritage buildings. Kamarul Shahril (2011), sets out the procedures manual work can be considered as a work containing the methods and techniques of caring for and conserving the building that has the problem.

3.9. Research, Materials Handling and Documentation

Heritage conservation, involving management and maintenance of records and documents relating to historic buildings. According to Siti Norlizaiha (2010), records management and document this heritage is a complex process because it involves a large quantity and variety. All documentation materials must be maintained with either manual or digital to be used as reference material in the future.

3.10. Heritage Building Maintenance

Restored heritage buildings should be maintained on an ongoing basis to ensure the longevity of the building structure and fabric of the building is maintained. Heritage building maintenance plan should be provided for the improvement and upgrading of the building while ensuring longevity of the building Robiah (2010).

4. Conclusion

In conclusion, although the practical management of this heritage is still new in the Malaysian culture, but on a number of factors such as social factors, political factors, design factors and factors of law has been successfully put Malaysia on par with countries other international. However, there were some significant problems and challenges such as financial constraints, human attitude problem, a technical problem, a problem of management and administration, the problem of spare parts and the shortage of training institutions that have been men-to be an obstacle to the effectiveness of maintenance practices. Ironically, this situation invites potential negative effects on heritage buildings and also the owner.

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6. References


