



Faculty of Applied and Creative Arts

**THE DEVELOPMENT OF HERITAGE BUILDING
CONSERVATION IN GEORGETOWN, PENANG**

TAN PEI YII

54022

**Bachelor of Applied Arts with
Honours
(Arts Management)
2018**

**THE DEVELOPMENT OF HERITAGE BUILDING CONSERVATION IN
GEORGE TOWN, PENANG**

TAN PEI YII

**This graduation exercise is submitted in partial fulfilment of the requirements
for the degree of Bachelor of Applied Arts (Hons.) Arts Management**

**Bachelor of Applied Arts with Honours
(Arts Management)**

2018

UNIVERSITI MALAYSIA SARAWAK

Grade: _____

Please tick (✓)

Final Year Project Report

Masters

PhD

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

DECLARATION OF ORIGINAL WORK

This declaration is made on the JUNE day of 8th 2018.

Student's Declaration:

I TAN PEI YII (54022) FACULTY OF APPLIED AND CREATIVE ARTS hereby declare that the work entitled THE DEVELOPMENT OF HERITAGE BUILDING CONSERVATION IN GEORGE TOWN, PENANG is my original work. I have not copied from any other students' work or from any other sources except where due reference or acknowledgement is made explicitly in the text, nor has any part been written for me by another person.

8th JUNE 2018
Date submitted

TAN PEI YII (54022)
Name of the student (Matric No.)

Supervisor's Declaration:

I ASSOCIATE PROFESSOR DR NORIA TUGANG hereby certifies that the work entitled THE DEVELOPMENT OF HERITAGE BUILDING CONSERVATION IN GEORGE TOWN, PENANG was prepared by the above named student, and was submitted to the "FACULTY" as a * partial/full fulfillment for the conferment of THE DEGREE OF BACHELOR OF APPLIED ARTS (HONS.) ARTS MANAGEMENT, and the aforementioned work, to the best of my knowledge, is the said student's work.

Received for examination by: _____

Date: 8th June 2018

ASSOCIATE PROFESSOR DR NORIA TUGANG

I declare that Project/Thesis is classified as (Please tick (√)):

CONFIDENTIAL (Contains confidential information under the Official Secret Act 1972)*

RESTRICTED (Contains restricted information as specified by the organisation where research was done)*

OPEN ACCESS

Validation of Project/Thesis

I therefore duly affirm with free consent and willingly declare that this said Project/Thesis shall be placed officially in the Centre for Academic Information Services with the abiding interest and rights as follows:

- This Project/Thesis is the sole legal property of Universiti Malaysia Sarawak (UNIMAS).
- The Centre for Academic Information Services has the lawful right to make copies for the purpose of academic and research only and not for other purpose.
- The Centre for Academic Information Services has the lawful right to digitalise the content for the Local Content Database.
- The Centre for Academic Information Services has the lawful right to make copies of the Project/Thesis for academic exchange between Higher Learning Institute.
- No dispute or any claim shall arise from the student itself neither third party on this Project/Thesis once it becomes the sole property of UNIMAS.
- This Project/Thesis or any material, data and information related to it shall not be distributed, published or disclosed to any party by the student except with UNIMAS permission.

Student signature _____ Supervisor signature: _____
(Date) (Date)

Current Address:

Notes: * If the Project/Thesis is **CONFIDENTIAL** or **RESTRICTED**, please attach together as annexure a letter from the organisation with the period and reasons of confidentiality and restriction.

[The instrument is duly prepared by The Centre for Academic Information Services]

DECLARATION

This thesis entitled “**The Development of Heritage Building Conservation in George Town, Penang**” prepared by **Tan Pei Yii** and has been submitted to Faculty of Applied and Creative Arts as to the fulfilment of the requirements for the degree of Bachelor of Applied Arts (Hons.) Arts Management.

Received for review by:

(Associate Professor Dr Noria Tugang)

Date:

ACKNOWLEDGMENT

I would first like to thank my supervisor, Associate Professor Dr Noria Tugang for guiding me whenever I face difficulties on my research and writing. She allows this research to be my own work, but she still guide me when needed.

I would like to thank George Town World Heritage Incorporate, Penang Heritage Trust and the residents of George Town who gave me cooperation and the involvement in the interview session for this research. Without their good participation and input, this research could not have successfully conducted.

Finally, I would like to thank my family and my friends for always giving me support and encouragement throughout my years of study and the process of researching and writing this paper. Without their support, I would not be able to accomplish this paper.

CONTENT	PAGES
Declaration Form	i
Declaration	iii
Acknowledgment	iv
List Content	v
Abstract	xi

CHAPTER ONE INTRODUCTION

1.1	Introduction	1
1.2	Problem Statement	2
1.3	Research Objectives	3
1.4	Research Concept & Theoretical	4
1.4.1	Concept	4
1.4.1.1	Heritage	4
1.4.1.2	Conservation	5
1.4.2	Theoretical	6
1.5	Significance Of Study	8
1.6	Research Limitation	9
1.7	Research Location	9
1.8	Research Scope	11

CHAPTER TWO LITERATURE REVIEW

2.1	Introduction	12
2.2	Conservation	12

2.3 Culture Heritage	14
2.4 UNESCO World Heritage	17
2.5 Summarize Of Literature Review	18

CHAPTER THREE METHODOLOGY

3.1 Introduction	19
3.2 Research Design	19
3.3 Research Method	21
3.3.1 Interview	23
3.3.2 Observation	24
3.3.3 Documents	24
3.4 Research Instrument & Data Collection	25
3.4.1 Structure Interview	25
3.4.2 Documentation	26
3.5 Summarize Of Methodology	27

CHAPTER FOUR DATA ANALYSIS

4.1 Introduction	28
4.2 Data Analysis	28
4.2.1 Officers Of George Town World Heritage Incorporated (GTWHI)	28
4.2.2 Resident of George Town	38
4.2.3 Resident of George Town	40
4.2.4 Resident of George Town	42

4.2.5 Resident of George Town	46
4.2.6 Resident of George Town	48
4.2.7 Resident of George Town	49
4.2.8 Penang Heritage Trust (NGO) Council Member	50
4.2.9 Resident of George Town	51
4.3 Result	54
4.4 Findings	63
4.5 Discussion	79
4.6 Summary	82
CHAPTER FIVE CONCLUSION AND SUGGESTION	
5.1 Conclusion	84
5.2 Suggestion	85
5.2.1 Suggestion For The Government And Authority Organization	85
5.2.2 Suggestion for next researcher	87
Reference	88
Appendix	90
Appendix 1 Letter	91
Appendix 2 Interview Question	92
Appendix 3 The information of informants	94
Appendix 4 Pictures with Informants	97
Appendix 5 The Example of The Booklets	100

List of Map

Map 1.7: The Core and Buffer Zones of the Historic City Of Georgetown	Page 10
---	---------

List of Chart

Chart 1.4: Concept of the study	Page 4
Table 3.1: Types of Data Collection of Qualitative Finding	Page 22
Figure 4.1: The Summary of The Nine Informants' Opinions Toward The Needs of The Development in George Town.	Page 59
Figure 4.2: The impacts of conservation policy toward the development in George Town	Page 60
Figure 4.3: The Positive and Negative impact in terms of Economic, Social and Politic Factor	Page 62

List of Pictures

Picture 4.1: Example of heritage building (with signboard)	Page 63
Picture 4.2: Example of heritage building (with signboard)	Page 64
Picture 4.3: Example of heritage building (with signboard)	Page 64
Picture 4.4: Example of heritage building (with signboard)	Page 65
Picture 4.5: Example of heritage building (high-rise building)	Page 65
Picture 4.6: Example of heritage building (adding with modern structure)	Page 66
Picture 4.7: Example of heritage building (poor maintainers)	Page 67
Picture 4.8: Example of heritage building (poor maintainers)	Page 67
Picture 4.9: Example of heritage building (poor maintainers)	Page 68
Picture 4.10: Example of heritage building (vandalism)	Page 68

Picture 4.11: Example of heritage building (Syed Alatas Mansion)	Page 69
Picture 4.12: Example of heritage building (undergoing restoration)	Page 70
Picture 4.13: Example of heritage building (undergoing restoration)	Page 70
Picture 4.14: Abandon heritage building	Page 71
Picture 4.15: Abandon heritage building	Page 71
Picture 4.16: Example of Guesthouse	Page 72
Picture 4.17: Example of Hostel	Page 73
Picture 4.18: Example of developing high-rise building	Page 73
Picture 4.19: Example of Pub	Page 74
Picture 4.20: Example of Hotel, Restaurant, Bar	Page 74
Picture 4.21: CAT bus line	Page 75
Picture 4.22: Artwork	Page 76
Picture 4.23: LinkBike station	Page 76
Picture 4.24: Cycling path and walkways	Page 77
Picture 4.25: Carpark	Page 77
Picture 1: Informant (Officers of George Town World Heritage Incorporate)	Page 97
Picture 2: Informant (Resident of George Town, Mr. Lok Kam Weng)	Page 97
Picture 3: Informant (Resident of George Town, Mr. Lou Seng Hock)	Page 98
Picture 4: Informant (Penang Heritage Trust (NGO) Council Member, Mr. Clement Liang)	Page 98
Picture 5: Informant (Resident of George Town, Mr. Wong Pheng Leong)	Page 99

ABSTRACT

This research is to study on the development of The Development of Heritage Building Conservation in Georgetown, Penang. The method of the data collection for this research is through interview, observation and documentation. Total eight informants been interview. Researcher found out that the challenges on conservation in terms of on not only materials, time and financial but also to identify the ownership of the buildings.

ABSTRAK

Kajian ini dijalankan untuk mengkaji cabaran dalam pemuliharaan bangunan warisan George Town (*Core Zone*). Kaedah kajian yang diamalkan untuk memperolehi data oleh penyelidik adalah temu bual, seramai 8 informan telah ditemu bual oleh penyelidik. Penyelidik mendapati bahawa cabaran dalam pemuliharaan bangunan warisan bukan sahaja dalam segi bahan, masa dan kewangan, untuk mengenal pasti pemilikan bangunan juga adalah cabaran yang besar kepada pihak berkuasa.

CHAPTER ONE

INTRODUCTION

1.1 Introduction

This chapter contains the problem statement, research objective, research concept and theoretical, significance of study, the research limitation, research location and research scope. All these elements will be the guideline for researcher in this study.

The researcher has chosen this study because Malaysia has only four places that were listed as heritage sites, aside Malacca, Georgetown is one of the state for “Historic Cities of the Straits of Malacca”. Based on the Outstanding Universal Value (OUV) statement by UNESCO, Georgetown represents three criteria which are:- (1) examples of multicultural trading town in East and Southeast Asia – (Malay, Chinese, India and European cultures); (2) a living testimony to the multicultural heritage and tradition of Asia – (the coexistence of both tangible and intangible); (3) the reflection of cultural elements from Malay Archipelago, India, Chinese and Europe – (create a unique architecture, culture and townscape without parallel anywhere in East and Southeast Asia). (Shamsuddin, Bashri Sulaiman & Che Amat, 2012) Conservation is important because it enables us to explore more about the uniqueness of mix-culture in Georgetown, therefore these buildings need to be preserved. The researcher hopes to be able to locate the current issues faced by the Malaysian government.

1.2 Problem Statement

Since the day Georgetown has been listed as one of the UNESCO heritage building, Malaysia government has been putting in a lot of effort to conserve these heritage buildings. To make sure that these heritage buildings will stay at its most original and stable status, the conservation work of these heritage building need to reach the ICOMAS's standard. In order to make sure that the outcome of the conservation work reaches the satisfaction up to ICOMAS's standard. Effects from climax changes, conservation work is facing more challenges (Harun, 2011).

To make sure that all the outcome for the heritage building conservation are fulfilling the standard, there are policies that need to be followed during the conservation processes. These policies will act as the guideline for the stakeholders. The impacts of the conservation politics are wide-ranging and influencing towards the economic, social, cultural and environmental aspects of a community. (Rypkema, 1994; Pickard and Pickerill, 2002; Leichenko et al., 2001)

The main goal to conserve these heritage building is to sustain the original cultural material to be shown to the younger generation and others of different layers of culture that makes Malaysia a multicultural society. Following the development of the economics, technology, society and all the factors that is surrounding our daily life, it is difficult to sustain these cultures. It will be difficult to find balance between urbanization and sustainable heritage buildings in Georgetown, Penang.

1.3 Research Objectives

A research objective is a clear, concise, declarative statement that needs to be achieved by the research study. The objectives also need to be closely related to the research statement problem. Objective is a purpose that will be able to help the researcher develop the research methodology in order to collect, analyse and utilization of related data.

The following are the research objectives, which are:

Research Objective 1:

To identify the challenges faced during the process of conserving the heritage building in Georgetown, Penang.

Research Objective 2:

To identify the perception of the community towards the impact of urban conservation policies for the development of Georgetown, Penang.

Research Objective 3:

To understand the effects of urbanization in sustaining the heritage sites in Georgetown, Penang.

1.4 Research Concept & Theory

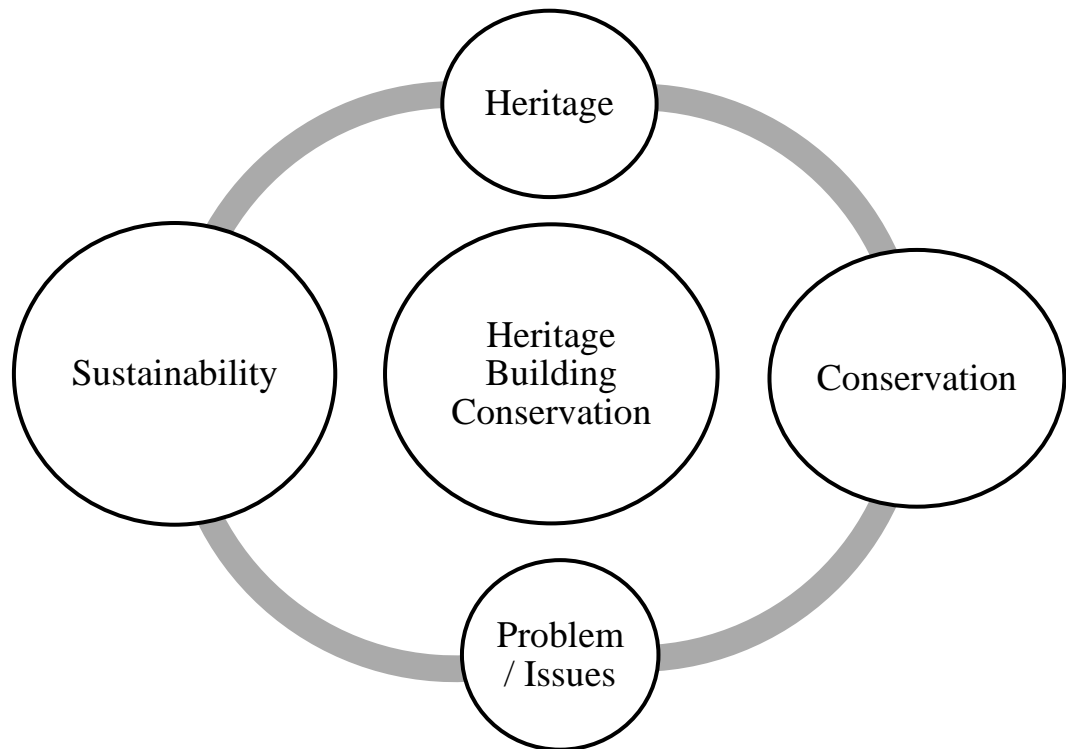


Chart 1.4: Concept of the study

1.4.1 Concept

1.4.1.1 Heritage

According to Oxford English dictionary, heritage is defined as the property that is or may be inherited; an inheritance; valued objects and qualities such as historic buildings and cultural traditions that have been passed down from previous generation; denoting or relating to things of special architectural, historical, or natural value that are preserved for the nation; denoting a traditional brand or product regarded as emblematic of fine craftsmanship.

Heritage is a knowledge where it is proved through physical evident in our environment, such as monuments, buildings, streets and landscape, which includes the activity of people. The symbols of cultural identity and heritage of a certain community are old and historical building. Not only people can relate

and learn about the past life of their ancestors but also the innovations their ancestors made on how the building was built. From the architectural style and design, materials and texture to the buildings technique and construction, innovations can be seen in the building structure. (Harun, 2011) *Kerajaan Malaysia (2008)* has defined that any heritage site, heritage object, underwater cultural heritage or any living person declared as National Heritage, in Malaysia context, National Heritage Act 2005 (under section 67). Under section 2, heritage is defined into two categories:

- I. Cultural Heritage: includes tangible and intangible that on or in land or underwater cultural heritage of intangible form but including natural heritage
- II. Natural Heritage: includes natural feature that in any area of Malaysia, or any natural sites of outstanding value from the point of view of nature, science, history conservation or natural beauty including flora and fauna of Malaysia.

1.4.1.2 Conservation

According to United Kingdom Institute of Conservation (UKIC) conservation is defined as the means by which the true nature of an object is preserve. The true nature of an object includes evidence of its origins, its original construction, and the materials of which it is compose and information as to the technology used in its manufacture. Subsequent modifications may be of such a significant nature that they should be preserve. (1983)

The American Institute of Conservation (AIC) defined conservation as the primary goal of conservation professionals, individuals with training and

special expertise, is the preservation of cultural property. Cultural property is material, which has significance that may be artistic, historic, scientific, religious or social; an invaluable and irreplaceable legacy that must be preserved for future generations. (1994)

Conservation is the action taken to prevent decay and manage changes of historical buildings. Conservation is to preserve the authenticity of the heritage based on the original or historical evident. Malaysia is a member of UNESCO's Convention Concerning the Protection of the World Cultural and Natural Heritage since 1988. Since that, a lot of effort have been done by the government to ensure the National Heritage are preserved and reach the standard of World Cultural Heritage. (Harun, 2011)

1.4.2 Theoretical

The basic principles and standards of conservation which reaches the international charters are:

- i. Careful recording and research before intervention
- ii. Minimum alteration of historic fabrics
- iii. Minimal risk of significant loss, damage or uncertainty in performance through intervention
- iv. Reversibility of interventions
- v. Retention of a minimum of the original structure
- vi. Distinctive or distinguishable use of new and additional material
- vii. Sympathy in interpretation and sympathy in use
- viii. Respect for the quality of place

- ix. Preference for original material and workmanship
- x. Longevity in the finished work

Malaysia has been a member of UNESCO's Convention Concerning the Protection of the World Cultural and Natural Heritage since 1988 and since that, our government had made a lot of effort to make sure that Malaysia's National Heritage is preserved accordingly with the international charters and achieving the standard of World Cultural Heritage. With the international charters as the references and guidance, all the conservation project's aims and goal is to achieve the authenticity of cultural heritage.

There are three approaches that is applied in the conservation work of heritage buildings:

- i. Restoration

The process of recovering the forms and details or part of a structure and its setting, as it appeared at some period in time by removing and replacing the missing original work, and fully restoration of exterior and interior, all these processes need to be done accurately. When it is limited to the reassembling of displaced components and the removal accretions, the restoration action is appropriate. Out of respect for the original material and authentic documents, the reassembling of displaced components is appropriate.

- ii. Preservation

To halt further deterioration, decay or state of dilapidation and providing structural safety. Preservation should be carried out only

when evidence of the construction or use of the fabric would not be obscure.

iii. Reconstruction

The process of accurately reproducing new construction, the form and detail of vanished structure, as it appeared at some period in time and includes full or partial reconstruction. Reconstruction is appropriate only when a site is incomplete, and reconstruction is necessary for its survival and it reveals the cultural significance of the place as a whole.

(Harun, 2011)

1.5 Significance of Study

This study significance is important in overcoming the challenges, understanding the local community perception toward the impacts of urban conservation policies for the development of Georgetown, Penang as well as the challenges to sustain the heritage building while facing urbanization in Georgetown, Penang.

This study can be a guideline for future research, especially in the development of heritage building conservation in Georgetown, Penang. This study will able to raise awareness within the public community; from heritage researcher to stakeholder and knowing the current issues in heritage building conservation. In references to the stakeholders, this study might be able help them to prepare an alternative way to solve the current issues or they can do a collaboration with the government to work together to solve the issues. This study collects the community perception towards the heritage building conservation policies that will bring the impact on the development of Georgetown. It is important to know what are the

community thoughts about the conservation work so that the government will be able to create a better plan for the community to bring more positive values to the younger generations.

Aside from that, this study also focuses on understanding the challenges to sustain the heritage building from the impact of urbanization. As reference to the conservator, this study will be able to help them to identify and decrease the challenges when they are planning to sustain the heritage building.

1.6 Research Limitation

Limitation are factors that will affect the study in a way the researcher cannot control where it can affect the researcher in terms of data collection. In this study, the limitation is the community of George Town itself where there is the lack of cooperation. For example, during an interview session the researcher might have some incomplete answers for the questions given to them. Another limitation for this research is the geographical distance where the researcher will have to spend more time to travel to the research location.

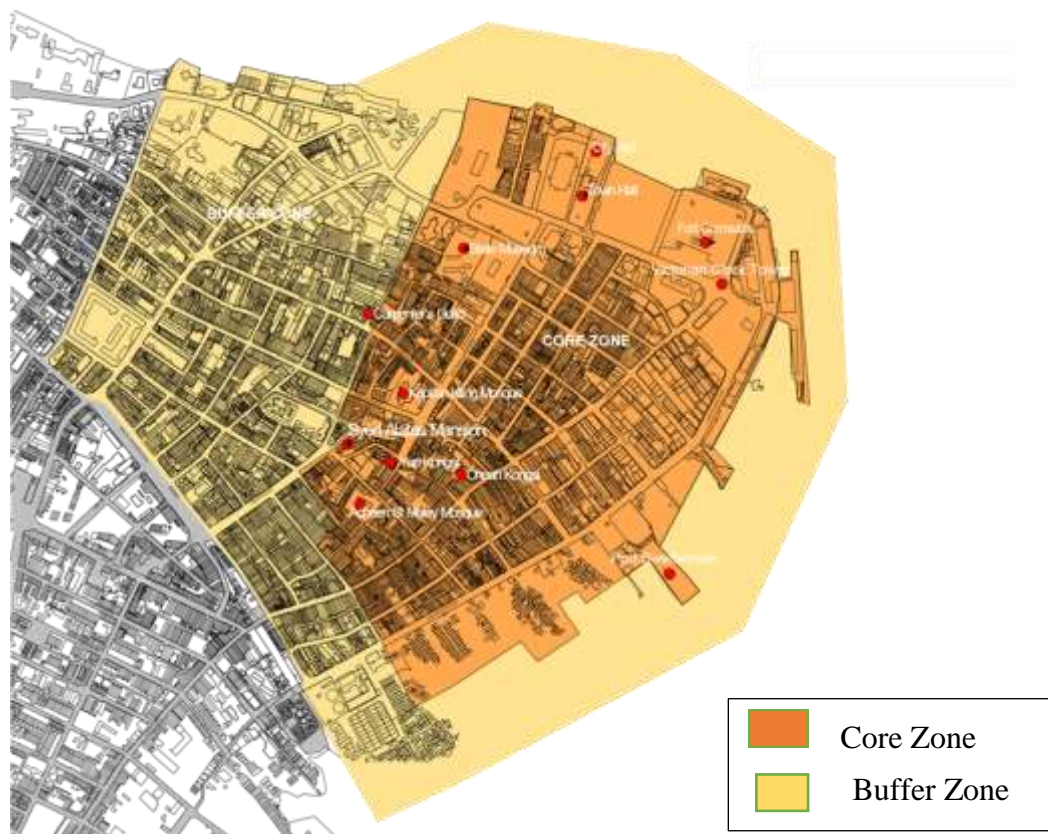
1.7 Research Location

Researcher have chosen Georgetown, Penang for the location of this study. Georgetown is the capital city of the state Penang, Malaysia. It is located at the northeastern tip of Penang Island. In 2008, Georgetown has been listed as heritage site by the United Nations Educational, Scientific and Cultural Organization (UNESCO).

We find that the British influence on Malaysia architecture began in 1786 when Captain Francis Light was appointed as the first British trading post for the

trade between China, India and archipelago islands. Following that, the Indian-Muslim from Kedah as well as the workers from East India Company to Georgetown quickly expanded at Chulia Street westwards with traditional South Indian style. From mid-19th century, the arrival of Asian immigrants from southern China who arrived in Georgetown were in increasing numbers. For 500 years, the architecture in Georgetown have been influenced by British and East and Southeast Asia (Chen, 2005).

Georgetown is divided in to Core and Buffer Zones, but there is no physical identification for the people to take notice of the core zone. The Core Zone totals 109.38 hectares while the Buffer Zone totals 150.04 hectares. The Core Zone is divided into four border lines; where West Line and South Line are land lines; where North Line and East Line are sea lines. The area within the four North, East, South and West Lines is the George Town UNESCO Heritage Core Zones.



Map 1.7: The Core and Buffer Zones of the Historic City of
Georgetown

Source: Town and Country Planning Department, Penang

1.8 Research Scope

For this study, the researcher will only focus on heritage studies that is related to heritage building conservation. Researcher will only study about the factors and challenges regarding conservation. Researcher will not study about the processes and how the conservation will be done by the government. Researcher will also collect the perception of the Georgetown community toward the impacts of urban conservation policies for the development of the city.

The scope of location for this study will be focusing in the Core Zone of Georgetown. The core zone will cover an area of 109.38 hectares, which includes *Lorong Love* (Love Lane) to the north-west and *Gat Lebu Melayu*, *Lorong Carnarvon* and *Lebu Carnarvon* to the south-west corner. There are more than 1,700 historic buildings within this zone alone. Core Zone is aligned on four main streets of *Pengkalan Weld*, *Lebu Pantai*, *Jalan Masjid Kapitan Keling* and *Lorong Love*, as well as several perpendicular streets of *Jalan Tun Syed Sheh Barakbah*, *Lebu Light*, *Lebu Bishop*, *Lebu Gereja*, *Lebu China*, *Lebu Pasar*, *Lebu Chulia*, *Lebu Armenian* and *Lebu Aceh*.