

Conservation of Pre-War Building in Muar and Batu Pahat, Johor

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Abstract: Malaysia is blessed with an old building which is known as a pre-war building that is full of history around the countries especially Johor. Some state of Malaysia, Penang, and Malacca have classified their pre-war building as a World Heritage Building under UNESCO but other states have not been classified as heritage buildings, but the locals still kept the pre-war building. Unfortunately, there is an incident that causes the pre-war building to be neglected, left to abandonment and led to the demolition. Therefore, this study is to identify the level of control by the local authority on towns like Muar and Batu Pahat, Johor on conserving the pre-war building. The study conducted a qualitative approach through interview method. The respondents involved in the interview is the 2 local authorities from Muar town (MPM) and Batu Pahat town (MPBP) on handling the pre-war building and 6 building owners of pre-war buildings. The data and information taken and analyzed as the data collected from the interview session with the respondents on guidelines, renovation process, building used, and cost for conserving the pre-war building. From the study, it can conclude that pre-war buildings were conserved with a proper guideline to conserve the pre-war building to preserve building value while retaining the charms of the historical buildings.

Keywords: Conservation, Pre-war building, Guideline.

1. Introduction

The term "Pre-war Building" refers to a building that is the first or oldest of its type in its city. It was created by design and construction techniques that existed on the site before any other buildings in the area. These buildings often tend to be over 50 years old and have a variety of architectural styles, including art decoration, neoclassical and modern. A pre-war building can be categorized as a heritage building when the building has been clarified by a huge organization like UNESCO and also abandoned building when the building been neglected left and lead to abandonment.

Heritage buildings are the building that built over 80 years and inherited from the past includes the buildings structures, artifacts, areas that historically, aesthetically, and architecturally significant (Al-sakkaf *et al.*, 2020) meanwhile abandoned buildings is an unoccupied building for long terms without the residents and the building is in a state of grave disrepair, perhaps boarded up, strewn with trash, and scrawled with graffiti (Shane, 2016). Pre-war buildings can find in many locations because there a lot of pre-war buildings in Malaysia as Malaysia has been blessed with lots of historical buildings with a history that needs to be learned by the next generation can be categorized. Some of the pre-war buildings have been clarified as heritage buildings by a huge organization like UNESCO and also some of the pre-war building has been neglected left lead to abandonment and in the end, the building will be demolished.

There is an issue with the lack of knowledge from the building owners toward the regulation that been provided by local authority regarding on conservation of the pre-war building. This is because most of the places in Malaysia have their regulation on conservation of pre-war buildings that been provided by the local authority but the lack of knowledge from the building owners have brought difficulties towards the local authority on conserving the pre-war building.

For regulation on conservation of the pre-war building, the states that can be role-model to the other states are Malacca and Penang. Most of the pre-war buildings in Melaka (Malacca) and Pulau Pinang (Penang) have been clarified as heritage buildings under UNESCO causes the regulation on conservation of pre-war buildings for Malacca and Penang have required as UNESCO needs. Melaka and George Town, Malaysia, were added to UNESCO's World Heritage List as the Historic Cities of the Straits of Malacca at the meeting in Quebec, Canada, on 7 July 2008, becoming Malaysia's first cultural World Heritage Site (WHS) property (Williams, 2010).

On the other hand, there are certain places under the jurisdiction of local authorities that does not have a regulation regarding on conservation of pre-war building. As a result, conserving the pre-war buildings has been neglected and the buildings are being demolished by the owners. For example, in Ipoh, Perak where there is a case where many of the heritage shop-house buildings have been left neglected, leading to score dilapidations and abandonment. This is because many building owners have minimal understanding of maintaining the authenticity of the building fabric and practically demolished the entire building except the front façade wall although the city council has guidelines on conservation on the pre-war building but have not given proper exposure regarding the conservation of the pre-war building (Tan *et al.*, 2016). Because of lack of knowledge on guidelines, the pre-war building will easier be contributed to the 'demolition approach' especially the pre-war building at the small town like Muar, and Batu Pahat in Johor.

The purpose of this study is to identify the control and development process of pre-war building by the local authorities and building owners specifically in Muar and Batu Pahat in the state of Johor as the two districts with most pre-war buildings in Johor, Malaysia. In this research, the scope of the study is a shop lot building that has been clarified as a pre-war building in the small town of Johor. The small town in Johor that has been taken for this research is Muar, Johor, and Batu Pahat, Johor because there is a lot of shop lot building that is the pre-war building that been used by the building owners nowadays.

The study for this research focuses on the shop lot buildings that are the pre-war building as is relevant to achieve the objectives of the study. During the study, the interview method will be used by the local authority and the building owners regarding on conservation of the pre-war building in small-town at Muar and Batu Pahat. By doing interviews with local authorities and building owners, data collected were analysed to deepen the study on achieving the objectives of the study.

2. Pre-War Building Restoration

Study is explaining the pre-war building with the regulation or guideline of the conservation of pre-war building that been refer from the UNESCO and the state legislation such as Malaka and Pulau Pinang as the two main states with sites declare as UNESCO heritage sites. Other than that, the study explains how important on conserve the pre-war buildings with the stages to successful renovation and remodelling the pre-war building. There are some literature studies from the previous research that have been reviewed as the basis of the discussion in this chapter.

The significance of the study is the regulation and guidelines can be clarified on the progress of controlling the conservation of the pre-war building by the local authority and the building owners conduct the conservation of pre-war building according to the provided regulation or guideline by the local authority. The pre-war building is important to the economics of the country as it may increase the value of certain places especially in small-town like Muar and Batu Pahat because of the history of the building have as the building been through during the wars happen. By doing this research, it can reflect the individuals on conserving the pre-war building and knowing the progress of local authority on conserving the pre-war building with the provided regulation or guideline and the building owners conserve the pre-war building with followed the provided regulation or guideline by the local authority.

2.1 Conservation Pre-war Building

The pre-war building can be defined by the existing building that lived more than 60 years from the other buildings especially the new building construction that has been built nowadays. The phrase “Pre-war Building” is also known as ancient buildings, antique buildings, historic buildings, listed buildings, derelict buildings, or ruined buildings. A pre-war building can be categorized as a heritage building when the building has been clarified by a huge organization like UNESCO and abandoned building when the building been neglected left and lead to abandonment. Every the pre-war building hold their character and have their history that been keep and learned for the next generation.

Each of the pre-war buildings has its characteristics such as the heritage building have the character of historical construction in 18th and 19th-century architectural design as the aging of the building goes by to these days (Holder, 2019). In Malaysia, there is a lot of pre-war building that remains standing on the land especially the historical building (heritage building) that keep many stories that need to be learned by the younger generation as the building will remain the identity as the heritage building. There are also abandoned building that has remained standing on the ground as the building been left out for doing nothing to the building as does not know to maintain the building that may lead to abandonment and in the end the building will be demolished when the time goes by.

Building conservation is distinctly different from the physical processes of repair and adaptation. It is an attitude of mind, a philosophical approach, that seeks first to understand what people value about a historic building or place beyond its practical utility and then to use that understanding to ensure that any work undertaken does as little harm as possible to the characteristics that hold or express those values (Drury, 2019). Because of the diversity of the structures and places that people have come to love and desire to pass down to future generations, conservation must now be defined in such terms rather than through technical directives (that is, to be operative rather than prescriptive) especially conservation of the pre-war building. According to Anon (1986), other words can be similar to conservation but slightly different concepts as slightly different the definition such as:

- (a) *Renovation* is a process of substantial repair or alteration that extends a building's useful life.
- (b) *Rehabilitation* is an upgrade required to meet the present needs; it implies sensitivity to building features and a sympathetic matching of the original construction.
- (c) *Restoration* is a more restrictive term than rehabilitation; it suggests replicating the structure as originally built. This term is most commonly applied to buildings of historical value.
- (d) *Repair* is a process of reconstruction and renewal of the existing buildings, either wholly or in part.
- (e) *Retrofit* is an upgrading of certain building systems, such as mechanical, electrical, or structural, to improve performance, function, or appearance.
- (f) *Remodelling* is essentially the same as renovation; the term is commonly applied to residential construction.

Building conservation has long been of concern, even though its popular application is relatively recent in origin, particularly in Malaysia especially in the conservation of the pre-war building. In the past few years, some of the pre-war buildings have been preserved and conserved while others have been converted to become premises for a bank, restaurant, information center, or printing office. This is because Malaysia has numerous historic structures of great architectural and historical significance. Therefore, there is a study that has been conducted on revealing that there are near 39,000 historic buildings built in the ages between 1800 and 1948 throughout the country which is worthy for preservation and conservation (Lilawati, 2018). There is a list of the buildings built within those periods that are classified as 'pre-war buildings' that are located in 247 cities and towns nationwide.

Table 1: The Distribution of Pre-war Urban Buildings in Malaysia

No.	States	No. of Historical Buildings	Percentages of Historical Buildings
1	Penang	5,057	24.30%
2	Perak	3,351	16.10%
3	Johor	2,32	11.20%
4	Malacca	2,177	10.50%
5	Kuala Lumpur	1,763	8.40%
6	Kedah	1,282	6.12%
7	Selangor	1,166	5.60%
8	Sarawak	1,010	4.90%
9	Negeri Sembilan	999	4.80%
10	Pahang	831	4.00%
11	Terengganu	420	2.00%
12	Kelantan	373	1.80%
13	Perlis	25	0.10%
14	Sabah	10	0.05%
	Total	20,787	100.0%

2.2 Regulation of Conservation of Pre-war Building

The pre-war building can be clarified whether the building is a heritage building or not heritage building. So, the regulation of conservation of pre-war buildings follows the regulation or guideline of the conservation heritage building as the references. Therefore, Malacca and Penang will be taken as the example on the provided regulation on conserving the heritage building and site conservation as the references for the regulation or guidance of conservation of pre-war building in a small town.

(a) Heritage Building and Site Conservation in Penang

In 2008, George Town, Penang was formally declared as a World Heritage Site (WHS) along with the Historic City of Melaka and was dubbed the 'Melaka and George Town, Historic Cities of the Straits

of Malacca' in the designation. Penang's City Council developed various legislative instruments to provide comprehensive preservation of cultural sites and places. To ensure the thorough protection of the heritage monuments and areas, Penang's City Council established several legal documents (Nayan, 2017). These documents include the Guidelines for Conservation Areas and Heritage Building (2007), Heritage Management Plan: Historic City of George Town (2008), and State of Penang Heritage Enactment 2011.

(b) Heritage Building and Site Conservation in Malacca

As in George Town, Malacca is also rich with buildings, monuments, and historical remains from the colonial era. Malacca only started to implement its first heritage enactment in 1988 and the Enactment is known as the Preservation and Conservation of Cultural Heritage Enactment 1988. In 2008, Melaka was granted World Heritage Site status together with George Town, Penang. Since then, a few other documents have been established to ensure thorough management of the heritage site (Nayan, 2017). The documents of heritage site are the Draft of Special Area Plan: Conservation Area Management Plan of Melaka Historical City (2007), and the Conservation Management Plan of Melaka Historical City (2008) through the existing act; the Local Government Act 1976 (Act 171), Town and Country Planning Act 1976 (Act 172), and National Heritage Act 2005 (Act 645).

Conservation of pre-war buildings has a principle that needs to be followed before transforming the pre-war building to a new good-looking building. In Malaysia, there are not many principles for conserving the pre-war building as mostly been referred from the other countries that have principles on the building that similar clarified as the pre-war building. The conservation principle of Malaysia is similar to other widely accepted sets of principles, including the outline in ICOMOS (International Council on Monuments and Sites), Venice Charter, and Burra Charter, and the same principles are applied for the rehabilitation of Art Gallery, Kedah (Mustapa *et al.*, 2007). In these principles, it can be summarized as follow:

- i. Conservation efforts should be founded on and preceded by sufficient historical research, site analysis, and documentation to identify and safeguard the heritage values to be preserved. The evolution of the structures and site should be monitored. Contributions from all eras are important for historical development and merit retention.
- ii. Decisions about appropriate levels of intervention must be based on the heritage values of each contribution, with the minimal intervention being used. In all heritage conservation projects, conjecture and falsification of building elements should be avoided. To prepare for an appropriate level of maintenance and care after completion, a well-defined maintenance plan should be established.
- iii. A functional layout should be created. Historic building materials and features that have deteriorated should be repaired rather than removed or replaced whenever possible. Where replacement is required, the new material should be compatible with the material being replaced in composition, design, color, texture, and other visual qualities, but it should be distinguishable from the historic fabric under close inspection.
- iv. Modern designs for modification or new additions may be accepted. They must, however, be compatible with the existing materials and design while also appearing as products of their own time and easily distinguishable from the historic fabric. Attempts to recreate an earlier appearance or to use architectural elements from other buildings or structures are discouraged.

Conservation of pre-war building is of national importance to all countries, especially in Malaysia. This is because the design of the pre-war buildings is a masterpiece that makes the building remain strong standing nowadays during the world war. In Malaysia, some of the pre-war buildings have been classified as heritage buildings and some of the pre-war buildings are not classified causes the building to be neglect left to abandonment and leading to demolition. So, as part of the heritage building, the

non-clarified pre-war building needs to be conserved as the building holds a lot of history that characterizes the cities in Malaysia. Therefore, it is important to conserve pre-war buildings to ensure the future generation knowledgeable on the history of the country by learning the history of pre-war buildings (Radford, 2018).

- i. New businesses thrive in pre-war buildings.
- ii. Pre-war buildings contain higher quality materials.
- iii. Pre-war Building have hidden features.

2.3 Stages of Pre-war Renovation and Remodelling

Conserving the pre-war building comes with guideline on steps that needed by starting it with the renovation and remodelling the pre-war building after approval from the local authority. Before starting the renovation and remodelling of the pre-war building, the preparation needs to be done as the process of the renovation of the pre-war building becomes a successful and problem-free project of renovation (Wiki, 2015). Therefore, some steps need to be followed before renovating and remodelling the pre-war building to become a successful and generate income building such as:

- i. Starting up,
- ii. Evaluation and due diligence,
- iii. Project scope,
- iv. Design and bid documents,
- v. Competitive bids,
- vi. Contractor selection,
- vii. Permitting,
- viii. Finalizing the budget,
- ix. Project funding,
- x. Townhall meeting and presentation,
- xi. Construction,
- xii. Closing out (Bergeman, 2018).

Due to their economic importance and historical relevance, pre-war structures raise the value of specific locations, particularly in smaller towns like Muar and Batu Pahat. With reference to UNESCO principles and state laws, particularly those in Malacca and Penang, the study focuses on explaining the protection of pre-war buildings in Johor, Malaysia. The study covers the steps for successful rehabilitation and remodelling and underlines the value of preserving these buildings. Clarifying rules for policing conservation efforts by local governments and building owners is the study's main contribution to society. It provides a definition of pre-war structures, stressing their traits and different classes. The conservation principle focuses on recognised global frameworks and emphasises minimal intervention and compatibility in repairs and improvements. The study emphasises how crucial it is to preserve pre-war structures for

3. Research Methodology

The methodology in research is defined as the systematic method to resolve a research problem through data gathering using various techniques, providing an interpretation of data gathered, and drawing conclusions about the research data (Bouchrika, 2020). This section explain how the study has been conducted as well as obtaining the data that need to be analysed to gain accurate information about the study. Therefore, the topic covered in this chapter includes research design, respondents' study, location of the study, flows of study, study instruments, data collection, and analysis procedures.

3.1 Research Design

Research design is the framework for the methods and techniques that will use in research by the researcher as the design has enabled researchers to focus on research methods that are appropriate for the subject matter and set up their studies for success. According to Akhtar (2016), the research design is the arrangement of conditions for the collection and analysis of data in a manner that aims to combine relevance to the research purpose with economy and procedure. Two methods are provided by the research design such as qualitative method and quantitative method, and in this study, the only qualitative method will be used and conducted to achieve the research objectives. In this research, the method that will be conducted to achieve the research objectives is the qualitative method only.

Qualitative research is a technique that focuses on gathering information through open-ended and conversational communication. According to Bhandari (2020), qualitative research includes gathering and analysing non-numerical data such as text, video, or audio to understand concepts, opinions, or experiences as can be used to gather in-depth insights into a problem or to generate new research ideas. There is more than one data collection method for qualitative research such as observations, interviews, focus groups, surveys, and secondary research.

- (a) Observations: recording what you have seen, heard, or encountered in detailed field notes when conducting a study at the research location.
- (b) Interviews: personally, asking important people some questions related to the study in one-on-one conversations such as questioning the building manager that related to the study.
- (c) Focus groups: asking questions and generating discussion among a group of people when researching a group.
- (d) Surveys: distributing questionnaires with open-ended questions to people surrounding the research location.
- (e) Secondary research: collecting existing data in the form of texts, images, audio or video recordings during the surveys, observation, or interviews.

In this study, the method that will be used for collecting data of qualitative research is interviews methods and observations methods to achieve the needs of objectives.

3.2 Data Collection

Muar city and Batu Pahat city have been selected as the location of the study because have a lot of pre-war buildings. The local authority and the building owners will take part in the study by interviewing the objectives of the study. The question that may be asked during interviewing the local authority and the building owners is:

- (a) What is the regulation or guideline that been provided by the local authority on the conservation of pre-war buildings in a small town?
- (b) How far has the provided regulation or guideline been conducted on conserving the pre-war building by the local authority in a small town?
- (c) How many pre-war buildings in the small town have finish conserve as followed the provided regulation or guideline on conservation of pre-war building?
- (d) Who is responsible for conducting the regulation or guideline of conserving the pre-war building in the local authority in a small town?
- (e) How the building owner conserve the pre-war building in small-town?
- (f) What makes the building owners want to conserve the pre-war building such as a renovation or remodelling the building in small-town?
- (g) Which part of the pre-war building that building owners conduct the conservation such as a renovation or remodelling the building?
- (h) Is the building owner following the provided regulation or guideline by the local authority on conserving the pre-war building in small-town?

Other than the interview, the observation method will be used as observing the building owners conducting the changes happening on conserving the pre-war building as followed the provided regulation or guideline of conservation of the pre-war building. According to Ciesielska and Jemielniak (2017), there are three types of observation methods that be used in different ways and to a degree even combined such as participant observation, non-participant observation, and indirect observation. In participant observation, the researcher seeks to be "immersed" in a certain culture, preferably for an extended length of time to gain insider knowledge of the culture as a (marginal) member or as a visitor. In non-participant observation, the researcher tries to understand the world, relationships, and interactions in a new way, without prevalent categorizations and evaluations. Lastly, in indirect observation, the researcher relies on observations done by others (e.g. other researchers), on various types of documentation, recordings, or on auto-observation.

Therefore, in this study, the interview method will be conducted as questioning the local authority and building owners, and the participant observation will be used on observing the changes that happen on conservation of pre-war buildings like renovation or remodelling that conducted by the building owners in a small town.

3.3 Data Analysis

Data is analysed from interviews with local authorities and the building owners regarding the conservation of pre-war buildings in Muar and Batu Pahat. The data was analysed by using NVivo software. NVivo is a qualitative data analysis (QDA) computer software package produced by QSR International. NVivo assists qualitative researchers in organizing, analysing, and finding insights into unstructured or qualitative information, such as interviews, open-ended survey responses, journal and newspaper articles, social media, and web content, which requires a level of analysis of small or large amounts of data. NVivo Software will help the researcher organize and analyse the data collected by classifying, sort and arrange information, examine relationships in the data, and combine analysis with linking, shaping, searching, and modelling (Chris *et al.*, 2021).

4. Findings and Discussion

In this chapter, the study is about the method for collecting data to achieve the objective of the study is by using the interview method from qualitative research. This interview method is involving selected people in Muar town and Batu Pahat town on the research which is the local authority from Muar town and Batu Pahat town that is called "Majlis Perbandaran Muar" and "Majlis Perbandaran Batu Pahat", and some of the building owners that owned the pre-war building from Muar town and Batu Pahat town or some of the tenants that rented the pre-war building. The data that been collected from interviews with the local authority and building owners from Muar and Batu Pahat town are been analyzed to achieve the objectives of the study which is to identify the level of control on conservation of pre-war building towards the provided regulation or guideline by the local authority in Muar and Batu Pahat town and to study the changes that happen on conservation of pre-war building that been conducted by the building owners in Muar and Batu Pahat town.

4.1 Respondents Profiles

In order to segment and analyse the data gathered during research or surveys, respondent profiles are collected. Researchers can get more out of the data they have collected by studying the qualities and histories of the participants. This enables a deeper comprehension of how various groups or individuals view and react to particular subjects, goods, services, or experiences. This profile covers numerous demographic, behavioural, and other pertinent traits that aid researchers in classifying and comprehending the backgrounds and viewpoints of the participants.

Table 2: Information of the officer that been interviewed

No. Code	Local Authority	Zoning	Position in Local Authority
R1	Majlis Perbandaran Muar (MPM)	Muar	Architect, Building Department
R2	Majlis Perbandaran Batu Pahat (MPBP)	Batu Pahat	Assistant Architect Officer, Department of Town Planning

Meanwhile, for the respondents from the owner and renter side were included eight respondents ranging from bookstore, frame maker, boutique hotel, photography studio and clothing store. Table 3 are the list of respondents for this study.

Table 3: Information of the occupiers in pre-war building

No. Code	Respondents' Location	Zoning	Position	Type of business
R3	Jalan Maharani, 84000, Muar, Johor	Muar	Owner	Bookstore
R4	Jalan Sayang, 84000, Muar, Johor	Muar	Tenant	Frame maker
R5	Jalan Petri, 84000, Muar, Johor	Muar	(Manager) Tenant	Boutique hotel
R6	Jalan Jenang, 83000, Batu Pahat, Johor	Batu Pahat	Tenant	Photography studio
R7	Jalan Penggaram, 83000, Batu Pahat, Johor	Batu Pahat	Tenant	Clothing store
R8	Jalan Idrus, Kampung Pegawai, 83000, Batu Pahat, Johor	Batu Pahat	Owner	Typewriter shop

The type of business conducted by the owners are small business that closely related to family business with smaller capital to operate.

4.2 Guideline for Conservation of Pre-War Building

According to R1, the guideline has been kept in book entitled "Laporan Rancangan Kawasan Khas Bandar Maharani Bandar Diraja (Planning Report for Special Area of Bandar Maharani Royal Town)" and the book have listed a lot of guidelines especially on the conservation of the pre-war building. According to the book, the list of the guidelines for conservation of the pre-war building is about guideline for:

- (a) Paint and colour
- (b) Signboard
- (c) Air-condition installation
- (d) Balcony
- (e) Corridor
- (f) Roofing
- (g) Renovation
- (h) Lighting

Meanwhile, according to R2, the book has listed the guideline on conserving the pre-war building in Batu Pahat town and the guideline is Guideline for Building Design. In the guideline, they have been divided into 3 categories which are Categories 1, 2 and 3. Categories 1 is the building that has been identified by the MPBP that needs to be preserved, Categories 2 is the preserved building from grades 2 and 3 which is the building facade and the building structure that needs to remain in the Batu Pahat

town, and Categories 3 is the building without grade which is the building that allows being demolished and rebuild the building in the Batu Pahat town.

According to R3 to R8, all of the respondents knew the guideline of conserving the pre-war buildings when they have been given the guideline during they requested or needed permission for conserving the pre-war building as the building been valued as shophouse buildings. As the answer given by the respondents from R3 to R8, this can be concluded that conservation of the pre-war building in Muar and Batu Pahat town is been monitored and controlled by their local authority as they want to maintain the value of the pre-war building. So, the first objective has been achieved by the evidence on respondents' answers and officers' responses regarding the conservation of the pre-war building.

4.3 Methods of Conserving Pre-War Building

All respondents have different costs of conserving the pre-war building that has been owned or rented by the owners. The respondents that spend more than RM100,000 on conserving the pre-war building is R4, R5, and R7 and only R3, R6, and R8 have spent less than RM100,000 which is RM50,000 and below on conserving the pre-war building. Most of the cost that has been spent on conserving the pre-war building is respondent R5 who have to spend more than RM500,000 and the least of the cost that spends on conserving the pre-war building is respondent R8 who have spent on the estimation of RM10,000 to RM20,000.

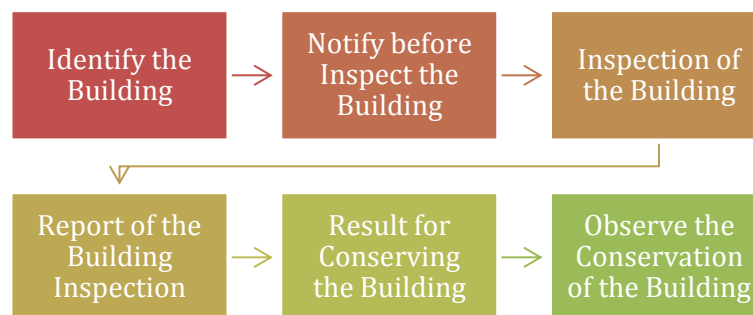


Figure 1: Process for Conservation of Pre-War Building conducted by Local Authority

They spent their cost for conserving the building on the part of the building that need to be conserved since that part is needed to be changed. Based on Table 4.9, there is information about the part of the building that has been changed in conserving the pre-war building conducted by the respondents that owned the building or rented the building from the building owners as the involvement of the cost for the conservation of the pre-war building.

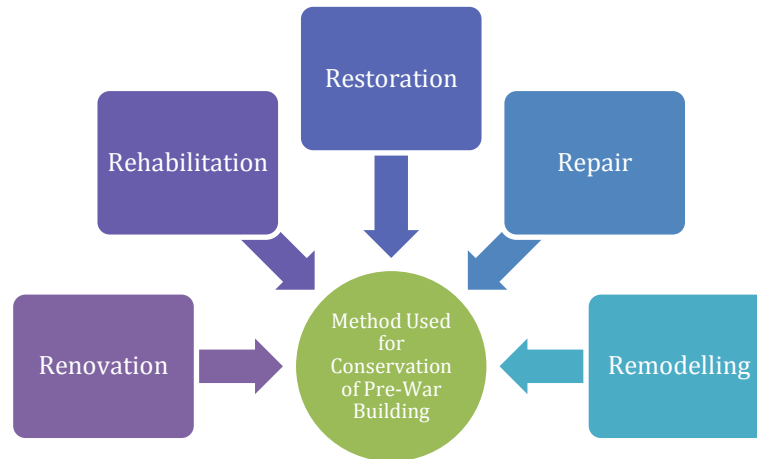


Figure 2: Method used for conservation of pre-war building by local authority

During the observation while interviewing the respondents, the building has been renovated as the building owner or tenant of the building has followed the guideline given by the local authority which is they renovating the inside of the building but the façade of the building remain unchanged. Therefore, the value of the pre-war building as a historical building has been remain unchanged of the façade of the building by the building owner or tenant of the building.

Table 4: Observation details

Respondents	Part	Description
R3	Rooftop	Change into Zinc
	Floor	Top floor: Change the floor wood with the strong wood and anti-termite Ground floor: Tile floor
	Top Floor	Renovate into a specious house for living in it.
	Ground Floor	Renovate into an area for organizing and placing the newspaper, magazines
	Interior Wall	Install cabinet that sticks to the wall Painted with light purple colour
	Exterior Wall	Painted with light purple colour
	R4	Ceiling
Floor		Change the floor wood with the strong wood and anti-termite
Top Floor		Renovate into storing area for storing tools and products such as glass windows, frames, and art canvas.
Ground Floor		Renovate into workplace and exhibition art gallery
Interior Wall		Painted with peach colour and install a movable wall for art display on exhibition.
Exterior Wall		Painted with red colour.
R5	Rooftop	Renovate into space events and dining rooms.
	Floor	1 st and 2 nd floor: carpet floor Ground floor: cement floor
	1 st Floor 2 nd Floor	Renovate and design into single-story rooms and double-story rooms.
	Ground Floor	Renovate into the lobby and waiting rooms
	Interior Wall	Painted with white colour
	Exterior Wall	Painted with white colour
	R6	Ceiling
Floor		Cement floor
Top Floor		Renovate into an office

	Ground Floor	Renovate the into the workplace and display the product such as tools for filming, camera, and picture
	Interior Wall	Display the picture and paint with white colour
	Exterior Wall	Painted with black colour
R7	Floor	Top floor: Change the floor wood with the strong wood and anti-termite Ground floor: Tile floor
	Top Floor	Renovate into a specious house for living in it.
	Ground Floor	Renovate into the workplace and display products such as carpet and mattress sheets.
	Interior Wall	Install the cabinet that sticks to the wall
R8	Ceiling	The structure that supports the ceiling change into strong wood and anti-termite.
	Floor	Top floor: Change the floor wood with the strong wood and anti-termite Ground floor: Cement floor
	Top Floor	Renovate into resting rooms.
	Ground Floor	Renovate into the workplace and store the machine that is in maintenance.
	Interior Wall	Plastered and painted with white colour
	Exterior Wall	Plastered and painted with white colour

Here are the buildings that being transform by the owners in order renovate their pre-war buildings with the approval from local authorities.



Figure 3: Building of A.K. Mohamed Ibrahim Saiboo that has been renovated



Figure 4: Building of NNB Frame Maker & Gallery that has been renovated



Figure 5: Building of Muo Boutique Hotel that has been renovated



Figure 6: Building of Film Never Die that has been renovated



Figure 7: Building of Mubarak & Family Trading that has been renovated



Figure 8: Building of Sun Typewriter Services that has been renovated

Aim of the owners are to keep the value of the building as the building has been clarified as a pre-war building. This is because the building that has been rented so the tenant could use the building for their business. So, the building owner needs to conserve the pre-war building that has no tenants or use the building as the building looks stunning and remain the value of the pre-war building. It is recommended for local authority is to spread the guideline of the building to the building owner, the tenant of the buildings and also to the public in their zoning as increasing the knowledge of people in the guideline of conserving the pre-war building. This is because the only people who know about the guideline of the pre-war building is the people that filled up the document or asked the permit as permission to conserve the building and most of the tenant of the building in the town does not know about the guideline that been provided by the local authority.

5. Conclusion

In conclusion, the study has been able to identify the approach in renovating pre-war buildings in Batu Pahat and Muar, Johor. Both local authorities from MPM and MPBP have different approach on their practices on their control to pre-war building renovation. MPM has a lot of guidelines and is more specific to the building which is a shophouse building that has been clarified as the pre-war building while the guideline from MPBP is for building that has been clarified as historical as included the pre-war building and has been divided into 3 categories.

Next, local authorities from MPM and MPBP has listed the process to conserve the pre-war building which is identifying the building, notifying before inspecting the building, inspecting the building, reporting after building inspection, the result for conserving the building, and observing the conservation of the building. Most of the process of conserving the pre-war building is similar to each other and the only difference is when MPM can identify the building after the building owner or tenant of the building filled up the document of conserving the building and for MPBP, the building owner or tenant of the building requesting the permit as the permission to conserve the building. The local authority needs to spreads the knowledge on the existence of the guideline that has been provided by the local authority as the building will take more awareness from the tenant of the building and the public on the importance of the pre-war building that needs to be conserved and keeping the value the building from been destroyed or damages cause of ages of the building.

Then, the local authority has allowed any method that been for conserving the pre-war building which is the renovation, rehabilitation, restoration, repair, and remodelling and the only method that building owner or tenant of the building been used for conserving the pre-war building is repair and renovation only. This is because most of the respondents is using renovation and repair methods since the building has been clarified as a pre-war building and the building needs to look stunning but the

façade of the building needs to remain unchanged when conducting the changes by the building owner and tenant of the building.

Finally, the building owner or tenant of the building has spent some cost as the estimation on conserving the pre-war building where is the part of the building has involved in the cost as the part of the building that needs to be changed critically. Most of the part of the building that needs to be changed as conserving the pre-war building is the ceiling, floor, area in top floor and ground floor, rooftop, an interior wall and exterior wall of the building. Most of the respondents have changed the inside of the building but remain unchanged the façade of the building because MPM and MPBP have clarified the building is a pre-war building.

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