

Chapter 5:

**COST ESTIMATES FOR THE PROPOSED  
IMPROVEMENT PROJECTS AND  
IMPLEMENTATION SCHEDULE**

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This Chapter contains the assumptions, method and results of the cost estimates for the proposed three pilot project initiatives. Based on these cost estimates, unit costs for these initiatives were derived. And applying these unit costs to the other zones, the Study estimated the total cost required for the implementation of similar projects to the total Study Area. However, these cost estimates are rough and intended to provide the Study with a indicative magnitude of the project cost only. Detailed cost studies must be carried out before implementation. Finally, an implementation schedule for the proposed improvement plan is proposed.

## **5.1 ASSUMPTIONS AND SOURCES OF INFORMATION FOR COST ESTIMATES**

### **(1) Visitor Center and CBIC**

The assumption made here is that one visitor centre (VC) located preferably in a historically significant building which is easily accessible and replete with facilities which can provide one stop information regarding Melaka's history, attractions, facilities, events etc, be setup, perhaps near the old warehouse in Zone 1.

Zones 2 and 3 – Heeren Street and Jonker Street – being areas of special interest should house the two interpretation centres (ICs), in addition to the proposed Pilot CBIC in Zone 5, to disseminate local and community based information. These ICs are assumed to be located in these areas of special interest and are to be operated jointly by the HCU and the community.

While the cost estimates for the VC is rather arbitrary as it needs more in depth study and planning, the cost of CBICs are estimated based on current costs of construction, refurbishment and supply of equipment. The CBICs are assumed to be housed in an existing intermediate lot within the zones, preferably with some heritage or historical values. It is also assumed that such lots are available for purchase for the purpose of setting up the CBICs.

### **(2) Traffic Calming and Street Improvements**

The detail costing undertaken for the street improvements in Zone 5, the pilot project area is on the basis that most of the features and materials used are locally available and no major excavations or subterranean repairs to street foundation are needed. It includes however, pavement tiles, re-laying of subterranean utility supply lines, and new street furniture.

The average cost per metre for the streetscape improvement includes the cost of a number of TV monitors\* for security system as well as a ten percent contingency fee.

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\* The deployment of this tv monitor system should be further discussed with local residents through public participation workshop in seeking unanimous consensus as such TVs may intrude into the privacy of others.

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## Heritage Building Conservation

The assumption for this initiative is that the types of houses in the AWDP are reflective of the mix indicated in the pilot project area in Zone 5. Buildings for renovation here refers to those intermediate residential units and excludes temples, detached clan mansions and gazetted heritage buildings.

Another assumption made here is that only houses in fair and poor condition would be renovated in this first stage of the project. It is also assumed that about thirty percent of the houses in fair condition and about twenty percent of the houses in poor condition are significant buildings and require both external and internal repairs but to different degrees.

## 5.2 COST ESTIMATE FOR THE CBIC

### (1) Building

The cost for the proposed CBIC at Jalan Tukang Besi is estimated at RM659,000.00 and the detailed estimation by components is shown in the Table below.

The cost of the building, which is an intermediate lot, is assumed to be about RM300,000.00 if purchased from the open market. The building to be chosen is assumed to be of fair conditions where minor repairs only are necessary. A sum of RM100,000 is allowed for this purpose. Other works that need to be done for upgrading the building to be a CBIC shall also include such things as new plumbing/toilet, painting, electrical works. Furniture and other fixtures like lighting are also budgeted for. In all the building itself would require a sum of about RM500,000.

**Table 5.2.1 : Estimate of Cost for Proposed CBIC**

No	Items	Component	Estimated Cost
1.	Building	Purchase of building	RM 300,000.00
		Building Works	RM 100,000.00
		Painting	RM 10,000.00
		Electrical/M & E	RM 20,000.00
		New Toilets/Plumbing	RM 10,000.00
		Furniture/fixtures	RM 60,000.00
		<b>Sub-total</b>	<b>RM 500,000.00</b>
2.	Equipment/ other contents	Purchase of 2 computers and other office equipment	RM 15,000.00
		Exhibition display stands and materials	RM 20,000.00
		Resource center/materials	RM 20,000.00
		Audio-visual room & equipment	RM 20,000.00
<b>Sub-total</b>	<b>RM 75,000.00</b>		
3.	Operation cost for 1 years	Staff salaries (RM5,000 x 12)	RM 60,000.00
		Utilities (RM2,000 x 12)	RM 24,000.00
		<b>Sub-total</b>	<b>RM 84,000.00</b>
<b>TOTAL</b>			<b>RM 659,000.00</b>

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**(2) Equipment and Other Contents**

Costs for equipment and other contents, including computers, audio-visual equipment, equipment and materials for the resource centre, and exhibition display will require an estimated sum of about RM75,000.

**(3) Operation Cost**

The operation of this CBIC will require a sum of about RM84,000 a year, which include salaries of staff and utilities.

### 5.3 COST ESTIMATE FOR TRAFFIC CALMING AND STREET IMPROVEMENT

Cost for the traffic calming and street improvement project is estimated based on current contractual practices on civil works in Melaka. The cost estimate for this project include such components as road surfacing, new pavements (road and pedestrian), relocation of utility lines, street lighting, street furniture, public toilets, spot lights, and landscaping. The cost for improving Jalan.Tokong/ Jalan Tukang Besi and Jalan Tukang Emas is estimated to be about RM1.64 million as shown in the Table below.

**Table 5.3.1: Estimated Cost For The Proposed Project**

No.	Component	Total Length	Sub-total
1	Road resurfacing including removal of old pavement, minor repairs to open drains and covering them on both sides of the street. (30-40 ft standard street with parking on one side) inclusive of markings @RM8,000/chsin or RM121pfr	18 chains	RM 144,000
2	Pavement (plateau) + covered drains on both sides with parking on one side @ RM13,000/chain	7.5 chains	RM 97,500
3	Pedestrian pavement with tiles surface @ RM6.5/sq. ft	30,000sq.ft	RM 195,000
4	Relaying of subterranean utility supply lines (power and telephone) including removal of old lines and supports, and new wiring to premises, relocation of meters	L.S.	RM 500,000
5	Groundwork, pavement and stalls including one public toilet for the proposed Medan Selera area Lump sum	L.S.	RM 200,000
6	Decorative street lighting on poles inclusive of installation @ RM10,000/unit	9 units	RM 90,000
7	Wall mounted street lighting inclusive of installation @4,000/unit	15 units	RM 60,000
8	Spot lights including installation @ 5,000 per unit	5 units	RM 25,000
9	Planter boxes incorporating benches with specified plants @ RM3,000/unit	15 units	RM 45,000
10	Benches, drinking fountain and public phones, kiosk at proposed open space	L.S.	RM 50,000
11	Dustbin inclusive of mounting or attachment @ RM1,500/unit	3 units	RM 4,500
12	Installation of traffic and heritage signs	L.S.	RM 50,000
13	CCTV for proposed security system inclusive of wiring and installation and link to tourist police centre @ RM6,000 per unit (*see foot-note on page 5-1)	5 units	RM 30,000
<b>Total</b>			<b>RM 1,491,100</b>
Contingency at 10%			RM 149,100
<b>Estimated TOTAL PROJECT COST</b>			<b>RM 1,640,100</b>

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The total length of the street in the pilot project area in Zone 5 is 450 metres. This works to about RM 3,700 per metre.

#### **5.4 COST ESTIMATE FOR HERITAGE BUILDING CONSERVATION**

At this level of study, it is only possible to derive indicative estimates of cost for conservation work. The estimated cost of repair and restoration are divided into external (Table 5.4.1) and internal works (Table 5.4.2), for the purpose of apportioning sources of funding.

The costs are of course related to the extent of repair and restoration work required for a particular building. They also depend on the level of workmanship, for example in the restoration of architectural details, and the materials required, as in the case of special decorative tiles that have to be imported.

In the pilot project area, the early style and modern buildings have simple façade designs and may cost much less to restore than the typical units of the traditional or art deco styles used as examples in the cost estimation here.

Estimates are based on average costs for typical intermediate units, depending on the state of the building, ranging from good to poor. A building that is considered to be in good condition may some times require preventive work to preserve certain features or may require conservation work after detail investigation. A building in poor condition generally involves major repairs or even replacement to roof structures and repair or replacement of many architectural items.

##### **(1) Estimated Cost of External Repair for One Unit**

The external repair costs cover mainly the roof, external facades, doors and windows, external beams especially on the verandah, external decorative tiles and other decorative elements like stucco and mouldings. For a typical intermediate unit of good conditions, the repair cost is estimated to be RM17,500, while it will be RM61,500 for a fair condition unit, and RM133,000 for a poor condition unit. The bulk of the poor condition unit repair cost comes from the roof, window & doors and façade beams which often require total replacements. (Table 5.4.1)

**Table 5.4.1: Estimated Costs of External Repair of A typical Intermediate Unit**

No.	Component	Activities	Building Conditions		
			Good	Fair	Poor
1.	Roof	Repairs	RM7,500	-	-
		Replacement	-	RM20,000	RM50,000
2.	Façade	Cornices, stucco, 'chien nien', decorative mouldings	RM3,000	RM8,500	Rm15,000
		Replastering of walls	RM1,500	RM3,000	RM5,000
		Painting (lime wash)	RM2,500	RM3,000	-
3.	Gutter	Galvanized iron	RM500	RM1,000	RM1,500
		Copper	-	RM2,500	RM5,000
4.	Doors and Windows	Repair	RM2,500	-	-
		Replacement	-	RM10,000	RM20,000
5.	Verandah	Floor tiles/finishes	-	RM2,500	RM3,000
6.	Façade Beam	Repair	-	RM3,500	-
		Replacement	-	RM5,000	RM20,000
7.	Decorative wall tiles		-	Rm3,000	RM10,000
<b>Total for Roof and External Repairs</b>			<b>RM17,500</b>	<b>RM61,500</b>	<b>RM133,000</b>

## (2) Estimated Cost of Internal Repair for One Unit

The cost of internal repair for an intermediate unit covers the costs of internal brickwall and plastering, staircases, floors, doors and windows, painting, partitioning, air well, ceiling, electrical wiring and plumbing/toilet. For a good condition building the internal repair work is estimated to cost RM50,000, for a fair condition building, the cost is RM80,000 and for a poor condition unit, the cost is RM150,000. (Table 5.4.2)

**Table 5.4.2 : Estimated Costs of Internal Repair of A typical Intermediate Unit**

<b>INTERNAL REPAIRS</b>					
<b>No.</b>	<b>Component</b>	<b>Activities</b>	<b>Building Conditions</b>		
			<b>Good</b>	<b>Fair</b>	<b>Poor</b>
1.	Brick Wall & Plastering	Repairs	RM3,000	RM5,000	RM10,000
2.	Wooden Staircase	Repairs/ replacement	RM1,500	RM3,500	RM15,000
3.	Floor	Decorative Tiles	RM1,500	RM3,000	RM10,000
		Timber floor beams and floor boards	RM5,000	RM10,000	RM20,000
4.	Doors and Windows	Repair /Replacement	RM3,000	RM6,000	RM10,000
5.	Partitions		RM3,000	RM7,000	RM15,000
6.	Painting		RM7,000	RM8,500	RM10,000
7.	Air Well (parapet wall, ceramic decorative air vent, timber louver shutters)		RM5,000	RM10,000	RM20,000
8.	Ceiling		RM2,500	RM5,000	RM10,000
9.	Electrical wiring		RM10,000	RM12,000	RM15,000
10.	Toilet/plumbing		RM8,500	RM10,000	RM15,000
<b>Total for Internal Repairs</b>			<b>RM50,000</b>	<b>RM80,000</b>	<b>RM150,000</b>

## (3) Total Repair/Restoration Cost for An Intermediate Unit

The total repair and restoration cost for an intermediate unit therefore total RM67,500 for a good condition building, RM141,500 for a fair condition building and RM283,000 for a poor condition building. (Table 5.4.3)

**Table 5.4.3 : Estimated Costs of Repair/Restoration of A typical Intermediate Unit**

<b>No.</b>	<b>Type of Repairs</b>	<b>Building Conditions</b>		
		<b>Good</b>	<b>Fair</b>	<b>Poor</b>
1.	External Repair/Replacement	RM17,500	RM61,500	RM133,000
2.	Internal Repair/Replacement	RM50,000	RM80,000	RM150,000
<b>Total Repair/ Restoration Cost</b>		<b>RM67,500</b>	<b>RM141,500</b>	<b>RM283,000</b>



#### (4) Estimated Cost for the Heritage Building Conservation Project

The total estimated cost for the Heritage Building Conservation Project in the Pilot Project Area is estimated as indicated in Table 5.4.4.

Out of the total number of 132 units surveyed in Zone 5, only 82 units are selected for the proposed Heritage Building Conservation Project, excluding those that are recently renovated, or are of modern design and those belonging to temples or other institutions. Of these 82 units, 49 units are of the early Dutch or Simple style, 3 are traditional Chinese style, 11 are Art Deco style, 7 are Straits Eclectic style and 3 are mixed style.

The estimated per unit costs of repair/restoration by building conditions in Table 4.5.3 are applied to each of these categories except for the Early and Traditional Malay and Traditional Styles, as these are much simpler in design and hence only ½ of the unit repair cost is applied.

The total estimated cost for the 82 units amounted to RM7.85 million. (rounded to nearest '000)

**Table 5.4.4 : Cost of Heritage Building Conservation Scheme (Significant Buildings) for Pilot Project Area**

Type	Condition/ No. of units	Estimated costs (RM)				
		Roof & external		Internal		
		Per unit	total	Per unit	total	
Early style*	Good	1	8,750	8,750	25,000	25,000
	Fair	40	30,750	1,230,000	40,000	1,600,000
	Poor	8	66,500	66,500	75,000	600,000
Traditional Chinese	Poor	3	133,000	399,000	150,000	450,000
Traditional Malay*	Poor	1	66,500	66,500	75,000	75,000
Straits Eclectic	Good	1	17,500	17,500	50,000	50,000
	Fair	6	61,500	369,000	80,000	480,000
Art Deco	Good	9	17,500	157,000	50,000	450,000
	Fair	2	61,500	123,000	80,000	160,000
Mixed Style (Chong Hoe Hotel)	Fair	2	61,500	123,000	80,000	160,000
	Poor	1	133,000	133,000	150,000	150,000
Transitional*	Good	2	8,750	17,500	25,000	50,000
	Fair	6	30,750	184,500	40,000	240,000
<b>TOTAL</b>		<b>82</b>		<b>3,360,750</b>		<b>4,490,000</b>

**NOTE :**

\* Costs for repair/restoration for façade & roof for Early Style and traditional Malay buildings are estimated as half of the cost for other styles of building because of their simple and plain design. The following types of buildings are not included in the costing of HCBS: gazetted monuments, temples, recently renovated buildings, and moderne buildings.

The above estimates are indicative only and a more accurate costing should be done after proper dilapidation survey and conservation plan for each building are completed.

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## 5.5 ESTIMATED COST FOR PILOT PROJECT IN ZONE 5

The total estimated cost for all the three schemes or projects for the Pilot Area of Zone 5 is thus estimated to be RM10.15 million (Table 5.5.1)

**Table 5.5.1: Estimated Cost for Pilot Area Projects**

No	Scheme	Estimated Cost
1	CBIC	RM 659,000
2	Traffic calming and street improvement	RM 1,640,000
3	Heritage building conservation	RM 7,850,000
<b>TOTAL</b>		<b>RM 10,149,000</b>

This estimated cost however must only be used as an indicative figure only, pending on more detail investigation into building conditions and thus repair/restoration costs.

## 5.6 ESTIMATED COST OF SIMILAR IMPROVEMENTS TO STUDY AREA

The estimation of total cost for similar improvements to the Study Area is done using the UNIT COST per item as computed from the estimation of costs for the Pilot Project in Zone 5. These unit costs per item are then applied to the computed total quantity covering the Study Area as in the AWDP to arrive at the total cost.

### (1) Unit Costs

The unit cost for setting up a CBIC is estimated to be RM659,000 inclusive of the operating cost for one year. In the AWDP, a Visitor Centre is proposed, and the cost for this Visitor Centre is roughly estimated to be RM5 million. This is just a indicative sum which may varies depending on the detailed design, structure, finishes of the Centre.

The Traffic Calming and Street Improvement Project in the Pilot Area is estimated to be RM1.64 million. The total length of the street is 450 metre and this work out to be RM3,700 per metre.

The unit costs of repair and restoration of heritage buildings for good, fair and poor conditions are estimated to be RM 67,500, RM141,500 and RM283,000 respectively.

**Table 5.6.1: Unit Costs of CBIC, Street Improvement and Building Conservation**

No.	Scheme	Category	Unit Costs
1	Interpretation Centres	Main Visitor Centre	RM 5 million
		CBIC	RM659,000
		-	RM3,700 per metre
3	Heritage Building Conservation	Good Condition	External (RM 17,500)
			Internal (RM 50,000)
			Total RM 67,500
		Fair Condition	External (RM 61,500)
			Internal (RM80,000)
			Total RM141,500
Poor Condition	External (RM 133,000)		
	Internal (RM 150,000)		
	Total RM 283,000		

**(2) Estimated Cost of Visitor Centre and 3 CBIC For The Study Area**

The total cost for the visitor centre and 3 CBIC (zone 2,3, and 5) are therefore estimated to be RM 6.977 million. (Table 5.6.2) Cost for the other interpretation centres at the lower level, that is those in the temples, mosques and other Chinese clan houses which further support the CBICs are not included in the cost estimate for the Study Area. It is assumed that cost for this level of centre will be funded by their respective owners.

**Table 5.6.2: Estimated Cost for VC and CBIC In the Study Area**

No	Scheme	Estimated Cost
1	Visitor Centre in Zone 1	RM5,000,000
2	3 CBICs (Zone 2,3,5)	RM1,977,000
<b>TOTAL</b>		<b>RM6,977,000</b>

**(3) Estimated Total Cost of Traffic Calming and Street Improvement For Study Area**

The unit cost of street improvement as estimated from the pilot project is found to be about RM3,700 per metre. The total length of street in the Study Area, excluding those in Zone 1 or the civic area, where the streets are of good conditions and state of maintenance, that is from Zone 2 to 8 is found to be 3,550 metres. Although there may be some features that may be different in the other zones compared to Zone 5, it is assumed that such differences are minor and will not adversely affect the total cost of the street improvement work.

Applying the unit cost of RM3,700 to the total length of 3,550 m, the total cost is thus estimated as RM13,135,000.

**Table 5.6.3: Estimated Cost for Street Improvement in Study Area**

Zone	Street Length in Metre	Unit Cost per metre	Cost
2	550	RM 3,700	RM 2,035,000
3	520		RM 1,924,000
4	330		RM 1,221,000
5	450		RM 1,665,000
6	230		RM 851,000
7	930		RM 3,441,000
8	540		RM 1,998,000
<b>Total</b>	<b>3,550</b>		

**(4) Estimated Costs For Heritage Building Conservation in Study Area**

The estimation of the Heritage Building Conservation is more complex as it would actually require more in depth survey on the types of style, heritage values and the building conditions in order to apply the unit cost of repair and restoration as obtained from the Pilot Project Estimation (Table 5.6.1).

Of the 318 private houses identified to be in either fair or poor condition in the Study Area, an assumption is therefore made that about 30% of total number of buildings are significant buildings which have architectural, cultural and historical significance and hence requires full restoration works. It is further assumed that those buildings with lesser architectural or historical significance would only require external repairs. Based on the initial survey reported in Chapter 2, it is found that in the entire Study Area, about 90% of the buildings are of good to fair conditions while about 10% are poor condition.

Furthermore, it is also assumed that buildings fronting the road are considered for repair and renovation in the first stage of the conservation, those that are not fronting the road would be scheduled to later stages.

On the basis of this assumption, 90 units would require internal as well as external repairs and restoration, while 228 units require only external repairs. (Table 5.6.4)

The total estimated cost of carrying out the Heritage Building Conservation within the Study Area is thus roughly estimated to be about RM30.88 million. (Table 5.6.5)

**Table 5.6.4 : Total Number of Buildings by Type of Significance in Study Area**

Building Type *	Building Condition		
	Fair	Poor	Total
Significant (requires external and internal repair)	80	10	90
Non-Significant (only external repairs)	190	38	228
<b>Total</b>	<b>270</b>	<b>48</b>	<b>318</b>

\* Based on the assumption that 30% of the 'fair' and 20% of the 'poor' condition buildings are significant building requiring both external and internal repairs.

**Table 5.6.5 : Total Cost of Heritage Building Conservation for the Study Area**

Building Type	Building Condition		
	Fair	Poor	Total
Significant (requires external and internal repair)	(80 x 141,500) 11,320,000	(10 x 283,000) 2,830,000	14,150,000
Non-Significant (only external repairs)	(190 x 61,500) 11,680,000	(38 x 133,000) 5,050,000	16,730,000
<b>Total</b>	<b>23,000,000</b>	<b>7,880,000</b>	<b>30,880,000</b>

**(5) Total Cost for Implementation of Improvements in Study Area**

Thus, the implementation of similar improvements, namely, CBICs (include VC), street improvements and heritage building conservation schemes for the Study Area would incur a total estimated cost of about RM 51million. (Table 5.6.6)

**Table 5.6.6: Estimated Total Cost for Improvement Projects in Study Area**

No	Scheme	Estimated Cost
1	VC and 3 CBICs	RM 6,977,000
2	Traffic calming and street improvement over 3,550 metres	RM 13,135,000
3	Heritage building conservation	RM 30,880,000
	<b>Total</b>	<b>RM 50,992,000</b>

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## 5.7 SOURCES OF FUNDING FOR IMPROVEMENT PROJECTS

Funding for the improvement proposals is deliberated based on the nature of such improvements. The traffic calming and street improvement for instance involves work on the street, which is under the jurisdiction of the local authority. Thus, such improvement works can and must be funded by the public sector. The funding for the three improvement initiatives are discussed below.

### **(1) Funding for VC and CBICs**

It was evident at the public participation workshops that the private sector is in no position financially to set up the proposed VC and the ICs. It is proposed that the MPMBB seeks State aid or Federal funds to refurbish and restore the warehouse as a VC and build the proposed three CBICs costing up to about RM 7 million over a reasonable time period.

Moreover, these are tourism related projects and they can surely qualify for assistance under tourism promotion under MOCAT or the State Tourism.

### **(2) Traffic Calming and Street Improvement**

Presently, the MPMBB maintains the streets in the Study Area, which includes repair, resurfacing of road, traffic signs and others. It also provides all the basic urban services like drainage, garbage disposal, sewerage.

The proposed traffic calming and street improvement thus is most appropriate to be funded by the local authority using its development fund.

### **(3) Funding for Heritage Building Conservation**

For the very fact that most of the heritage buildings in the Study Area are privately owned, it is difficult for the conservation proposal to be fully funded by the Government. It is therefore reasonable to assume that a major part of such building repairs or restoration would have to come from the private sector. In the initial stage of the conservation effort in the Study Area, 318 units along the road frontage have been identified for repair and restoration. The total cost of RM30.9 million is estimated for this which averages to about RM100,000 per unit.

As discussed in Chapter 2, the Melaka Heritage Conservation Enactment of 1988 actually does provide for the local authority to set up a Heritage Fund to carry out conservation works. Therefore, once the proposed HCU in the MPMBB is established, the next initiative would be to set up such a Fund, with contributions from the Federal and State Government.

The details on how the assistance of using the Fund for conservation, either in the form of financial assistance to meet the cost of repair work of heritage buildings, irrespective of whether they are private or public, i.e. as a grant, interest free loans, or partial aid and partial grant, etc., shall have to be worked out on a case by case basis. This procedure should however be established with consultations with not only the government agencies, but also with local community groups. This would later tied up with the anticipated amendments to

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the Town and Country Planning Act, whereby a Conservation Fund would be included in the amendments to the Act.

Based on practices in some countries, property tax deferral and exemptions accorded to owners to undertake repairs are seen to be very effective. However, in Melaka, assessment paid by owners of buildings in the Study Area may not be large enough to act as an inducement for owners to undertake repairs. A revolving fund that allows up to say 50 percent of the repair costs to be funded from the Heritage Fund may perhaps be a better inducement for owners to carry out the conservation works.

On the assumption that a full 50 percent grant-aid is provided from the Heritage Fund, the total amount that is to be provided for this work in the Study Area would be RM15.45 million, that is, half the total of RM30.9 million incurred.

Applying a 'means' test on the economic status of the owners of the buildings in the Study Area, the percentage of the grant-aid could be varied with those in dire need receiving the full 50 percent grant and the others receiving between say, 10 percent to 49 percent. Assuming on the average 25 percent is to be provided by the Fund, then the ratio of public to private funding would be RM7.7 million to RM23.2 million respectively. Whether the Fund is to provide the RM7.7million or 25 percent of the total cost as an outright grant or as a soft loan, which is interest free, repayable over a period of years could be ascertained when the Fund becomes operational.

The funding for the three improvement projects to the Study Area is thus proposed as shown in Table 5.7.1 below.

**Table 5.7.1: Proposed Funding for Environment Improvement and Conservation Project in Study Area**

	<b>Public Sector (million)</b>	<b>Private Sector (million)</b>	<b>Total (million)</b>
CBICs and VC	6.9	-	6.9
Traffic Calming and Street Improvement	13.1	-	13.1
Heritage Building Conservation	7.7	23.2	30.9
<b>Total</b>	<b>27.7</b>	<b>23.2</b>	<b>50.9</b>

## 5.8 TIME SCHEDULE FOR PROPOSED IMPROVEMENT PROJECTS

The project period for implementing the proposed improvements is proposed to take five years, from 2003 ending in 2007.

The phasing of the implementation of the projects takes into account the implementation of the Pilot Area Projects in Zone 5, with subsequent priority given to street improvement in Zone 3 where the Jonker Walk project is now being implemented.

The subsequent phases of the repair and restoration works in the other zones are to follow the schedule as proposed and shown in Figure 5.8.1.

The total cost of RM50.9 million needed to undertake the improvement projects over the years can be budgeted annually as shown in Table 5.8.1 below spreading out over the 5 years period and divided into public and private contributions.

**Table 5.8.1 : Estimated Expenditure by Year for the Improvement Projects 2003 to 2007**

Category	(RM million)											
	2003*		2004		2005		2006		2007		Total	
	Public	Private	Public	Private	Public	Private	Public	Private	Public	Private	Public	Private
CBIC & VC	3.5	-	3.4	-	-	-	-	-	-	-	6.9	-
Street Improvement	3.0	-	3.0	-	3.0	-	2.5	-	1.6	-	13.1	-
Heritage Bldg Conservation	1.5	4.5	1.5	4.8	1.5	4.7	1.5	4.6	1.7	4.6	7.7	23.2
<b>Sub Total</b>	<b>8.0</b>	<b>4.5</b>	<b>7.9</b>	<b>4.8</b>	<b>4.5</b>	<b>4.7</b>	<b>4.0</b>	<b>4.6</b>	<b>3.3</b>	<b>4.6</b>	<b>27.7</b>	<b>23.2</b>
<b>Total</b>	<b>12.5</b>		<b>12.7</b>		<b>9.2</b>		<b>8.6</b>		<b>7.9</b>		<b>50.9</b>	

\* priorities given to implementation of proposed improvements to the Pilot Area of Zone 5 and Zone 3.

In the first year, a some of 12.5 million is budgeted with 8.0 million from the government and 4.5 million to be raised from the private. Out of 8 million from the government, 6.5 million shall be used to develop the visitors centre and 2 CBIC's and street improvements on Jalan Tokong/ Tukang Emas/ Tukang Besi and Jonker Street. 1.5 million is set aside to fund heritage building conservation



Zone	Activity	Year					Remarks
		1	2	3	4	5	
1	VC • Heritage Bldg Con.						The VC should also be started from Year 1. The building improvement could be delayed to Year 3.
2	CBIC • Street improvement • Heritage Bldg.Con						Work in Zone 3 to start in Year 1 as Jonker Walk project is already a committed project. With the ongoing River Improvement Program, it is advisable to conduct the repairs of buildings in Zone 4 as soon as possible Work in Zone 5, the pilot project area, is to be followed next.
3	CBIC • Street improvement • Heritage Bldg.Con						Work in Zone 5, the pilot project area, is to be followed next.
4	• Street improvement • Heritage Bldg.Con.						Zones 2 to 4 have greater number of heritage and non-heritage buildings in need of repair, hence work on the built form and the streetscape in these zones would take up to Year 4 to complete.
5	CBIC • Street improvement • Heritage Bldg.Con.						The 2 CBICs is to be completed in Year 1.
6	• Street improvement • Heritage Bldg.Con						Work in Zones 6 to 8 could be undertaken from years 3 to 5
7	• Street improvement • Heritage Bldg.Con.						
8	• Street improvement • Heritage Bldg.Con.						

Notes: Visitor centre in Zone 1  
 CBIC in Zones 2, 3 and 5

**Figure 5.8.1 : Proposed Phasing of Projects for the Proposed Improvement Projects in the Study Area**

Chapter 6:

**MEASURES FOR PROJECT  
IMPLEMENTATION**

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**T**his Chapter discusses the follow up measures that should be taken particularly by the local authority towards achieving implementation of the proposed pilot area improvement plans in the near future and the Area Wide Development Plan in the suggested time period of 5-7 years given in Chapter 5.

The elements discussed in this chapter include the need for continuing public participation and local community involvement, amendments to legal provisions and supports, possible sources of funding, and finally institutional strengthening and capacity building.

## **6.1 CONTINUITY IN PUBLIC PARTICIPATION & COMMUNITY INVOLVEMENT**

### **6.1.1 Importance of Continuation in Public Participation**

Public participation is an important and integral aspect of this study and promotes the practice of good urban governance. Without public and community involvement in the planning of improvement measures, plans proposed for implementation would likely to meet with little supports or out right objections from the local communities. Likewise, without the active participation from the communities, improvement plans implemented would likely not be



sustainable. The reason being that most improvement plans affect local communities and unless and until they perceived themselves as part of the decision making process and their aspirations or wishes reflected in the plans, they would not feel they owned such facilities or plans.

This public participation and community involvement have been incorporated into this Study as much as possible within the allowable time frame, with the conduct of two workshops and a focus group discussion as described in sufficient details in sections 2.4 and 4.3 of this report.

However, public participation does and should not stop at the conclusion of the planning step. The continuation of this public participation is essential, even after the project has been implemented. The reasons being:

- The proposed plans requires further refinement if in the course of implementation, certain constraints or inclusions must be catered for, and thus active involvement by the community for such changes is needed,
- Funding for improvements of privately owned premises, although discussed and put forth in Chapter 5 above, requires continuous discussion and participation from the local community. This is particularly essential if the suggested private initiated Heritage Management Corporation is to be established.

- 
- Management and monitoring of the implemented pilot improvement plans, for instance, is needed and the success of such management requires the active participation of local communities,
  - Sustainable planning and improvement efforts for the other areas within the AWDP. If proven successful, the proposed pilot area improvement plans should be replicated to the other areas based on the proposed AWDP. Hence continuation of public participation and local involvement is necessary.

### **6.1.2 Suggestions for Continuing the Public Participation Process**

The outcomes and results of the public participation conducted in this Study are by no means perfect and complete. There are still rooms for improvement as this public participation process continues into the next stage of project implementation, management and monitoring.

#### **(1) Set up A specific Public Participation Committee or Taskforce**

A public participation taskforce should be set up, to be initiated by the local authority, in particularly the HCU. The taskforce should include chiefly the State Government, PERZIM and the proposed HCU as well as the other departments such as land use planning, enforcement and urban services. Prominent persons representing local communities and NGOs (such as MHT) should also be included.

#### **(2) Draw Up a Public Participation Action Plan**

A specific action plan on public participation should then be drawn up by this taskforce, for each calendar year, indicating a series of regular public participation discussions, forum or consultation meetings, each with clear targets and objectives. This action plan shall be drawn up in relation to the implementation schedules of the proposed improvement plans and AWDP. Just two workshops and a discussion are just insufficient for in depth consultation with local communities. More regular meetings, discussions, forums are much needed.

#### **(3) Better Public Relation and Publicity**

The suggested taskforce should then begin to work closely with the local communities. Using public media, the taskforce shall publicize its establishment, its objectives, its activities and action plan to the public. Transparency is important to seek the full support and involvement of the local communities.

#### **(4) Funding**

Funding for the holding of public participation activities should be part of the HCU operative funding from the State or Local Government.

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### **(5) Wider and Larger Representation Of All Local Communities**

The proposed Taskforce should seek to obtain a wider and larger representation of all local communities. The participation level and coverage of public participants in the workshops and discussion in this Study was judged to be rather narrow. Efforts should be made to heighten awareness of public participation to the public and to achieve better turnouts from all communities in future workshops, discussion or forums.

### **(6) Training**

Part of the objectives of the Taskforce is also to train staff both in the local authority and NGOs in public participation organization and management skills. Resources from the private organizations, local interest groups, NGOs in terms of contributing towards the use of venue, operational funds, human resource should be considered. This would also help to publicize the work and activities of the Taskforce.

### **(7) Develop a Public Participation Model for Melaka**

This Study has produced a Manual on public participation. It is essential that the local authority, through the proposed public participation taskforce, apply the suggested procedure in the Manual and continuously refine this process so that a sustainable form or model of public participation for the case of Melaka can be developed. The Manual is to provide the starting point and a reference guide to this exercise.

## **6.2 PREPARATION OF A HERITAGE MANAGEMENT PLAN**

The Local Planning Authority of Melaka must prepare a Heritage Management Plan (HMP). This HMP is wider in scope and basically prepared by building on the 'Special Area Action Plan' suggested in Chapter 3 which is to be prepared using the concept and methods as demonstrated here as the AWDP. The Special Area Plan is basically a physical improvement plans with clear policies and strategies.

The HMP however, is to expand further the Special Area Plan, to include the various 'tasks' suggested to be carried out by the Local Authority, such as the continuous conduct of public participation, institutional strengthening, preparation of database on all heritage and non heritage buildings, preparation of heritage building improvement plan and guidelines, schedule on improvement projects for the conservation area, specific funding sources and private / public contribution to the heritage building conservation project, type of management corporation to be set up, etc.

The HMP shall thus include the following major steps:

The HMP shall also include special measures listed below to be undertaken by the local authority for revitalizing the local economy:

- encourage long-term investment by increasing market value of businesses or properties in the conservation area,
- support the building restoration trades, the retail and service industries and new commercial opportunities thereby creating employment within the Area.

- 
- support and reinforce Melaka's importance as a world-class tourist destination.
  - devise incentives, waivers and other forms of encouragement to induce local communities and businesses to retain their traditional lifestyle in the Conservation Area,
  - provide free professional consultative services to local stakeholders in such areas as heritage building restoration, repairs, approval for internal refurbishment, sustainable reuse of buildings.

In order that the Local Authority is able to achieve all the above suggested actions or tasks under the proposed Heritage Management Plan, a special unit to be called the Heritage Conservation Unit (HCU) must be set up in the Local Authority. Details on the setup of such a unit is given in the next Section below.

### **6.3 ESTABLISHMENT OF A HERITAGE CONSERVATION UNIT**

A review of the existing capacity of MPMBB contained in Chapter 2 reveals that MPMBB has capacity and financial resources to set-up and establish an efficient, effective and knowledge-based Heritage Conservation Unit (HCU), to implement the strategies for heritage conservation formulated in this Study.

Summarising the reasons described in Section 2.5 of Chapter 2, MPMBB is found to have the following qualities and attributes:

- Sufficient legal provisions to carry out planning, enforcement and implementation of urban environment and conservation projects,
- Impending amendments to the town and country planning act to expand the scope of local authorities to include heritage conservation,
- Existing unit at MPMBB has some basic arrangements with PERZIM to manage heritage buildings, and
- A strong administration and financial set up.

MPMBB is basically well positioned to manage and implement projects on Urban Environment Improvement and Heritage Conservation in the State as outlined in the Heritage Management Plan above.

However, to effectively carried out these functions, the setting up of a Heritage Conservation Unit (in short HCU) within MPMBB, to be staffed by specialists and professional conservation staff knowledgeable in period architecture and history is deemed necessary and advantageous.

#### **6.3.1 Organisation, Staff and Funding for HCU**

##### **(1) Organisation of the HCU**

There are two options of setting up the Heritage Conservation Unit (HCU) within the MPMBB (Figure 6.3.1).

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### **Option A**

Under this Option, the Unit operates as an independent Department, at par with the other eight departments of MPMBB. Under this set up, the merits are:

- The Unit's functions are not confined to only Planning and Building Control but include socio economic activities which covers tourism, conservation education, cultural heritage, etc, and thus extends beyond the scope of the Planning and Building Control Department;
- The line of command provides for the Director of the Unit to report directly to the Council Secretary and thereby, expediting the day to day operations of the Unit;
- Actions for enforcement, road works, parks and gardens, etc, in the AWDP could be swiftly carried out with the channel open for the Director to communicate directly with the Heads of relevant Departments in the MPMBB or through the Council Secretary;
- The HCU as a free standing department is easily identified by both the public and the private sectors e.g., MHT, PERZIM, Conservation Committees, who would be in constant and regular contact in carrying out their duties.

### **Option B**

The Unit, under Option B, can continue to function as a Section within the Planning and Building Control Department in the MPMBB. The merits for this Option being:

- Low operating cost;
- No new budget allocation needed; and
- Easy administration.

However, this Option has the obvious demerit, as the Head of the Unit has to coordinate his duties with the Head of the Department of Planning and Building Control. This might be an impediment as it might slow down the Unit's operations.

### **Selection of Option A or B**

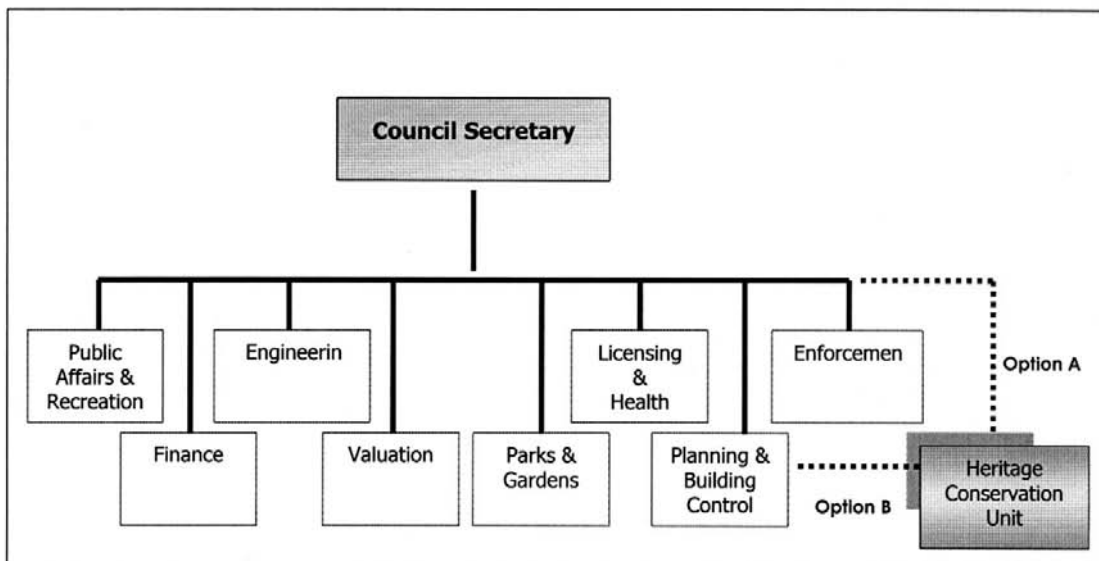
MPMBB, being in a better position to assess the administrative issues involved, could choose either Option A or Option B for the duration of the project period. Both have their own merits. At the end of the project period however, MPMBB should evaluate its position and consider whether to have its Conservation Unit as a department or as a section.

### **General Working of the HCU**

The HCU should have professional and sub-professional staff like architects, planners, engineers, draughtsmen, and technical assistants who should be provided training in conservation work and who should be aware of the shared vision of the Study Area.

The HCU shall take advice from the Preservation and Conservation Committee set up by the State Government under *Clause 3* of the Preservation and Conservation of Cultural Heritage Enactment, 1988. In addition, HCU shall advice or co-ordinate its work with PERZIM as this is the officially appointed lead agency under the State Enactment.

The job functions of HCU are more extensive and not just confined to heritage building conservation only. Its area of coverage is confined to 0.61 sq. km of MPMBB's area which is designated as Heritage Conservation Zone 1 – Block 1 and 2 in the draft local plan of the Council. This area is sub-divided into eight Zones each with its own attributes. There are a total of 1,423 building lots, some with heritage buildings, some institutional or civic buildings and most others with not much architectural, cultural or historic significance. Nevertheless most of the buildings have to be repaired, restored or refurbished under this conservation programme.



**Figure 6.3.1: Proposed Organisation of Heritage Conservation Unit**

**(2) Staff for the HCU**

The HCU is to be headed by a Director with a staff strength of eight (including the Director), comprising 3 professionals, 4 sub-professionals and 1 clerk. This is the initial staff number that can be reduced to half once the project is completed in five to seven years.

The Director has a critical role in the management plan as he co-ordinates conservation work in the area with PERZIM, the Preservation and Conservation Committee, the Preservation and Conservation Fund, building owners, government agencies and public enterprises.



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Besides running the Unit, his more important roles are:

- Communicates with leaders of resident associations, temple committees, business and travel groups in addition to owners, on the nature and scope of renovation work needed.
- Advises and assists them in the submission of plans, obtaining approvals, arranges with private developers and property management to meet owners required to undertake repair or renovation work.
- And when the conservation fund becomes operational, he has to advise the fund board on disbursement of grants to owners of buildings for repairs.

For smooth implementation of the strategies formulated in the Study, the HCU needs to be subdivided into three divisions according to the type of conservation work. (e.g., related to buildings, or to streets or to socio-economic matter). Each division is led by a conservation architect, conservation engineer and a conservation planner, as shown in Figure 6.3.2.

### **(3) Financing**

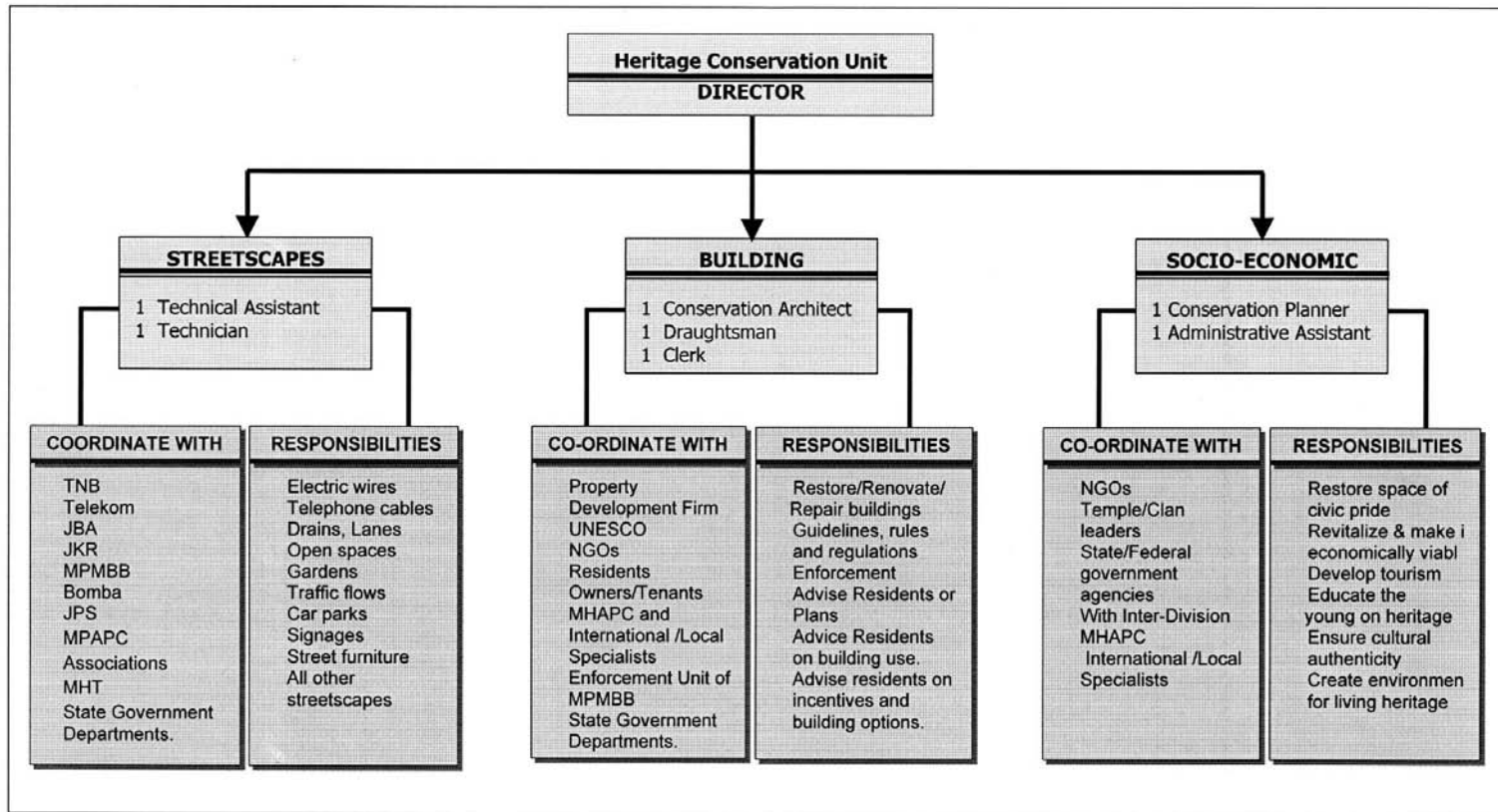
In 1999 the Planning and Building Control Department budgeted for RM 1.0 million as operating expenditure to meet personal emoluments, supplies and services and other recurrent expenses. With a staff of 27 it works to RM 39,000 per employee.

The HCU with a staff strength of 8, probably requires about RM 312,000 per year as operating expenditure, based on the above estimates including expert services that need to be paid for.

### **(4) Training**

The two additional professionals to be recruited into the HCU that is, the engineer and the planner could be fresh graduates, who should be provided with training on preservation and conservation methods. These two would eventually form the nucleus of the HCU. The sub-professionals could be currently working in MPMBB and have been exposed to conservation work or have experience in such work and be seconded from the Planning and Building Control Department or the Engineering Department. If this is not possible, experienced sub-professionals could be recruited from the private sector.

With the impending amendments to be made to the Town and Country Planning Act, 1976 to include conservation, the scope of obligatory work of MPMBB would increase by this special area of work. MPMBB has no alternative but to expend this extra amount to establish this technical unit to provide this additional, technical service.



Note: The working of all three divisions in the HCU must coordinate with the public participation task force described in Section 6.2.1, in all their activities.

**Figure 6.3.2 : Organisation of Staff and Responsibilities of HCU**

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### 6.3.2 Scope Of Work Of The HCU

The scope of work to be undertaken by the HCU can be divided into three divisions, that is, work on the conservation of the *built form* of the Study Area; the restoration and beautification of the *public realm* and finally the work on the revitalising the *socio-economic* aspects of the rate payers, residents and stakeholders in the Area. The first two relate to the physical attributes of the Study Area and the last to creating an awareness of conservation among the residents and ensuring in the creation of an environment conducive for a better standard of living.

#### (1) Buildings Division

The historic development of Melaka over five centuries is reflected in the existing buildings in the Study Area. Each of the eight Zones has buildings with its own unique character that needs to be conserved. The Buildings Division will confine itself to buildings and building lots, that is, the *built form* of the Area.

Renovation and restoration works should attempt to re-create architectural features consistent to the Zone.

#### Responsibilities of this Division:

- Carry out an inventory of all buildings in Area;
- Prepare guidelines, standards, rules and regulations including maintenance manuals on the restoration, renovation, repair and refurbishing of buildings, both heritage and non-heritage;
- Establish guidelines and standards for infill developments.
- Advise residents on plans, building use and building approvals;
- Advise owners of buildings on facilities on financing the repair works;
- Identify heritage value buildings that could apply for financing from the Heritage Conservation Fund; and
- Arrange with owners of non-heritage buildings to go into agreement if they wish, with developers for financing repair works.
- Develop a clear and simple regulatory and permit review framework for the working of the division, there should be no any uncertainty or ambiguity on the development or maintenance of premises within the Study Area, otherwise it will be subjected to false interpretation that may damage the heritage values.

In carrying out these responsibilities, the staff of this division need to co-ordinate with the following agencies and bodies:

#### Coordinate with:

- State Government Departments, e.g., JKR, Bomba, PERZIM, etc;
- Conservation Committee and sub-committees;
- International and local conservation specialists;
- NGOs;
- Residents, owners and tenants; and
- Conservation contractors, property management firms and financial institutions.

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The staff of this division should be exposed to training on conservation and they should be quite familiar with the type of materials, colours and fixtures used in renovation, construction of new buildings as well as the control and adaptive re-use of buildings.

This division of MPMBB does not have the capacity and expertise to manage the financing of projects hence should leave the repair and renovation works entirely to the owners to arrange their own funding. When the conservation fund becomes operational, the division could then help to identify owners who need financial assistance to carry out their repairs.

## **(2) Streetscapes Division**

The *streetscapes* or the *public realm* of the Study Area include the drains, lanes, five-foot ways, bus shelters, street lighting, street signs, overhanging cables and wires, electric and telephone junction boxes, roads, street furniture and fittings. Placing the wires and cables underground or hidden; replacing oversize signboards, straightening roads and lanes; improving culverts, etc are some of the beautification and conservation works to be undertaken by this division. Traffic movement, car parking and pedestrian movements also come under the purview of this division. This division would also look into all elements of streetscapes, that is, everything on the street except buildings and lots, that could be improved upon to reflect the authenticity of the Area.

### **Responsibilities of this division:**

- To reorganize overhead wires and cables;
- To improve roads, back lanes, drains, etc;
- Maintain open spaces;
- Car parks, traffic flow;
- Signages (both traffic and others), street furniture, public toilets and public phones;
- Provide appropriate landscaping, sidewalks; and
- Street lighting.

Regular discussions with government agencies like TNB, Telekom, JBA, JKR and Bomba as well as JPS to carry out the above restoration and repair works are also needed. In addition this division needs to:

### **Co-ordinate with the following:**

- Departments within MPMBB such as Enforcement, Engineering, Parks and Gardens, etc;
- Resident associations, NGOs on shared vision on principles of conservation; and
- Bomba on fire fighting equipment suitable for the Study Area.

Almost all expenditure incurred by this division would have to be borne by MPMBB. Private sector involvement in the streetscape beautification is minimal and perhaps would be confined to public parks, open spaces, and street furniture. Roads, lanes, pavements and other major works have to be from MPMBB sources.

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### **(3) Socio-Economic Division**

The staffs in this division need to be trained on conservation issues and they should be knowledgeable in the local culture and customs of the various communities. They should know the type of business activities that can revitalise the economic situation of the area. Initiate more opportunities for tourism; involve in the training of tourist guides, etc.

Encourage local participation of residents, students, temple and clan committees, trades peoples in dialogues so that the authentic cultural and social practices of the people are portrayed.

#### **Responsibilities of this division:**

- Set up interpretive centre(s) and visitor centre for the benefit of tourists and locals;
- Revitalise economic activity;
- Devise incentives, waivers and encouragement for conservation work,
- Work closely with local communities to initiate community-based activities and projects,
- Educate the young on heritage conservation;
- Ensure cultural authenticity in events held; and
- Create a environment for healthy living.

In carrying out the above responsibilities the division need to:

#### **Co-ordinate with:**

- NGOs;
- Temple and clan leaders;
- State and Federal Government e.g., MOCAT;
- Inter-department MPMBB; and
- International and local experts on conservation.

The funding needed for the setting up of the interpretive centre (IC) and the visitor centre (VC) could be obtained from the Federal Government through the Ministry of Culture and Tourism (MOCAT) under its Development Fund as a project in the Eighth Malaysian Plan.

All other expenses both operating and development could be shared by both the private and the public sectors.

### **6.3.3 Funding of the HCU and Its Activities**

#### **(1) Operating Cost of HCU**

The HCU, either as a Department or a Section within the MPMBB, would operate under the budget of the Municipality. As mentioned earlier, the HCU with a staff strength of about eight would probably require between RM 300,000 to RM 400,000 annually to operate. The operational activities would be borne by the Municipality from the tax revenue it receives from the rate payers through assessment of property.

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## **(2) Development Cost Undertaken by HCU**

The budget needed by the HCU to implement the conservation project in the Study Area initially, and, thereafter the annually recurrent maintenance works, however, is to be borne by both the private and the public sectors. The public sector in this instance refers to MPMBB, the State Government and/or the Federal Government.

As stated earlier, the functions of the HCU is divided into three divisions, that is, the built form, the public realm (streetscapes) and the socio economic unit. The funds needed to conserve or undertake works on the built form is to be mainly borne by the private owners of the buildings. However, if the premise is designated as a national or state heritage building because of its cultural, architectural or historical value it could qualify to receive funding from the Conservation Fund, which is to be set up under the provisions of the State Enactment, 1988.

The budget for the public realm is however, to be fully borne by MPMBB and the streetscape works undertaken under its development expenditure.

The socio-economic division capital works such as the construction of interpretive and visitor centres is to be from State and Federal funds mainly. The maintenance of the centres has to be undertaken by HCU.

The total estimated cost of implementing the conservation project and the funds needed by each division of the HCU and the sources of funding are given in Chapter 5.

## **6.4 URGENT MEASURES FOR IMPLEMENTATION OF PROJECTS**

Among the various tasks for the HCU, the following measures are considered as urgent tasks to be undertaken by the local authority through the proposed HCU, in coordination with other agencies like PERZIM and in consultation with local communities in order to expedite the implementation of the Proposed Improvement Projects.

### **6.4.1 Inventory Database of Premises**

An inventory database of houses in the Study Area with those in poor condition and on road frontage, need to be identified. Particulars of income levels of the owners, their ability to carry out repairs independently or those requiring financial assistance need to be ascertained.

The historical or architectural significance of the premises need to be noted and classified into significant and non-significant premises. Assistance from PERZIM, MHT and Badan Warisan Malaysia must be obtained to ensure completeness and comprehensiveness of such databases.

Such database once it is completed, must be made public and transparent for all to use, add or comment on. This would help to promote conservation work and update this important database.

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#### **6.4.2 Setting up of A Heritage Conservation Fund**

As provided under Clauses 14 to 16 of the State Heritage Enactment, 1988 a preservation and conservation fund to be set up to provide financial aid in the form of grants or loans to owners of private premises within the Area. Premises of heritage significance could be designated as such and could be eligible for full financial aid for repair and restoration.

Non-significant heritage value premises however, could also apply to receive part financial reimbursement. However, a systematic procedure of approval for conservation work must be prepared by the HCU in consultation with the local communities, PERZIM, MHT and other related agencies, so that aids from the Government for such building conservation work must be awarded to those with full compliance to the established guidelines and requirements.

Contributions to such a Fund can be solicited from the Federal, State Governments, private institutions (such as Foundations, Banks), or other charitable organizations. Contributions from international bodies involved in conservation of heritage may also be possible.

#### **6.4.3 Guidelines for Heritage and Non-Heritage Buildings**

The HCU should prepare restoration and maintenance guidelines for heritage buildings by type and specific to each zone.

It should also provide guidelines for buildings of non-heritage significance which are in the Area so that the harmonious fabrics of the respective zones are maintained.

The detail internal and external standards of heritage buildings need to be stated whilst only the external features including the roof and façade of the non-heritage building need to be listed by type and zone.

#### **6.4.4 Standards Required for Restoration Work**

HCU should prepare a list of specifications on the materials allowed to be used for the repair or restoration work including the type and colour of the paintwork allowed for each group of building within each zone.

#### **6.4.5 Provide Architecture and Engineering Services**

To ensure restorations of buildings are handled in an acceptable manner a team of architects and engineers experienced in conservation and preservation need to be identified by HCU. This panel of professionals should offer their services free or at nominal rates to the owners. The HCU should seek assistance and involvement in this area from the MHT and Badan Warisan Malaysia.

#### **6.4.6 Schedule for Maintenance of Buildings**

HCU should set standards on the appearance and maintenance of buildings in the Area. The frequency of repainting and/or repairing the buildings need to be clearly stated.

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#### **6.4.7 Prepare List of Stockists**

HCU should encourage stockists of local materials that could be used in the preservation and conservation of buildings to set-up their businesses in the Area. In conjunction with this, HCU should prepare a list of materials allowed or preferred for heritage and non-heritage buildings.

#### **6.4.8 Maintain a Strict Control of Activities in Study Area**

Operators of unauthorized activities should be evicted from the Area. Local trades should be encouraged to operate in the Area with assistance from HCU in helping to find affordable rental premises. HCU should also encourage new economic activities such as stockists of building materials for renovation, architects and engineers to set-up offices in the Area.

This is not a comprehensive list but indicates the critical activities that need to be initiated to enable the successful implementation of the management plan.

#### **6.4.9 Initiate the Establishment of a Public Participation Taskforce**

The public participation and local community involvement in the planning process as demonstrated in this Study should be continued into the Project Implementation Stage and then further on for planning of similar improvements to the other zones or sub-areas in the Study Area based on the proposals in the AWDP.

#### **6.4.10 Enforced No-Demolition Policy and Evict Building Use Violators**

With the assistance from the MPMBB's enforcement unit, the HCU shall immediately enforce the no-demolition policy of any structure in the Conservation Area. Regular inspection shall be carried out. The HCU should through dialogue with the local community and its organization, seek its assistance in 'policing' the area and to report to the authority immediately for any violations. The banned use of vacant buildings for bird nest harvesting should also be enforced and violators fined or evicted.

#### **6.4.11 Initiate training of Tourist Guides and School Children**

With the assistance of MOCAT and tourist guide associations, the HCU can initiate some training programs for guides as well as school children. The former is to upgrade the professionalism of the guides while the latter is to ensure the younger generation can appreciate and hence aware of their valuable heritage and the need to conserve it.



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## **6.5 SUGGESTED AMENDMENTS TO LEGAL PROVISIONS**

As discussed in Chapter 2 on the review of existing laws on conservation, it is apparent that some amendments to these laws are necessary.

The 1988 Melaka State Heritage Enactment has provisions for empowering the local authority to carry out conservation work in the State but the coverage of such power overlaps with those of the PERZIM and Museum Department. Therefore amendments to such areas can be expedited so that the Enactment can be more practical and functional for the local authority.

The proposed amendments to the Town and Country Planning Act to include heritage conservation that is currently underway would also help to strengthen the legal framework of the local authority to exercise such power in conservation work. Most important of all, such amendment would require the local authority to prepare Special Conservation Area Action Plans. The proposed AWDP in this Study can serve as model and example for preparation of this much needed Action Plan.

## **6.6 TRI-PARTY PARTNERSHIP FOR IMPLEMENTATION AND MANAGEMENT**

It is suggested that the proposed HCU and the Local Authority initiate the setting up of a strong tri-party partnership, involving the government, the private sector (local businesses and other organizations) and local communities (include resident associations, religious, cultural groups and NGOs).

Such a partnership, through a continuous process of mutual consultation and participation, would plan, implement, manage and monitor all the conservation projects in the designated Conservation Area.

Chapter 7:

## **PROPOSALS AND RECOMMENDATIONS**

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**T**his chapter summarizes the seven main recommendations arising from analyses, discussions and proposals contained in the other chapters in this report.

The end results of this JICA Study may not be the ends to the means in the Conservation of the Historical Area of Melaka, but form the fundamental planning process and examples for continuous works to be carried out by the Local Authority, especially the proposed Heritage Conservation Unit in MPMBB.

### **7.1 ADAPTING THE PROCESS AND METHOD USED IN THE PROPOSED AREA WIDE DEVELOPMENT PLAN FOR THE PREPARATION OF THE SPECIAL AREA PLAN**

This Study strongly recommends that the Melaka State Government and MPMBB take the important step to prepare a ‘**Special Area Plan**’ based on the process, methods and some of the concepts, policies and strategies described in the proposed Area Wide Development Plan in this Study. The preparation of this important Plan, however, must be conducted with further and more in-depth public participation from all the local communities. Within this Plan, all the necessary guidelines, regulations, procedure and standards as discussed in Chapter 6 must be prepared and debated in obtaining a majority of consent from the local communities. This Plan, would then provide the proposed HCU to come up with a realistic Heritage Management Plan as described in Chapter 6, and prepare a implementable schedule for conservation projects.

As discussed in Chapter 3, the proposed **AWDP** is in fact equivalent in contents to an Action Area Plan within the context of the Structure Planning and Local Area Planning Process practiced by the State Planning Department. By preparing and gazetting a ‘Special Area Plan’ for the Study Area, the identified conservation core and its buffer zones will be legally protected. This would give the local authority the much needed legal muscles to enforce various regulations, guidelines, illegal demolitions or violations of those gazetted guidelines.

### **7.2 STRENGTHEN THE EXISTING INSTITUTIONAL SETUP**

The Study strongly recommends the setting up of an efficient **Conservation Unit** within the Local Authority (MPMBB) as discussed in Chapter 6. The unit shall be staffed with professionals and sub-professionals experienced in Conservation Planning. This unit shall carry out various tasks as outlined in Chapter 6, in carrying out detail planning, as well as providing consultation and facilitation to property owners in the repairs and maintenance of the historical structures and buildings. Very important for this Unit, is the initiation, planning and conduct of the further public participation as described in Section 6.2.1.

Following the establishment of this Unit, it should immediately, with the help of PERZIM, embark on the task of producing a much needed complete **data base** on all the buildings and structures in the conservation area. By building on what has been accomplished by the UTM 2000 study, research on the historical, cultural and heritage significance of many of these buildings must be carried out.

The results will help the Conservation Unit to ‘**grade**’ the historical buildings into various categories, and accord them with suitable ‘**status**’ and thus facilitating degree of financial assistance from the Government in their conservation. Buildings found to have significant historical interests for example (e.g. Tun Tan Cheng Lock’s old resident) must be suitably

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restored and conserved with financial assistance from the government and given correct interpretations. Other categories could include those with significant architectural merits, and those requiring works to restore them to their formal appearance.

By so doing, a systematic yet realistic '**Heritage Management Plan**' can be scheduled for implementation and facilitate the HCU to seek financial assistance from the Federal and State Government.

As discussed in Chapter 6, a **management corporation** can be set up with initiatives from the Conservation Unit and participation from the private sector for devising a practical and workable management plan to assist stake holders in restoration of their heritage buildings.

### 7.3 CONSERVATION FUND

This Study also recommends the proposed HCU in MPMBB to set up a **Conservation Fund** to carry out conservation projects in the designated Conservation Area. Details of contributions to this Fund and how it can be used to finance conservation projects for both heritage and non-heritage buildings must be worked out in consultation with the relevant government agencies and the local communities. A systematic procedure of approval for conservation work applications must also be prepared by the HCU in consultation with the local communities, PERZIM, MHT and other related agencies, so that aids from the Government for such building conservation work must be awarded with priority to those with full compliance to the established guidelines and requirements.

The setting of this Conservation Fund however shall also be examined in light of the proposed amendments to the Town and Country Planning Act of 1976 to be put forth by the Ministry of Housing and Local Government soon.

### 7.4 SUSTAINING PUBLIC PARTICIPATION AND COMMUNITY INVOLVEMENT

One of the main thrusts of this Study is the deployment of Public Participation in the planning process. Conservation and improvement of urban environment such as in the historical areas of Melaka would succeed only with the full support and cooperation of the people who live there. Hence, continuous consultation and participation by the local communities is very important. For this purpose, this Study has also prepared **A Manual on Public Participation**, which can be used as a good reference to plan and carry out future public participation workshops.

To sustain conservation efforts, it is important to make the local communities acquire a sense of '**ownership**' for the common spaces, streets and other facilities. Continuous public participation and consultation should not be limited to the planning or implementation phases only, but continue into the operation, maintenance and management of the various facilities. The Heritage Conservation Unit can even enlist the assistance of local communities to help 'watch' over any violations of rules and regulations and promptly report to the Unit for immediate enforcement or actions.

It is recommended that the Local Authority, specifically, the Heritage Conservation Unit, initiate the establishment of a **community based organization**, with representation and participation of all the interest groups, communities, learned individuals, NGOs, religious and school committees; and to conduct Public Participation Workshops and Forums on a regular basis on various conservation planning and environment improvement issues in the area.

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## 7.5 IMPLEMENT THE PROPOSED PILOT AREA IMPROVEMENT PROJECTS

This JICA Study has demonstrated the systematic procedure and methodology in preparing an area wide development plan for the conservation area in Melaka and basing on this, the detailed analytical method used for planning and preparing the improvement plans for the selected Pilot Area (Zone 5). These procedures, methodologies including the conduct of the public participation workshops should be adopted by the Heritage Conservation Unit in refining these proposals and preparing similar improvement plans for the other zones.

This Study recommends that the three **pilot projects** studied and proposed in details in this Study be implemented (total estimated cost RM10.1 million) using the mechanism as suggested in Chapter 6; with funding from both Federal and State Government (see Chapter 5).

These three pilot projects can become **showcases** in demonstrating the various **benefits** (as described in Chapter 4) of conservation efforts to the public and local communities.

Priority of implementing similar improvements shall also be given to Zone 3 or Jonker Street in order to reorganize, improve and incorporate the Jonker Walk Project into the environment improvement and conservation efforts.

## 7.6 INTRODUCE A BETTER SYSTEM OF REVENUE CAPTURE

The Study recommends the State Tourism Authority, the State Government and the Local Authority to work together in upgrading the professionalism of tour operators and guides as mentioned in Chapter 3; and at the same time to introduce a better system of **revenue capture**. Entrance fees to museums and other revenues from tourists can be collected in a coordinated manner such as the use of a common coupon system, to better manage the tourists, and at the same time to channel part of this revenue back into the preservation, conservation and improvement efforts for the historic conservation area.

## 7.7 REPLICATE SIMILAR IMPROVEMENT INITIATIVES TO OTHER AREAS

Finally, the Study recommends that the Heritage Conservation Unit continue to conduct detailed planning for the other zones within the Conservation Area and draw up similar improvement plans. This planning effort must draw upon the processes as demonstrated in this Study, and further refined with outcomes and experiences gained from implementing the three Pilot Projects proposed by this Study.

As given in Chapter 5, an **implementation schedule** for the next 5 years has been drawn up to carry out similar improvement works for the Pilot Area to all the other zones in the Conservation Area. This suggested schedule is to spread out the total estimated RM27.7 million public funds required for the proposed conservation and improvement works over the 5 years period. This is to facilitate the seeking of funds by the HCU from the State and Federal Government.