CONSERVATION OF HERITAGE SITE & CASE STUDIES

LAR. ROHAYAH CHE AMAT
24 NOVEMBER 2015
DEFINITIONS

Conservation is a dynamic and cyclical process which involves an ongoing series of planning, implementing and evaluating besides involving the interaction of complex contextual factors such as social, political, economic, cultural and environmental (Margoluis et al, 2009).

Conservation is a technical activity towards historical buildings. It involved physical action to preserve the fabric and material of the heritage buildings. It is a process to prevent decay and the action is aiming to prolong the life of the buildings.
DEFINITIONS

Conservation means all the processes of looking after a place so as to retain its cultural significance (Article 1.1 : ICOMOS, 1999).

Remarks: Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views. The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.
DEFINITIONS

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance may change as a result of the continuing history of the place. Understanding of cultural significance may change as a result of new information.
Fabric means all the physical material of the place including components, fixtures, contents, and objects. Fabric includes building interiors and subsurface remains, as well as excavated material. Fabric may define spaces and these may be important elements of the significance of the place.
DEFINITIONS

- Conservation means all the processes of looking after a place so as to retain its cultural significance. (Australia Burra Charter).

- All efforts designed to understand cultural heritage, know its history and meaning, ensure its material safeguard and, as required, its presentation, restoration and enhancement. (Cultural heritage is understood to include monuments, groups of buildings and sites of cultural value as defined in article one of the World Heritage Convention). (Nara Conference on Authenticity in Relation to the World Heritage Convention, held at Nara, Japan, from 1-6 November 1994).
Therefore, urban conservation has three interrelated objectives: Physical, Spatial and Social (Orbasli, 2000).

**Physical**: linked to building preservation and the contemporary development to ensure its past, present and future heritage for the continuous growth (Worskett, 1969).

**Spatial**: the townscape as a holistic entity – relationship between spaces and their use; circulation and traffic.

**Social**: the most neglected and the most difficult to define concerns on the users, local community and urban population. Conservation can be achieved only through the continuation of urban life.

**URBAN CONSERVATION**
Why Conserve?

Places of cultural significance enrich people’s lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and country’s landscape. They are irreplaceable and precious and must be conserved for present and future generations.
A **World Heritage Site** is a place (such as a building, city, complex, desert, forest, island, lake, monument, or mountain) that is listed by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as being of special cultural or physical significance.

Heritage is our legacy from the past, what we live with today, and what we pass on to future generations. Our cultural and natural heritage are both irreplaceable sources of life and inspiration.
UNESCO WORLD HERITAGE SITE

What makes the concept of World Heritage exceptional is its universal application. World Heritage sites belong to all the peoples of the world, irrespective of the territory on which they are located.

The United Nations Educational, Scientific and Cultural Organization (UNESCO) seeks to encourage the identification, protection and preservation of cultural and natural heritage around the world considered to be of outstanding value to humanity. This is embodied in an international treaty called the Convention concerning the Protection of the World Cultural and Natural Heritage, adopted by UNESCO in 1972.
To be included on the World Heritage List, sites must be of outstanding universal value and meet at least one out of ten selection criteria. These criteria are explained in the Operational Guidelines for the Implementation of the World Heritage Convention which, besides the text of the Convention, is the main working tool on World Heritage. The criteria are regularly revised by the Committee to reflect the evolution of the World Heritage concept itself. Until the end of 2004, World Heritage sites were selected on the basis of six cultural and four natural criteria. With the adoption of the revised Operational Guidelines for the Implementation of the World Heritage Convention, only one set of ten criteria exists.
<table>
<thead>
<tr>
<th>i.</th>
<th>To represent a masterpiece of human creative genius</th>
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<tr>
<td>ii.</td>
<td>To exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design</td>
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<td>iii.</td>
<td>To bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared</td>
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<td>iv.</td>
<td>To be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history</td>
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<td>v.</td>
<td>To be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change</td>
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<td>vi.</td>
<td>To be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria)</td>
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<td>vii.</td>
<td>To contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance</td>
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<tr>
<td>viii.</td>
<td>To be outstanding examples representing major stages of earth’s history, including the record of life, significant on-going geological processes in the development of landforms, or significant geomorphic or physiographic features</td>
</tr>
<tr>
<td>ix.</td>
<td>To be outstanding examples representing significant on-going ecological and biological processes in the evolution and development of terrestrial, fresh water, coastal and marine ecosystems and communities of plants and animals</td>
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<tr>
<td>x.</td>
<td>To contain the most important and significant natural habitats for in situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation</td>
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</table>
OUTSTANDING UNIVERSAL VALUES

- Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be common importance for present and future generations of all humanity. The permanent protection of this heritage is one of the highest importance to the international community as a whole (UNESCO).

- The Committee defines the criteria for the inscription of properties on the World Heritage List.
The Outstanding Universal Value*

Where to draw this line?

- Heritage of local value
- Heritage of national value
- Heritage of Outstanding Universal Value

Heritage

* This drawing is based upon the diagramme contained in the publication « Filling the gaps – an action plan for the protection of Monuments and sites » XII, ICOMOS, 2005, p. 95.
Article 1

For the purposes of this Convention, the following shall be considered as "cultural heritage":
- monuments: architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of Outstanding Universal Value from the point of view of history, art or science;
- groups of buildings: groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of Outstanding Universal Value from the point of view of history, art or science;
- sites: works of man or the combined works of nature and of man, and areas including archaeological sites which are of Outstanding Universal Value from the historical, aesthetic, ethnological or anthropological points of view.
Category of World Heritage Site

- Cultural
- Natural
- Mixed Site

Article 2

For the purposes of this Convention, the following shall be considered as "natural heritage":
- natural features consisting of physical and biological formations or groups of such formations, which are of Outstanding Universal Value from the aesthetic or scientific point of view;
- geological and physiographical formations and precisely delineated areas which constitute the habitat of threatened species of animals and plants of Outstanding Universal Value from the point of view of science or conservation;
- natural sites or precisely delineated natural areas of Outstanding Universal Value from the point of view of science, conservation or natural beauty.
Category of World Heritage Site

- Cultural
- Natural
- Mixed Site

**Mixed Cultural and Natural Heritage**

Properties shall be considered as "mixed cultural and natural heritage" if they satisfy a part or the whole of the definitions of both cultural and natural heritage laid out in Articles 1 and 2 of the *Convention*. 
CULTURAL SITE: Jesuit Missions of the Guaranis: San Ignacio Mini, Santa Ana, Nuestra Señora de Loreto and Santa Maria Mayor (Argentina), Ruins of Sao Miguel das Missoes (Brazil)
Archaeological Heritage of the Lenggong Valley
AUSTRIA : Prehistoric Pile dwellings around the Alps

Historic Centres of Berat and Gjirokastra (Albania)
Mixed-site

Manchu Pichu
PERU

Pyrénées - Mont Perdu
FRANCE & SPAIN
The World Heritage Site Inscription Process

1. **Tentative List**
   - Prepared within the States Party via consultation with local authorities, non-government organizations, members of the public, private owners.

2. **Nomination document and management plan preparation by States Party**
   - Central government in States Party with advice from WH Centre, advisory bodies from within the States Party, IUCN, ICOMOS, regional authorities, local government, local trusts and experts and consultation.

3. **Nomination submission to UNESCO World Heritage Centre**
   - By States Party, to include nomination and management plan.

4. **Evaluation of nomination**
   - Independent evaluation by IUCN and ICOMOS expert panel relevant to each site. IUCN/ICOMOS considers nomination and criteria, management aspects, and makes recommendation to World Heritage Bureau.

5. **World Heritage Committee**
   - Decision taken at annual meeting to decide if a site should be:
     - Rejected
     - Deferred
     - Included
   - on the basis of recommendation from World Heritage Bureau.

6. **WHS inscribed on World Heritage List if recommended for inclusion by the World Heritage Committee**
Additional Sources:

Operational Guidelines for the Implementation of the World Heritage Convention

UNESCO: United Nations Educational, Scientific and Cultural Organisation

Intergovernmental Committee for the Protection of the World Cultural and Natural Heritage

World Heritage Centre
CASE STUDY:
GEORGE TOWN
UNESCO WORLD HERITAGE SITE
• George Town and Malacca were formally inscribed as a UNESCO World Heritage Site on 7th of July 2008 as “Historic Cities of the Straits of Malacca”.

• George Town was the first British port town which has a unique architectural and cultural townscape without parallel anywhere in east and Southeast Asia (UNESCO, 2008).

• This heritage site is the oldest British colonial town in South East Asia which represents an early development from British period at the end of 18th C.
BUFFER ZONE
150.04 hectares

CORE ZONE
109.38 hectares
The heritage covers a core zone area of 109.38 hectares (42.16 %) and enclosed by the Straits of Malacca. There has more than 1,700 historic buildings within the core zone connect on the four main streets of Pengkalan Weld, Lebuh Pantai, Jalan Masjid Kapitan keeling, Lorong love, Jalan Tun Syed Barakbah, Lebuh Light, Lebuh Bishop, Lebuh Gereja, Lebuh China, Lebuh Pasar, Lebuh Chulia, Lebuh Armenian and Lebuh Acheh (Municipal Island Of Penang Council,2006). The buffer zone enclosed by Jalan Prangin to the South-west corner and Jalan Transfer to the North-west, which covers of 150.04 hectare of the overall historic areas.
The inscription of George Town as UNESCO WHS is based on the statement of Outstanding Universal Value (OUV), which represents three criteria:

(i) to represent exceptional examples of multicultural trading town in East and Southeast Asia - exchanges of Malay, Chinese, Indian and European cultures.
(i) a living testimony to the multicultural heritage and tradition of Asia – the coexistence of both tangible and tangible, in particular the different of religious buildings.
(iii) reflection of cultural elements from Malay Archipelago, India, China and Europe – create a unique architecture, culture and townscape without parallel anywhere in the East and Southeast Asia.
LEBUH PANTAI (BEACH STREET)

LEBUH PANTAI (BEACH STREET)

INDIA HOUSE

GEORGE TOWN DISPENSARY
ARMENIAN STREET

Happily Riding Bicycle' Mural Art @ Armenian Street, Penang by Ernest Zacharevic
The original plan of The Pier which was later reconfigured to 5 storeys to comply with UNESCO's heritage site building requirements.

The Rice Miller development setting and concept unprecedented in Penang.

AGB hopes to complete Penang project by 2011

RM250m Rice Miller Weld Quay project to begin next month

Rehda all for building projects to continue

Four hotels hit a snag

Approved projects face height guideline restrictions
State govt approves project in heritage zone

by Bernard Cheah
newdesk@thesundaily.com

GEORGE TOWN: The Penang government has given the nod to the owners of The Rice Miller Weld Quay development project located within the George Town heritage zone to start construction.

Asian Global Business Sdn Bhd (AGB), the company in-charge of the project, was given approval by the Penang Island Municipal Council (MPPP) on Dec 1, after submitting the plans in August.

The five-storey building will include a luxury boutique hotel with 50 rooms, 80 high-end residences and office and commercial retail lots – all not exceeding 18m to comply with the building height policy in the state heritage dossier.

The project had been scaled down by 50% in height from its original plan.

AGB managing director Dr Noraini Abdullah said the project, which is on 12,140sq m plot near Weld Quay, has a gross development area of 37,160sq m and a gross development value of RM250 million.

“We want to promote urban living, as well as restore the street life that the city once had,” she said.

She said initial construction had been carried out, and the ground breaking will be in January. The project is expected to be completed by Christmas 2011.

Noraini said this in a press conference at the AGB office yesterday.

Project architect Datuk Richard Jong, who was at the press conference, said the project will include restoration of five interlinked buildings, which used to be warehouses, in the area. Two of the abandoned pre-war buildings are part of the heritage conservation guidelines.

“We have also engaged quality surveyors and the National Heritage Department (Jabatan Warisan Negara) on this matter,” he said.

Jong said the project design and construction practices will be based on the Green Building Index accreditation.

“The whole project focuses on reducing energy consumption and reducing carbon footprint,” he said.

The Rice Miller project was one of the four high-rise projects in George Town which created controversy when they were found to be have exceeded the height limit under Unesco guidelines for World Heritage Sites.

The other three projects are the Boustead Royale Bintang Hotel at Lebuh Downing, an E&O Hotel extension project and a 25-storey hotel project along Jalan Sultan Ahmad Shah by Low Yat Group.
Redevelop Weld Quay, federal govt told

GEORGE TOWN: The state has called on the federal government to redevelop Weld Quay into a multi-modal transport hub.

Local Government and Traffic Management Committee chairman Chow Kon Yeow said the Finance Ministry should transform the Weld Quay ferry terminal into a public transport hub where there would be integration of the ferry service, water taxi, bus, and future light rail transit (LRT) or aerobus services.

"Weld Quay is a gateway to Penang island and a facelift is long overdue," he said on Friday. "The Finance Ministry should be looking more that just segregating the Penang ferry service from the port operations undertaken by Penang Port Sdn Bhd (PPSB)." Chow said the state government is willing to cooperate with the federal government to transform Weld Quay.

"As PPSB is not interested in providing the ferry services, the taking over of the ferry services by another agency like Syarikat Pasaran Berhad would provide an excellent opportunity to redevelop the redeveloped Weld Quay as a whole," he said. "Together with the Tanjung City Marina and Port Swettenham port expansion, Weld Quay would be a catalyst of growth."

Penang hotel projects on, Unesco guidelines awaited

The four hotel development projects on Penang Island, which have been in question for some time due to conflicting height restrictions in George Town’s heritage area, have not been scrapped.

Chief Minister Lim Guan Eng yesterday said the state authorities and affected developers are awaiting guidelines from the United Nations Educational, Scientific and Cultural Organisation (Unesco) on whether any changes should be made to the project plans.

The developers fully understand that legally, the projects can only go ahead if they are in line with state heritage needs to state if any modifications are needed. Penang needs these projects investments to offset the existing economic recession," he told a press conference at his office in George Town.

HERITAGE AT STAKE: UNESCO STATUS OR HIGH RISE DILEMMA FOR PENANG

By ANDREA FILMER

GEORGE TOWN: The state government has found itself in a catch-22 situation - jeopardise George Town’s Unesco World Heritage Site status or run the risk of being sued for hundreds of millions by developers.

The crisis centres on the building of four high-rise hotels in the heritage core and buffer zones which violate the guidelines approved by the World Heritage Committee (WHC).

The four hotel development projects are: the Shangri-La Hotel (26 storeys), the Mandarin Oriental (30 storeys), the Park Hotel (30 storeys) and the Four Seasons (30 storeys). These projects were granted development permission by the Penang State Government in 2005.

However, a November 2005 inspection report by Unesco revealed that there were numerous violations of the guidelines approved by WHC, including the construction of high-rise hotels and buildings in the heritage core and buffer zones.

The report stated that the development projects were not consistent with the guidelines approved by WHC, and that the state government had failed to take appropriate action to address the violations.

The Penang State Government subsequently wrote to Unesco expressing its commitment to address the violations and ensure compliance with the guidelines.

The state government has also been working with Unesco to develop a comprehensive management plan for the conservation and revitalisation of George Town’s heritage area, in line with the guidelines approved by WHC.

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Illegal renovation

Issues related to the site
FIRE SWEEPS NINE SHOPHOUSES IN PENANG

GEORGE TOWN: Two large business signboards hampered efforts by firemen to put out a fire that destroyed the top floors of nine shophouses along Jalan Gurdwara here.

The fire was believed to have started at the back of premises housing a tailor shop, a communication appliances shop and a CD shop.

FIRE DESTROYS SEVEN SHOPS AT PENANG HERITAGE SITE

PENANG: Seven shops situated at the World Heritage Site in Lebuh Armenian were destroyed in a fire early Thursday, causing damage estimated at RM600,000.

Penang Fire and Rescue Department deputy director Mohd Razam Taja Rahim said the department was alerted about the fire at 3.14am and the first fire engine arrived at the scene six minutes later.

"By the time we arrived at the scene, four shops were already engulfed in flame and the fire had also spread to adjacent shops.

"Several explosions were heard as inflammable materials from one of the shops caught fire," he said, adding that the occupants escaped unhurt.
Impact of Tourism

CHEW JETTY RESIDENT STARTS HOMESTAY SCHEME
By NG SU-ANN

GEORGE TOWN: Riding on the city's successful listing as a Unesco World Heritage Site, a Weld Quay clan jetty resident here has initiated a homestay programme for tourists to experience life on the famous waterfront settlement. Guests can opt for boat rides, barbecue parties and even home-cooked Chinese dinner on the stilt house at Chew Jetty that was built more than 150 years ago.

UNESCO LISTING A BOOST FOR PENANG TOURISM

Saturday December 20, 2008

The number of foreign visitors to Penang has increased since July following the listing of George Town as a World Heritage Site.

State Tourism, Development, Culture, Arts and Heritage Committee chairman Danny Law Heng Kiang said there were now more tourists from China thronging the heritage zone.

"We also find there are more Finns visiting the island as tickets from Finland to Penang are fully booked." But he said the increase of local tourists was not significant. "We will continue to promote the heritage sites and their cultures to woo tourists," he said.
Illegal demolition & dilapidated buildings

HERITAGE BUILDINGS DEMOLISHED DESPITE UNESCO LISTING

By BERNARD SEE

GEORGE TOWN: More pre-war houses in the inner city are being demolished or renovated without following heritage guidelines after George Town has been recognised as a UNESCO world heritage site.

Penang Heritage Alert co-ordinator Tan Yeow Wooi said he came across 12 such premises in King Street, Beach Street, Victoria Street, Kimberley Street and Jalan Dr Lim Chwee Loong in the last month.

"Owners seem to be taking advantage of the grace period to do whatever they want with their buildings before the new heritage building guidelines are strictly enforced.

"The Penang Municipal Council should seriously look into this matter before more such buildings are pre-war buildings, adding that the state government was serious about conserving the heritage buildings"
CONSERVATION IN GEORGE TOWN
UNESCO WORLD HERITAGE SITE

In August 2002, Georgetown came into the limelight after being listed in the World’s 100 Most Endangered Site by the World Monuments Watch (WMW) of the World Monuments Fund (WMF) based in the USA. The reason being the city’s historic buildings were mostly at risk. The WMF’s List of 100 Most Endangered Sites is issued biennially to identify any historic sites that face significant peril. Nominations were solicited from various ministries of culture, US embassies and related international and local preservation bodies. WMW draws attention to the plight of the world’s most endangered sites and assist in their protection. Following the exposure, Georgetown had received a grant of US$80,000 from The American Express Foundation for the preservation of the city’s cultural historic enclaves.
THE HERITAGE VISION

Socio-cultural

Heritage Conservation & Redevelopment

Environmental

Economic

Living Culture / Liveable City

Social Fabric

Religion & Traditions

Housing

Arts & Culture

Beautification & Cleanliness

Tourism

Traffic Management

Commercial
<table>
<thead>
<tr>
<th>YEAR</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>1801</td>
<td>Setting up of the Committee of Assessors in Penang</td>
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<td>1805</td>
<td>Setting up of a British Residency in Penang</td>
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<td>1826</td>
<td>Penang, along with Malacca and Singapore became part of Strait Settlement under the British administration in India</td>
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<tr>
<td>1848</td>
<td>Setting up the Municipal Committee in Penang</td>
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<td>1857</td>
<td>Enactment of Act XXVII “An Act For Appointing Municipal Commissioners &amp; For Levying Rates &amp; Taxes In The Several Stations Of The Settlement Of Prince Of Wales Island, Singapore &amp; Malacca” – considered the 1st setting up of local government in Penang</td>
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<td>1888</td>
<td>Ordinance IX Municipal of George Town, confining municipal government to the town, leaving the rural district to be administrated separately</td>
</tr>
<tr>
<td>1913</td>
<td>Enactment of the Municipal Ordinance (Straits Settlement Cap 133) provided for the setting up the boards outside the municipal areas, making by-laws</td>
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<tr>
<td>1939</td>
<td>First by-laws with respect to new streets and buildings</td>
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<td>1949</td>
<td>Extension of Part IX of the Town Boards Enactment (Cap 137), preparation of general town plans and layout plans</td>
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<td>1951</td>
<td>Setting up of the Town Planning and Building Department within the Municipal Council of George Town</td>
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<tr>
<td>1956</td>
<td>Setting up office of the Federal Town and Country Planning Department (Northern Region) based in Penang</td>
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<td>1973</td>
<td>Conservation Plan for the City of Georgetown (Part of Interim Zoning Plan 1/73) by MPP Central Area Unit – aimed at preventing the destruction &amp; deterioration of historical part of city.</td>
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<td>1985</td>
<td>Founding of the Penang Heritage Centre (PHT) by Datuk Lim Chong Keat – Interim Zoning Plan repealed and Town &amp; Country Planning Act 1976 adopted by Penang State – the state government more aware on conservation of the historic city.</td>
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<tr>
<td>1986</td>
<td>International Conference on Urban Conservation &amp; Planning organized by PAM &amp; MPP held in Penang.</td>
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## Conservation & Planning Activities

<table>
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<th>YEAR</th>
<th>DESCRIPTION</th>
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<tr>
<td>1987</td>
<td>Urban Conservation Guidelines in 1987 Draft Structure Plan of Penang to control development within designated conservation zones – conservation policies and proposal &amp; declaration of conservation areas and heritage buildings</td>
</tr>
</tbody>
</table>
| 1988 | • Campaign launched by PHT for restoration of Suffolk House.  
• Setting up of an inventory of heritage buildings in Penang Island spearheaded by Dr. Siegfried Enders.  
• Conservation of an ensembles of buildings along Weld Quay |
| 1990’s | • Restoration of Syed Alatas Mansion.  
• Restoration of Cheong Fatt Tze Mansion |
| 1996 | • Inner city guidelines enforced by MPP (although not gazetted)  
• The inner city area is made up of 6 zones covering total of 402 acres:  
(1) 7 street precinct  
(2) The Chulia/Love Lane/Muntin Street - Cultural Enclaves  
(3) Historic Commercial Centre/Little India  
(4) Waterfront & Financial Centre  
(5) Mosque & Clan Houses Enclave  
(6) Traditional Shopping Precincts |
<table>
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<tr>
<th>YEAR</th>
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</table>
• The abolishment/repeal of Rental Act Control  
• Interim of submission for inclusion in UNESCO World Cultural Heritage for George Town & Malacca |
| 2001 | Draft Local Plans |
| 2002 | • Further amendment to Town & Country Act 1976  
• Heritage Conservation Fund |
| 2005 | New Penang state Structure Plan – the conservation zones reduced in size from 193 hec. core heritage zone to 99 hec., 246 hec. buffer zone reduced to 89 hec. |
| 2006 | National Conservation Act |
| 2008 | Malacca & Georgetown listed in UNESCO World Heritage List as historical cities. |
| 2009 | Setting up World Heritage Office in Penang |
| 2011 | Special Area Plan of George Town |
George Town

HISTORIC CITIES OF THE STRAITS OF MALACCA

DRAFT SPECIAL AREA PLAN

Historic City of George Town

Heritage Management Plan
State Government of Penang
The socio-cultural topography describes the distribution of a cultural enclave or area, which is defined by its related buildings, episodes and paths.

1. Civic Administrative Area
   - Historic civic and administrative buildings and public and recreational open spaces

2. Historic Schools Cluster
   - Historic school buildings, compounds and open spaces and recreational spaces

3. Street of Harmony
   - Cluster of religious buildings, related trades and religious community

4. Little India
   - Cluster of Indian community businesses, street stalls and related Indian community

5. Cantonese Cultural Buildings
   - Cluster of Cantonese associations and famous Cantonese buildings

6. Five Major Hokkien Clan Houses
   - A clan house includes temple, compound and related buildings

7. Market Clusters
   - Includes core market building, street stalls and related shops

8. Clan Jeties Cluster
   - Includes jetty, temples, water village and resident community

9. Trade Associations Distribution

10. Urban Neighbourhoods

Figure 2.1 Socio-Cultural Topography
**Tourism and Leisure Zone**
The zone leans towards tourism clusters. The land use should be focused on tourism-related activities and allow for supporting services.

**Enterprise Zone**
The zone is a diverse retail zone. The land use should mainly accommodate retail activities and allow for supporting services.

**Trade Zone**
The zone is an existing trading and warehouse cluster. Trade-related activities should be contained within this zone and allow for land use changes.

**Jetty Zone**
The zone is an established residential cluster. The land use should remain as primarily residential and allow for tourism-oriented activities.

**Category I Buildings**
The use should remain as intended, or a similar use of nature.

**Places of Worship**
The zone includes churches, schools, and public buildings.

**Institution Zone**
The zone includes civic buildings, schools, police stations, and hospitals.

**Open Space/Green Zone**
The zone includes parks, reserves, and public open areas.

**Financial Zone**
The zone is a central business district, with high-rise commercial buildings.

**Waterfront Zone**
The zone is a prime area for urban regeneration, with connections to the waterfront and the inner city. The land use should be planned for high-value development incorporating residential, commercial, and public spaces.

**Special Zone**
The zone contains the highest concentration of OKHA and Category 1 buildings within the area. The land use will be subject to the following regulations:

- **Residential Overlay**
- **Cultural Heritage Overlay**
  - Magh Bazar-Handicraft and Gold Souk
  - Khan Market
  - Little India
  - Jama Masjid
  - Glock Aur Humayun Estates
GOOD CONSERVATION PRACTICES
GOOD CONSERVATION PRACTICES

38, Lebuh Armenian

29, Lebuh China

120, Lebuh Armenian
GOOD CONSERVATION PRACTICES

81, Lebuh China
7, Lorong Chulia
26, Lebuh Gereja (Church Street)
23, Lebuh Love (Love Lane)  

116, Lebuh Armenian
ELEVATION OF BUILDING STYLES IN GEORGE TOWN

- **Early Shophouse Style**: 1800-1850’s
- **Early Transitional Style**: 1840-1900’s
- **Early Straits Style**: 1890-1920’s
- **Late Straits Style**: 1920-1940’s
- **Neo-Classical Style**: 19th - early 20th century
- **Art Deco Style**: 1930 – 1950’s
- **Early Modern Style**: Post War
- **Late Modern Style**: Late 1960’s
Features of a Shophouse “Southern Chinese” Eclectic Style

- party wall
- roof ridge
- gable end
- terracotta U/V-shape tiles
- purlin
- batten
- ceiling
- column head
- roof beam
- under eave
- louvre shutters
- low wall
- under shutters
- bressumer beam
- ceramic air-vent
- column
- carved
- ventilated door
- terracotta tiles
- granite edge
- granite step
- open drain
- drain outlet
- lattice ventilation
- rear court
- toilet
- timber floor boards
- wall cabinet
- stove
- room
- second hall/dining
- corridor
- timber joists
- granite/brick steps
- wooden staircase
- granite paved
- air well
- internal drain
- wooden screen/partition
- air-vent
- five foot-way
- front hall
CHEONG FATT TZE MANSION:
“MOST EXCELLENT PROJECT”
UNESCO HERITAGE
CONSERVATION AWARD 2000
SYED AL-ATTAS MANSION

HAN JIANG ANCESTRAL TEMPLE
UNESCO ASIA-PACIFIC HERITAGE AWARD 2006 FOR CULTURE HERITAGE CONSERVATION
TRANSFORMATION OF THE CITY

THE CAPE OF GEORGE TOWN
Urban Cultural Landscape of George Town in the 1840s.
George Town in the 1960s
Restoration of the Inner City 2010
THANK YOU