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The purpose of this paper is to identify the most influential buildings elements in term of the cost for timber restoration works.

The research employed the case studies methods with questionnaires surveys. Two case studies were chosen and questionnaire surveys were distributed to contractors and consultation companies. The cost was identified based on the elemental cost analysis of historic timber buildings.

The restoration of historic timber buildings in Malaysia has grown rapidly, especially in the UNESCO world heritage sites, Melaka and Penang. Data obtained on the restorations of timber buildings show that the most influential elements were upper floors, roofs and walls. Termites’ invasions and the lack of building analysis were found to be the major issue in timber restoration works. In addition, the availability of timber material contributed significantly to the increase of cost for restoration works.

The cost for every element was identified and was used as a reference for new restorations projects of historical, timber buildings. This paper also highlighted the causes for the problems and the factors affecting the cost of timber restoration works. These data are useful information, especially for surveyors and contractors who are involved in the restoration of historic timber buildings. Maintaining or replacing these elements with other material can help to minimise the restoration cost of timber buildings in Malaysia.

Refurbishment, Historic building, Restoration cost, Timber

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