

The Kuala Lumpur Heritage Agenda

Reviews & Recommendations for the
Kuala Lumpur Draft Structure Plan 2040
& Kuala Lumpur City Plan 2020
by ICOMOS Malaysia

KLDSP2040 & KLCP2020 Review Committee

Chairperson

Datin TPr. Anne Yuen

Advisor

Dato' Ar. Hajeedar bin Abdul Majid

Review Coordinators

Dr. Indera Syahrul Mat Radzuan
Mariana Isa

Reviewers

Faisal Abd. Rahman
Ar. Dr. Goh Ai Tee
Ar. John Koh
Ar. Mustapha Kamal
LAr. Dr. Rohayah Che Amat
Ar. Rosli Dato' Mohd Ali
Shahariah Norain Shahrudin
Shaiful Idzwan Shahidan

Secretariat Officer

Muhammad Ridzwan Abdullah

Published by

ICOMOS
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ICOMOS Malaysia
No. 99L, Jalan Tandok
59100 Bangsar, Kuala Lumpur

T: +603-2202 2866
E: admin@icomos-malaysia.org
W: www.icomos-malaysia.org

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Overview

A review exercise was undertaken by ICOMOS Malaysia to assess heritage policies published in the *Kuala Lumpur City Plan 2020 (KLCP2020)*, gazetted in November 2018 and the *Kuala Lumpur Draft Structure Plan 2040 (KLDS2040)*, launched in February 2020. Twelve ICOMOS Malaysia members and associates of diverse professional backgrounds formed an expert committee that met from October 2019 to April 2020. Our primary concern is the protection of Kuala Lumpur's tangible and intangible heritage in the context of Kuala Lumpur as the capital of Federated Malay States (1896), the Federation of Malaya (1948) and the Federation of Malaysia (1963), and in the long-term impacts that the aspirations of the 'World Class City' (*KLCP2020*) and 'A City for All' (*KLDS2040*) plans would have on the history, character and uniqueness of Kuala Lumpur.

None of the six goals outlined in *KLDS2040* address the future of Kuala Lumpur's heritage specifically or the role that heritage could play in shaping a city that is for all. Such lack of emphasis prompts us to express concerns about the protection of the city's heritage identity for Kuala Lumpur City Hall (DBKL) to take into serious consideration.

In total, we found 20 subchapters in *KLDS2040* with direct references on the city's built, natural and cultural heritage: albeit most being supplementary objectives/complimentary mentions.

- PPB3 Neighbourhood Plan
- PPB6 Kuala Lumpur City Communications Plan
- IP1.2 Making Kuala Lumpur an Urban Tourism Destination by Improving Tourism Sector's Value Added Activities
- IP1.3 Empowering Kuala Lumpur as a Cultural and Creative City
- IP1.6 Driving Entrepreneurship Development for Urban Economic Growth
- IP2.3 Providing a Variety of Affordable Premises for Entrepreneurs and Professionals
- IP3.1 Strengthening Kuala Lumpur's role as a Global City
- IS.1.4 Intensifying the Regeneration of Old Established Housing Areas
- SV1.3 Increasing the Green Intensity of Kuala Lumpur
- SV2.2 Increasing Active and Creative Use of Urban Space
- SV2.3 Re-beautifying Strategic Areas of Kuala Lumpur
- SV3 Green Network and City Heritage
- SV3.3 Promoting the Implementation of Kuala Lumpur Heritage Trail
- SV4.3 Providing Urban Design Guidelines
- BM1.2 Encouraging Infill Development in High Demand Areas
- BM2 Regeneration of Old Areas
- BM2.1 Improving Quality and Reactivating Old Areas through Area Improvement Programs
- BM2.2 Creating Development Opportunities in Urban Renewal Areas
- BM2.3 Re-Enabling Function of Old Buildings
- BM5.2 Planning Quality Development in Traditional Villages and Other Villages

While the policies stated in the 20 subchapters are sound, they come across rather generic – applicable to any other city in the world. It is Kuala Lumpur's heritage character that sets it apart from the rest – we strongly recommend the insertion of a new goal, [Rooted in Heritage](#), that addresses heritage protection, strengthening and enhancement. This move will drive all future plans/developments to be sensitive towards the city's heritage assets and settings. Recommendation of this new goal is also in view of DBKL's past failures in protecting our unique historic fabric from demolition; Bok House, Serani Row and Pudu Jail, to name a few.

Heritage protection is not against development – it can go hand in hand rather successfully if plans are conceived with heritage in mind. We want a city that could recognise itself, developed not at the expense of our historic chronology and better quality of life. As the guardian of Kuala Lumpur's history and heritage, DBKL must make obvious attempts to safeguard the city's heritage assets. Unless a focus is placed on heritage matters transparently, the 'City for All' will end up just another conceptual slogan and what lies ahead would be the same problems and issues we have yet to solve.

We bring forward our [Kuala Lumpur Heritage Agenda](#) to address a void that we have identified in *KL DSP2040*. Our feedback are in reflection of the contents presented in the 20 mentioned subchapters – how they could be strengthened to support the new goal, [Goal 3: Rooted in Heritage](#), which we believe will also be in line with all that is propagated in the Sustainable Development Goals and New Urban Agenda. Overall, heritage strategies under this new goal include the production of a [Kuala Lumpur Heritage Plan](#) emphasising the concept of authenticity and sensitivity, the formation of DBKL's [Conservation Office](#), a revamp of heritage planning and economic incentives – introducing [Force-Acquirement](#), [Transfer of Development Rights](#) and a [100% minimum tax exemption](#) for conservation of heritage buildings. We have also highlighted specific areas that ought to be given considerable attention – Old Town Centres, Urban Archaeology, Intangible Heritage, Cultural Urban Tourism, Historic Landscape, Heritage Trees, Traditional Villages and Historic Housing Development Schemes. Two special historic areas that we would like to push forward are the Klang-Gombak River Confluence and Bukit Persekutuan. Apart from that we deem Kampung Lee Kong Chian suitable to be considered as a Planned Traditional Village. We also urge for a comprehensive heritage listing by DBKL, covering areas beyond the gazetted heritage zones.

Some recommendations may not apply to *KL DSP2040*'s policies but are relevant for Special Area Plans and Action Plans. Examples given are not exhaustive, merely guides for DBKL's further actions. Should our comments be repetitive of policies that are already in place, it is only because they were not conveyed successfully in *KL DSP2040* – communication can be improved with wider promotion and transparency.

This paper, [The Kuala Lumpur Heritage Agenda](#), is ICOMOS Malaysia's official feedback on the *KL DSP2040* and *KLCP2020* documents, upon DBKL's invitation to the public that was announced on 18 February 2020. Each chapter ends with a list of recommendations. A summary of all our recommendations are compiled in [Chapter 18: Conclusion, pp. 77](#).

01

Kuala Lumpur – the Heart of the Nation

1.1 Kuala Lumpur developed from an almost uninhabited stretch of jungle to its present city status in a period of less than 120 years, primarily due to its role as a vibrant administrative and commercial centre. Historically, the development of Kuala Lumpur as a centre of governance may be summarised as follows:

- 1880 Capital of the State of Selangor
- 1896 Capital of the Federated Malay States (FMS)
- 1948 Capital of the Federation of Malaya
- 1963 Capital of the Federation of Malaysia

Thus, its special place in the history of the Nation, evolving from the formation of the FMS in 1896 (Perak, Pahang, Selangor and Negeri Sembilan) to the formation of Federation of Malaya in 1948 (9 Malay States + 2 Straits Settlements) leading to the Declaration of Independence on 31 August 1957 and six years later on 16 September 1963 to include Sabah, Sarawak and Singapore into the formation of Malaysia (the third parted ways in 1965).

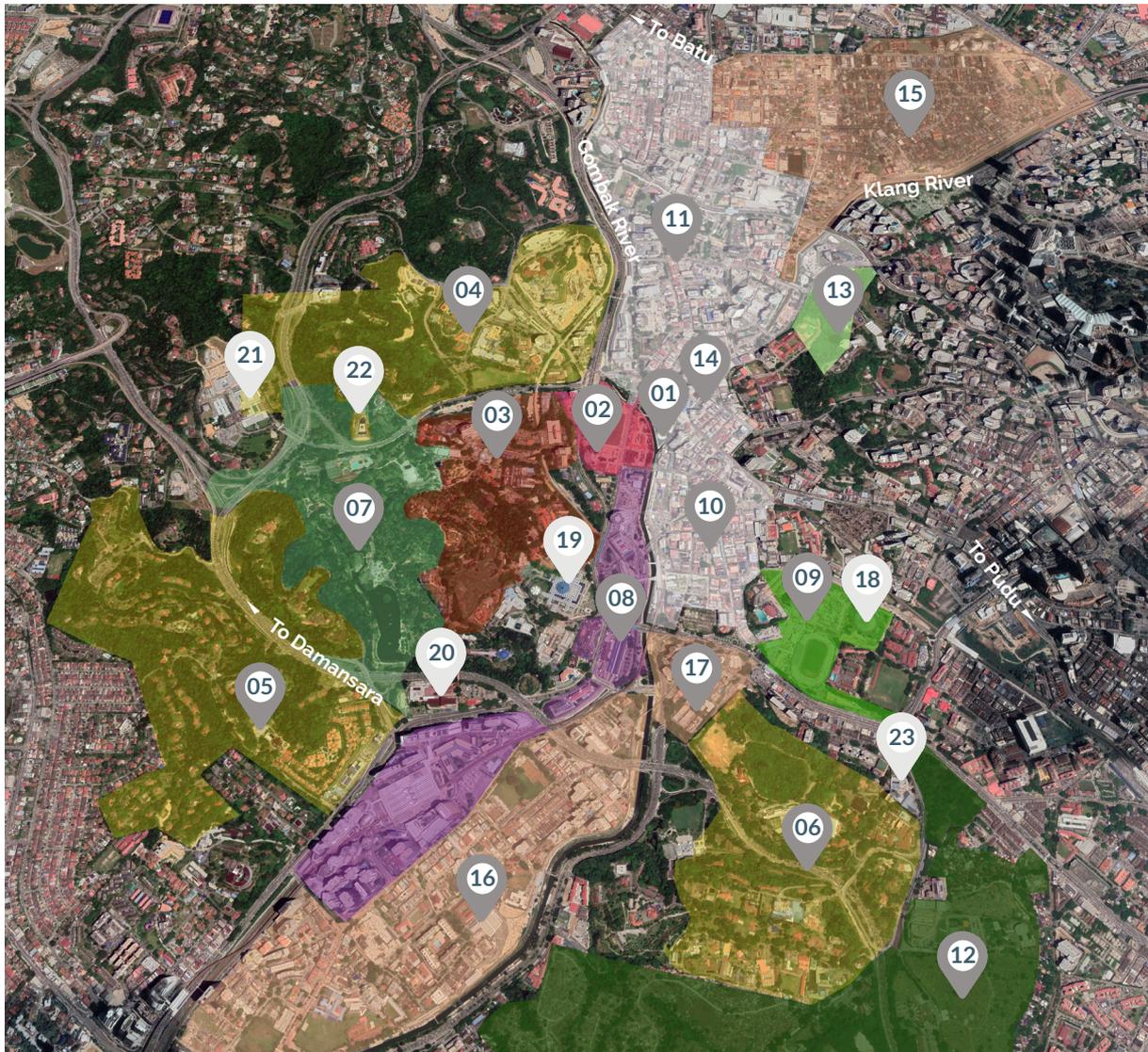
1.2 The significance of Kuala Lumpur as a capital centre since year 1880 and its role in the country's early steps towards nationhood are not amplified in *KLDS2040*. One must be made aware that Kuala Lumpur is inseparable from the country's multi-cultural identity, political changes and economic trends. The city's history and heritage is a portrayal of the country's – an aspect too great to lose if taken for granted. Its heritage integrity intact, Kuala Lumpur forms the *genius loci* (spirit of place) of Malaysia.

1.3 Its Place in the History of the Nation

1.3.1 The pivot being the early seat of governance centred around the Padang (today Dataran Merdeka) – fronting it was the Chief Secretary Office (Federal Secretariat), Sanitary Board, the Surveyor's Office, Chartered Bank, Post & Telegraph Building, the Recreation Club and Selangor Club with the Parade Ground doubling as a cricket ground, flanked by the St. Mary's Church. Looming above all these were the Police headquarters and barracks on higher ground. The Public Garden (Lake Gardens/Taman Botani Perdana) led to Lake Club and the residential British quarters culminating with Carcosa, the residence of Sir Frank Swettenham, first Resident-General of FMS.

1.3.2 Kuala Lumpur's role as the long time political centre of the country is apparent. The Federation Agreements of 1948 & 1957 were signed in Kuala Lumpur. Independence and the formation of Malaysia were proclaimed at Stadium Merdeka on a hillock part of Bukit Petaling where the Istana Negara was located along Jalan Istana. Following the country's 1st general elections in 1955, members of the Federal Legislative Council convened in Kuala Lumpur, continued by Parliament members from 1959 onwards. Kuala Lumpur is indeed, the pulse of the Nation.

1.4 Kuala Lumpur's heritage is the soul of the city and while it still exists, it certainly has been mutilated by poor planning decisions and insensitive developments. Instead of positioning the city's heritage components as planning tools throughout the eight chapters



Kuala Lumpur City Centre's Early Character & Historical/National Landmarks

1a

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> 01 River Confluence, <i>genius loci</i> of Kuala Lumpur ● The Pivot: Administration Centre 02 Government offices, bank, rest houses ● 03 Police Headquarters & Barracks; Govt. Quarters ● Early Government Quarters 04 Old Residency Hill 05 Bukit Persekutuan 06 Jalan Bellamy ● 07 Public Garden ● 08 Railway Land ● 09 Sports Park | <ul style="list-style-type: none"> ○ Commerce: shophouses/trading/residence/assoc./entertainment 10 Leboh Pasar Besar/Petaling Street 11 Jalan TAR (Batu Road) Market Central Market (Pasar Seni) Raja Bot (Chow Kit) Market Religious Institutions Masjid Jamek Masjid India Sin Sze Si Ya Temple Guan Di Temple Sri Mahamariamman Temple ● 12 Bkt. Petaling Early Cemeteries ● 13 Bukit Nanas Forest Reserve | <ul style="list-style-type: none"> ● Old Settlements/Town Centres 14 Kampung Melayu/Rawa/Melaka 15 Kampong Bharu 16 Brickfields 17 Kampung Attap National Monuments 18 Stadium Merdeka & Negara 19 Masjid Negara 20 Muzium Negara 21 Parliament Building 22 Tugu Negara 23 Dewan Bahasa & Pustaka Building |
|---|---|--|

of *KLDS2040*, we recommend for 'heritage protection, strengthening and enhancement' to be given priority by setting it as one of the Structure Plan's primary goals, organised in the following order*, bringing it to a total of 7 goals:

Goal 1: Innovative and Productive (urban economic development)

Goal 2: Inclusive and Equitable (inclusive community)

Goal 3: Rooted in Heritage (heritage protection, strengthening and enhancement)

Goal 4: Integrated and Sustainable Development (land use planning)

Goal 5: Healthy and Vibrant (green areas, open land and urban design)

Goal 6: Climate Smart and Low Carbon (environmental aspects and low carbon practice)

Goal 7: Efficient and Environmentally Friendly Mobility (public transport and traffic management)

**Note shuffling of goal sequence.*

1.5 **Goal 3: Rooted in Heritage** will bring an anchor to Kuala Lumpur's heritage identity as something to be shared and cherished by the city's residents, and set direction for all other planning aspects. None of our heritage assets should be sacrificed for development be it for transport, economy, land use, etc. With visions/objectives formed to engage with our heritage and its connection to the world, policies under this new goal, taking heritage into consideration in the planning processes, will allow agencies/developers to take creative integrated approaches in optimising land use.

1.6 A cohesive heritage plan for Kuala Lumpur which looks into, among others, the city's identity, culture, national monuments, heritage buildings and sites – their conservation, museums, objects, artefacts and historical narratives will help in safeguarding our heritage assets and strengthening who we are as a Nation. The **Kuala Lumpur Heritage Plan** will raise awareness and pride among the city's residents, apart from fostering an understanding of what makes Kuala Lumpur, Kuala Lumpur – so as to protect it, not break it apart.

1.7 Attention must be given to the national monuments and heritage sites that are related to the formation of the country, e.g. the administrative centre at Dataran Merdeka, Bukit Persekutuan, Tugu Negara, Stadium Merdeka and Muzium Negara. Some of these sites are in need of rehabilitation while some require new methods to engage the public as the concept of nation building in Malaysia is now being re-constructed, to break away from its long time top-down approach. A special heritage plan for the national monuments will help create a tangible platform for nation building and empower the custodians of our national monuments.

1.8 Bukit Persekutuan probably has the largest remaining group of a building typology from the period following the Japanese Occupation, marking the formation of the Federation of Malaya leading to the country's Independence. This forgotten historical site pertains to the country's independence and complements the Tugu Negara, Parliament Building and Stadium Merdeka. A heritage plan will be able to look into bringing out Bukit Persekutuan's historic significance and linking it back to Carcosa/Taman Botani Perdana.



1b

Muzium Negara, one of the seven symbols of the foundation of our country, is donned with two mural master pieces by artist Cheong Lai Tong – the right depicting Malayan history since ancient times up to Independence; the left – Malayan handicrafts. Both iconic murals were visible to passers-by along Jalan Damansara until recently. An MRT station structure today blocks the Right Mural from street view.



1c

Although the Muzium Negara MRT infrastructure is more than welcomed, its station design does not express much care to the architectural significance of Muzium Negara as a national symbol, covering visibility of the building's right wing from the road. A heritage plan in place would have imposed clear design guidelines e.g. scale, visual protection.

1.9 The key area that showcases Kuala Lumpur's historic role as the centre of governance is Dataran Merdeka, where the old government buildings built since the 1890s still stand today on the west bank of the Klang River. This was where all major sporting and ceremonial events of the State/country took place. Although the social focus today has shifted to KLCC, the old civic centre remains an important symbol. To date, measures to regain its social significance have not been explored fully. Thorough feasibility studies must be carried out to ensure the best way forward. Ad-hoc plans with short-term gains are to be discouraged.

1.10 DBKL must recognise that Kuala Lumpur is indeed a reflection of Malaysia. How we articulate the relationship between the city's past, present and future not only sets a benchmark for other cities in the country, but is also representative of who we are to the world.

Summary of Recommendations 01: Kuala Lumpur – the Heart of the Nation

1. Introduce heritage protection and enhancement as one of *KL DSP2040*'s primary goals – **Goal 3: Rooted in Heritage**.
2. A comprehensive Kuala Lumpur Heritage Plan to respond to future challenges in the city's heritage preservation and protection.
3. A special heritage plan for national monuments/symbols/sites related to the formation of the Federation of Malay States, Federation of Malaya and Federation of Malaysia – Bukit Persekutuan included.
4. Conduct a thorough feasibility study on how to regain Dataran Merdeka's social significance.

Image: Wikipedia: Mulberry Leaves



1d

The old King's House/Istana Tetamu, today Seri Negara, was where the signing of the 1948 & 1957 Federation Agreements took place. The building is often confused with Carcosa – apparent in that Carcosa is listed by the Department of National Heritage (JWN) as a 'National Heritage', while Seri Negara is only listed as a 'Heritage' structure. The building suffers from neglect and is in dire need of repair/restoration.

Image: Wikipedia: Haakon S. Krohn



1e

The Merdeka Parade, an annual national event since the country's Independence in 1957 is no longer held at Dataran Merdeka. The Government is seemingly in favour of holding it at the country's new administrative capital, Putrajaya. A great number of large heritage trees that dotted the area were felled – there is almost no shade to rest under during the day.

History of Kuala Lumpur

2.1 A City for All includes its Past

2.1.1 Most discussions on cities today look into the future without considering the past. Kuala Lumpur has a unique narrative that is under appreciated, and we risk undervaluing lessons learned long ago if we continue our lackadaisical attitude towards the city's history. There should be an emphasis on the dynamic long term habitation that is reflected in Kuala Lumpur's urban setting – of stories that live on as lessons through what generations have left behind. Respect for the elders and the past is an inherent value of ours – wouldn't it be meaningful for our planning policies to be able to reflect that?.

2.1.2 An honest recollection of our history will reveal the roles that each community and personality had contributed to the growth of Kuala Lumpur – establishing a sense of belonging towards our shared history and heritage. There has been an upsurge of interest among the public towards the history of Kuala Lumpur of late, however there isn't a central institution that is able to provide full range assistance.

2.1.3 It is only appropriate for DBKL, as the custodian of Kuala Lumpur's heritage, to take the lead as the reliable source in matters concerning the city's early formation and planning history. The Kuala Lumpur Library managed by DBKL would be the most suitable centre to research and collect information on events that took place in 20th & 21st century Kuala Lumpur. An adequate financial allocation will allow the library to build a full collection of reports and publications on the city. A repository of old documents and photographs made available to the public will also garner enough interest for joint-ventures from relevant organisations such as Arkib Negara Malaysia and Persatuan Sejarah Kuala Lumpur. This will be in line with the open data portal proposed under *KL DSP2040: PPB6 Kuala Lumpur City Communications Plan; Chapter 2-21*.

2.2 Comments for *KL DSP2040: Kuala Lumpur a City for All; Chapter 2-6*

2.2.1 A timeline of Kuala Lumpur's growth is presented in *KL DSP2040: Kuala Lumpur a City for All; Chapter 2-6*. We suggest for the timeline to also cover the expansion of Kuala Lumpur's boundaries in the 1920s and 1950s; the city's master plan conceived by Charles Reade in the 1920s; the Municipality status received in 1948 (the first in FMS); the eradication of squatters and construction of public housing in the 1960s-1980s; and under the heading '1984-1990s', make mention of Menara Maybank being the tallest building in Kuala Lumpur during that period as this building too reflects the image of a 'World Class City'. Further elaboration such as these provides a better understanding of Kuala Lumpur's planning history which in turn would help all parties to grasp the city's complex layers and take note of the earlier planning initiatives that ought to be continued into the future.

2.2.2 The historical narrative presented should also take into account of Kuala Lumpur's role as a capital administrative centre since 1880 and events related to Malaysia's Independence, as the city's significance in history goes beyond being a tin trading hub.

2.2.3 We wish to highlight several errors in the timeline, as the *KL DSP 2040*, once gazetted, should serve as a trustworthy reference:

'The opening of KL by Sutan Puasa or Sutan Naposo who came from Mandailing Sumatera.'
Although Sutan Puasa may have been a pioneer of Kuala Lumpur, historical evidence shows that he was not the sole individual in charge. One also must not forget that Kuala Lumpur was under the reign of Sultan Selangor at the time. Should Sutan Puasa's name be mentioned as a pioneer of Kuala Lumpur, it is only fair that his partners/contemporaries, Hiu Siew and Ah Sze (Keledek), be included in the picture.

'1857 – Kuala Lumpur was once a tin mining centre developed by Yap Ah Loy.'
Raja Abdullah, the District Chief of Klang, and his men ventured into tin mining in Kuala Lumpur commercially in 1857. Yap Ah Loy, one of the more prominent personalities involved in developing the tin mines arrived in Kuala Lumpur in 1862.

'1880 – J.G Davidson, the Selangor Resident chose Kuala Lumpur as the capital of the State of Selangor'
The Selangor Resident who moved Selangor's capital to Kuala Lumpur in 1880 was Captain Bloomfield Douglas who served that position from 1876 to 1882. James Guthrie Davidson was Selangor's Resident from 1875 to 1876.

'1886 – The construction of the railway from Kuala Lumpur to Klang was completed to support the export of tin ore.'
The 1886 railway line connected Kuala Lumpur to Bukit Kuda, near Klang's town centre.

2.3 Most of our city's history can be unfolded through its street names (old and new). Changes to existing names of places, streets and buildings within Kuala Lumpur should no longer take place so that the city's connection with its past can be retained. Where established areas are totally redeveloped, its new streets or building names ought to link with the area's history. Street names after air crafts, for example, would be appropriate for the new roads within the upcoming Bandar Malaysia, built on the site of Kuala Lumpur's earliest airport strip.

Summary of Recommendations 02: History of Kuala Lumpur

1. Kuala Lumpur Library to play a central role in researching Kuala Lumpur's planning history – establish a repository of old documents and photographs, open to public.
2. Include narratives related to Kuala Lumpur's role as a capital centre and venue for events that led to Independence as part of *Chapter 2's* timeline. Corrections upon verification of historical facts presented in *KL DSP 2040*.
3. Preserve existing names of streets/buildings/places within the city and encourage new street names to link with the site's history.

Heritage Conservation for Sustainability

3.1 Alignment with Principles of Sustainable Development Goals (SDG) and the New Urban Agenda (NUA)

3.1.1 SDG11.4 calls for strengthening efforts to protect and safeguard the world's cultural and natural heritage. *KL DSP2040* aligns its vision with this SDG principle and the New Urban Agenda, committing DBKL to address the challenges of heritage conservation in the city. The following are 6 clauses extracted from the NUA that form the basis of our recommendations in the following chapters:

Clause 13(h): Protect, conserve, restore and promote their eco-systems, water, natural habitats and biodiversity, minimize their environmental impact and change to sustainable consumption and production patterns.

Clause 32: We commit ourselves to promoting the development of integrated and age and gender responsive housing policies and approaches across all sectors, in particular the employment, education, health-care and social integration sectors, and at all levels of government — policies and approaches that incorporate the provision of adequate, affordable, accessible, resource efficient, safe, resilient, well-connected and well-located housing, with special attention to the proximity factor and the strengthening of the spatial relationship with the rest of the urban fabric and the surrounding functional areas.

Clause 38: We commit ourselves to the sustainable leveraging of natural and cultural heritage, both tangible and intangible, in cities and human settlements, as appropriate, through integrated urban and territorial policies and adequate investments at the national, subnational and local levels, to safeguard and promote cultural infrastructures and sites, museums, indigenous cultures and languages, as well as traditional knowledge and the arts, highlighting the role that these play in rehabilitating and revitalizing urban areas and in strengthening social participation and the exercise of citizenship.

Clause 60: We commit ourselves to sustaining and supporting urban economies to transition progressively to higher productivity through high-value-added sectors, by promoting diversification, technological upgrading, research and innovation, including the creation of quality, decent and productive jobs, including through the promotion of cultural and creative industries, sustainable tourism, performing arts and heritage conservation activities, among others.

Clause 94: We will implement integrated planning that aims to balance short-term needs with the long term desired outcomes of a competitive economy, high quality of life and sustainable environment. We will also strive to build flexibility into our plans in order to adjust to changing social and economic conditions over time. We will implement and systematically evaluate these plans, while making efforts to leverage innovations in technology and to produce a better living environment.

Clause 125: We will support the leveraging of cultural heritage for sustainable urban development and recognize its role in stimulating participation and responsibility. We will promote innovative and sustainable use of architectural monuments and sites, with the intention of value creation, through respectful restoration and adaptation. We will engage indigenous peoples and local communities in the promotion and dissemination of knowledge of tangible and intangible cultural heritage and protection of traditional expressions and languages, including through the use of new technologies and techniques.

3.2 Managing Expectations in Heritage Conservation

3.2.1 To strengthen the management and conservation of designated heritage areas and buildings, a dedicated **Conservation Office**, complete with laboratories and relevant expertise would be able to ensure the safeguarding of Kuala Lumpur's heritage and its direction towards fulfilling the requirements of SDG11.4. This ought to be set up under DBKL's wing to steer clear of unwarranted influences and to build better judgements among in-house experts.

3.2.2 Among responsibilities to be held by the **Conservation Office** are:

- i. Management of threats/risks of disasters for heritage buildings/areas e.g. flash floods.
- ii. Conservation Statements to outline significance of heritage buildings/sites.
- iii. Work on strengthening heritage appreciation through education.
- iv. Heritage training and capacity building.
- v. Method study on local building restoration/repair/maintenance.
- vi. Scientific studies on local building materials/historical/archaeological sites.
- vii. Conservation Management Plans for heritage buildings/areas.
- viii. Technical assistance to local stakeholders and heritage building owners.
- ix. A complete database for Kuala Lumpur's tangible and intangible heritage.
- x. Heritage Impact Assessment reviews.

3.2.3 Heritage zones such as Dataran Merdeka demand ample attention to ensure the structural integrity of buildings in the area are protected. Forming an **Advisory Committee** under the **Conservation Office** from amongst DBKL's in-house experts and heritage consultants from the private sector would help in framing effective conservation strategies for specific areas.

3.3 Public Engagements/Consultations

3.3.1 As outlined in *NUA: Clause 125*, public engagement and consultation are necessary to ensure well-thought, thorough and robust policies. We hope further efforts are undertaken by DBKL together with relevant agencies to involve key stakeholders and experts on issues concerning heritage. The formation of a **Conservation Office** will be of great assistance to this.

3.3.2 Strategies to retain heritage buildings/sites – allowing people to connect to them meaningfully are covered in *KL DSP2040: SV2.2. Increasing Active and Creative Use of Urban Space*. We suggest relevant content from SV2.2 to be adopted under **Goal 3: Rooted in Heritage**.

Summary of Recommendations 03: Heritage Conservation for Sustainability

1. To establish a Conservation Office that shall look into safeguarding Kuala Lumpur's heritage in all aspects.
2. Training and capacity building for long-term management and best practice conservation for the preservation of Kuala Lumpur's heritage.
3. To form an Advisory Committee to develop strategies in achieving *SDG11.4* and effectively protecting Kuala Lumpur's heritage.
4. Increase public engagement sessions in matters related to the city's heritage.
5. Adopt relevant content from *KL DSP2040: SV2.2 Increasing Active and Creative Use of Urban Space* under Goal 3: Rooted in Heritage.

Image: Ar. Steven Thang Boon Ann



3a

Brick walls of the old GPO building at Jalan Raja are under threat of further deterioration from pollution, humidity and traffic vibration. The recommended [Conservation Office](#) will be able to look into scientific and method studies to repair the building's flaking bricks.

Image: ICOMOS Malaysia



3b

The old Chow Kit & Co. building/ Industrial Court is currently vacant. At the moment its facade shows vegetation growth and peeling paint, among others. The recommended [Conservation Office](#) will be able to advise on how to best treat the brick walls, carry out material tests and plan for a detailed conservation budget.

Kuala Lumpur as 'A City for All'

4.1 *KL DSP2040* explains the *Kuala Lumpur as a City for All* concept in *Chapter 2*, emphasizing on maintaining Kuala Lumpur's position as a global city – looking at areas of economic value, research and development, digital technology and artificial intelligence while enhancing interaction with local culture, elevating the well-being of urban people, increasing the quality of the built and natural environment and increasing the level of accessibility. We wish for *Chapter 2*'s content to explore the placement of [Goal 3: Rooted in Heritage](#) in maintaining Kuala Lumpur's global city status; how heritage protection, strengthening and enhancement resonate into the *City for All* concept.

4.2 Image and Identity

4.2.1 *KLCP2020* does not give enough emphasis on historic and heritage buildings being the image and identity of Kuala Lumpur. The overall description of Kuala Lumpur's range of historic architecture in *KLCP2020: Vol 1; 9.7* is rather vague – inadequate in representing its built heritage, let alone form good basis for policies to protect them. It could have made mention of the city's various architectural style – Mughal-Eclectic, Art Deco, Modern Vernacular; Hindu and Chinese Temples, Gothic Churches; vernacular timber houses and tropical government quarters; among others, to reflect the city's rich mix. Unfortunately, *KL DSP2040* does not address the matter either – in fact it misses out completely at making a general statement. An honest description on all the architectural and historical influences which shaped Kuala Lumpur's outstanding heritage values will help in recognising aspects that have to be preserved/protected. A detailed analysis on the significance of all Kuala Lumpur's heritage assets is much needed to form a precise picture of the city's identity and cultural image that we ought to hold on to.

4.3 Heritage to Promote Unity and a Sense of Pride

4.3.1 It gives one a sense of pride to bring to memory the achievements and contributions of an individual or community. The promotion to preserve the tangible as well as the intangible heritage, seeks to pass down from our forefathers things of intrinsic cultural value worthy of preservation so that the rich knowledge of heritage gives the younger generation the hope and vision that they would want to imitate – good deeds, the culture and examples of benevolence of our forefathers. Communities that exhibit the spirit of unity of wanting to stay together as one, undivided, should be reserved as examples to the younger generation to never give up, but only to desire to go through all challenges in life, uniting them through shared experiences and memories.

4.3.2 Kuala Lumpur was at one time the centre for one of the world's largest tin and rubber industries. Its earlier residents were all driven to it partly due to this, and our contribution to the world's commercial industry should be promoted and reminded so that we remain inspired to achieve similar success. The shared heritage that bonds Kuala Lumpur's community will strengthen their resilience and identity as a society, encouraging them to seize opportunities in this city and prosper together.

4.3.3 Documents and materials that would bring out a sense of unity and pride should be made accessible or brought back into public domain. One example would be the commemorative plaque for the designation of Kuala Lumpur as a Federal Territory in 1974, removed from its original location at Masjid Jamek. This document's detailed content is relatively unknown despite it being an important piece of artefact in the formation of Kuala Lumpur as a Federal Territory.

4.3.4 Heritage brings together people from all walks of life, uniting them through shared experiences and memories. *A City for All* recognises the rich and vibrant cultural background of its communities be it Kuala Lumpur's historical buildings, neighbourhood, festive celebrations or food. Equal value should be given to all types of heritage and culture within Kuala Lumpur to anchor our unique multi-cultural identity and traits. Therefore, the definition of what constitutes as Kuala Lumpur's heritage outlined in *KL DSP 2040* has to be broader, encouraging inclusivity and diversity.

Summary of Recommendations 04: Kuala Lumpur as a City for All

1. Carry out a detailed analysis on Kuala Lumpur's built heritage.
2. Include an overall statement of Kuala Lumpur's heritage architecture, its values and significance in *KL DSP 2040*.
3. Bring forward documents/materials that would bind the community together into public domain.
4. Outline broader definitions for Kuala Lumpur's heritage to encourage inclusivity and diversity.

Authenticity and Sensitivity

5.1 Authenticity from the context of cultural heritage conservation highlights integral components that makes a building or site contain certain or particular historical anecdotal values. Introducing the concept of 'authenticity' in heritage practices or developments as a guide for all parties who wish to develop or maintain these heritage properties, will also improve the understanding on heritage significance and may reduce the desire to exploit the economic potential of their sites.

5.2 New developments within heritage sites or buildings in Kuala Lumpur including recent ones, are largely insensitive towards the original settings and the intangible aspects of heritage buildings. The intangible part is what the buildings were originally intended or assigned for – their purposes, uses, spaces, layouts, etc. The spatial functions and engineering 'loading' were designed and calculated for their initial purposes. The engineering significance to the buildings, plus the types of materials used, whether they can dilapidate, rot or decay over time, is a concern often overlooked when rehabilitating old (heritage) buildings for adaptive reuse.

5.3 Construction wise, methods were based on the availability of materials, fit for the methods of practices and skills required for each different type of trades. There may not be many skilled tradesmen around due to the current change for uses of 'manufactured items' and practices. But, they are still available when called, from those who have learnt to acquire the old trade knowledge. It is a matter of supervision, and to comply with specifications.

5.4 Present view cones, roof heights, vantage sights and contextual references of heritage buildings are hardly taken into consideration, as the understanding of 'authenticity' or 'sensitivity' is clearly lacking. We propose that DBKL introduces these two principles in the *KL DSP 2040* as guidelines.

5.5 We hope DBKL discourages new buildings to cast 'faux design', as this indicates transgression by reflecting existing heritage designs. This approach for one, may limit design potential and could be understood as encouraging replicas of the past. Underlining it all, should be promotion for good articulate designs and sensitivity towards the authenticity and the significance of a place.

5.6 Authentic historical resources will also influence Kuala Lumpur's tourism development, to be supported by enhanced interpretive services as a way to appreciate authenticity while also providing an engaging experience. Heritage tourism products, services and experiences that revolve around the value of historical authenticity should be looked into by DBKL's Tourism Bureau.

5.7 The significance of heritage assets needs to be identified and described thoroughly via a compulsory Heritage Impact Assessment (HIA) in predetermined areas. This is in accordance with the National Heritage Act 2005 (Section 40, Article 4):

(4) The Commissioner shall advise the local planning authority to impose conditions when

approving planning permission or a development order involving a heritage site which may include:

- (a) requiring compliance with any conservation guidelines and procedures issued by the Minister;
- (b) requiring the making good of any damage caused to any heritage site after the works authorized by the planning permission or the development order are completed; or
- (c) requiring the protection and retention of any specified feature of the heritage site.

5.8 However, *KL DSP2040: BM2.3* paragraph on Special Action Plan requires Heritage Impact Assessment (HIA) only 'if necessary'. We proposed that HIA be made compulsory for proposals involving all types of heritage buildings and their neighbouring structures, if not in the form of a report, a brief Heritage Impact Statement; but preferably, in an open public forum. It is important that Heritage Impact Assessments or Statements are able to assist Project Owners and Planning Officers to understand the implications of these proposals, public voices (even if minimal), and report to DBKL's Design Review Panel.

5.9 Open Public invitees should also be invited, depending on the nature of the cultural heritage, whether it is of cultural context or evolving through time. Authenticity Judgements may be linked to the worth of variety of sources of information. Aspect of sources such as form and design, may include those from material and substance, use and function, traditions and techniques, location and setting, spirit and feeling; and other internal/external factors. The use of these sources permits elaboration of specific artistic, historic, social and scientific dimensions of the cultural heritage to be examined. Thus, open to people of broader capacities, with knowledge and experiences.

5.10 Listing of all heritage assets within the city's boundary according to DBKL's own unique criteria for Kuala Lumpur will help identify these properties in advance – refer to [Chapter 17](#).

Summary of Recommendations 05: Authenticity and Sensitivity

1. Introduce/promote the concept of authenticity in Kuala Lumpur's heritage conservation.
2. Emphasise on sensitivity towards existing heritage/historical elements when addressing new design interventions.
3. Discourage design replication of old buildings.
4. DBKL Tourism Bureau to explore heritage tourism products, services and experiences that revolve around Kuala Lumpur's historical authenticity.
5. Heritage Impact Assessment/Statement to be made compulsory for all types of heritage buildings/sites.
6. An open public forum to engage stakeholders and public to assess and understand the Heritage Impact Assessments.

Economic Values

6.1 New developments in Kuala Lumpur's city centre give focus on large-scale projects that contradicts with the economic potential of existing historic commercial areas. Statistics published by Knight Frank Malaysia [2019] presents an oversupply of office spaces in Kuala Lumpur while rental rate has dropped 0.2% due to oversupply and difficulty in attracting new tenants. The future threat is the oversupply of everything not relevant to the needs of people living in Kuala Lumpur. Measures to unlock the real estate potential of abandoned, neglected and under-utilised heritage buildings are addressed in *KL DSP2040: BM2.3 Re-Enabling Function of Old Buildings*. We are pleased that DBKL is viewing renovation, restoration and adaptive reuse as tools for future developments. The Inventory of Old Buildings in that chapter however only mentions those in need of reactivation. An initial inventory which covers all kinds of heritage buildings within the boundary of Kuala Lumpur would be more useful as a database, especially if it includes property values.

6.2 *KL DSP2040: BM2.3* initiates detailed guidelines for the activation of places, covering suitable activities, restoration and protection of cultural and heritage values. The guidelines should put some emphasis on the authenticity of architectural features that make a building historic. The difference between restoration and adaptive re-use approaches must be elaborated as these definitions are used rather loosely in some paragraphs. The Row at Jalan Doraisamy is given as a Best Practice example. Although it is indeed a successful retail catalyst to the area, quite a number of renovation works carried out removed original features and detailing, unreflective of what the paragraph describes The Row to be – "*building facade physical restoration*". Guidelines must not be vague to avoid loss of historical fabric that forms unique characteristics and lends historical real estate value to a place. The old Art Deco townhouses along Changkat Bukit Bintang and Jalan Doraisamy for example, have been overly renovated to an extent that all the elements that gave those streets their old charm have disappeared. Major renovations of old (heritage) buildings to fit specific business needs must also be guided or controlled so that it remains flexible for other uses in the future.

6.3 *KLCP2020: Vol 2; 4.3.3 Secondary Heritage Zones* allows certain flexibility for developments within Secondary Zones that do not involve heritage buildings Category 1 & 2: i) exemption from car park provision for the first 7 storey of a new/additional structure; ii) exemptions from road surrender along the frontage and rear of the building. These exemptions however do not outline specific terms to retain heritage buildings, and were not brought forward to *KL DSP2040*.

6.4 We would like to extend the idea of **Force-Acquirement** for neglected heritage buildings. The Compulsory Acquisition of Listed Building Regulation is the best reference on how England's local authorities have powers to compulsorily acquire a listed building if the owner is unable to safeguard its long-term preservation. Under this regulation, the building condition must be in some form of disrepair; the owner must be shown to be unwilling or unable to carry out the repairs; and it must be proven that the building will be better off under the ownership of the local authority. Such properties acquired are best for public facilities as purchases will be financed using tax funds, and compensation paid to owners.



6a

A row of heritage shophouses along Leboh Ampang with dilapidated frontages – missing windows, etc. Should the building be left by the owners to deteriorate further, and found to pose a danger to public safety, **Force-Acquirement** will allow DBKL to purchase the property at a fair compensation, if necessary, for the building's long-term preservation.

6.5 *1P2.3 Providing a Variety of Affordable Premises for Entrepreneurs and Professionals* advocates premises in the heritage zone of Medan Pasar and its vicinity to be developed for adaptive reuse purposes e.g. to be occupied by digital and creative entrepreneurs or tourism related activities. Our stand is to welcome such reactivation as long as measures are taken to ensure that the quality of Medan Pasar's historic environment and authenticity of the heritage buildings there are protected. We would also like to encourage for the original face brick feature on the remaining shophouse facades to be restored, complementing Kuala Lumpur's face brick Mughal-Eclectic buildings built during the same period.

6.6 We are relieved that *KLDS2040* did not bring out high density as a goal and we wish that the plans do not revisit *KLCP2020*'s emphasis on high iconic buildings.

Summary of Recommendations 06: Economic Values

1. Extend Inventory of Old (Heritage) Buildings to cover all aspects, not limiting it to only those in need of reactivation.
2. Give emphasis on authenticity and sensitivity in guidelines.
3. Make a clear difference between restoration and adaptive reuse terms as it affects the potential and limitation of a heritage building/site.
4. Outline terms in relation to maintenance and conservation of old buildings that are to be redeveloped.
5. Force-Acquirement of abandoned heritage buildings to be explored.

Heritage Incentive Schemes

7.1 Neither the *KLCP2020* nor the *KLDSP2040* elaborates on heritage incentive mechanisms that will be applied to safeguard the tangible/intangible heritage of Kuala Lumpur. *KLDSP2040: BM2.3 Re-Enabling Function of Old Buildings* only has one line on such development incentives, "*providing incentives suitable with old buildings' restoration programme conducted.*" The word 'restoration' is loosely thrown in. Current incentive mechanisms and sources are found to be inadequate/minimal, relying heavily on private initiatives. Large portions of conservation expenditures are heavily borne by property owners.

7.2 At present, public financial incentives are often limited to certain types of conservation works such as roof standardisation, facade improvement to enhance a building's aesthetic appeal; and renovation works mainly to its main structure, walls, windows, roofs and stairs. Other aesthetic efforts provided by the Government consist of improvements to pedestrian walkways, beautification, tree planting along streets and rivers, outdoor street lamps, installation of roof lamps, landscape, signages, arch-gates and other public utilities. Long-term benefits to stakeholders/owners of heritage buildings remain vague as the current public incentive packages lack innovation and are deemed unattractive to them. It is essential for DBKL to draw out the importance of an effective incentive policy in guiding local conservation efforts for Kuala Lumpur's economic development.

7.3 In Malaysia, it is common for the Federal Government's investment companies such as Think City to provide financial assistance including booster grants, repayable grants, matching grants, capacity building grants and technical assistance. However, these are not necessarily extended to DBKL to grant for the protection of heritage buildings.

7.4 Where cultural heritage incentives are lacking, such schemes implemented in other cities e.g. Singapore, Beijing, Tokyo, Melbourne, Jaipur can be referred to. The following list are examples of Heritage Incentive Tools carried out in several countries, which could be considered for Kuala Lumpur, adapted from Heritage Strategies International [2012] and Malaysia [2011].

- Australia Heritage building property tax based on actual use rather than 'higher and best' use.
- Austria Properties built before year 1880 are assessed at 30% of value for property tax purposes.
- Belgium Restoration grants of up to 40% of costs for privately owned monuments.
- Brazil Low interest loan programmes to private owners of historic buildings.
- Canada Grants for 50% of facade restoration.
- Denmark More favourable schedules for deducting repair expenditures on heritage buildings for income tax purposes.

Image: ICOMOS Malaysia



7a

Facade restoration works carried out on a heritage shophouse along Leboh Pasar Besar in 2018 was enabled with a grant from Think City. However, the funds are limited. A 100% tax exemption for conservation works carried out onto heritage buildings will encourage building owners to initiate similar initiatives on their own.

Image: ICOMOS Malaysia



7b

The Sin Sze Si Ya Temple owns a row of shophouses along Jalan Tun H.S Lee. A grant from Think City allowed a full facade restoration of the shophouse units, using appropriate methods and materials. Think City's grant covered approximately 30% of the facade restoration costs.

- France Listed historic monuments that are open to the public can deduct 100% of expenses (including maintenance, loan interest and property taxes) while those not open to the public can deduct 50%.
- Germany Donations to foundations for the restoration of heritage buildings are tax deductible up to 10% of total income.
- Japan Grants to owners of historic properties to install fire-prevention facilities.
- Netherlands Property owners subscribe to regular inspection services. When repairs are needed, about half of the funding comes from national and provincial governments.
- Singapore Individual owners can raise money and issue tax-exempt receipts to donors for restoration of listed monuments.
- South Korea The transmission system for the Living Human Treasures gives not only economic compensation to the performers but also greater prestige and individual self-respect to ensure preservation of intangible cultural heritage.
- United Kingdom Churches and charities are exempted from VAT for major construction projects if approved.

7.5 Stakeholders must be made to understand the type of benefits they would enjoy by retaining and maintaining their heritage assets well. We suggest that DBKL looks into providing financial assistance for conservation of heritage buildings e.g. bank loans and development charges. This would require further consultation with banking and financial institutions. DBKL could, for example, introduce issuance of attractive tax exemptions for specific conservation/restoration works of heritage buildings. We suggest a **minimum of 100% tax exemption**, noting that this would involve approval from relevant Ministries.

7.6 A **Public Heritage Fund** for conservation of heritage buildings could be set up, similar to what has been outlined for parks in *KL DSP2050: SV4.1 Establishing a Public Trust Fund for Parks and Green Areas*.

7.7 **Transfer of Development Rights (TDR)** by building/land owners can also be implemented in the case of Kuala Lumpur. TDR is a zoning technique used to permanently protect land with conservation values (e.g. a heritage area, community open space, or other natural/cultural resources) by redirecting development that would otherwise occur on this land (the sending area) to an area planned to accommodate growth and development (the receiving area). TDR permits purchasing landowners to develop their 'receiving' parcel at a higher density than what would be legally impossible otherwise. TDR programmes

financially compensate landowners for choosing not to develop some or a full portion of their land. These landowners are given an option under municipal zoning to legally sever the development rights from their land and sell these rights to another landowner or a real estate developer for use at a different location. The land from which the development rights have been severed is permanently protected through a conservation easement or a restrictive covenant. The development value of the land where the transferred development rights are applied is enhanced by allowing for new or special uses; greater density or intensity; or other regulatory flexibility that zoning without the TDR option would not have permitted. TDR removes some of the windfalls and wipeouts associated with conventional zoning by allowing landowners in areas typically zoned for very low-density residential use to capture some of the same financial rewards available to landowners located in areas zoned for suburban and urban land uses.

7.8 Provision of creative incentive packages from DBKL specific for the protection and strengthening of Kuala Lumpur's heritage assets would certainly be a catalyst to boost the image and identity of Kuala Lumpur that will be a good reference and benchmark for heritage governance in Malaysia.

Summary of Recommendations 07: Heritage Incentive Schemes

1. Explore means to provide financial assistance to heritage building owners/ stakeholders who wish to conserve their properties.
2. Introduce Cultural Heritage Incentive Tools/Schemes.
3. Establish a public fund for the conservation of heritage buildings.
4. Apply Transfer of Development Rights (TDR).
5. Introduce 100% minimum Tax Exemption for conservation/restoration of heritage buildings.

Cultural and Creative District

8.1 *KL DSP 2040: IP1.3 Empowering Kuala Lumpur as a Cultural and Creative City* presents a strategy for economic injection into the city's historic core using creativity as a factor. Honestly, the *IP1.3* chapter does not explain the Cultural and Creative City plans well, and it was not until we contacted agencies in charge of the *Kuala Lumpur Creative & Cultural District (KLCCD) Strategic Master Plan* that we gained a slightly better understanding of the proposal. We suggest a further elaboration on *KLCCD* in *Chapter IP1.3* and urge for detailed plans of the *KLCCD* to be shared with the public so that people can assess their impacts onto the existing community better.

8.2 The *IP1.3* chapter reads to be economy driven, heavier on revitalisation of places, less on the significance of present activities. We would like to understand whether Kuala Lumpur's cultural/creative strengths have been identified and if so, what are the exact plans to move them forward. There are existing self-organised cultural and creative industries concentrated in areas other than the designated district – plans should also take them into consideration, ensuring that they too are able to naturally develop and will not miss out on the incentives.

8.3 Kuala Lumpur's historic core was identified suitable as a *KLCCD* not only because it needs economic regeneration but as it also presents cultural significance. As it is the intrinsic values in culture that attract or inspire the Creatives, we suggest that *KLCCD*'s title be revised to Kuala Lumpur Cultural and Creative District instead – 'culture' before 'creative' to give priority to the area's existing contextual character and activities.

8.4 Absorb a portion of *KLCCD* into Goal 3: Rooted in Heritage

8.4.1 *KLCCD*'s boundary overlaps with the heritage zones gazetted in *KLCP2020*. We're pleased that it has also identified national monuments in its plans (also within gazetted heritage zones), in line with the strengthening of Kuala Lumpur's position as the heart of the Nation. The reactivation, upgrades and conservation plans outlined in chapter *IP1.3* is expected for the gazetted heritage zones. We suggest for *IP1.3 Empowering Kuala Lumpur as a Cultural and Creative City*, combined with *SV2.2. Increasing Active and Creative Use of Urban Space Elements*, be adopted into our recommended **Goal 3: Rooted in Heritage** where the planning tool can be given more prominence, and expanded to cover other cultural clusters in the city, especially Kuala Lumpur's old town centres such as Sentul and Pudu (see [Chapter 9](#)). Elements from *KLCCD* could be placed under the **Kuala Lumpur Heritage Plan**, which should also include a strategic master plan for museums, galleries and performing art centres throughout the whole city.

8.4.2 The *Goal 1: Innovative and Productive* chapter can then place stronger emphasis and detailed elaboration on *KLCCD*'s strategic economic plans for the creative sectors that DBKL wishes to attract into Kuala Lumpur's historic core, together with technological infrastructure this sector would require.

8.5 KLCCD Precincts

8.5.1 The present south-western boundary of *KLCCD* follows Jalan Damansara. We recommend that the boundary be extended to the historical Bukit Persekutuan being an area of old government housing quarters that were part of Lake Gardens-Carcosa's early development. Within the 74ha of green area are the Galeria Sri Perdana (former Prime Minister's residence), Malaysian Nature Society's Rumah Tapir, 113 nos. of old government quarters and three State palaces. We are also proposing Bukit Persekutuan as a dedicated heritage zone – details of its significance are shared in [Chapter 17; 17.9](#) and [Appendix A](#).

8.5.2 We noticed that some *KLCCD* precincts are named after the historical religious landmarks in each area e.g. Sin Sze Si Ya Temple Precinct; Masjid India & Bunus Precinct. These we assume form the anchors of each precinct and urge that adequate financial assistance/heritage incentives be provided to each religious institutions to conserve, repair and maintain their historic structures.

8.6 Heritage Building Classification

8.6.1 *KLDS2040: IP1.3*; *Figure 3.17* presents two heritage building classifications, i) JWN's Heritage Class and ii) DBKL's Heritage Class – implying to the different regulations/guidelines imposed by the two agencies. We suggest that DBKL, as the local authority, produces its own unique listing criteria for all heritage structures within Kuala Lumpur which JWN could later source upon (see [Chapter 17; 17.7](#)).

8.6.2 There is a mention in *IP1.3* of a Media City Plan within the vicinity of Angkasapuri. We hope the plans involve conservation of the Angkasapuri building, one of Malaysia's priceless modern architectural heritage. We recommend for the building to be listed as Kuala Lumpur's heritage.

8.7 Heritage Schools

8.7.1 Perhaps in relation to education being one of the tools for the development of creative industries, *IP1.3* mentions plans to conserve historical education institutions, though we see from *IP1.3*; *Figure 3.17* that these plans would be limited to those within the *KLCCD* boundary. Heritage schools (non-missionary & missionary) are part of Kuala Lumpur's historic urban fabric and cultural heritage, reflecting early education in the city for girls as much as boys since the 1880s. Further assistance ought to be provided in outlining the architectural and historical significance of these heritage schools, with accompanying programs to help the staff and students manage their historic environment better. Extra-curricular activities that have been going on for decades such as campfires and military tattoo nights should also be supported.

8.7.2 3 heritage schools within *KLCCD* 's historic core and significant sites boundaries are:
i. SM (P) Convent Bukit Nanas, Jalan Bukit Nanas (est 1899, current building 1914).

- ii. St. John's Institution, Jalan Bukit Nanas (est. 1904, current building 1908).
- iii. Victoria Institution, Jalan Hang Tuah (est. 1894, current building 1929).

8.7.3 5 heritage schools at the fringe of *KLCCD*'s boundaries worth including:

- i. SK Sultan Hisamuddin Alam Shah, Jalan Dato' Onn (est. 1888 as Malay School, current building 1963).
- ii. SM (P) Methodist KL, Jalan Cenderasari (est. 1896, current building 1948)
- iii. SM (L) Methodist Kuala Lumpur, Jalan Hang Jebat (est. 1897, current building 1905).
- iv. Confucian Private Secondary School, Jalan Hang Jebat (est. 1906, current building 1920s).
- v. SJK (C) Jalan Davidson, Jalan Hang Jebat (est. circa 1928).

8.7.4 Notwithstanding, there are other heritage schools located beyond the *KLCCD* area that are just as significant as the above schools – respected education centres with their own traditions that have nurtured many generations of Kuala Lumpur's residents. We suggest that upon absorption into [Goal 3: Rooted in Heritage](#), a special program/incentive is dedicated to all the heritage schools within the city as they struggle to cope with the cost of maintaining their historic buildings.

8.8 Creative District

8.8.1 Art of course is important for the future of cities as they help develop urban cultures. A Creative District would encourage self-organised places of artistic and cultural productions to participate directly in city politics. Pulling in the creative class of talented and educated professionals who may also work in knowledge-based industries has its pros and cons. We hope measures are taken to look into how to avoid inequality and other issues that comes along with it should creative workers end up colonising the best spaces in the city, pushing out existing service workers/communities. Policies to tackle such issues should be put forward before they take place, promoting inclusivity.

8.8.2 Infrastructure and public realm improvements should at the end of the day not be about how attractive they are to the new cluster of creative class that DBKL is trying to attract into the historic core but how they could improve the lives of existing communities and industries – people who live and work in the area for decades.

8.8.3 We suggest for *IP1.3* to invite existing art, cultural and creative institutes such as Akademi Seni Budaya & Warisan Kebangsaan (ASWARA) at Padang Merbok, Temple of Fine Arts in Brickfields, Yan Keng Benevolent Drama Association at Jalan Hang Jebat to anchor creative activities, apart from long-time active organisations such as the Hainan Association and Kuala Lumpur Scouts Association. Their programs and events would go hand in hand with the growth of creative industry assets identified in *IP1.3* – Istana Budaya, KLPAC and Petronas Philharmonic.



8a

SJK (C) Chin Woo in Pudu, established by the Selangor Chinwoo Athletic Association in 1929. It has occupied its present site since 1938, nurturing students and athletic talents. In 2013, the Ministry of Tourism & Culture called for the land to be evicted to build a new Cultural Village. Measures must be taken to protect our heritage schools from such insensitive development proposals.



8b

Pasar Seni, the town's old wet market building, was saved from demolition and adapted as an art market in 1985. It once housed many watercolour and portrait artists, being the city's hub of craft and creative activities until early 2000s. Today the number of artists centred there have decreased, relocated along a lane outside Pasar Seni. The Creative District plans should reactivate Pasar Seni's role as the town's creative hub.

8.8.4 Central Market, one of the earlier arts and cultural centre in Kuala Lumpur, has potential as an anchor for the Creative District, given its strong association with the growth of local artists and talents in 1980s and 1990s. The local portrait artist community for example, is still identified with Central Market, albeit their fast decreasing numbers.

8.8.5 Wisma Yakin at Jalan Masjid India, completed in 1973 to re-organise the old Malay Bazaar traders has built its reputation as a destination for traditional Malay clothing and accessories and is in need of continuous support. This centre also has potential as an anchor for the Creative District.

8.8.6 Dataran Merdeka as Kuala Lumpur's long time celebration venue also makes a strong anchor for the Creative District, especially given that its underground retail space, formerly Plaza Putra, has not been successfully reactivated since the 2003 flood incident.

8.8.7 Although we are sure that creative sectors do exist within the proposed *KLCCD*, we are not actually convinced that the present concentration is high. Again there are other self-organised creative clusters within the city that requires attention and support e.g. Bangsar (art galleries). Perhaps there would eventually be more than one creative district in the city, and if that is the case, the document/plans should reflect that.

8.8.8 On top of the creative industries listed in *IP1.3* e.g. fashion design, film making, publication, music and performances, we would like to suggest that the cultural and creative tourism community e.g. tour operators and hospitality services, be regarded as part of the creative sector.

Summary of Recommendations 08: Cultural and Creative District

1. Elaborate on *KLCCD* plans further and share with the public.
2. Take into consideration existing self-organised cultural and creative clusters in other areas.
3. Change *KLCCD*'s title to 'Kuala Lumpur Cultural and Creative District'.
4. Absorb a portion of *KLCCD* into Goal 3: Rooted in Heritage; to be expanded under the recommended Kuala Lumpur Heritage Plan, and extend to other areas.
5. Stronger emphasis on strategic economic plans for the creative district under *KLDS2040: Goal 1 Innovation and Production*.

KLCCD Precincts

6. Extend *KLCCD*'s south-west boundary to Bukit Persekutuan.
7. Provide adequate financial assistance to historic religious centres within the district to repair/conservate/maintain their historic properties.

Heritage Building Classification

8. DBKL to produce a comprehensive list of heritage buildings based on Kuala Lumpur's own unique criteria.
9. Include Angkasapuri building on Kuala Lumpur's heritage list and ensure its conservation in the Media City plans.

Heritage Schools

10. Add three heritage schools along Jalan Hang Jebat into *KLCCD*. All schools within the district should receive the same programming
11. Under Goal 3: Rooted in Heritage, include a special program for all heritage schools within Kuala Lumpur.
12. Outline architectural and historical significance of heritage schools and provide assistance on how to manage/maintain their historic properties.

Creative District

13. Ensure policies to tackle possible issues of inequality are looked into in advance.
14. Policies to also focus on enhancing the lives of present communities in the district.
15. Include/invite established cultural institutes/organisations such as Temple of Fine Arts, ASWARA, Yan Keng Benevolent Drama Society, Hainan Association to play a role.
16. Look into Central Market, Wisma Yakin and Dataran Merdeka as anchors for the Creative District.
17. Include the cultural and creative tourism community e.g. tour operators and hospitality services, as part of the creative sector.

Old Town Centres

9.1 While most parts of Kuala Lumpur are perceived to be 'fast-paced' due to their hectic activities and movements, the city's old town centres should be embraced as 'slow-paced' places, temporary halts or breathing spaces that offer moments of silence and calmness that intertwine harmoniously with daily activities and lifestyle of local communities. Kuala Lumpur's old town centres are facing serious threats of losing their local characteristics due to the massive regeneration/development schemes that have taken place within and around their surroundings. We have identified the need for a paradigm shift in urban conservation among stakeholders, to move away from beautification projects towards regeneration of heritage values, achievable by maintaining the sense of place of these old towns. New developments should focus on assisting local communities to continue living the lifestyle they are accustomed to, with newly revitalised physical settings through good conservation efforts.

9.2 We call for the renewal of old commercial hubs such as the old town centres of Sungai Besi, Pudu, Bangsar, Batu and Sentul to preserve the local distinctiveness that reflects the *genius loci* and character of these old towns.

9.3 The existing policies and guidelines for old town centres presented in both *KLCP2020* and *KLDS2040* are generic – they need to address the on ground situation at these old town centres. Public engagements, cultural mapping, survey of all sorts will help conceive effective heritage strategies that are to be adopted under the [Kuala Lumpur Heritage Plan](#), mitigating displacement and social inclusion, and safeguarding local cultural heritage values. A comprehensive urban design framework for future developments should take the [Kuala Lumpur Heritage Plan](#) into account.

9.4 Public awareness on safeguarding historic fabric must be an integral part of the urban conservation process, alongside the effective role of stakeholders/DBKL in the design and enforcement of policies.

9.5 We recommend for the *KLDS2040* to identify dominant areas in old town centres that are dilapidating, abandoned, neglected and would definitely require some form of intervention.

Summary of Recommendations 09: Old Town Centres

1. Conduct public engagements, cultural mapping, surveys in old town centres to produce effective heritage strategies under the Kuala Lumpur Heritage Plan.
2. Produce a comprehensive urban design framework for future developments, taking the Kuala Lumpur Heritage Plan into account.
3. Safeguard local intangible cultural heritage values via local community involvement in determining the direction of future developments.

Image: Heritage Output Lab



9a

Old terrace houses at Jalan Brunei, off Jalan Pudu, built circa 1920s with face brick finish around the windows, were recently gutted for development. Valuable building materials e.g. timber trusses, clay roof tiles were disposed of. Internal elements were not recorded prior to demolition. Although of heritage value, these units are not within KLCP2020's gazetted heritage zones.

Image: Google Maps, 2020



9b

Tangible and intangible elements of the old Sungai Besi town centre is under threat with the ongoing new residential and commercial developments in surrounding areas, affecting the town's physical outlook and social fabric. A heritage plan for the old town centre will be able to cushion the impacts, while strengthening heritage characters.

Urban Archaeology

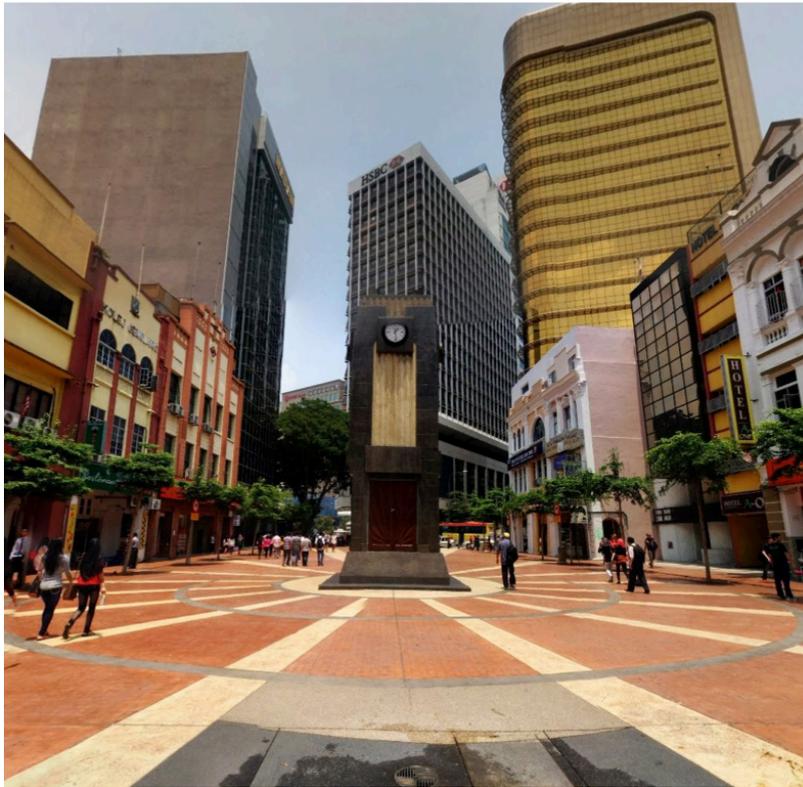
10.1 The definition of 'heritage' in both *KLCP2020* and *KL DSP2040* should not be limited to built and natural heritage, but also extended to archaeological heritage. Archaeology is a systematic study of human history through the discovery, exploration and investigation of its material cultures such as artefacts, structures, and other physical remains. In the city area, urban archaeology is used to illustrate the application of archaeological methods to the study of major towns, cities, urban areas, and the process of urbanisation. It is an undeniable fact that archaeological investigations within Kuala Lumpur are almost unheard of, reflecting all the missed opportunities which we could have had in unlocking the city's history. Despite present national policies and guidelines on heritage protection, potential archaeological sites within Kuala Lumpur are primarily overlooked and threatened, a continuous challenge in the local field of heritage conservation. We suggest for Urban Archaeology, an area totally missed out in *KL DSP2040*, to be included under our recommended [Goal 3: Rooted in Heritage](#). The following paragraphs elaborate our views on this matter further.

10.2 Kuala Lumpur's transformation from a small settlement in the mid-19th century to become Malaysia's most prominent city in the 20th century also brought along the complexity of architecture, culture and heritage, which we have yet to comprehend fully. Rapid development since the 1960s removed a large portion of historical layers that were beneath our city streets, making remaining potential areas with archaeological resources, although limited, certainly worth investigating prior to new construction works taking place. The misconception that archaeology goes against development must be corrected as they both actually go hand in hand. Note that investigating/preserving the sub-surface history of Kuala Lumpur through proper archaeological studies will not only enrich its history but also likely enhance the value of the new developments e.g. via urban integration of archaeological heritage. Outputs, including public archaeology programs, will be supportive of local cultural components such as the [Kuala Lumpur Museum](#) suggested in [Chapter 11; 11.2](#), cultural urban tourism activities and the Cultural & Creative District plans (concentrated but not restricted to the city's heritage zones).

10.3 DBKL will be able to conduct advanced surveys/studies of potential archaeological sites in Kuala Lumpur through joint ventures with relevant agencies if not through its own [Conservation Office](#). Off the top of our heads, areas within the city with archaeological potentials may include:

- i) Medan Pasar – the site of Kuala Lumpur's earliest town market, 1870s to 1880s. Evidence of lifestyle, market building foundation & food anticipated.
- ii) Kampong Bharu – a settlement opened in 1900, likely to undergo redevelopment plans. Areas along Bonus River have potential for evidence of earlier settlements.
- iii) The Bukit Nanas Tunnel – a human-made earthen tunnel partially discovered in 2014, believed to have been constructed during the Klang War (1872-1873). Study of its construction and GPR scanning to determine its original route suggested.
- iv) Areas around Petaling Street, Jalan Tuanku Abdul Rahman where the earliest settlements were established.
- v) Old shophouses - evidence of lifestyle within the interior, especially at the internal yards/airwells.

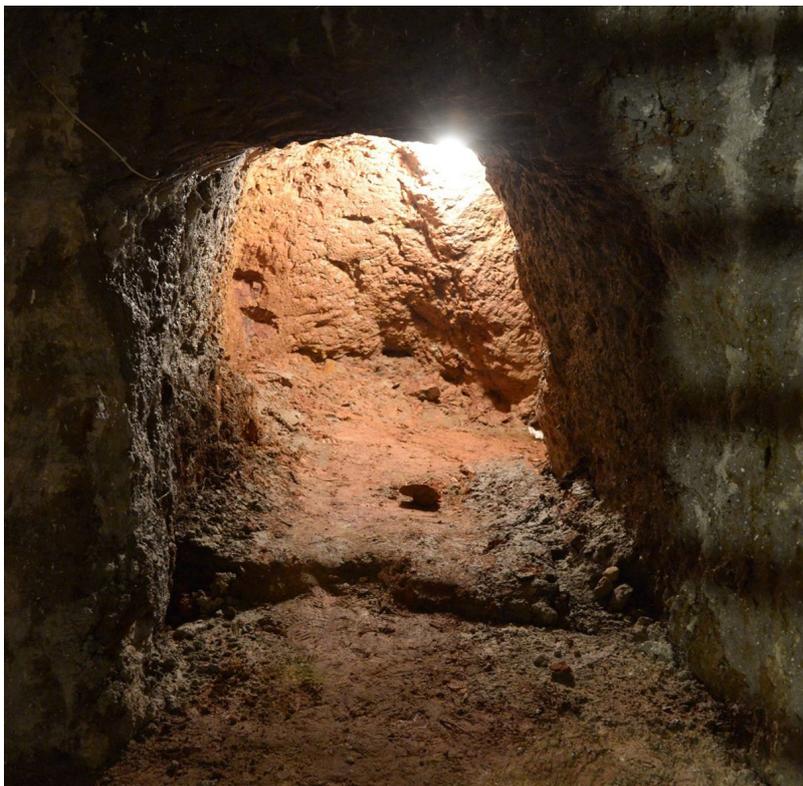
Image: www.thinkcity.com.my



10a

Medan Pasar was named as Old Market Square in 1893 in remembrance of the market activity sited there before the Town Market was relocated after 1885 to Pasar Seni's current site. The site has a huge potential of uncovering the daily activities of past Kuala Lumpur residents, achievable through proper archaeological excavation.

Image: Dewan Bandaraya Kuala Lumpur, 2015



10b

Discovered in 2014, the Bukit Nanas Tunnel is believed to have been used as a secret passageway during the Klang War (1872-1873), presumed to be stretching from the hill towards the bank of Klang River. Archaeological documentation could enlarge the prospect of such a place, contributing not only towards historical tourism, but more so to understand Kuala Lumpur's past societies.

10.4 It is common for cities to impose archaeological assessments as requirements for developers applying for building permit – Singapore, Toronto, London to name a few. The current and prevalent trend in an urban, non-World Heritage Site in Malaysia is that a Heritage Impact Assessment (HIA) is only conducted after an archaeological discovery has been made at site, not before the commencement of a development. In *KL DSP2040*, there is only one mention of a HIA requirement and that is accompanied by an additional 'if necessary' clause. It is essential for HIAs to be included as an important element in the planning process, to be implemented before a development takes place. Therefore, we urge that *KL DSP2040*'s planning policies and decisions to be sympathetic to local history and archaeology, especially for the city's heritage sites regardless whether they are on the Department of National Heritage's registrar.

10.5 A proposed development on a site (within or outside the city centre) with a potential of archaeological/heritage assets, should only be approved with a proper HIA. A developer should be made to submit an appropriate desk-based assessment and, where necessary, a field evaluation, having been made aware of the importance of Kuala Lumpur's archaeo-history. It will be in the public's best interest for DBKL to require developers to record an advanced understanding of the significance of any heritage assets that are to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make such evidence (including those that are archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

10.6 Any artefact discovered should eventually be returned to the city, perhaps under the care of the suggested [Kuala Lumpur Museum](#). The *Nisan Acheh* discovered within Masjid Jamek's compound in 2016 for example, is understood to be under the care of Perbadanan Adat Melayu & Warisan Negeri Selangor (PADAT) at the moment. We support the call for its eventual return to cultural agencies based in Kuala Lumpur as the artefact belongs to the city.

Summary of Recommendations 10: Urban Archeology

1. Introduce planning policies that are supportive of urban archaeology with possible placement under the recommended 'Goal 3: Rooted in Heritage'.
2. Conduct survey/mapping to identify potential urban archaeological sites (within and outside designated heritage zones) to produce a historic environment record of Kuala Lumpur.
3. Conduct public archaeology/heritage engagement programs where relevant.
4. Create awareness among Key Developers on the importance of Kuala Lumpur's archaeo-history.
5. Include requirements for archaeological investigations in Heritage Impact Assessments with appropriate desk-based assessments and field evaluations.
6. Call for the return of Kuala Lumpur artefacts that are currently under the care of other States or countries.



10c

Nisan Aceh is a form of gravestone used for Malay royals and dignitaries. The *Nisan Aceh* pictured here was discovered by chance at Masjid Jamek in 2016 during ROL construction works, devoid of proper context and significance. To date, this is the only *Nisan Aceh* ever found in the historical enclave of central Kuala Lumpur. Archaeological assessments before the commencement of work could safeguard priceless heritage like this better.



10d

The site of Masjid Jamek was one of the earliest centralized Muslim burial ground in Kuala Lumpur. The 'accidental' discovery of numerous ceramic shards, gravestones, particularly one *Nisan Aceh* during the refurbishment of the compound signifies the classic neglect of archaeology and HIA in Kuala Lumpur's development and planning. No in-situ archaeological documentations were carried out at the site.

Intangible Heritage

11.1 While many aspects of culture have been influenced by globalisation, intangible cultural heritage remains important for Kuala Lumpur as a city of contrast and diversity. Will Kuala Lumpur take the lead by putting culture back into the life of the city and its society? *A City for All* should embrace its rich multi-culturalness evident in our festive celebrations, handicrafts, artworks, food offerings, customs, performing arts, literature, rituals, slang-language expressions – the heritage of living. The recommended [Goal 3: Rooted in Heritage](#) will open opportunities to examine all aspects of Kuala Lumpur's intangible heritage, including its contemporary pop cultures – revealing what makes KLites, KLites, and even more important, what makes us Malaysian.

11.2 Over the years Kuala Lumpur has systematically lost its intangible heritage assets e.g. Bangsawan and Chinese opera. For a great number of reasons, the interest and passion is lost on us and so traditional knowledge/practices are fast disappearing. In this regard, education plays a vital role in nurturing arts and culture among the young. Under the [Kuala Lumpur Heritage Plan](#), it will be a good idea for DBKL to work closely with NGOs, schools, universities, government agencies and other heritage-related bodies to conduct comprehensive research in preserving and facilitating transmission of the city's intangible heritage to the next generation, while encouraging it to evolve and adapt with the times. We suggest the establishment of a special museum to collect/house/preserve our city's historical assets and cultural heritage – a [Kuala Lumpur Museum](#).

11.3 Development of cultural heritage programmes related to intangible heritage is much needed e.g. training for traditional music/dance, Malaysian cuisine, calligraphy, batik, Malaysian crafts, etc. Ideally, these training centres should be located within the heritage zones/*KLCCD* to encourage participation among the public and various agencies.

11.4 Areas in Kuala Lumpur are culturally unique and different from each other in terms of history, cultural practices and ethnic composition. Extensive cultural mapping as suggested in [Chapter 12; 12.3.2](#), will help identify cultural characters of areas like Cheras, Bandar Tun Razak, Seputeh, Segambut, Batu, Lembah Pantai and Titiwangsa. Results from detailed documentation can provide the basis for a more targeted heritage-focused recommendation.

11.5 *KL DSP2040: SV2.2 Increasing Active and Creative Use of Urban Space* envisions Kuala Lumpur as a centre for cultural services and creative industry. Spatial accommodation to support Kuala Lumpur's popular urban culture such as outdoor eateries, street shopping and street music are more than welcomed. A hawker's centre with outdoor seatings planned for every 5km within the city centre, for example, accommodates local eating lifestyle better.

11.6 There are existing cultural heritage festivities that require further support. Religious processions in Kuala Lumpur such as Corpus Christi by the Roman Catholics, Maulidur Rasul and Maal Hijrah by the Muslims, deity's procession by the Buddhist and Thaipussam by the Hindus, are celebrated annually by locals and visitors from near and far. We recommend a special plan to look into pedestrian facilities and infrastructure along the procession routes to improve the cultural experience further (e.g. decorative lighting, rest stations).

Image: @keerchannel, www.picuki.com



11a

Thaipusam is celebrated annually in Kuala Lumpur since 1889. The procession starts at Sri Maha Mariamman Temple in Jalan Tun H.S Lee. The focus is usually the end destination 15km away, Batu Caves. Along the Kuala Lumpur route, infrastructure to facilitate the procession is minimal.

Image: St. John's Institution Naval Cadet Band (Rain)



11b

The Selangor Police Band was formed in 1890, the first in Kuala Lumpur. March bands have long been popular among local schools and associations. Dataran Merdeka is commonly used as the venue for local, national and international march band competitions. Unfortunately, of late, such competitions are hardly held in Kuala Lumpur with Organisers citing lack of financial support, proper amenities and platform.

11.7 There are also events and competitions that have been organised in Kuala Lumpur for decades which can be highlighted such as the annual school march band competition, police band and military tattoo performances. Facilities for them are to be improved.

11.8 Kuala Lumpur's eateries, especially the long established ones, need support and recognition. At one time, the city centre was popular with outdoor night eateries – today most of them have moved out to the fringe of the city.

11.9 Street and festive shopping culture is also synonym with Kuala Lumpur. People from other States would come all the way to town e.g. Jalan Tuanku Abdul Rahman, Jalan Masjid India, for Hari Raya and Deepavali shopping. Relocating the established festive street malls to a different area e.g. to Dataran Merdeka in 2019, disorientates loyal customers and takes away the cultural shopping experience that has long been associated with those areas.

11.10 A number of organisations in Kuala Lumpur established since the 1880s are still active and relevant among the locals e.g. Hainan Association, YMCA, Boy Scouts, Royal Selangor Club, Sultan Suleiman Club. These form part of Kuala Lumpur's intangible heritage.

11.11 A strategic heritage plan for Kuala Lumpur's intangible heritage will strengthen the city's identity as a whole. DBKL should engage with museums/heritage interpretation sectors for a framework that is able to articulate Kuala Lumpur's intangible heritage well.

Summary of Recommendations 11: Intangible Heritage

1. Conduct a comprehensive research on Kuala Lumpur's intangible heritage, including contemporary pop cultures – involve cultural mapping to identify existing cultural characters to form detailed basis for heritage-focused recommendations.
2. Establish a **Kuala Lumpur Museum**.
3. Work closely with other agencies to preserve and facilitate transmission of Kuala Lumpur's intangible heritage - set up a Training Centre within the heritage zones/*KLCCD*.
4. Produce policies to allow spatial accommodations that support the city's urban culture e.g. hawker's centre, religious processions, march band competitions.
5. Conduct further study on existing cultural sites and activities in Kuala Lumpur:
 - Map out religious celebration areas/routes (e.g. Thaipussam procession route).
 - Map out existing food centres/outdoor eateries (e.g. Medan Selera Sri Bonus, relocated from Jalan Benteng in the 1980s).
6. Maintain/preserve spaces that are occupied by cultural activities – improving quality of places without taking away their essence.
7. Recognise historical cultural organisations as part of Kuala Lumpur's intangible heritage.
8. Engage with museums and interpretation sectors to produce a strategic heritage plan that articulates Kuala Lumpur's intangible heritage well.



11c

Queen's Restaurant at Jalan Peel is a popular *kopitiam*/hawker's center in operation since the 1950s. Its surrounding area has been heavily developed but the restaurant remains the last few places that holds the soul of Jalan Peel's history. Long time loyal customers frequent the restaurant regularly, as the establishment is already a part of their lifestyle.



11d

Street musicians are synonymous to Kuala Lumpur, attracting crowds from all walks of life. However, the number of a group of older street performers, such as the blind musicians whose music we have enjoyed for decades along Jalan Tuanku Abdul Rahman has reduced dramatically. Those street performers make up a nostalgic ambience to the street and deserve more support and opportunity.

Cultural Urban Tourism

12.1 Assessing and Monitoring Sustainability

12.1.1 *KLDS2040: IP1.2 Making Kuala Lumpur an Urban Tourism Destination by Improving Tourism Sector's Value Added Activities* highlights 6 categories of tourism products, which conforms to the *Kuala Lumpur Tourism Master Plan 2015-2025*. Although the term 'sustainable tourism' was used, we feel that tourism should not only be concerned with products and the economic dimension. In *KLDS2040*, there is little emphasis on the assessment and monitoring of the impacts of tourism onto the environment and the quality of life of residents. Therefore, it is vital to have/develop mechanisms of sustainability indicators which will focus on intangible results, impacts, legacies, social and environmental benefits of urban tourism in Kuala Lumpur. This will be in line with the global tourism sector which has been seeing an increasing number of travellers and travel agents who actively seek out sustainable destinations. We suggest the introduction of sustainable urban tourism indicators with appropriate implementation mechanism.

12.2 Expanding the Definition of Urban Tourists

12.2.1 Similar to the *Kuala Lumpur Tourism Master Plan 2015-2025*, we see that *KLDS2040* has also taken the perspective of mainly focusing on international tourists in its planning of tourism products. It should be worth to note that currently the bulk of international tourists coming to Malaysia are mass tourists through packaged tours. This type of tourists are usually spatially polarised, seasonal and contribute little to local economies. We suggest for tourism planning in *KLDS2040* to widen the definition of urban tourists to include domestic tourists (from other parts of Malaysia) and more importantly, residents as tourists. With the recent Covid-19 pandemic, we see the importance to balance international inbound tourists with domestic travelling (resident and non-resident). In fact, many of the tourist products should take the approach of 'for residents first' and 'for tourists, second'.

12.3 Making Authentic Culture the Driving Force of Urban Tourism

12.3.1 One of the 6 tourism product categories mentioned is 'Culture and Heritage'. This category includes various cultural and heritage products including culinary tourism, heritage trails, cultural enclaves, events and art scene, museum network, heritage building and cultural practice. However, the other 5 tourism product categories need to also have a local cultural flavour and characteristics in them.

12.3.2 In cultural and heritage tourism, conscious marketing in attracting tourists will change the nature of the cultural attraction. Therefore, the identification, regeneration and development work needs to be sensitive to the tendency of commodification of culture. Missing in the plan is to have proper and effective mechanisms to include local community participation in the localization of tourism products. We suggest a wider elaboration of culture – in particular that of Kuala Lumpur and by extension Malaysia. Collaborative cultural mapping exercises should be undertaken in various enclaves in Kuala Lumpur to record and demonstrate their cultural characteristics.

Image: ICOMOS Malaysia



12a

Spotted along Jalan Sultan, this embedded column signage in Chinese letters reads 'Wah Yik Travel Lodge', informing us of the building's past use. Every element from the past has a story to tell. Cultural mapping involving local community participation will lead to a larger understanding of what a place means to the community.

Image: ICOMOS Malaysia



12b

The popular outdoor street dining off Jalan Pudu, located less than 1km away from the Pudu LRT Station is a popular attraction for domestic and resident tourists but seldom promoted as a local food destination.

12.4 Suburban Tourism and Commuter Belt Cultural Tourism

12.4.1 The *KL DSP 2040* areas designated for culture and heritage tourism are mainly the River of Life, Arts and Cultural Zone (Titiwangsa) and Cultural Zone (Conlay, Central Market), apart from the central historic zone. We propose to also include and highlight destinations beyond the city core. All Kuala Lumpur suburban areas, enclaves and neighbourhoods are unique to themselves. They can be developed and promoted as cultural tourism destinations in order to encourage visits by residents, domestic tourists, lengthen visitors' stays, increase repeat visitations and distribute more of the economic benefits generated outside the central tourism zones. For example, Singapore has developed more than 40 heritage trails, and most of them are outside its core zone e.g. Ang Mo Kio Heritage Trail, Bedok Heritage Trail, Pasir Ris Heritage Trails. These trails focus not only on early history, but also the history and development since the 1940s right up to present day. As such, we recommend a baseline cultural map of Kuala Lumpur's neighbourhoods and suburban areas to be conducted, to ascertain and document their cultural characteristics.

12.4.2 We propose for a belt of heritage tourism trails and routes in Kuala Lumpur to centre around public rail transportation. As node and transportation points, the MRT, LRT and KTM Komuter stations can be hubs for this 'metropolis commuter belt cultural tourism', where the stations can act as interpretation centres and display artwork to depict the cultural characters of their neighbourhood or suburban areas. For example, this type of tourism could include culinary routes and historical routes. This is a way to spread the concentration of tourists and tourism products across Kuala Lumpur and also address the issues of seasonality. Therefore, we propose that this initiative be implemented in collaboration with transportation agencies or operators.

12.5 Expanding Trails to Entire Kuala Lumpur

12.5.1 *KL DSP 2040: SV3.3 Promoting the Implementation of Kuala Lumpur Heritage Trail* highlights the need for development and improvement of heritage trails specifically centred around existing heritage buildings in the central historic core of Kuala Lumpur. Missing in this action plan is the involvement of community and stakeholders in the development of the trails. The development approach seems to be top-down. We believe that heritage trails are the unifying mechanism for tourism, community development and building pride of a place. Global tourism trends have seen rapid growth of co-creation of tourism experiences. Authenticity and community involvement are essential in the success of tourism.

12.5.2 Trails should also be expanded to other parts of Kuala Lumpur with appropriate mechanisms to empower local residents, associations, businesses and social institutions through the collection and sharing of personal stories and documenting memories of the past as common shared history. These are fundamental in creating authentic cultural heritage trails. Trails could be self-guided or with tourist guides. Trails should also include bicycle heritage routes or using public transports.

12.5.3 Separate neighborhood, enclaves and suburban trails could be connected later via the green city network. However, we feel there should be ongoing engagement to ensure that these trails will have local business collaborations, arts and educational programmes and proper maintenance of safety, comfort and interpretation. Through the creative class in *KLCCD*, develop a world leading digital visitor experience via the implementation of tourism 4.0 technologies e.g. virtual reality, internet of things.

12.6 The labelling of 'Culture & Heritage Attractions/Tourism Products' in *KLDSP2040: IP1.2; Figure 3.16* needs to be reconfirmed:

1. Loke Yew Cemetery < to check official name – Loke Yew Family Graveyard/Loke Yew Memorial.
6. Taman Warisan Tun Abdul Razak < Taman Botani Perdana.
8. Little India <to take the name of the area, which is Brickfields, not the theme.
9. Kwang Tung Cemetery < to check boundary and include other historic cemeteries in the area.

Summary of Recommendations 12: Cultural Urban Tourism

1. To consider the introduction of sustainable urban tourism indicators with appropriate implementation mechanism.
2. To widen the definition of urban tourists to include domestic and resident.
3. To conduct a collaborative cultural mapping exercise in various enclaves, neighbourhood and suburban areas in Kuala Lumpur to record and demonstrate their cultural characteristics.
4. To consider introducing a public-transport based commuter belt of heritage tourism trails and routes.
5. To develop thematic heritage trails and encourage local participation in suburban areas and neighbourhoods, enhanced with the use of technology.
6. Cultural and heritage interpretation outputs to be supported by creative sectors working in the Creative District.
7. Reconfirm labels in *KLDSP2040: IP1.2; Figure 3.16*.

Historic Landscape

13.1 Kuala Lumpur's unique historic landscape features were not given strong emphasis in *KL DSP2040*. We are highlighting four elements in this chapter – the Klang-Gombak River Confluence, hillsides, historic recreational fields and historic cemeteries for DBKL's attention and further action.

13.2 Klang-Gombak River Confluence as Kuala Lumpur's *Genius Loci*

13.2.1 Kuala Lumpur had its beginnings at the confluence of the Klang and Gombak rivers which had existed long before the city's establishment. The confluence was the natural element that influenced the location of Kuala Lumpur's early town centre, being the furthest extent a heavy loaded *sampan* could pass through before the river got too shallow. Traditional local beliefs in the past also identified the confluence suitable for a settlement. This was the spot that made Kuala Lumpur recognisable, being the town's main river arrival point in late 19th century. This confluence is what forms the *genius loci* (spirit of place) of Kuala Lumpur. The image of Masjid Jamek's unique Moghul-Eclectic design at the river confluence, marking the town's old river entrance, is a unique townscape character not seen in other cities. Unfortunately, the presence of the two rivers, especially at this significant confluence, cannot be fully appreciated today as the design of their concrete embankments give an appearance of a large drain. This surely makes it hard to build up public attachment to the rivers and has been a matter of public concern the past two decades.

13.2.2 On top of being Kuala Lumpur's natural water resources, both the Klang and Gombak rivers should be protected as our city's natural and cultural heritage. It certainly makes good sense for the Klang-Gombak river confluence, the *genius loci* of Kuala Lumpur, together with its surrounding historical context, to be listed as a cultural heritage site – this will also protect it from unwanted interventions in the future. We suggest that DBKL submits this nomination to the Department of National Heritage (JWN) in due course. Cultural mapping exercises in heritage districts along the rivers for figure ground analysis, core urban elements and intangible heritage will help the nomination and would later provide useful data to support cultural urban tourism content.

13.2.3 Particularly, if we want to turn the Klang-Gombak river confluence into a viable identifiable heritage zone, taking a position going forward, we really need to have less and less advertisement signages in the area. Signages may be a revenue, but it creates a different identity. Visible also from the river is the very intrusive Masjid Jamek LRT Station structure on Jalan Tun Perak. Very sensitive landscaping on high elevation is needed to soften its presence.

13.2.4 Landscaping along the two rivers are important. Not only will we create an ambience that encourages nice pedestrianised promenade if proper trees are grown but also prevent soil erosion which can add to the muddy river apart from pollution.

13.2.5 *KL DSP2040: Figure 5.5: Goal 3 presents the Implementation of Green Drainage in Kuala Lumpur; Implementation Focus for Riparian Ecosystem Rehabilitation (River of Life*



Image: ICOMOS Malaysia

13a

The Klang-Gombak River confluence, the *genius loci* of Kuala Lumpur. Its hard, straightened concrete banks have many locals dubbing it a big *longkang* (drain) for years. An appropriate design treatment for the concrete edges to enhance the aesthetic experience of the viewer/visitor, should be put in place.

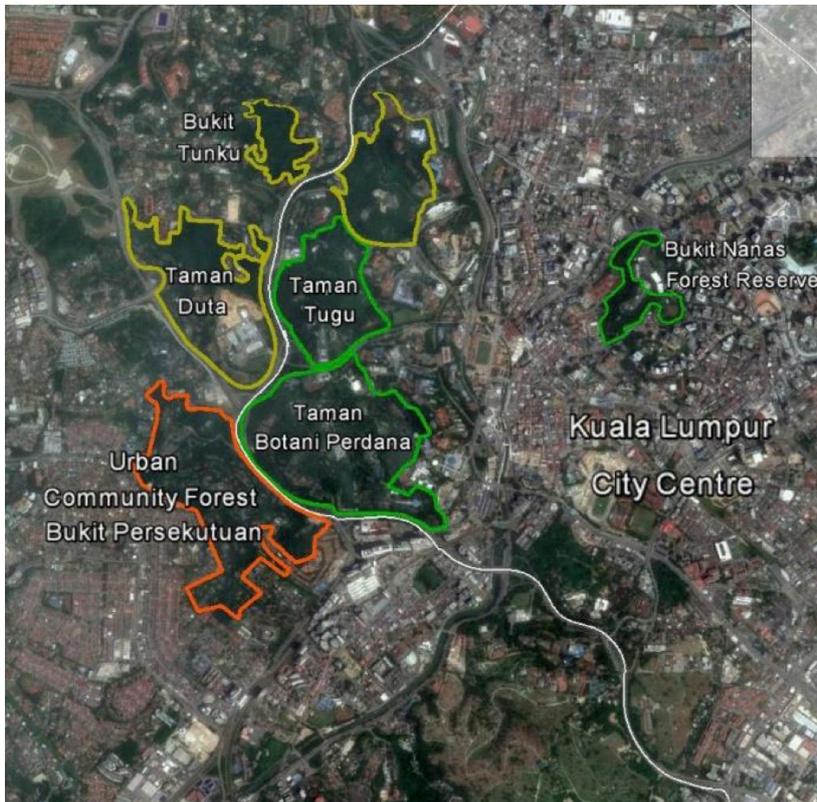


Image: Malaysian Nature Society (MNS)

13b

MNS' management plan proposes the Bukit Persekutuan Urban Community Forest (red boundary) to be part of the KL Green Network (green boundary) as stated in the *KLCP2020: KL Green Network*. Further suggestions for a bigger green network is to include the Taman Tugu extension, Bukit Tunku and Taman Duta remnant forests (yellow boundaries). This will complement the KL City centre (white boundary). Source: UCF Booklet, MNS.

Project). To what we understand, a Riparian Ecosystem Rehabilitation focuses on human influences that affect multiple ecological processes in order to attain greater restoration of riparian habitat and species of interest. Natural disturbances are to be recognised as a fundamental property of riparian areas and must be accounted for by reference sites. The range of variation arising from natural causes such as climate, topography, and geomorphology can be assessed by considering a number of individual sites within riparian classes. Understanding the ideals, we have no knowledge of the detailed plans that are to take place in the future. Not much details of the mentioned riparian rehabilitation are made available on the project's website or other online sources. The public is surely keen to such a development – we strongly call for the Riparian Ecosystem Rehabilitation plans to be shared with the public so that expectations can be managed better.

13.3 Preservation of Hillsides

13.3.1 Kuala Lumpur was at one time bounded on the north-west, north, east and south east by jungle and forest-covered hills ranging from 1,500 to 2,700 feet and an isolated group of hills adjoining the urban area on the west rose to a height of 1,000 feet. The remainder of the low lying areas were extensively mined for tin. The city's topography has drastically changed over the decades – hills leveled, forests developed. The preservation of hillsides like Bukit Petaling, Bukit Persekutuan, Bukit Kiara and Bukit Nanas are very important as their early historical associations are slowly massaged with 'regeneration' projects. We must treasure the hills and appreciate Kuala Lumpur's natural geography.

13.3.2 *KL DSP2040: Figure 5.1: Goal 3* categorises forests into two: i) Urban Forest and ii) Permanent Forest Reserve. The Urban Forest areas are inclusive of Taman Persekutuan Bukit Kiara and Hutan Rimba Bukit Kerinchi while the Permanent Forest Reserve lists in Bukit Sungai Puteh, Bukit Sungai Besi, Bukit Nanas and Bukit Lagong Tambahan. Bukit Petaling and Bukit Persekutuan are not included under either categories and we fear this would expose them to heavy developments/interventions in the future.

13.3.3 Bukit Persekutuan (a.k.a Federal Hill) is also part of Kuala Lumpur's urban forest and green lung, which is currently demarcated as 'green open space' and not 'forest cover'. It makes up an area of 6.2% of total land area of Kuala Lumpur. It has an impressive number of species, including mammals, amphibians, birds, moths and butterflies and forest species of flora with rare plants, endemic trees [Biodiversity Survey by MNS, 2008]. Besides that, Bukit Persekutuan's ecological heritage, its history, with representation of eight States in the road names (Selangor, Kelantan, Kedah, Terengganu, Negeri Sembilan, Johor, Perlis and Pulau Pinang) and its government quarters (113 nos.) should be conserved.

13.3.4 The hills play an important role in connecting people to nature and providing opportunities for education. Special attention for its biodiversity conservation has to be paid to these hills (Bukit Petaling, Bukit Seputeh, Bukit Persekutuan, Bukit Kiara and Bukit Nanas) because of their high importance for nature conservation, catchment areas and biodiversity. The preservation of hill land like Bukit Petaling, Bukit Persekutuan, Bukit Nanas

and Bukit Kiara are very important as their early historical associations will slowly erode and be forgotten. Regeneration projects or disguised urban development pose as their greatest threats. The significant values of these hills to Kuala Lumpur: unique botanical values in a metropolitan area and the landscape history reasons of their occurrence; high biodiversity significance that can be treasured. These hills should be listed under Conservation Forest Management. For Bukit Nanas, restoration of its historical tunnel should be included as part of the remaining historical asset of Taman Eko Rimba Bukit Nanas.

13.3.5 We propose the extension of *KL DSP2040: SV1 Integration of Nature in Urban Development* and *SV3 Green Network and City Heritage* by establishing not only ecological corridors through three green landscape corridors, i) Linear Corridor, ii) Eco-Stepping Stone and iii) Landscape; but to add natural forests, rivers and parks as 'healing corridors'. These healing corridors, formed by connecting parkways, green open spaces, forests and riverine networks, can be opportunities to create further linkages and connectivities to the central Main Range mountains and well as the coastal and estuaries of Peninsular Malaysia.

13.3.6 Starting from the onslaught at the foothills of the Klang-Gates Quartz Ridge (1,200 feet above sea level) from Bukit Melawati to Zoo Negara by agricultural settlements to residential developments, the urbanisation pressure also affected the character of Bukit Petaling, Bukit Nanas and very soon, Bukit Kiara. To preserve hillsides we would want to bring back the characters of the hills. For example, we need to reforest Bukit Petaling with the Petaling Tree, native to Malaysia-Indonesia, lest we forget why Jalan Petaling and Petaling Jaya got named. Trees will give linkages apart from providing shade, and give ambience character of the original settlement. The Petaling Trees will help us give priority to the memory of Bukit Petaling.

13.3.7 A statement on the need to preserve forests appears in *KLCP2020: 15.4.2 Physical Environment*; "Some of the remaining forest areas are under threat of development. The encroachment of development has, in most cases, made the forest areas no longer sustainable as self-contained habitats for indigenous species. In some areas, whole colonies have disappeared while in others, they have been reduced to scavenging thus, bringing them into conflict with residents in adjoining housing areas." In order to restore Kuala Lumpur's natural heritage and achieve *KL DSP2040: SV1.1 Protecting Biodiversity Assets of the City*, all forest reserves and hills within Kuala Lumpur should be suggested as water catchment areas. Otherwise, the ongoing threats and insensitive development proposals will remain a cause of conflict between the public and DBKL. Any new developments proposed in areas surrounding the forests and hillsides must be made to submit an Environmental Impact Assessment (EIA) report to ensure that these catchment areas are sustained. For transparency, the EIA ought to be made available to the public/stakeholders.

13.3.8 In reference to *KL DSP2040 SV3: Green Network and City Heritage* and *SV3.3 Promoting the Implementation of Kuala Lumpur Heritage Trail*, green linkages connecting existing riverines, hills, public parks and pocket parks to River of Life may also include connectivity to Bukit Persekutuan and Bukit Petaling.

13.4 Historic Recreational Fields

13.4.1 Kuala Lumpur's recreational fields have always been the centre of sports growth, some have been venues for important sporting events in the past, representing the *muhibbah* spirit that sports cultivate. The Selangor Chinese Recreation Club field was taken over by the Plaza Rakyat development some time back. Similarly, some old fields are already poised for new developments such as the old Railway recreational field at Jalan Padang Belia, Brickfields. We suggest that DBKL recognises established recreational fields as part of Kuala Lumpur's historic urban landscape and protect them. The growth of local sports is very much dependent on the existence of recreational fields. Incentives to preserve and care for these fields and their facilities will enliven the city with healthy recreational activities and competitive sports. There are certainly potentials for programming of events that would serve the sports and cultural urban tourism sectors well.

13.4.2 Listing historical fields will protect them from being developed for other purposes. Among the city centre's remaining historical recreational fields are:

- i. field at Dataran Merdeka, Jalan Raja (no longer hosts competitive sports), est. 1890s.
- ii. field at Sultan Suleiman Club, Jalan Dewan Sultan Suleiman, est. circa 1909.
- iii. field at Hospital Kuala Lumpur, Jalan Tun Razak, est. circa 1896.
- iv. Padang Merbok, Jalan Parlimen (originally part of Public Garden).
- v. field at Stadium Jalan Raja Muda (old TPCA), est. circa 1915.
- vi. field at YMCA, Brickfields, est. circa 1908.

13.5 Historic Cemeteries

13.5.1 Old cemeteries within Kuala Lumpur's city centre are also historic landscape features. Our historic cemeteries are valuable historical resources, revealing information about historic events, religions, lifestyles and genealogy. Names carved on gravemarkers serve as a directory of our early residents, reflecting the ethnic diversity and unique population of Kuala Lumpur. They are also burial places that contain the remains of personalities who have contributed to the historical development of Kuala Lumpur. Therefore the role of historic cemeteries in our communities must not be taken for granted. We are all too aware that these spacious open areas within the city centre are attractive to mega scale developers. Some of them today are isolated by new developments such as the Jalan Ang Seng Muslim Cemetery (est. circa 1915) in Brickfields. These historic cemeteries must not only be protected, but also enhanced so that the sites don't become derelict.

13.5.2 *KL DSP2040: BM5.3 Managing Development for Special Areas* mentions the production of design guidelines for designated cemeteries, harmonising them with the city's surroundings. On top of that we recommend the adoption of a [Historic Cemetery Preservation Plan](#) for Kuala Lumpur which looks into the preservation, rehabilitation and management for the better care of historic cemeteries, including the care of old tombstones. The quiet environment and lush greenery of Kuala Lumpur's cemeteries also have potential for Cemetery Tourism.

Image: Heritage Output Lab



13e

The historic recreational sports field at Sultan Suleiman Club has been in active use since early 1900s. Important national and international games were held at this field in the past, giving birth to many local star sportsmen.

Image: Heritage Output Lab



13f

Although recognised by many, the background of this cemetery, located next to the old Roman Catholic Cemetery along Jalan Dewan Bahasa, is largely unknown. Survey, mapping and a [Historic Cemetery Preservation Plan](#) will protect the site from unwanted attention e.g. acquirement for development.

13.5.3 The following are several historic cemeteries that dates from the 1890s and are still in active use (names of prominent personalities laid to rest included):

- i. Jalan Ampang Muslim Cemetery, 1892 – Raja Laut, Sutan Puasa, Tan Sri P. Ramlee.
- ii. Old Roman Catholic Cemetery, Jalan Dewan Bahasa, 1903.
- iii. Japanese Cemetery of Kuala Lumpur, off Jalan Dewan Bahasa, 1897.
- iv. Sinhalese-Buddha Cemetery, Jalan Loke Yew, 1903.
- v. Kwang Tong Cemetery, Bukit. Petaling, 1892/93 – Yap Ah Loy, Yap Kwang Seng.
- vi. Kwang Si Cemetery, Bukit Petaling, 1898.
- vii. Hokkien Cemetery, Bukit Petaling, 1898.
- viii. Cheras Christian Cemetery & Cheras War Cemetery (Commonwealth Graves), Jalan Cheras – Sir Henry Gurney.
- ix. Hindu & Sikh Crematorium, Jalan Loke Yew, 1921.
- x. Makam Pahlawan, Masjid Negara, 1965 - Tun Dr. Ismail, Tun Abdul Razak.
- xi. Loke Yew's Family Memorial, Wangsa Maju - Loke Yew, Dato' Loke Wan Tho.

13.5.4 To our best knowledge there has not been any detailed survey/mapping/recording carried out for these cemetery sites or gravestones, except for the Cheras War Cemetery that is managed by the Commonwealth War Graves Commission (CWGC). Our recent visits found the old Roman Catholic graveyard at Jalan Dewan Bahasa derelict and the old gravestones within the Jalan Ampang Muslim Cemetery in urgent need of restoration. The need for a Historic Cemetery Preservation Plan is more than apparent.

Summary of Recommendations 13 : Historic Landscape

Klang-Gombak River Confluence as Kuala Lumpur's *Genius Loci*

1. View the Klang-Gombak river confluence as Kuala Lumpur's *genius loci* and list/nominate it as a cultural heritage site.
2. Conduct cultural mapping in heritage districts along the rivers.
3. Improve the concrete drain-like appearance of the Klang and Gombak rivers, especially at the confluence.
4. Share detailed information of the Riparian Ecosystem Rehabilitation with the public.

Preservation of Hillsides

5. Take measure to preserve and protect the hillsides of Kuala Lumpur.
6. Include Bukit Persekutuan and Bukit Petaling as forest reserves under Conservation Forest Management.
7. Restore the Bukit Nanas Tunnel as part of Taman Eko Rimba Bukit Nanas's asset.
8. Include all existing hills and forest reserves in Kuala Lumpur as water catchment areas.
9. Make Environmental Impact Assessment compulsory for new developments surrounding the forests – make available to the public/stakeholders.
10. Extend green connectors (parks, urban spaces) to blue corridors (River of Life) and heritage trails to Bukit Petaling and Bukit Persekutuan to bind their health-promoting, healing and therapeutic effect on the community.
11. Reforestation of the hills with original and native species of trees that resembles the name of the hills e.g. Bukit Petaling with the Petaling Tree (*Ochanostachys amentacea*).

Historic Recreational Fields

12. Recognise established recreational fields as part of Kuala Lumpur's historic urban landscape and protect them from other kind of development prospects.

Historic Cemeteries

13. Protect cemeteries from development and improve derelict areas.
14. Produce a Historic Cemetery Preservation Plan for all historic cemeteries.
15. Explore Cemetery Tourism as part of Cultural Urban Tourism.
16. Conduct detailed mapping/survey/recording of historic cemeteries and their gravestones.

Heritage Trees

14.1 Heritage Trees are part of the city's Historic Urban Landscape. We have long observed that a great number of heritage trees in Kuala Lumpur are endangered for various reasons – neglect, lack of knowledge on preservation and threats from infrastructure developments. The absence of detailed guidelines in *KLCP2020* to protect trees that give significant character to historical settings are fortunately addressed in *KL DSP2040: SV1.3 Increasing Green Intensity in Kuala Lumpur*, identifying potential heritage trees for gazettelement under the National Heritage Act 2005 (Act 645). We do hope the number of heritage trees listed, at the moment totalling to 593, would increase.

14.2 On the setting of tree preservation criteria, we suggest an additional criteria – trees that were part of Kuala Lumpur's early urban landscape planting. This includes, among others, the row of rain trees behind the Sultan Abdul Samad Building and the tree avenue at Jalan Ampang, although sadly we must state that other old tree avenues have dissappeared, taken over by road widening.

14.3 Some existing trees may not fulfill the needs of a new development, however, phasing out such trees, replacing them with ornamental trees is deemed unwise considering the historical values they hold for a particular heritage setting. Among regretted past events (read: mistakes) are the removal of the group of *Cocos nucifera* (coconut trees) at Masjid Jamek and the phasing out of several beautiful old rain trees (*Samanea samans*) along the Gombak River around St. Mary's Cathedral. Where new infrastructure affects existing heritage trees, or any mature trees for that matter, [Transplanting of Trees](#) should be made compulsory.

14.4 The tree protection zone that is currently implemented lays out guidelines for areas covered by established and old trees in Kuala Lumpur. However, many of these trees are still seen with very little space around them, causing roots to be severed – their stability jeopardised. The maintenance of heritage trees are still not up to par, with repeated cases of uprooted and fallen trunks. We observe that a number of heritage trees were retained when roads were widened in the late 1990s, uprooted only in the last 10 years although they survived 80-100 years prior to that. We have been made to understand that a condition survey of heritage trees has been undertaken by DBKL, and so we wonder whether a conclusion has been made on the current methods of heritage tree conservation. An article dated 1 May 2019 in The Star informs that DBKL currently has 6 arborists and plans to have 15 by 2025. A quick check on DBKL's Landscape Department's website gives no indication of where these arborists are positioned. We welcome a dedicated [Arborist Unit](#) established under DBKL's Landscape Department. This unit can be linked to the [Conservation Office](#) suggested in [Chapter 3; 3.2](#) to ensure full protection for heritage trees.

14.5 To align with *SV1.3*'s objectives, we suggest a comprehensive [Heritage Tree Scheme](#) encompassing Heritage Trees, Heritage Roads and Tree Conservation Areas.

i. Heritage Trees: important landmarks, projects identity of a place, safeguards and promotes appreciation of natural heritage e.g. rain trees along the Klang River and Dataran



14a

The Heritage Avenue along Jalan Ampang - what's left of it towards the Jalan Sultan Ismail-Jalan Ampang junction.

Merdeka. The list of nominated trees shall be inspected by DBKL's **Arborist Unit** and endorsed as Heritage Trees subjected to TPO in Act 172 & Order 2011.

ii. **Heritage Avenues**: the most significant tree-lined roads with large mature canopies, acts as natural portals, encloses road-gateways – to retain natural identity e.g. Jalan Ampang, Jalan Sultan Ismail, Jalan Raja Abdullah, Jalan Parlimen, Jalan Tuanku Abdul Rahman, subjected to Tree Protection Order in Act 172 & Order 2011.

iii. **Tree Conservation Areas**: high density mature trees as living testaments to Kuala Lumpur e.g. Bukit Nanas, Taman Botani Perdana, Taman Tasik Titiwangsa, KLCC Park, Kepong Metropolitan Park.

14.6 The **Heritage Tree Scheme** should include those in Bukit Persekutuan and Bukit Seputeh as part of the *KLCP2020: Kuala Lumpur Green Network* inclusive of Taman Tugu, Bukit Tunku and Taman Duta remnant forests – conserving the flora and fauna of Kuala Lumpur and its biodiversity.

Summary of Recommendations 14: Heritage Trees

1. Add early urban landscape planting as one of the Tree Preservation Criteria.
2. Make **Transplanting of Trees** compulsory should they be affected by new infrastructure demands.
3. Establish an **Arborist Unit** within DBKL's Landscape Department.
4. Introduce a comprehensive **Heritage Tree Scheme**: i) Heritage Trees, ii) Heritage Avenues, and iii) Tree Conservation Areas.

Traditional Villages: Unplanned and Planned

15.1 The rapid economic development of Kuala Lumpur has brought upon the demolition of certain historic districts and this has resulted in an alteration of the socio-economic landscape and unsettling community imbalance. The existence of traditional villages in the contemporary landscape of Kuala Lumpur is considered fragile – a large number of them have been torn down due to rapid urbanisation since the 1960s. *KL DSP2040: BM5.2 Planning Quality Development in Traditional Villages and Other Villages* demonstrates the realisation of values in preserving established neighbourhoods. Tourists also usually look for unique and authentic aspects of a city's local heritage and native culture, places and things, which clearly differentiate traditional villages from other places in Kuala Lumpur.

15.2 The *Kuala Lumpur, A City for All* tagline is not reflected in the definition and characteristics of 'traditional villages' in *KL DSP2040* which outlines it to be '*Malay traditional villages in modern cities with Malay living culture, Malay designs and architecture*'. The only non-Malay traditional village in the list is Kampung Pandan India which we recall has gone through several phases of redevelopment (for its residents) since 2009. There are other traditional villages in Kuala Lumpur resided by different ethnicities/communities that deserve similar protection and attention as they are also part of Kuala Lumpur's long history. We present the following categorisations and examples for DBKL's assessment and further action.

15.3 There are two main groups of traditional villages within Kuala Lumpur which are the 'unplanned' and 'planned' villages.

15.3.1 **Unplanned Villages** are historic settlements established in the early period of Kuala Lumpur's formation between 1880s to 1910s, if not earlier. The nine villages listed in *KL DSP2040 SV2.3: Re-beautifying Strategic Areas of Kuala Lumpur: Traditional Villages; Table 5.5* within the Gombak Malay Reserve Areas, Kampung Pandan Luar and Kampung Pasir Baru are examples of Unplanned Villages (we note that some have been reorganised).

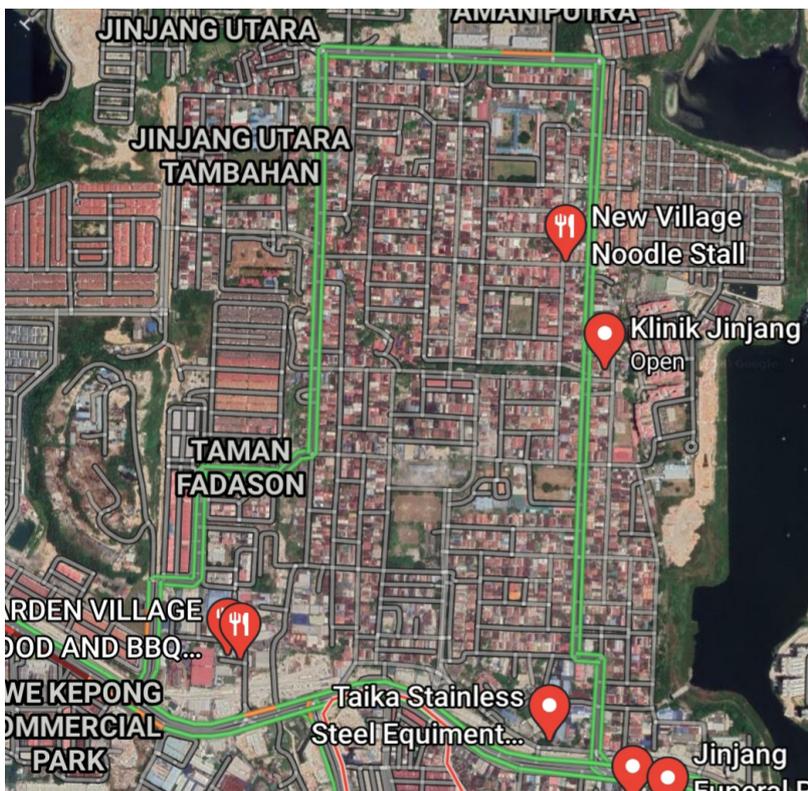
15.3.2 Kuala Lumpur's **Planned Villages** can be divided into 3 categories, followed by examples:

- i. **Resettlements**
The most notable resettlement scheme will be the Malay Agricultural Settlement (MAS) initiated in 1899 and implemented since 1900, the Kampong Bahru.
- ii. **Estate Housing**
 - a) Kampung Lee Kong Chian to house employees at Lee Rubber's rubber plantation and factory, named in reference to the company's founder, Tan Sri Lee Kong Chian (further background described in [Appendix B](#)).
 - b) Brickfields Residential Estate to house workers for infrastructure works.
- iii. **Chinese New Villages**
Resettlement schemes which were part of the Briggs' Plan during the Emergency in the early 1950s such as Jinjang New Village.



15a

Kampong Bharu (pic), is composed of Kg. Hujung Pasir and Kg. Periuk (Melakan Malays), Kg. Pindah (Boyanese), Kg. Paya (Javanese), Kg. Masjid (Rawanese), Kg. Atas A (Mandailing) and Kg. Atas B (Minangkabau). Their traditional houses were built over a period of time by different Malay ethnic groups since 1900. There are some fine examples within Kampong Bharu which reflects their cultural identity. There is a lot to lose if we fail to recognise the values of these traditional houses.



15b

There were a total of 436 Chinese New Villages relocated under the Briggs' Plan between 1948 to 1960. Another 177 fishing and Chinese villages were later added, bringing it to a total of 613 new villages. Jinjang New Village (green boundary) is the only one sited in Kuala Lumpur. In 2018, the New Villages Urbanisation Program was launched, where 20 new villages with tourism potential were selected. We hope that DBKL studies the possibility of transforming the Jinjang New Village into a 'Chinese Food & Cultural Village'.

15.4 It is important to highlight that traditional unplanned villages and resettlement villages such as Kampong Bharu were developed over a period of time, thus inheriting some very interesting buildings that reflect their origin or ethnic composition that is worth a series of expert in-depth studies – especially for selective groups of buildings deemed suitable for preservation. Kampong Bharu for instance, is composed of Kg. Hujung Pasir and Kg. Periuk (Melakan Malays), Kg. Pindah (Boyanesese), Kg. Paya (Javanese), Kg. Masjid (Rawanese), Kg. Atas A (Mandailing), and Kg. Atas B (Minangkabau). In contrast, the Chinese New Villages were planned and built within a very short period during the Emergency, hence, their less obvious/diverse characters of built form, apart from some bigger houses with courtyards (at centre well behind ancestor hall) and half-brick, half-timber wall structures. The Chinese New Villages inherited intangible cultural heritage such as food, places for worship, ancestral buildings and shops that are unique between different ethnic groups such as the Hakka, Fujian, Hainan, Guandong, Teochew, GuangXi and Fuzhou people.

15.5 We urge that the definition given for traditional villages in *BM5.2* is expanded to cover all types of traditional villages within Kuala Lumpur's boundary. This would also help in improving social integrity and strengthen a sense of Malaysian identity. The background of one selected heritage village, Kampung Lee Kong Chian, is presented in [Appendix B](#) for a better understanding of its cultural/social significance and rationale for preserving such villages.

15.6 Measures to protect or conserve traditional houses within these villages (and in some isolated areas) also need to be addressed. In Kampong Bharu for example, clusters of vernacular-styled buildings are to be identified to showcase the village's development through the eras for serious preservation and conservation if it hasn't been done so. The original spirit and intention of these houses and settlements need to be respected, to ensure that the community will not be left out by urban development, whether in the past during the formation or in the future (to develop together). It is recommended to review the possibility of adopting public-private partnerships in any development proposals relating to these traditional villages.

15.7 Monetary benefits from preserving traditional villages have to be demonstrated (e.g. from longer-stay of tourists), though it may not necessarily be profit oriented. In the longer run, the residents would benefit, as opposed to short-term gains for a small group of developers or individuals. For any community heritage planning scheme, involvement of the actual owners are crucial and we need to respect the actual needs/wishes of the community. Community participatory process (bottom-up approach) is recommended for any development proposals in these villages.

15.8 A heritage trail program within these villages will promote tourism and social and cultural sustainability, in support of initiatives developed amongst local experts and communities.

Summary of Recommendations 15: Traditional Villages: Unplanned and Planned

1. To provide successful examples/models throughout the world so as to demonstrate positive outcomes.
2. Redefine criteria for Traditional Village with a focus on Malaysian identity, using preservation of traditional villages to improve social integrity and promote a sense of identity.
3. To set up a working group to study the values of preserving heritage villages and townships (group of buildings) to reflect the tangible and intangible heritage of cultural history and tradition of Kuala Lumpur hence, Malaysia. The study areas may include Kampong Bharu (Malay Enclave), Brickfields Residential Estate (Indian Enclave) and Jinjang New Village (Chinese Enclave).
4. To encourage community participation (bottom-up approach) by setting up a platform within each village for public views and suggestions for their needs/wishes.
5. To set up a heritage trail program within traditional villages to promote tourism for social and cultural sustainability in support of initiatives developed amongst local experts and communities.

Historic Housing Development Schemes

16.1 Further to the development of administrative buildings, transportation buildings, shophouses (in urban centres), private homes, mansions by tycoons/philanthropists and traditional villages within the city of Kuala Lumpur, in this chapter we would like to highlight the need for DBKL to consider listing some of the city's unique historic housing schemes (public and private) that were developed since Independence, from 1957 until 2020. The aim is for these schemes to showcase Malaysia's housing design evolution as well as reflect the intangible values they carry as the Government's early housing initiatives – providing care, shelter and accommodation for citizens through public housing projects as well as government housing quarters for public servants.

16.2 Public Housing Projects

16.2.1 Housing has been recognized as an important development tool for restructuring a society and eradicating poverty. From promoting welfare for people in the 1950s to promoting the concept of house-owning democracy in the 1970s, the Malaysian Government has, since 1996, taken further steps to commit in providing adequate, affordable and good quality houses for its people. In Malaysia, housing developments are guided through programmes and strategies outlined in the country's Five-Year Plans. These aim to provide adequate, affordable and quality housing for all income groups, initially focusing on the low-income group, and later the low, low-medium income group. The policies were further improved, moving towards providing affordable quality homes for people in recent years. This is a unique aspect of Malaysian governance, a display of social responsibility that is highly commended and appreciated.

16.2.2 Historic housing schemes that are able to showcase the best effort in design and building standards that promote social integration, comfort and quality of life should be preserved as good practice examples for our current and future generations. A large number of historic housing schemes were part of DBKL's and the Ministry of Housing & Local Government's early efforts since late 1950s to relocate squatters, reorganise and improve living conditions. Such schemes are worth preserving not only because of their architectural typology, but also for their historical significance to their residents, and to the city – marking the transition from traditional residential lifestyle to modern living. Among those that DBKL could consider are:

- i. Selangor & Malayan Mansion, Jalan Masjid India, 1964: high-rise, high density
- ii. Jalan Loke Yew Flats, 1965: high-rise, high density.
- iii. Jalan Hang Tuah Flats, 1967: high-rise, high density.
- iv. PKNS flats (Flat Merah), Jalan Tun Razak, Kg. Padang, Kampong Bharu, 1969: mid-rise, mid density.
- v. Taman Ikan Emas, 1976: DBKL's pilot project to provide high medium density; an experimental project; winner of Habitat Award; low-rise, mid density
- vi. Perumahan Awam Setapak Jaya 1 & other similar schemes, 1980s: mid-rise, mid density.
- vii. Wangsa Maju Section 1 Flats, 1980s: mid-rise, mid density.
- viii. PPR Flat, 1990s: high-rise, high density.

Image: Google Maps, 2020



16a

Selangor Mansion and its twin building nearby, Malayan Mansion are two historic housing schemes complete with ground floor retail units built by United Realty in 1964 to house residents from the earlier timber house settlements in the area. It is the only remaining historic housing scheme in the heart of the old city centre (Jalan Masjid India). Measures to improve amenities and secure its existence must be looked into.

Image: Goh Ai Tee



16b

Taman Ikan Emas is DBKL's 1st high-density low rise pilot housing project based on the 'Kampong Court-House Row' concept with a total of 600 units, nett development density of 60 units/acre. In exchange for a land in Cheras, Developers are to redevelop Taman Ikan Emas by 2028. We urge for DBKL to consider preserving a group of houses in the area that reflects the original 'Kampong Court-House Row' concept.

16.3 Government Quarters

16.3.1 Early government quarters/housing schemes that are still in existence have also contributed significantly to Kuala Lumpur's historic character. These include:

- i. Government Quarters at Bukit Persekutuan, began early 1890s, expanded in 1952. The area was officially named Federal Hill in commemoration of the Federation of Malaya. The scheme sits well within the topography, and the hill is part of the city's natural feature.
- ii. Jalan Pegawai Government Quarters in Ampang Hilir, 1950s.
- iii. Pusat Latihan Polis (PULAPOL) Kuala Lumpur, Jalan Sultan Yahya Petra, 1940; a training institute for Royal Malaysia Police.
- iv. Senior Government Quarters in Jalan Stonor and Jalan Conlay, 1920s.
- v. Wardieburn Military Camp in Danau Kota, off Jalan Genting Kelang.

16.3.2 The government quarters at Bukit Persekutuan, Jalan Pegawai and Jalan Stonor-Jalan Conlay are worth studying in detail, examining their potential for adaptive reuse – ensuring sustainability and upkeep.

16.4 Private Housing Developments

16.4.1 Private Developers will opt for outstanding marketable schemes that would also build up their company profiles. Some schemes have become benchmarks to the growth of Kuala Lumpur. Some high-end housing developments indirectly project the idea of a 'World Class City'. They also showcase the market perception and the level of confidence the developments held at the point of time. Thus, we would also like to recommend for DBKL to consider selecting outstanding private housing developments that are able to showcase a particular era and the advancement of housing concepts under a 'City Heritage' category. Some good examples for DBKL's consideration:

- i. Desa Kudalari, Lorong Kuda, 1984: the first high-end condominium in Kuala Lumpur.
- ii. Park Seven, Persiaran KLCC, 2008: 1 unit per floor, 270-degree view, low density high-rise.
- iii. One KL, Jalan Pinang, 2009: first duplex condo with swimming pools in each unit; its tagline is '94 apartments, 95 swimming pools'.
- iv. The Troika, Persiaran KLCC, 2010: sky lobby that links its 3 towers.
- v. Verticas Residensi, Bukit Ceylon, 2011: first dual key concept condominium that promotes flexibility and the extended family housing concept.

16.4.2 It is also important to highlight the concept of Public-Private Partnerships carried out in the 1980s-2000s under a blanket policy that requires all private housing developments over 5 acres of land to allocate 30% of the development for low-income families. Private developers typically resort to high-rise high density housing schemes for low income families especially in city centres. However, it is important to promote other alternatives, using the Setapak Jaya Housing Development as an example – a very important breakthrough in local private housing schemes. The project, developed in 1978, was inspired by DBKL's Taman Ikan

Image: Goh Ai Tee



16c

No. 2 Jalan Stonor (pic) was a government housing quarters built in 1925 for Senior Officers, adapted as the headquarters of Badan Warisan Malaysia since the 1996. Neighbouring government quarters have mostly been demolished to make way for high-end high rise developments. We hope that DBKL and JWN will acknowledge the historical and cultural significance of No. 2 Jalan Stonor, and to list it as a heritage building/site.

Image: Goh Ai Tee



16d

The Setapak Jaya Housing Scheme was designed using the 'Kampong Court-House with Cluster' concept. A total of 1651 units were built on 50 acres of land with nett development density of 54 unit/acres per cluster.

Emas pilot housing project. Setapak Jaya's 50-acre land provides 1,650 units – 50% being 2-storey, 2-bedroom units with a garden, and the remaining 50% being 3-storey, 3-bedroom units with a garden. The medium density low-rise Setapak Jaya Housing Development marks one of the most important initiative by a private developer and is worth considering for preservation, providing future generations with an alternative design possibility when dealing with housing for low income families in urban areas.

16.4.3 In reference to *KLDS2040:BM2.2 Creating Development Opportunities in Urban Renewal Areas; Figure 8.9*, it is important to review the 51 acres of land under urban renewal projects to ensure important building(s)/neighborhood(s) are identified. We would like to request DBKL to revisit these redevelopment proposals – to review existing values that ought to be preserved as good examples that reflect the development of social/private housing before any demolition work takes place.

16.5 The proposal for residential infills in Kuala Lumpur's mature neighbourhood is timely, while reactivating and preserving old residential areas that have historical and architectural values is paramount. Additional medium intensity housing developments within low density mature neighbourhoods may be considered, as long as the new infill developments are in harmony with the existing setting of the historic housing schemes.

16.6 Limiting the number of storeys for medium scaled residential infill developments is not recommended. This is particularly crucial when the proposed infill development is located on hilly sites or on the higher end of old residential quarters where mechanical travel systems (home lift, car lift, etc.) can be inserted to fulfil the disabled access design requirements and to create a lifetime home quality.

16.7 Proposals that call for adopting high density housing developments under *KLDS2040* needs to be reviewed as different socio-economic backgrounds with different levels of affordability and family structures may result in different types of housing/development. A low-rise, low-medium rise, and medium/high-density infill development within the vicinity of historical housing development schemes may be promoted.

Summary of Recommendations 16: Historic Housing Development Schemes

1. To study statutory criteria to select historic housing projects for heritage listing and protection. Reference to be made to successful listing abroad, such as the United Kingdom. The criteria could cover architectural and historical interests. Reference can be made to the 7 top post-war housing estates listed in the UK as guidance to identify potential types of housing schemes in Kuala Lumpur suitable for listing.
2. Evaluate the following when making listing decisions for historic housing schemes:
 - Group values.
 - Fixtures and features of a building and curtilage buildings.
 - The character or appearance of conservation areas.
3. General principles for the selection of buildings/housing projects may include:
 - Age and rarity.
 - Buildings that are less than 30 years old.
 - Aesthetic merits.
 - Selectivity.
 - National interest.
 - Stage of repair.
4. Consider benchmark private housing developments as 'City Heritage'.
5. DBKL to arrange further discussions with the Department of National Heritage (JWN), Ministry of Housing & Local Government and other relevant authorities who may manage or own shortlisted housing schemes.
6. To set up a working group to study and evaluate the preservation of selected housing scheme(s) to reflect the above criteria, and/or their listing under the three categories - i) Public Housing Projects, ii) Government Quarters, iii) Private Housing Developments.
7. To set up a platform for public voice and suggestions.
8. To review proposals on new density allocation and house-type for existing Historical Housing Development Schemes, when densifying the existing housing scheme.

Zoning & Categorisation of Heritage Buildings/Sites

17.1 This chapter reviews heritage zones and the categorisation of heritage buildings/sites published in *KLCP2020* that were not presented in *KLDS2040*.

17.2 Overall Vision for the Future of Heritage Buildings in Kuala Lumpur

17.2.1 *KLCP2020*'s focus for heritage buildings is on those within the designated heritage zones (*KLCP2020: Vol 1:9.3, Vol 2: 4.3*). The overall direction/vision for other heritage buildings within Kuala Lumpur remains unclear. There are listed/unlisted heritage buildings outside these zones with qualities worth preserving and in need of heritage incentives. It is evident here that a comprehensive inventory of all the heritage buildings/sites within Kuala Lumpur is urgently required before an overall heritage framework can be conceived.

17.3 The Role of DBKL's Design Review Panel

17.3.1 *KLCP2020: 9.3b Managing and Monitoring Heritage Zones and Buildings* mentions that design proposals within heritage zones are assessed by DBKL's Design Review Panel. The role of this Panel in relation to heritage buildings/areas however, are not outlined. Its scope should be extended to heritage buildings in non-heritage zones. Presumably, the Panel will invite heritage experts from various fields. A permanent seat for a representative from the Department of National Heritage (JWN) will ensure all heritage aspects are taken into consideration. Emphasis should be given on design sensitivity towards the authenticity of a heritage building/site, its impact on historic characters and settings – visual integrity/impact on heritage assets included.

17.4 Submission to DBKL & Consent from Department of National Heritage (JWN)

17.4.1 *KLCP2020: Vol 2: 4.3.7: Application for Planning Permission within Heritage Zones* requires Heritage Impact Assessments (HIA) to be conducted. As recommended in [Chapter 5](#), HIA reports should not be limited to those within the heritage zones but to also cover all types of buildings and sites with heritage values, regardless of location.

17.4.2 *KLCP2020: Vol 2: 4.3.4: Category 1 Heritage Buildings*: mentions that proposals for Category 1 buildings shall be referred to the Department of National Heritage (JWN). It should be noted that under the National Heritage Act Section 40 (3), those neighbouring to listed buildings within a 200 meter distance (especially new developments), must also gain consent from JWN as these proposals may affect the significance of listed buildings.

17.4.3 *KLCP2020: Vol 2: 4.3.7: Demolition* outlines that buildings destined for demolition shall be recorded/measured with a report submitted to DBKL. Records should be kept in the Kuala Lumpur Library for public access.

17.4.4 The role of the Heritage Commissioner and submission procedures between the Department of National Heritage and DBKL must be made clear to applicants so that they are aware of the National Heritage Act's implications. DBKL personnel in-charge must be

equipped with knowledge of the National Heritage Act (2005) to be able to offer general advice to applicants. Our past experience with DBKL's personnel confirms that not all are well versed.

17.5 National Heritage Act (2005)

17.5.1 Implications of the National Heritage Act must be incorporated into *KLDP2040*. For example, the Act requires control of development within a 200-meter distance from a listed building. A diagrammatic overlay of these parameters onto the master plan will demonstrate these restrictions better.

17.5.2 There ought to be a full list of heritage buildings that have been gazetted under the Act, updated from time to time. We note that up to December 2018, 73 buildings within Kuala Lumpur's boundary have been listed as 'National Heritage' and 'Heritage' by JWN. We have attached a list of these buildings in [Appendix C](#) as reference.

17.6 Inclusion of Cultural Heritage as a Heritage Category

17.6.1 *KLCP2020* makes mention of three heritage categories, i) Heritage Zone; ii) Heritage Buildings; and iii) Heritage Sites. The categorisation seems to focus on tangible architectural/natural heritage assets, ignoring elements that have to do with Kuala Lumpur's cultural heritage, such as religious events/rituals, cultural activities and old trades. What makes a place is not only its buildings. Outdoor eateries and street stalls for example, are also part of Kuala Lumpur's lively cultural scene. All intangible aspects that make a place unique should be preserved and categorised as well to ensure the place sustains its significance and character.

17.7 Categories of Listing for Heritage Buildings/Sites

17.7.1 Listing is not a preservation order. It implies that a listed building consent must be applied to make alteration, extensions within the planning guidance. DBKL should produce its own comprehensive list of heritage buildings/sites based on special criteria that reflects Kuala Lumpur's unique heritage character and history, followed by a strategic program of listing priorities. Only then balanced decisions can be made to retain a site's historic significance against other issues such as building function or condition.

17.7.2 There are many heritage elements that are unique to Kuala Lumpur worth considering for listing/categorisation (see following list). Their listing will reflect Kuala Lumpur's true identity and help develop suitable approaches and policies for conservation. Some categories that DBKL could consider:

- i. Built Heritage
 - a) Modern Architectural Heritage
 - b) City Heritage

- c) Historic Housing Development Schemes
- d) Planned & Unplanned Traditional Villages
- e) Heritage Schools
- f) Historic Infrastructure e.g. old lamp posts, phone booths, manhole covers, fence.
- e) Historic Signages

ii. Cultural Heritage

- a) Archaeological Heritage
- b) Historic Cemeteries
- c) Historic Religious Centres
- d) Historic Recreational Fields
- e) Religious/Cultural Activities
- f) Food Culture
- g) Traditional Trades/Unique Business Establishments
- h) Art Heritage

iii. Natural Heritage

- a) Heritage Trees
- b) Hillsides

17.7.3 Definition in *KLCP2020: 9.25* for Heritage Buildings Category 1 – “buildings/sites registered under the Ancient Monuments Act 1976 and National Heritage Act 2005.” Some buildings/sites however are marked wrongly on *KLCP2020*'s heritage zone maps. The criteria for Heritage Buildings Category 2 & 3 are also vague. This may create confusion among owners as their properties may be placed under irrelevant assessments when applying for planning permission. Errors should be corrected in the gazetted *KLCP2020* to avoid disputes (refer to notes on maps at the end of this chapter, pp. 69-76).

17.7.4 Category 3 seems to encourage facade preservation. There are many interior elements within old shophouses that make a building authentic. We suggest that assessments are carried out on a case to case basis, and where possible, encourage original features e.g. airwells, to be retained. Note that suitable repair methods must be applied for Category 2 & 3. Any installation or additions must remain sensitive to historic envelopes and original interior features.

17.8 Special Character Zones

17.8.1 *KLCP2020: Vol 1; 9.3a: Special Character Zone* describes 'Special Character Zone' as “areas with more recently developed shophouses within Chow Kit, Jalan Tuanku Abdul Rahman...”. However, *KLCP2020*'s Malay version does not translate this description well – “kawasan dengan pembangunan rumah kedai baharu di kawasan Chow Kit, Jalan Tuanku Abdul Rahman...”. 'Pembangunan rumah kedai baharu' implies 'new shophouse developments'. The designated Special Character Zones actually contains a good stock of heritage shophouses, though fast disappearing. We suggest a revision to the criteria

for Special Character Zones, taking into consideration the area's unique environment and distinct character.

17.8.2 There are two areas within the city centre worth considering as Special Character Zones:

- i. The Pudu Market area, which is still a bustling wet-market centre adjacent to vibrant street malls and speciality businesses.
- ii. Jalan Brunei with its period shop-houses, printing and old hair saloon activities.

17.8.3 Areas within old commercial hubs such as the old towns centres of Sungai Besi, Sentul, Bangsar and Batu are also worth considering as Special Zones ([Chapter 11](#)).

17.9 Bukit Persekutuan as a Heritage Zone

17.9.1 Bukit Persekutuan or Federal Hill has long been associated with housing quarters built for government bureaucrats, associated with aristocratic localities. The housing area closer to Jalan Travers was the earliest, and the houses were referred to as Federal Quarters, in reference to housing units developed by the administration of Selangor and the Federated Malay States. It was originally established in 1896 as a residential area with bungalows to house high ranking government officers serving in the FMS administration. Since the early 1900s the road which led to these bungalows was known as Federal Road (now Jalan Persekutuan). In 1952 the government housing scheme was expanded and the whole area was officially named Federal Hill in commemoration of the Federation of Malaya (1948). The streets in this new government estate were named after the Malayan States – Selangor, Negeri Sembilan, Kedah, Kelantan, Terengganu, Johor, and Perlis as there were already streets in Kuala Lumpur named after the remaining four states at the time. Note that Jalan Pulau Pinang's name was added on at a later period (the existing Penang Road in town was translated to Jalan Pinang in the 1960s).

17.9.2 In 2007, a survey of buildings in Bukit Persekutuan was carried out by Badan Warisan Malaysia. 113 single and double-storey government quarters were identified, the majority still in fair to good condition and some still housing presently-serving government officers. There are three properties belonging to the royal households of Kedah, Negeri Sembilan and Perak. The remaining are some private enclaves and a few institutional buildings including the one which today houses the Malaysian Nature Society (MNS). While there are some variations in design between the single and double-storey quarters, there are very strong similarities in typology, materials and finishes and most would have been constructed in the 1950s. None of these buildings individually demonstrate high architectural values. However, collectively, their historical, architectural, cultural and social significance lies in their value as an intact example of residential quarters built to house government servants in the period following the Japanese Occupation, the revitalisation of the country and the formation of the Federation of Malaya in 1948, leading to the Independence. This ensemble of government quarters is probably the largest remaining group of a building typology from this period and it therefore represents a highly significant part of our nation's architectural history and as

such must be retained either as houses, or adapted for new uses if necessary.

17.9.3 The historical value of the hill is significant as it is a part of nation building and the urban forest may have the largest clusters of 113 units of 1950s design bungalows. The biodiversity of the hill – 234 forest plants (in 82 families), 97 wild species, 37 planted species, 8 endemic flora species and 21 threatened flora species; 8 types of mammals, 9 amphibians, 13 reptiles, 77 birds; 34 families of insects made up of 17 species of moths, 42 species of butterflies, 22 species of dragonflies and damselflies, 2 species of cicadas, 1 species of stick insect and 2 species of fireflies. Many of such areas are however not gazetted with a stronger protection other than the permanent forest reserves like Bukit Nanas, Bukit Sg. Besi, Bukit Dinding, Bukit Sg. Puteh and Kota Damansara Community Forest. Even with a forest reserve title, infrastructure still goes through it like in Bukit Sg. Puteh (power lines and highways). The importance of Bukit Persekutuan and other green areas to the increasing recreational needs of Kuala Lumpur's growing 1.2 million urbanites and 6.7 million Outer KL/ Klang Valley population, which is less than half of the required 12% of the land area.

17.9.4 Historically, this forgotten historical site is synonymous and complements with the nearby historical sites pertaining to the country's independence like the Tugu Negara, Dataran Merdeka, Parliament Building and Stadium Merdeka.

Summary of Recommendations 17: Zoning & Categorisation of Heritage Buildings/Sites

1. Complete an inventory of all heritage buildings/sites within Kuala Lumpur.
2. Provide a full list of JWN's listed buildings, updated from time to time.
3. State the overall vision for the conservation of all heritage/historical buildings in Kuala Lumpur regardless of location or listing status.
4. Allocate a permanent seat for Department of National Heritage's representative on the Design Review Panel.
5. All proposals within 200m of a listed building to be submitted to JWN for consent.
6. Compulsory submission of measured drawings/record – keep in KL Library.
7. Provide training/courses on the National Heritage Act for DBKL's personnel.
8. Incorporate implications of the National Heritage Act into *KL DSP2040*.
9. Survey and map out Kuala Lumpur's cultural heritage – categorize accordingly.
10. Correct mapping errors in *KLCP2020* for *KL DSP2040* (refer to notes, pp.69-76).
11. Consider other heritage elements for listing/categorization that reflects Kuala Lumpur's true identity.
12. Consider the Pudu Market and Jalan Brunei areas as Special Character Zones.
13. Consider Bukit Persekutuan (Federal Hill) as a Heritage Zone.

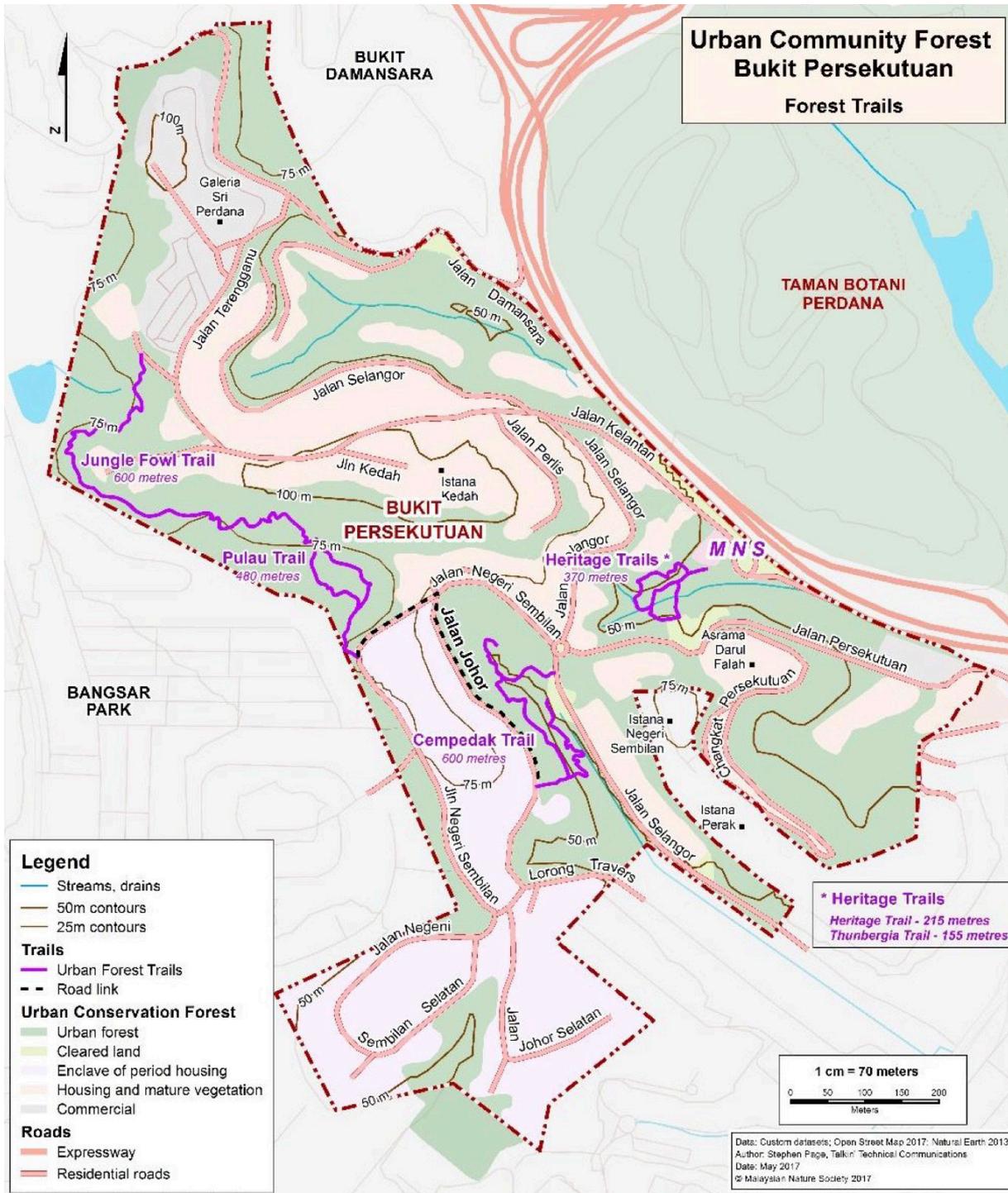
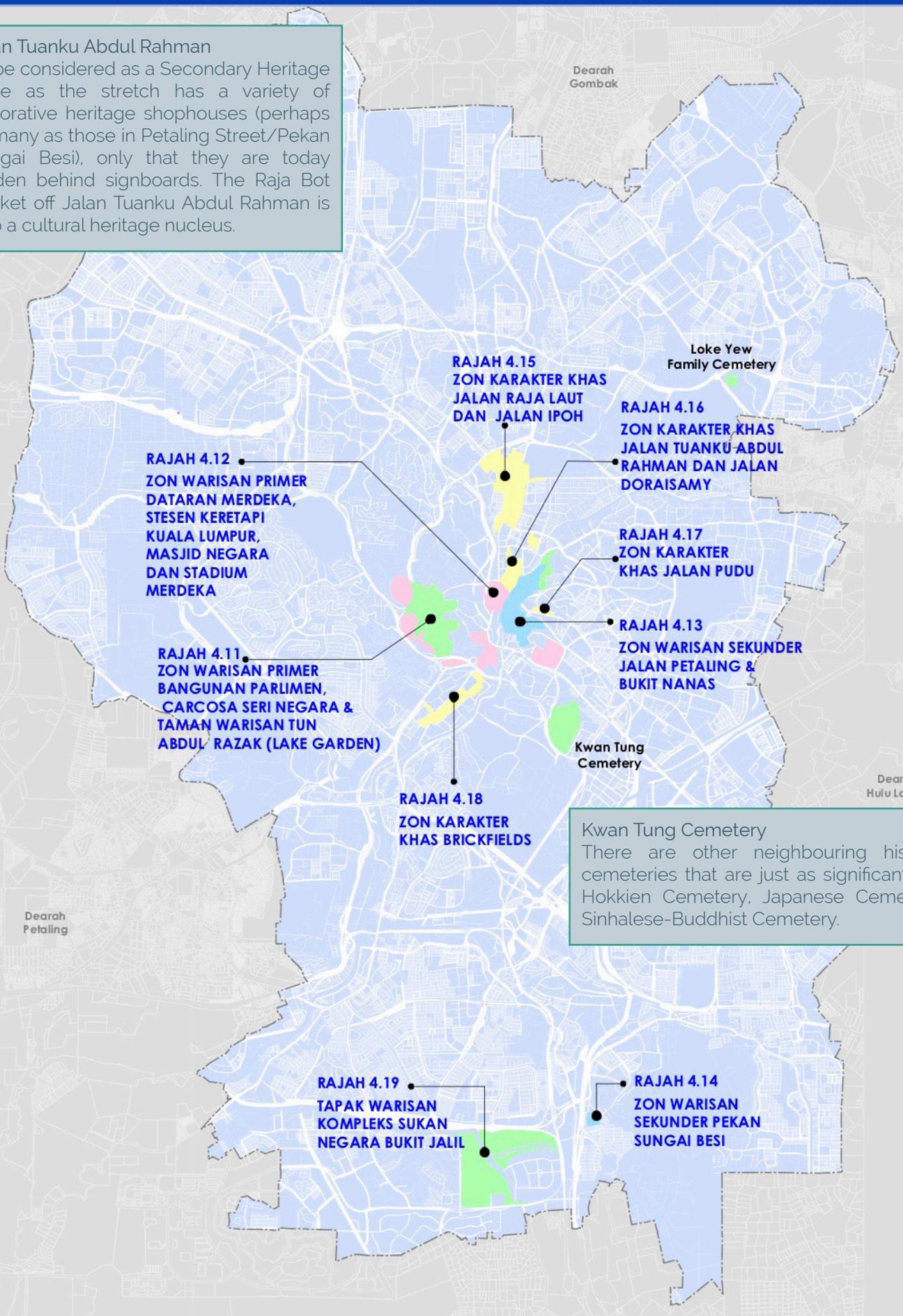


Image: Malaysian Nature Society (MNS)

17a

Mapping of UCS Bukit Persekutuan shows remnant forest, road, nature discovery trails and heritage buildings – appropriate as a Heritage Zone. Source: UCF Booklet, MNS.

Jalan Tuanku Abdul Rahman
To be considered as a Secondary Heritage Zone as the stretch has a variety of decorative heritage shophouses (perhaps as many as those in Petaling Street/Pekan Sungai Besi), only that they are today hidden behind signboards. The Raja Bot Market off Jalan Tuanku Abdul Rahman is also a cultural heritage nucleus.



Kwan Tung Cemetery
There are other neighbouring historic cemeteries that are just as significant e.g. Hokkien Cemetery, Japanese Cemetery, Sinhalese-Buddhist Cemetery.

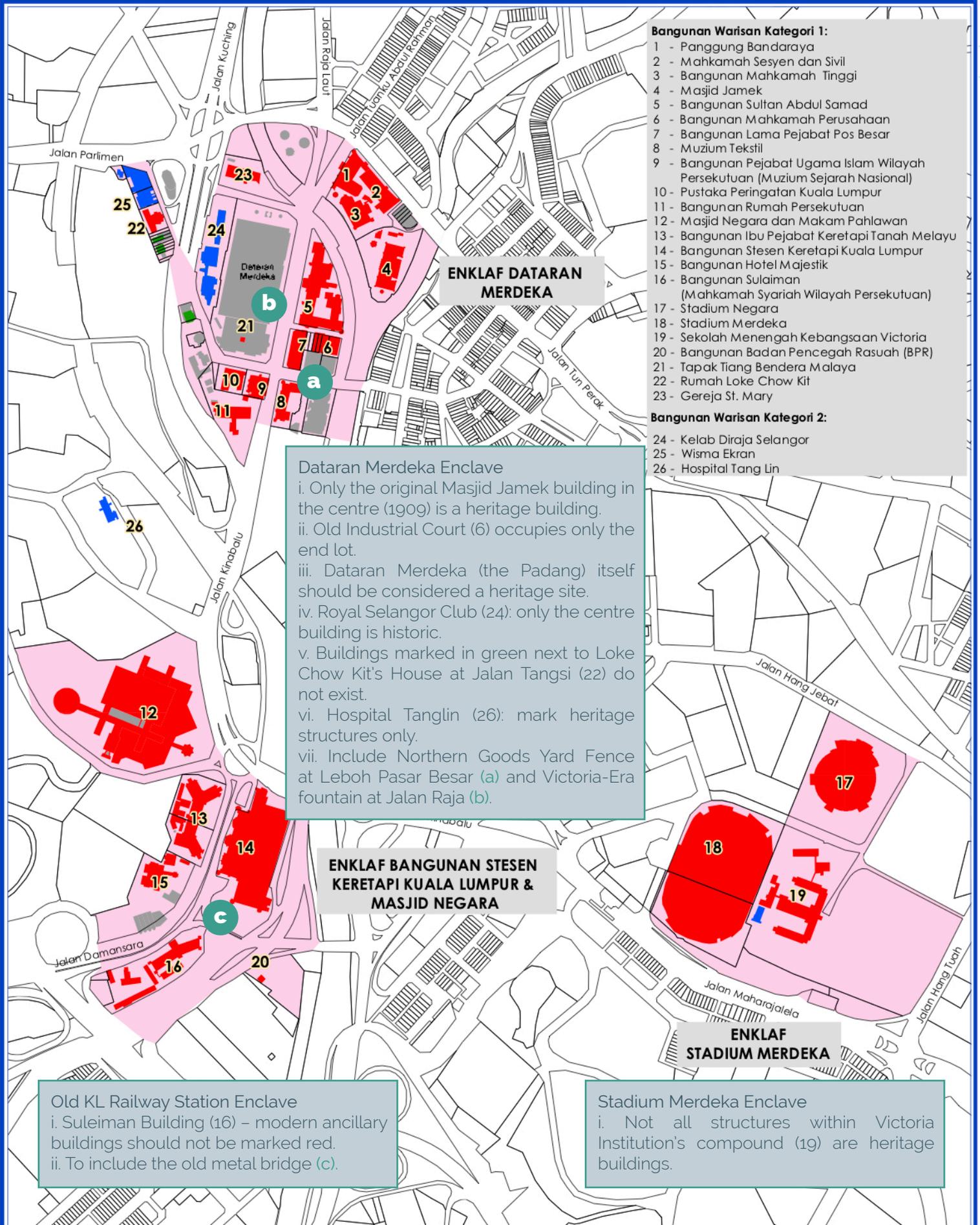
- Petunjuk :**
- Zon Warisan Primer
 - Zon Karakter Khas
 - Zon Warisan Sekunder
 - Tapak Warisan



WILAYAH PERSEKUTUAN KUALA LUMPUR

Rajah 4.10
LAPISAN KAWALAN
PERANCANGAN ZON WARISAN

KLCP2020: Vol 2; Figure 4.10



Petunjuk : Zon Warisan
 ● Zon Warisan Primer

Bangunan Sejarah
 ● Kategori 1
 ● Kategori 2
 ● Kategori 3

Lain-Lain
 ● Bangunan Bukan Warisan



WILAYAH PERSEKUTUAN KUALA LUMPUR

Rajah 4.12
 ZON WARISAN PRIMER DATARAN MERDEKA,
 STESEN KERETAPI KUALA LUMPUR,
 MASJID NEGARA DAN STADIUM
 MERDEKA

KLCP2020: Vol 2; Figure 4.12

St. John's Cathedral Enclave
i. Category 1 mapping of St. John's Institution (1) should not include buildings within the St. John's Cathedral.

Jalan Tun H.S Lee Enclave
i. Sin Sze Ya Temple (a) and Guang Di Temple (b) should at least be under Category 2, if not Category 1.

Petaling Street Enclave
i. Rex KL (c), what remains of it, is not a historical building.
ii. Gurdwara Sahib Police (d) should be included.
iii. Consider placing Chinwoo Stadium (e) within Stadium Merdeka enclave.

Bangunan Warisan Kategori 1:

- 1 - Sekolah Menengah St. John
- 2 - Muzium Telekom
- 3 - Bangunan Panggung Drama
- 4 - Pasar Seni
- 5 - Dewan Perhimpunan Cina Kuala Lumpur & Selangor

Bangunan Warisan Kategori 2:

- 6 - Sekolah Menengah Convent Bukit Nanas
- 7 - Sekolah Rendah Convent Bukit Nanas 1&2
- 8 - Kuil Sri Mahamariamman
- 9 - Bangunan Pejabat Pos Jalan Bandar

- Petunjuk : Zon Warisan**
- Zon Warisan Sekunder
 - Zon Karakter Khas
 - Tapak Warisan

- Bangunan Sejarah**
- Kategori 1
 - Kategori 2
 - Kategori 3

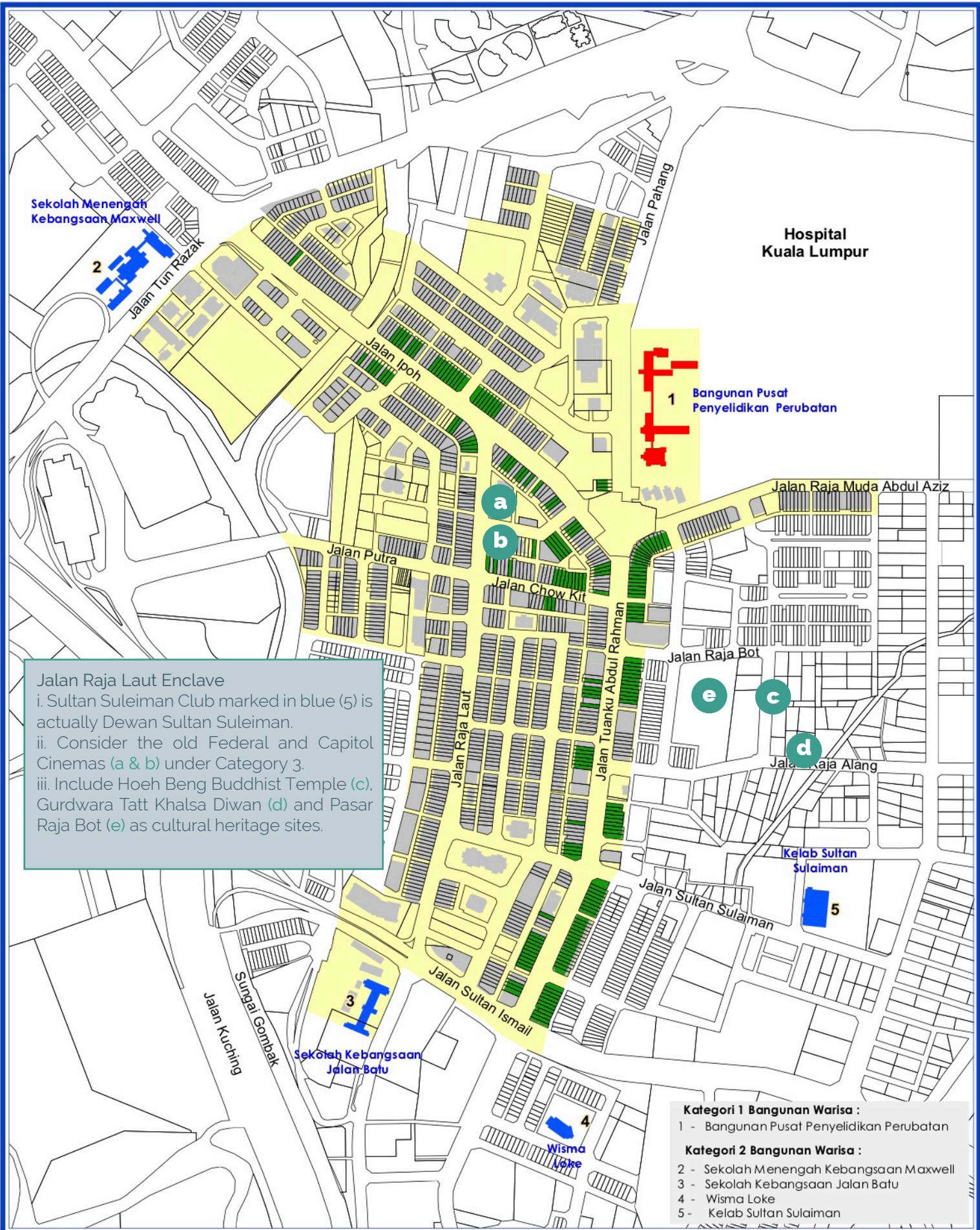
- Lain-Lain**
- Bangunan Bukan Warisan



WILAYAH PERSEKUTUAN KUALA LUMPUR

Rajah 4.172
**ZON WARISAN SEKUNDER
JALAN PETALING
DAN BUKIT NANAS**

KLCP2020: Vol 2; Figure 4.13



Jalan Raja Laut Enclave

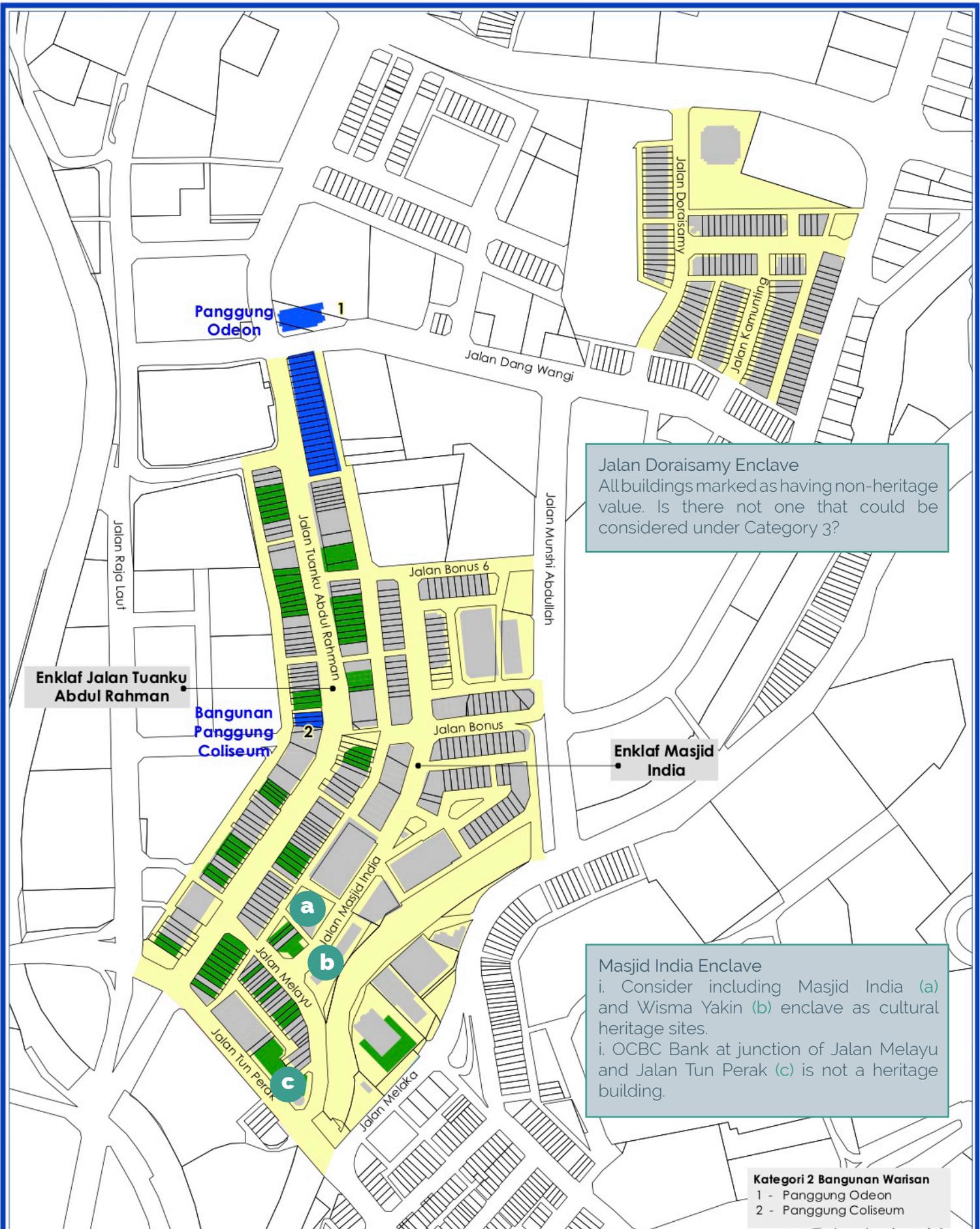
- i. Sultan Suleiman Club marked in blue (5) is actually Dewan Sultan Suleiman.
- ii. Consider the old Federal and Capitol Cinemas (a & b) under Category 3.
- iii. Include Hoeh Beng Buddhist Temple (c), Gurdwara Tatt Khalsa Diwan (d) and Pasar Raja Bot (e) as cultural heritage sites.

- Kategori 1 Bangunan Warisan :**
- 1 - Bangunan Pusat Penyelidikan Perubatan
- Kategori 2 Bangunan Warisan :**
- 2 - Sekolah Menengah Kebangsaan Maxwell
 - 3 - Sekolah Kebangsaan Jalan Batu
 - 4 - Wisma Lake
 - 5 - Kelab Sultan Sulaiman

Petunjuk :

- ZON KARAKTER KHAS
- Kategori 1
- Kategori 2
- Kategori 3
- Bangunan Bukan Warisan

Skala 1 : 80



Jalan Doraisamy Enclave
All buildings marked as having non-heritage value. Is there not one that could be considered under Category 3?

Masjid India Enclave
i. Consider including Masjid India (a) and Wisma Yakin (b) enclave as cultural heritage sites.
ii. OCBC Bank at junction of Jalan Melayu and Jalan Tun Perak (c) is not a heritage building.

Kategori 2 Bangunan Warisan

- 1 - Panggung Odeon
- 2 - Panggung Coliseum

Petunjuk : Zon Warisan

● Zon Karakter Khas

Bangunan Warisan

- Kategori 2
- Kategori 3

Lain-Lain

● Bangunan Bukan Warisan



WILAYAH PERSEKUTUAN KUALA LUMPUR

Rajah 4.14

**ZON KARAKTER KHAS
JALAN TUANKU ABDUL RAHMAN
DAN JALAN DORAISAMY**

KLCP2020: Vol 2; Figure 4.16

Jalan Raja Chulan

Jalan Pudu Enclave

i. Jalan Pudu is a long stretch. Perhaps it would be more appropriate to name it as 'Jalan Pudu Lama Enclave', as the heritage building concentration (in this map) is along Jalan Pudu Lama.

ii. To include the old Bungalow, No. 44 Jalan Pudu Lama (a) as a heritage building and the Court Hill Temple (b) as a cultural heritage site.

b

Jalan Pudu Lama

a

Jalan Pudu

Zon Warisan

● Zon Karakter Khas

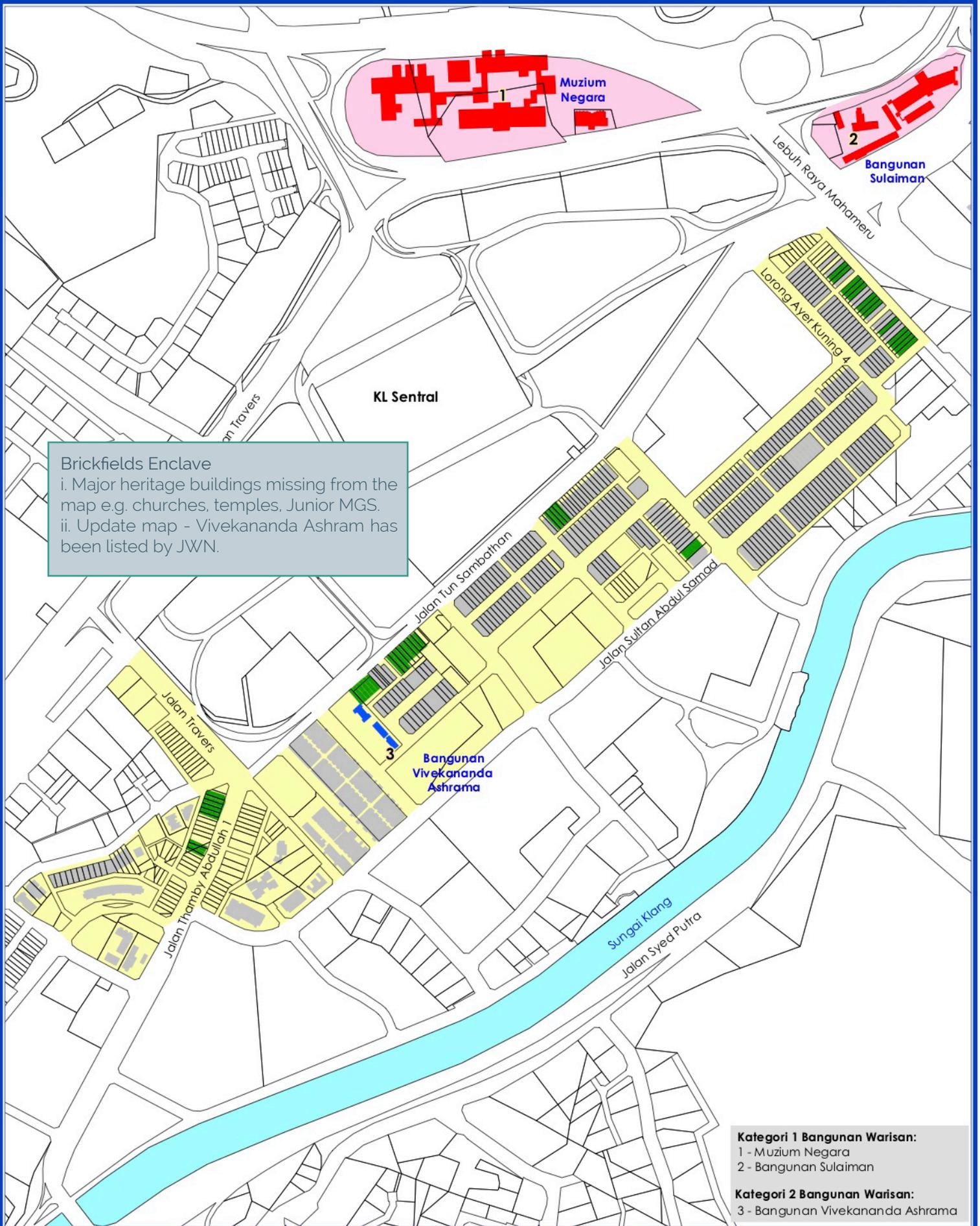
Bangunan Warisan

● Kategori 3

Lain-Lain

● Bangunan Bukan Warisan





- Kategori 1 Bangunan Warisan:**
 1 - Muzium Negara
 2 - Bangunan Sulaiman
- Kategori 2 Bangunan Warisan:**
 3 - Bangunan Vivekananda Ashrama

Petunjuk : Zon Warisan

- Zon Warisan Primer
- Zon Karakter Khas

Bangunan Warisan

- Kategori 1
- Kategori 2
- Kategori 3

Lain-Lain

- Bangunan Bukan Warisan
- Sungai



WILAYAH PERSEKUTUAN KUALA LUMPUR

Rajah 4.76

**ZON KARAKTER KHAS
BRICKFIELDS**

KLCP2020: Vol 2; Figure 4.18

Conclusion

18.1 The *KLDSPP2040* is more comprehensive compared to the gazetted *KLCP2020*. It covers a wider range of subject matters with focus on key areas and is less pretentious in its overall vision.

18.2 Weak policies stem from poor database and analysis. Until a comprehensive database is set up, the heritage component of *KLDSPP2040* will remain vague, and may misdirect strategies to protect what is perceived to be historical and heritage by local communities. Mapping of all Kuala Lumpur's heritage assets, be it tangible or intangible, has to be comprehensive and integrated, with a concerted effort by all stakeholders.

18.3 The focus of *KLDSPP2040* is on regeneration, protection of trees, using heritage and culture as tools, all of which would affect Kuala Lumpur's heritage assets if the framework is not detailed up. Plans in *KLDSPP2040* are also proposed without reference to contours and rivers, which may mislead the public.

18.4 A coherent approach towards the protection and conservation of heritage within the next 20 years would serve Kuala Lumpur better. A new goal, **Rooted in Heritage** will ensure all developments that are to take place in the future will place priority on the protection, strengthening and enhancement of Kuala Lumpur's heritage, commensurate with its status as the capital city of Malaysia. Our key recommendations for improvements are as follows:

01 Kuala Lumpur – the Heart of the Nation

1. Introduce protection and enhancement of heritage as one of *KLDSPP2040*'s primary goals – Goal 3: Rooted in Heritage.
2. A comprehensive Kuala Lumpur Heritage Plan to respond to future challenges in the city's heritage preservation and protection.
3. A special heritage plan for national monuments/symbols and sites related to the formation of Federation of Malay States, Federation of Malaya and Federation of Malaysia – Bukit Persekutuan included.
4. Conduct a thorough study on how to regain Dataran Merdeka's social significance.

02 History of Kuala Lumpur

1. Kuala Lumpur Library to play a central role in researching Kuala Lumpur's planning history – establish a repository of old documents and photographs, open to public.
2. Include narratives related to Kuala Lumpur's role as a capital centre and venue for events that led to Independence as part of *Chapter 2*'s timeline. Corrections upon verification of historical facts presented in *KLDSPP2040*.
3. Preserve existing names of streets/buildings/places within the city and encourage new street names to link with the site's history.

03 Heritage Conservation for Sustainability

1. To establish a Conservation Office that shall look into safeguarding Kuala Lumpur's heritage in all aspects.
2. Training and capacity building for long-term management and best practice conservation for the preservation of Kuala Lumpur's cultural heritage.
3. To form an Advisory Committee to develop strategies in achieving *SDG11.4* and effectively protecting Kuala Lumpur's heritage.
4. Increase public engagement sessions in matters related to the city's heritage.
5. Adopt relevant content from *KL DSP2040: SV 2.2 Increasing Active and Creative Use of Urban Space* under Goal 3: Rooted in Heritage.

04 Kuala Lumpur as A City for All

1. Carry out a detailed analysis on Kuala Lumpur's built heritage.
2. Include an overall statement of Kuala Lumpur's heritage architecture, its values and significance in *KL DSP2040*.
3. Bring forward documents/materials that would bind the community together into public domain.
4. Outline broader definitions for Kuala Lumpur's heritage to encourage inclusivity and diversity.

05 Authenticity and Sensitivity

1. Introduce/promote the concept of authenticity in Kuala Lumpur's heritage conservation.
2. Emphasise on sensitivity towards existing heritage/historical elements when addressing new design interventions.
3. Discourage design replication of old buildings.
4. DBKL Tourism Bureau to explore heritage tourism products, services and experiences that revolve around Kuala Lumpur's historical authenticity.
5. Heritage Impact Assessment/Statement to be made compulsory for all types of heritage buildings/sites.
6. An open public forum to engage stakeholders and public to assess and understand the Heritage Impact Assessments.

06 Economic Values

1. Extend Inventory of Old (Heritage) Buildings to cover all aspects, not limiting it to only those in need of reactivation.
2. Give emphasis on authenticity and sensitivity in guidelines.

3. Make a clear difference between restoration and adaptive reuse terms, as it affects the potential and limitation of a historic building/site.
4. Outline terms in relation to maintenance and conservation of old buildings that are to be redeveloped.
5. Force-acquirement of abandoned heritage buildings to be explored.

07 Heritage Incentive Schemes

1. Explore means to provide financial assistance to heritage building owners/ stakeholders who wish to conserve their properties.
2. Introduce Cultural Heritage Incentive Tools/Schemes.
3. Establish a public fund for the conservation of heritage buildings.
4. Apply Transfer of Development Rights (TDR).
5. Introduce 100% minimum Tax Exemption for conservation/restoration of heritage buildings.

08 Cultural and Creative District

1. Elaborate on *KLCCD* plans further and share with the public.
2. Take into consideration existing self-organised cultural and creative clusters in other areas.
3. Change *KLCCD*'s title to 'Kuala Lumpur Cultural and Creative District'.
4. Absorb a portion of *KLCCD* into Goal 3: Rooted in Heritage; to be expanded under the recommended Kuala Lumpur Heritage Plan, which extends to other areas.
5. Stronger emphasis on strategic economic plans for the creative district under *Goal 1: Innovation and Production*.

KLCCD Precincts

6. Extend *KLCCD*'s south-west boundary to Bukit Persekutuan.
7. Provide financial assistance to historic religious centres within the district to repair/ conserve/maintain their historic properties.

Heritage Building Classification

8. DBKL to produce a comprehensive list of heritage buildings based on Kuala Lumpur's own unique criteria.
9. Include Angkasapuri building on Kuala Lumpur's heritage list and ensure its conservation in the Media City plans.

Heritage Schools

10. Add three heritage schools along Jalan Hang Jebat into *KLCCD*. All schools within the district should receive the same programming
11. Under Goal 3: Rooted in Heritage, include a special program for all heritage

- schools within Kuala Lumpur.
12. Outline architectural and historical significance of heritage schools and provide assistance on how to manage/maintain their historic properties.

Creative District

13. Ensure policies to tackle possible issues of inequality are looked into in advance.
14. Policies to also focus on enhancing the lives of present communities in the district.
15. Include/invite established cultural institutes/organisations such as Temple of Fine Arts, ASWARA, Yan Keng Benevolent Drama Society, Hainan Association to play a role.
16. Look into Central Market, Wisma Yakin and Dataran Merdeka as anchors for the Creative District.
17. Include cultural and creative tourism community e.g. tour operators and hospitality services as part of the creative sector.

09 Old Town Centres

1. Conduct public engagements, cultural mapping, surveys in old town centres to produce effective heritage strategies under the Kuala Lumpur Heritage Plan.
2. Produce a comprehensive urban design framework for future developments, taking the Kuala Lumpur Heritage Plan into account.
3. Safeguard local intangible cultural heritage values via local community involvement in determining the direction of future developments.

10 Urban Archaeology

1. Introduce planning policies that are supportive of urban archaeology with possible placement under the recommended Goal 3: Rooted in Heritage.
2. Conduct survey/mapping to identify potential urban archaeological sites (within and outside designated heritage zones) to produce a historic environment record of Kuala Lumpur.
3. Conduct public archaeology/heritage engagement programs where relevant.
4. Create awareness among Key Developers on the importance of Kuala Lumpur's archaeo-history.
5. Include requirements for archaeological investigations in Heritage Impact Assessments with appropriate desk-based assessments and field evaluations.
6. Call for the return of Kuala Lumpur artefacts that are currently under the care of other States or countries.

11 Intangible Heritage

1. Conduct a comprehensive research on Kuala Lumpur's intangible heritage, including contemporary pop cultures – involve cultural mapping to identify existing cultural characters to form detailed basis for heritage-focused recommendations.
2. Establish a Kuala Lumpur Museum.
3. Work closely with other agencies to preserve and facilitate transmission of Kuala Lumpur's intangible heritage - set up a Training Centre within the heritage zones/ KLCCD.
4. Produce policies to allow spatial accommodations that support the city's urban culture e.g. hawker's centre, religious processions, march band competitions.
5. Conduct further study on existing cultural sites and activities in Kuala Lumpur:
 - Map out religious celebration areas/routes (e.g. Thaipussam procession route).
 - Map out existing food centres/outdoor eateries (e.g. Medan Selera Sri Bonus, relocated from Jalan Benteng in the 1980s).
6. Maintain/preserve spaces that are occupied by cultural activities – improving quality of places without taking away their essence.
7. Recognise historical cultural organisations as part of Kuala Lumpur's intangible heritage.
8. Engage with museums and interpretation sectors to produce a strategic heritage plan that articulates Kuala Lumpur's intangible heritage well.

12 Cultural Urban Tourism

1. To consider the introduction of sustainable urban tourism indicators with appropriate implementation mechanism.
2. To widen the definition of urban tourists to include domestic and resident.
3. To conduct a collaborative cultural mapping exercise in various enclaves, neighbourhood and suburban areas in Kuala Lumpur to record and demonstrate their cultural characteristics.
4. To consider introducing a public-transport based commuter belt of heritage tourism trails and routes.
5. To develop thematic heritage trails and encourage local participation in suburban areas and neighbourhoods, enhanced with the use of technology.
6. Cultural and heritage interpretation outputs to be supported by creative sectors working in the Creative District.
7. Reconfirm labels in *KLDSPP2040: IP1.2; Figure 3.16*.

13 Historic Landscape

Klang-Gombak River Confluence as Kuala Lumpur's *Genius Loci*

1. View the Klang-Gombak river confluence as Kuala Lumpur's *genius loci* and list/nominate it as a cultural heritage site.
2. Conduct cultural mapping in heritage districts along the rivers.
3. Improve the concrete drain-like appearance of the Klang and Gombak rivers, especially at the confluence.
4. Share detailed information of the Riparian Ecosystem Rehabilitation with the public.

Preservation of Hillsides

5. Take measure to preserve and protect the hillsides of Kuala Lumpur.
6. Include Bukit Persekutuan and Bukit Petaling as forest reserves under Conservation Forest Management.
7. Restore the Bukit Nanas Tunnel as part of Taman Eko Rimba Bukit Nanas's asset.
8. Include all existing hills and forest reserves in Kuala Lumpur as water catchment areas.
9. Make Environmental Impact Assessment compulsory for new developments surrounding the forests – make available to the public/stakeholders.
10. Extend green connectors (parks, urban spaces) to blue corridors (River of Life) and heritage trails to Bukit Petaling and Bukit Persekutuan to bind their health-promoting, healing and therapeutic effect on the community.
11. Reforestation of the hills with original and native species of trees that resembles the name of the hills e.g. Bukit Petaling with the Petaling Tree (*Ochanostachys amentacea*).

Historic Recreational Fields

12. Recognise established recreational fields as part of Kuala Lumpur's historic urban landscape and protect them from other kind of development prospects.

Historic Cemeteries

13. Protect cemeteries from development and improve derelict areas.
14. Produce a Historic Cemetery Preservation Plan for all historic cemeteries.
15. Explore Cemetery Tourism as part of Cultural Urban Tourism.
16. Conduct detailed mapping/survey/recording of historic cemeteries and their gravestones.

14 Heritage Trees

1. Add early urban landscape planting as one of the Tree Preservation Criteria.
2. Make Transplanting of Trees compulsory should they be affected by new infrastructure demands.
3. Establish an Arborist Unit within DBKL's Landscape Department.
4. Introduce a comprehensive Heritage Tree Scheme: i) Heritage Trees, ii) Heritage Avenues, and iii) Tree Conservation Areas).

15 Traditional Villages 'Unplanned and Planned'

1. To provide successful examples/models throughout the world so as to demonstrate positive outcomes.
2. Redefine criteria for Traditional Village with a focus on Malaysian identity, using preservation of traditional villages to improve social integrity and promote a sense of identity.
3. To set up a working group to study the values of preserving heritage villages and townships (group of buildings) to reflect the tangible and intangible heritage of cultural history and tradition of Kuala Lumpur hence, Malaysia. The study areas may include Kampong Bharu (Malay Enclave), Brickfields Residential Estate (Indian Enclave) and Jinjang New Village (Chinese Enclave).
4. To encourage community participation (bottom-up approach) by setting up a platform within each village for public views and suggestions for their needs/wishes.
5. To set up a heritage trail program within traditional villages to promote tourism for social and cultural sustainability in support of initiatives developed amongst local experts and communities.

16 Historic Housing Development Schemes

1. To study statutory criteria to select historic housing projects for heritage listing and protection. Reference to be made to successful listing abroad, such as the United Kingdom. The criteria could cover architectural and historical interests. Reference can be made to the 7 top post-war housing estates listed in the UK as guidance to identify potential types of housing schemes in Kuala Lumpur suitable for listing.
2. Evaluate the following when making listing decisions for historic housing schemes:
 - Group values.
 - Fixtures and features of a building and curtilage buildings.
 - The character or appearance of conservation areas.
3. General principles for the selection of buildings/housing projects may include:
 - Age and rarity.
 - Buildings that are less than 30 years old.
 - Aesthetic merits.

- Selectivity.
 - National interest.
 - Stage of repair.
4. Consider benchmark private housing developments as 'City Heritage'.
 5. DBKL to arrange further discussions with the Department of National Heritage (JWN), Ministry of Housing & Local Government and other relevant authorities who may manage or own shortlisted housing schemes.
 6. To set up a working group to study and evaluate the preservation of selected housing scheme(s) to reflect the above criteria, and/or their listing under the three categories - i) Public Housing Projects, ii) Government Quarters, iii) Private Housing Developments.
 7. To set up a platform for public voice and suggestions.
 8. To review proposals on new density allocation and house-type for existing Historical Housing Development Schemes, when densifying the existing housing scheme.

17 Zoning and Categorization of Heritage Buildings/Sites

1. Complete an inventory of all heritage buildings/sites within Kuala Lumpur.
2. Provide a full list of JWN's listed buildings, updated from time to time.
3. State the overall vision for the conservation of all heritage/historical buildings in Kuala Lumpur regardless of location or listing status.
4. Allocate a permanent seat for Department of National Heritage's representative on the Design Review Panel.
5. All proposals within 200m of a listed building to be submitted to JWN for consent.
6. Compulsory submission of measured drawings/record – keep in KL Library.
7. Provide training/courses on the National Heritage Act for DBKL's personnel.
8. Incorporate implications of the National Heritage Act into *KLDSPP2040*.
9. Survey and map out Kuala Lumpur's cultural heritage – categorize accordingly.
10. Correct mapping errors in *KLCP2020* for *KLDSPP2040* (refer to notes, pp.69-76).
11. Consider other heritage elements for listing/categorization that reflects Kuala Lumpur's true identity.
12. Consider the Pudu Market and Jalan Brunei areas as Special Character Zones.
13. zzzConsider Bukit Persekutuan (Federal Hill) as a Heritage Zone.

Appendices

- A Bukit Persekutuan Statement of Significance
- B Kampung Lee Kong Chian: Significance & Recommendations
- C JWN's List of Heritage Buildings in Kuala Lumpur, 2018

A

Bukit Persekutuan Statement of Significance

The Forgotten Historical, Architectural, Cultural, Natural and Social Significance of Bukit Persekutuan

Federal Hill, now known as Bukit Persekutuan, was originally established in 1896 as a residential area with bungalows to house high ranking government officers serving in the FMS administration. Since the early 1900s the road which led to these bungalows was known as Federal Road (now Jalan Persekutuan). In 1952 the government housing scheme was expanded and the whole area was officially named Federal Hill in commemoration of the Federation of Malaya (1948). The streets in this new government estate were named after seven Malayan States – Selangor, Negeri Sembilan, Kedah, Kelantan, Terengganu, Johor, and Perlis as there were already streets in Kuala Lumpur named after the remaining four states at the time. Jalan Pulau Pinang's name was added on later (Penang Road in town was translated to Jalan Pinang in the 1960s).

Bukit Persekutuan or Federal Hill has long been associated with housing quarters built for government bureaucrats, associated with aristocratic localities. The housing area closer to Jalan Travers was the earliest and the houses were referred to as Federal Quarters, in reference to housing units developed by the administration of Selangor and the Federated Malay States. In 2007, a survey of buildings in this area was carried out by Badan Warisan Malaysia. 113 single and double-storey government quarters were identified, the majority still in fair to good condition and some still housing presently serving government officers. There are three properties belonging to the royal households of Kedah, Negeri Sembilan and Perak. The remaining are some private enclaves and a few institutional buildings including the one which today houses Malaysian Nature Society (MNS).

While there are some variations in design between the single and double-storey quarters, there are very strong similarities in typology, materials and finishes and most would have been constructed in the 1950s. None of these buildings individually demonstrate high architectural values. However, collectively, their historical, architectural, cultural and social significance lies in their value as an intact example of residential quarters built to house government servants in the period following the Japanese Occupation, the revitalization of the country and the formation of the Federation of Malaya in 1948, leading to Independence. This ensemble of government quarters is probably the largest remaining group of this building typology from this period and it therefore represents a highly significant part of our nation's architectural history and as such must be retained either as houses, or adapted for new uses if necessary.

The building where MNS is housed today appears to be the only building remaining from the earlier era as a 1921 map of Kuala Lumpur shows the footprint of a bungalow on the same location. It would therefore constitute the oldest building in this area and must be preserved as a demonstration of the historical and architectural continuum of the area.

Historically, this forgotten historical site is synonymous and complements with the nearby historical sites pertaining to the country's independence like the Tugu Negara, Dataran

Merdeka, Parliament Building and Stadium Merdeka. Apart from the historical aspects, Bukit Persekutuan is the last remaining sizeable green lung in the Kuala Lumpur city center which is an important point for conservation.

On 27 July 2017, the soft launch of the MNS UCF Bukit Persekutuan Community Centre was officially opened by Dato' Hj. Nor Akhiruddin bin Mahmud, Director-General of the Forestry Department Peninsula Malaysia, representing the Ministry of Natural Resources and Environment. The Urban Community Forest (UCF) project was in partnership with Think City.

The UCF Bukit Persekutuan is an initiative to empower local communities to protect their green spaces in the City. This is a novel endeavour. MNS President Henry Goh said Bukit Persekutuan, with a lush secondary forest and low-density build-up, could serve city dwellers as a place to appreciate nature and for recreation and in so doing improve their well-being. *"Nature enriches our lives, and for stressed city people, UCF Bukit Persekutuan can be a place for a quick recharge. Come and enjoy the cooler temperature under the shady trees, plant some seedlings or help replant the forest, or take short hikes along the trails; there's plenty to see and enjoy,"* Goh said.

The things to see and enjoy include an impressive range of flora and fauna within such a small area, found during the survey in 2007. They include bats, six species of amphibians, 65 types of birds, 39 types of butterflies and moths, and two types of fireflies. These biodiversity surveys will continue to be carried out in Bukit Persekutuan, alongside the development of the Forest Trees Nursery and scheduled enrichment of the forest, as well as the maintenance of the four nature trails (Heritage-Thunbergia, Cempedak, Pulai, Jungle Fowl trails). Visitors can also enjoy the facilities at the MNS UCF Community Resource Centre, including holding meetings and events at the Auditorium.

It is also very important to appreciate Bukit Persekutuan working in consonance with Taman Botani Perdana and Taman Tugu to reduce the carbon emission in a growing metropolis and ameliorate the effect of heat islands in the highly urbanised situation. The forest cover will help to absorb and reduce the torrential rain water run off and prevent flash floods.

As Kuala Lumpur strives to attain the World Class City status and achieve a Low Carbon Society Blueprint by 2030, it is utmost important to ponder and appreciate the role of Bukit Persekutuan in the context of Nation Building and the Malaysian History.

Brief Historical Timeline for the Federal Quarters on Bukit Persekutuan (Federal Hill)

1896

Formation of the Federated Malay States (FMS).

Resident-General of FMS, Sir Frank Swettenham commanded a new residence that came to be known as Carcosa on top of the hill overlooking Sydney Lake in the Public Gardens; also requested for new housing quarters for Federal officers to be erected. Selangor State Engineer, Charles Edwin Spooner requested areas around Carcosa, the Public Gardens and Residency Hill to be reserved for Federal Quarters. At the same time, a housing development that came to be known as West Folly Hill, to the north east of Carcosa (around today's Tugu Negara and Parliament Building area) was developed.

1897/1898

A large vote was taken to build the Federal Quarters. Selangor Public Works Department, led by Selangor State Engineer, C.E Spooner and sometimes Henry Franklin Bellamy were tasked with the designs. Designs for the quarters varied, depending on whether they were meant to accommodate single or married clerks. Semi-detached quarters were meant for married officers.

These buildings were economically designed, portraying the period they were built. Most of the buildings built late 1890s to early 1900s were of timber, with brick stumps or columns on the lower floor, and verandahs. Notes from archival documents mention that the buildings were not necessarily built at the same time, e.g. two were completed at a time as oppose to a group of twelve. The earliest group of housing quarters on Federal Hill and along Damansara Road resemble those in the Lake Gardens area (Taman Botani Perdana).

In 1899, a tender for new quarters at Damansara Road was given out. A contractor, Ting Bok who lived at No.29 Java Street bid for the tender for \$5,200 each, completion period about 6 months. These quarters were reserved for clerks. The Malaysian Nature Society (MNS) HQ's construction could be part of this group of buildings, but if not, the construction cost/period would have been similar.

1903/1904

Owners of lot 797, 798, 799 & 800 on Damansara Road eventually accepted compensation from the Government for the resumption of their lands to form a Federal Reserve. This area was later developed when the Federal Housing Scheme was extended in 1950s onwards.

1905

The road from Damansara Road to the Federal Quarters was officially named Federal Road. Its name was translated to Malay, post independence. Today it is known as Jalan Persekutuan.

1908

Malaria among occupants of the quarters on Federal Hill and in the neighbourhood of Public Gardens. Drainage works improved to prevent malaria. Reference to the area as Federal Hill is made by Dr. Fletcher in his notes. The name 'Federal Hill' appears loosely in many documents from this year onwards, especially in the 1920s.

1921

1921 Kuala Lumpur Map shows a group of 10 Federal Quarters off Federal Road.

Malaysian Nature Society's HQ was actually part of a group of Federal Quarters built along Damansara Road. Its access was separate from Federal Road. The three buildings opposite are long gone (marked in Map 1935 as No. 41, 43 & 45). Damansara Road has also been widened, positioning the MNS HQ closer to the main road. MNS HQ is the only remaining structure from the early Damansara Road Federal Quarters.

1922

Fences that were erected to keep out cattles were taken down to allow grass cutting and upkeep of coolies. The houses in the area had large compounds, with no fence, separated in certain areas by rows of trees or shrubs. This promotes openness and neighbourliness. Mid-2000s onwards, each house compound were fenced up for security reasons.

1947

Serious shortage of government quarters in Kuala Lumpur. Quarters for Federal Senior Officers planned at Federal Hill. Class V quarters in the area estimated to cost between \$35,000 to \$40,000.

1952

Government Housing Scheme expanded – new quarters built within the Federal Reserve. Whole area officially named Federal Hill in commemoration of the Federation of Malaya (1948). Roads in the area named after states in Malaya on 12 October 1953. State names selected were Selangor, Kedah, Kelantan, Johor, Negeri Sembilan, Perlis and Terengganu. Kuala Lumpur already had a Malacca Street, Perak Road, Penang Road and Pahang Road so these State names were excluded. However, Jalan Pulau Pinang's name was later added on.

Jalan Kelantan was constructed, connecting MNS HQ's to the houses on top of the hill and Federal Road.

The new group of housing quarters for Senior Officers were modern homes with an open plan, foldable doors to maximize openings that led to covered verandahs, high ceiling, full width louvered windows and chimneys. These buildings took into account all factors that would improve cross ventilation. Two open bedrooms on the first floor with bath tubs. These buildings are similar to the government quarters built in Jalan Pegawai (Taman U-Thant), also built in the 1950s.



Image: Heritage Output Lab



Image: mmsgreenliving.blogspot.com

MNS HQ, Jalan Kelantan, built in 1890s by FMS Government.



Image: Google Maps, 2020

Jalan Selangor government quarters, built circa 1950s.

A1

This 1935 Kuala Lumpur Map presents the original contextual setting of the Federal Hill-Swettenham Road (Carcosa)-Public Gardens. Government quarters along Jalan Damansara have all been demolished except for the building occupied by MNS today, marked as No. 26 in this map (circled in green).

LEGEND

JALAN SELANGOR COLOURED THUS
 JALAN KELANTAN " "
 JALAN TRENGGANU " "
 JALAN JOHORE " "
 JALAN KEDAH " "
 JALAN PERLIS " "
 JALAN NEGERI SEMBILAN " "



NOTE:

POSTAL NUMBER INDICATE THUS

(2)



A2

Site Plan of Federal Hill dated 1953 showing quarters built in the 1900s (not coloured) and those in the 1950s (coloured).

OFFICERS QTRS.

SD. E.C.G. BARRETT
 PRESIDENT MUNICIPALITY
 KUALA LUMPUR

SD. G.H. LOWE
 STATE MED. & HEALTH OFFICER
 SELANGOR

SD. E.G. COADNER
 SENIOR CIV. ENGINEER
 W&D. P.W.D. K.L.

SD. C.A.B.
 ARCHIT.
 P.W.D.

SD. RAJA UDA
 MENTERI BESAR
 SELANGOR

SD. D.M. MCDIAMID
 DIRECTOR OF PUBLIC WORKS
 FEDERATION OF MALAYA

SD. L.
 STATE
 SEL

B

Kampung Lee Kong Chian: Significance & Recommendations

Kampung Lee Rubber a.k.a Kampung Lee Kong Chian is the only traditional Chinese estate village within Kuala Lumpur that survives until today, inheriting its original set up and with high level of community spirit. It is imperative that Kampung Lee Kong Chian be quickly identified as a traditional estate village that must be protected for the preservation of its rich intangible heritage and history. A Maintenance and Management Plan of Kampung Lee Kong Chian together with incentives to maintain its dilapidated timber houses and village facilities are paramount. Today, the 3rd-generation children and even 3rd-generation tenants think that their grandfathers were the real owners, and claim the right to stay at Kampung Lee Kong Chian forever.

The subject site is under pressure of ownership change and therefore subject to development pressures under the mercies of a new/different land owner. With the site being identified as a traditional planned village and a heritage site, any development will abide with the need of preserving Kampung Lee Kong Chian, the spirit of our forefathers.

Background

The village is named after the founder of Lee Rubber Co., the late Tan Sri Lee Kong Chian. Kampung Lee Kong Chian is located at 5th mile, Jalan Gombak, Kuala Lumpur. In 1927, Tan Sri Lee Kong Chian set up a rubber-smoking business known as Lee Smoke House in Muar, Johor. A year later, he bought a rubber plantation at the foot of Bukit Timah Hill in Singapore and named it Furong Garden. It was named after the village he was born in Nan'an county, Fujian, China. In the same year, he set up a company called *Nam Aik*. Soon after that in the 1930s, he established other smoking businesses in Kuala Lumpur such as the Lee Smoke House (Lee Rubber Factory) at 5th mile Jalan Gombak.

Tan Sri Lee Kong Chian carried a good name of one who cares and provided housing for his workers to live near his factory. According to one of the 3rd generation children, there is a kind of concept called '*Tao Geh*' – 'the boss' (*tao*: head) treating his workers (*geh* or family) at the same time (simultaneously) from the heart with *qi* (simultaneously *xin*: heart). In 1930s, Lee Rubber Co. allocated approximately a 200-acre land in Gombak for a Lee Rubber Factory building, 300-400 units workers' housing, and facilities to take care of the workers' welfare. Facility Managers managed these facilities such as community halls, kindergartens, Chinese temple, school, basketball court – used by residents at all levels. Under the guidance of an appointed supervisor, the workers were allowed to choose a residential plot within the estate, build their own houses and were allowed to stay in this village for a very small rent – RM10; RM5; RM2 per month to date, as the lease of right to stay. These 300-400 units of single-storey vernacular timber houses were built without fences – no demarcation of plot sizes. Each family planted flowers and plants in front and vegetables at the side plots of their land.

The estate village planning system under Lee Rubber Co. had no dedicated open spaces or children playground. The neighborhood's garden is the basic green lung of the village where residents practice *tai chi*, cycle or have picnics. However, it has successfully created

Image: Mr. Gan of Kampung Lee Kong Chian



B1

Entrance gate to Kampung Lee Kong Chian, 5th Mile, Jalan Gombak.

Image: Mr. Gan of Kampung Lee Kong Chian



B2

A street scene in Kampung Lee Kong Chian, decorated with lanterns during the Chinese New Year celebrations.

a sense of belonging, health, security and safety. During the 13 May 1969 incident, Kampung Lee Kong Chian remained safe and no one was harmed although it is located next to a Malay neighbourhood and amidst a predominantly Malay reserve area. This shows that the residents live in harmony with their Malay neighbours. Moreover, residents of Kampung Lee Kong Chian take pride that they know one another well. Together, they were vigilant to check that not even a sticker is posted on lamp posts by any 'Ah Long'. The Police Station recorded that Kampung Lee Kong Chian was not found among their records of crimes as compared with other neighbourhoods. There were hardly any break-ins from within as they know each other well.

Even though the Lee Rubber Factory, a brownish metallic smoke-building with louvered metal roof, across Jalan Gombak – opposite Kampung Lee Kong Chian was relocated in the 1970s, the 300-400 timber houses within Kampung Lee Kong Chian remained as homes for the employees and their families. The factory was demolished as the effluent discharged from the factory polluted the Gombak River. A supermarket and shopshouses were built in its place. A school built for the residents, SJK (C) Nan Yik Lee Rubber, remains until today.

Although the single-storey timber houses built in the 1930s seems to be dilapidated and the roads are not paved, the village is not abandoned. It remains a vibrant Chinese village where a few generations of grandparents, children and grandchildren get together each year, at the community hall and the Chinese temple, to celebrate major festivals such as the Chinese New Year and the Mid-Autumn festival every year. This would be nights of dances and singing, celebrating the occasions with joy and pride in their success to give back to society. The spirit of togetherness and unity prevailed as the residents gather to raise funds for worthy causes. During the March/April 2020 period of Movement Control Order, the Kampung Lee Kong Chian Rukun Tetangga Committee had been busy sending food supplies to the residents, especially the aged.

Future Uncertainties

Tan Sri Lee Kong Chian was one of the most successful Malayan businessmen during his lifetime, dubbed Rubber & Pineapple King. Lee Rubber Co. was among the biggest rubber plantation companies in South East Asia. Lee also planted pineapples and manufactured biscuits. He was also a banker who undertook mergers to form OCBC Bank Ltd. in 1932. In 1952, Tan Sri Lee Kong Chian set up the Lee Foundation. University Malaya is said to be one of its beneficiaries. Tan Sri Lee Kong Chian passed away in 1967 at the age of 64 and left half of his fortune to the Foundation. His youngest son passed away in August 2015 while his eldest son, Lee Seng Gee, died in May 2016. Lee's second son would be 97 years old this year.

The Kampung Lee Kong Chian is under pressure as land ownership may change and therefore subjected to development pressures under the mercies of a different land owner. About 10 years ago, the Lee Foundation arranged a meeting with Kampung Lee Kong Chian's residents. They were informed of the possible relocation to live within 5km away.

Image: Mr. Gan of Kampung Lee Kong Chian



B3

Chinese Temple at Kampung Lee Kong Chian, a focal point for gatherings during religious and cultural celebrations.

Image: Google Maps, 2020



B4

Houses in Kampung Lee Kong Chian were constructed by employees of Lee Rubber Co. who rented their plots from the company.

The meeting ended without any outcome as the residents did not come to any agreement. Anything can happen to Kampung Lee Kong Chian as the new owner may or may not have the same compassion for the residents or share the pride of being part of the Lee Rubber family. Meanwhile, the Lee Foundation still upholds the spirit of "qi or xin" of Tan Sri Lee Kong Chian.

Lee Rubber's sale of real estates in Malaysia and Singapore and reports of plans to divest their assets since 2013 alludes to the company's possible exit from Malaysia and with that, the future of Kampung Lee Kong Chian remains uncertain for its long term residents who should be entitled to some form of recognition based on their history in the area.

Recommendations

The following recommendations for Kampung Lee Kong Chian are in reference to policies stated in *KL DSP2040*.

KL DSP2040: IS1.4 Intensifying the Regeneration of Old Established Housing Area

The established housing areas developed over 30 years ago have undergone physical as well as population profile changes. Physically these housing require re-investments to upgrade the buildings, infrastructure and facilities. There are also established housing areas located around Kampung Lee Kong Chian within the job centres, trade centres and transit stations that are facing development pressures requiring the use and intensity of land to be reviewed.

These regenerations need to be undertaken in location with the capacity to be changed/ redeveloped to overcome the land development constraints in Kuala Lumpur. Steps for implementing the regeneration of the old established areas are:

- Identify potential areas for regeneration.

A total of 10 potential regeneration areas have been identified in *KL DSP2040; Figure 4.6* and the criteria are:

- i. Low density areas.
- ii. Permanent residential areas over 30 years.
- iii. Located close to the trade zones/transit stations such as LRT/MRT/KTM stations.
- iv. Accessible to public facilities and infrastructure.

KL DSP2040: IS1.4; Figure 4.6 Identified regeneration of old established Housing Area in Wangsa Maju.

Potential locations in Wangsa Maju may include:

- i. Section 1; Section 2; Wardieburn Military Camp 9, approximately 200 acres.
- ii. PULAPOL Police Training School in Jalan Sultan Yahya Petra.
- iii. **The 200-acre site of Kampung Lee Kong Chian.**

KL DSP2040: IS2 Conducive, Good Quality Neighbourhood that Encourages Social Interaction

A quality living environment is pertinent for a community's well-being. It starts with the fundamental basis – the neighbourhoods that are equipped with community facilities such as education, health and safety. The community facilities in Kuala Lumpur will be developed as a focal point as well as a social interaction through space sharing approach, multi-use, integrated and localized.

KL DSP2040: IS2.1 Providing Adequate, Quality and Holistic Communities Facilities

Community facilities are important elements for meeting the social needs of residents in a neighborhood. It can also cultivate integration and a sense of belonging within the community.

The existing community facilities in Kampung Lee Kong Chian need to be upgraded to improve the quality of environment to encourage more use. Efforts to upgrade and retain the character of the vernacular architecture of houses, built by the 'native' or the ordinary residents of the community concerned with domestic and functional buildings rather than grand or monumental ones. Provision of community facilities also needs to emphasize on the preparation of quality community facilities. The existing Community Hall should be replaced with a multi-purpose or shared community facilities e.g. badminton hall, within the same area using appropriate methods and new design. The present local community such as the Rukun Tetangga members are responsible in managing and operating the community facilities and activities. Even though the facilities are quite basic, they foster good neighborhood spirit and social interaction. Healthy sports and recreation activities such as basketball, music classes and ukulele competitions build strong and confident youths, ensuring our nation's positive human resource in the future.

KL DSP2040: BM2.1 Improving Quality and Reactivating Old Areas through Area Improvement Programme

- Identifying the regeneration methods.

Several methods of regeneration can be implemented based on the location's suitability, physical conditions and population needs based on current profiles. These include among others, improvement of housing areas (refer to *BM2.1*).

Redevelopment of dilapidated housing areas and regeneration of Kampung Lee Kong Chian:

- Detailed studies to be carried out to identify appropriate development methods.
- Areas identified for regeneration should be given development incentives to attract participation from private sectors.
- Detailed survey to denote every building within the settlement.
- Carry out title search & CP Site Plan with plot size/ownership; any caveat.
- Set up of a resource centre for compiling research done on Kampung Lee Kong Chian should this 200-acre site be redeveloped in the future.

C

JWN's List of National Heritage/Heritage Buildings in Kuala Lumpur, Dec 2018

Buildings/Sites on the National Heritage List (Warisan Kebangsaan), Dec 2018

1. Tunku Abdul Rahman Hall (MATIC), Jalan Ampang
2. Majestic Hotel Building (former National Art Gallery), Jalan Sultan Hishamuddin
3. Old FMS Survey Office (Bangunan Bekas Jabatan Penerangan), Jalan Tun Perak
4. Old Dewan Bahasa & Pustaka Building, Jalan Dewan Bahasa (Wisma DBP)
5. Old High Court Building (Old Supreme Court Building), Jalan Raja
6. Old Government Printing Office (Bangunan Pejabat Pengawal Pos Wilayah Persekutuan/
Pustaka Peringatan Kuala Lumpur), Jalan Raja
7. Old Chartered Bank of India, Australia & China Building (former National History Museum)
8. Suleiman Building, Jalan Sultan Hishamuddin
9. Rubber Research Institute Malaysia, Jalan Ampang
10. Muzium Negara, Jalan Damansara
11. Carcosa Building, Persiaran Tuanku Ja'afar
12. Old Sanitary Board & Town Hall Building (Bangunan Dewan Bandaraya), Jalan Raja
13. Old Central Railway Office 1905 (Bangunan Bekas Jabatan Kerja Raya Selangor)
14. Parliament Building, Jalan Parlimen
15. Old Government Post Office (GPO) Building (Mahkamah Agong), Jalan Raja
16. Old Residency Building (Memorial Tunku Abdul Rahman), Jalan Dato' Onn
17. The Sultan Abdul Samad Building, Jalan Raja
18. Kuala Lumpur & Selangor Chinese Assembly Hall, Jalan Maharajalela
19. Stadium Merdeka, Jalan Stadium
20. National Library Building, Jalan Tun Razak
21. Istana Budaya Building, Jalan Tun Razak
22. St. John's Institution Building, Jalan Bukit Nanas
23. Universiti Malaya
 - a) Chancellery Building
 - b) Tunku Chancellor Hall & Panggung Experimental Theatre
24. Victoria Institution
25. Old Kuala Lumpur Railway Station & Hotel, Jalan Sultan Hishamuddin
26. Old Railway Headquarters (KTB Headquarters), Jalan Sultan Hishamuddin
27. Masjid Jamek Building, Jalan Tun Perak
28. Masjid Negara and Makam Pahlawan, Jalan Perdana
29. St. Mary's Cathedral Building, Jalan Raja
30. Old Istana Negara, Jalan Istana
31. Tugu Negara, Jalan Parlimen
32. Site where the Malayan Flag was raised the first time, Jalan Raja
33. Central Market/Pasar Seni, Jalan Hang Kasturi

Buildings/Sites on the Heritage List (Warisan), Dec 2018

1. Royal Selangor Club Building, Jalan Raja
2. Old MGS School Building (former BPR office), Jalan Sultan Sulaiman
3. Old Chow Kit & Co. Store Building (former Industrial Court), Jalan Mahkamah Persekutuan
4. Old Victoria Institution Building (currently Panggung Drama), Jalan Bandar
5. Institute of Medical Research Building, Jalan Pahang
6. Telekom Museum Building, Jalan Raja Chulan
7. P. Ramlee Memorial, Jalan Dedap
8. Federal House, Jalan Sultan Hishamuddin
9. Stadium Negara, Jalan Stadium
10. Vivekananda Ashrama Building, Jalan Tun Sambanthan
PULAPOL, Jalan Sultan Yahya Petra
11. Asrama Anak-Anak Polis Lelaki (JKR 2003)
12. Asrama Anak-Anak Polis Wanita (JKR 1744-1755)
13. Bangunan Cawangan Pancaragam (JKR 1878)
14. Bangunan Cyberpool (JKR 1876)
15. Bangunan Kantin (JKR 1879)
16. Bangunan Pejabat Kem Komandan (Balai Pengawal) (JKR 1786)
17. Bangunan Pejabat Kewangan (JKR 2004)
18. Bangunan Pejabat Komandan (JKR 2019)
19. Bangunan Pejabat Seni Mempertahankan Diri (SMD) (JKR 1874)
20. Bangunan Sekolah Batu Lama (JKR 2006)
21. Bangunan Sukan (Gimnasium) (JKR 1877)
22. Bangunan Tadika Kemas (JKR 1896)
23. Bangunan Ujian Kecerdasan Fizikal (UKF) (JKR 1875)
24. Bangunan Wisma Sukan (JKR 2076)
25. Bengkel Senjata Pusat dan Persenjataan PULAPOL (JKR 2005)
26. Berek Bujang Lelaki (JKR 341)
27. Berek Bujang Lelaki (JKR 342)
28. Berek Bujang Lelaki (JKR 394)
29. Berek Bujang Wanita (JKR 386)
30. Dewan Satu (JKR 2006)
31. Gurdwara Sahib PULAPOL (JKR 2078)
32. Kediaman Ajutan (JKR 1331)
33. Kediaman Komandan (JKR 817)
34. Kediaman Timbalan Komandan (Latihan) (JKR 1332)
35. Kediaman Timbalan Komandan (Pentadbiran & Garaj) (JKR 1333)
36. Rumah Kelamin Kelas F (JKR 1541-1544)
37. Surau PULAPOL (JKR 2085)
38. Tugu Polis Diraja Malaysia

39. Old Loke Chow Kit Mansion, No. 4 & 6, Jalan Tangsi
40. Istana Tetamu (*King's House, now Seri Negara*), Persiaran Tuanku Ja'afar



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