Conservation of Cultural Built Heritage
An Investigation of Stakeholder Perceptions in Australia and Tanzania

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Submitted in total fulfilment of the requirements of the degree of Doctor of Philosophy
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Abstract

Cultural built heritage reflects people’s identity in a continuum of space and time and, in today’s complex societies, has become a landscape where different multicultural communities are tangibly negotiating significant historical narratives and meanings to enhance their surrounding built environment. To ensure that the cultural values attached to the authenticity and integrity of a built form are retained for future generations, approaches such as protection, preservation, rehabilitation and reconstruction are employed. These approaches are represented by a single concept, ‘conservation’. The theory, policy and practice of the conservation of cultural built heritage have been practised for many centuries. For instance, in Australia as in Tanzania, the historical development of heritage conservation indicates a shift from traditional custodianship during the pre-historic time to Western-style management during colonial times and, more recently, to sustainable conservation. In both Australia and Tanzania, the heritage conservation process is constantly being transformed with the aim of developing appropriate decision-making systems for retaining significant buildings, monuments and sites within a dynamic cultural landscape.

Despite the importance of the conservation of cultural built heritage, this thesis has identified that the management of cultural built heritage remains problematic, even with the existence of legislative frameworks, guidelines, charters and policies for conservation at the local, national and international levels. To some, the problem is related to the conservation of cultural built heritage being instrumental in the changing narratives and memories that form significant values. For others, the problem is related to the nature of the conservation processes in respect of the authenticity and integrity of cultural built heritage in dynamic communities. These problems exist partly because the conservation of cultural built heritage is interdisciplinary; that is, the heritage industry comprises three stakeholder groups: the public sector (policymakers and decision-makers); the private sector (e.g. owners, developers and investors), who are also decision-makers; and the general community (e.g. professional organisations, volunteers, academic institutions, non-governmental organisations and the media). To varying degrees, the three groups of stakeholders share a common understanding of heritage conservation but have diverse perceptions, interests and expectations which influence the decisions they make concerning their involvement with the management of cultural built heritage. This indicates that there is a reasonably fragmented understanding
Thus, this thesis sets out to address the question of what drives the conservation of cultural built heritage, with a specific focus on exploring the diversity of stakeholders’ perceptions of the issues motivating the process of conservation decision-making and factors that act as barriers to the management of cultural built heritage. Four focus groups (n=26) were conducted in Australia and Tanzania (two case studies in each country) with an addition of two interviews in Tanzania involving key informants from different professional heritage backgrounds. An initial empirical analysis and interpretation of the qualitative data produced a number of findings which led to (i) the development of a framework for a conservation decision-making process illustrating a logical flow for an effective and efficient sustainable management system of cultural built heritage and (ii) the introduction of a new analytical concept entitled ‘community heritage discourse (CHD)’ that could help address different stakeholders’ interests and perceptions through a conservation co-creation process directed towards safeguarding cultural built heritage for future generations in Australia, Tanzania and other present day societies. In turn, the improved understanding and contribution presented in the thesis are intended to help resolve management issues and challenges as well as enhance sustainability in the conservation of cultural built heritage.
Declaration

This thesis is submitted to Bond University in fulfilment of the requirements of the degree of Doctor of Philosophy. This thesis represents my own original work towards this research degree and contains no material which has been previously submitted for a degree or diploma at this University or any other institution, except where due acknowledgement is made.

[Signature]

Johari Hussein Nassor Amar

[Date]
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This work is highly dedicated to my beloved parents Ashura Kingi Mhoja and Hussein Nassor Amar and my siblings Kassam, Fatma, Zakia, Nassor and Amina and their families. I will always be indebted to the endless overwhelming love and support they have provided. My sincere thanks to my ‘PhD family,’ Kelly Jenkins, Melanie Witthoft, Danny Va, Deb Smith, Rosemarie Rusch and Burhan Amarah, for all the great food and for their suggestions, relentless encouragement and distractions during the challenging times of my mental blocks. To the entire staff in the School of Sustainable Development, I say thank you for all the great ideas you have shared during our morning teas.
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<tr>
<td>AACAI</td>
<td>Australia Association of Consulting Archaeologists Inc.</td>
</tr>
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<td>AAT</td>
<td>Architect Association of Tanzania</td>
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<td>ABS</td>
<td>Australian Bureau of Statistics</td>
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<td>ACET</td>
<td>Association of Consulting Engineers Tanzania</td>
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<td>ACF</td>
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<td>ACPHA</td>
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<td>AIA</td>
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<td>AICCM</td>
<td>Australian Institute for Conservation of Cultural Materials</td>
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<td>BLF</td>
<td>Builders Labourers Federation (Australia)</td>
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<td>CFMEU</td>
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<td>CHD</td>
<td>Community Heritage Discourse</td>
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<td>DEHP</td>
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<td>ESD</td>
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<td>FINNIDA</td>
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<td>HEART</td>
<td>Heritage Emergency Action Team (Australia)</td>
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<tr>
<td>ICCROM</td>
<td>International Centre for the Study of the Preservation and Restoration of Cultural Property</td>
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<tr>
<td>ICOMOS</td>
<td>International Council on Monuments and Sites</td>
</tr>
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<td>KFT</td>
<td>Knight Frank Tanzania</td>
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<td>LEPs</td>
<td>Local Environmental Plans (Australia)</td>
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<td>MLHHSD</td>
<td>Ministry of Lands, Housing and Human Settlements Development (Tanzania)</td>
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<td>NORAD</td>
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<td>PPCP</td>
<td>Public/Private Community Partnership</td>
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<td>Register of National Estate (Australia)</td>
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<td>STCDA</td>
<td>Stone Town Conservation Development Authority (Zanzibar)</td>
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<td>SUZA</td>
<td>State University of Zanzibar</td>
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<td>SWOT</td>
<td>Strengths, Weaknesses, Opportunities and Threats</td>
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<td>TAAP</td>
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<td>TANU</td>
<td>Tanzania African National Union</td>
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<td>TTB</td>
<td>Tanzania Tourist Board</td>
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<tr>
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<td>Television Zanzibar</td>
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<tr>
<td>UDSM</td>
<td>University of Dar es Salaam</td>
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<td>UNCHS</td>
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<td>UNESCO</td>
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<td>UQCHC</td>
<td>University of Queensland Cultural and Heritage Unit</td>
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<td>VSER</td>
<td>Victorian State of the Environment Report</td>
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<td>ZSTHC</td>
<td>Zanzibar Stone Town Heritage Society</td>
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List of Publications

Peer reviewed publications arising from this thesis:

**Book Chapter**


**Journal Articles**


**Conference Papers**


