

INDUSTRIALISED BUILDING SYSTEMS (IBS) IN MALAYSIAN CONSTRUCTION INDUSTRY



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MAY 2007

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No Fail Projek : 600-IRDC/SSP/5/3/1560

Tarikh : 25hb May 2007

Yang Berusaha ProfDr Azni Zain bin Ahmed
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LAPURAN AKHIR PENYELIDIKAN : INDUSTRIALISED BUILDING SYSTEM (IBS) IN MALAYSIAN CONSTRUCTION INDUSTRY

Merujuk kepada perkara diatas, bersama-sama ini disertakan 1 (satu) naskah Laporan Akhir Penyelidikan bertajuk " Industrialised Building Systems (IBS) in Malaysian Construction Industry" oleh kumpulan penyelidik dari Fakulti Senibina, Perancangan dan Ukur untuk makluman tuan.

Sekian, terima kasih

Yang benar



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ISO 9001 J 2000 Certificate No : 4

in

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Park & Amenity Management Pengurusan Taman Dan An
Surveying Science & Geomatics Sains Ukur & Geomatik

Abstract

This study focuses on cost estimating techniques which commonly used by Quantity Surveyor and factors that influencing the construction cost in the Malaysian construction industry. Early stage cost estimating is one of the most important activities during project planning. Every project begins its life from concepts proposed by the owner and refined by the designers. This is due to the nature of planning, which occurs at the early stages of project where limited information is available and many factors affecting the project costs are unknown. Future uncertainties plaguing the construction industry further complicate the planning processes.

As such, this study investigates the incidence-of-use of current practices of cost estimating techniques in the construction industry in Malaysia. It determines whether the call for a '*paradigm shift*' from traditional models towards a general use of the non-traditional methods or new wave method is achieved. This provides the platform for developing a model that can be used in the early stage of cost planning.

As the important of factors influencing the construction cost is vital, the study is also identified the significant factors which to be considered in the preparation of early stage or pre-tender cost estimation of a building project. The study is also determined the factors influencing construction cost which in the opinion of the Quantity Surveyor is significant in the construction cost of Industrialised Building Systems (IBS).

A self-administered mail questionnaire survey method was adopted in the study. The survey was involving a sample of Quantity Surveyors registered with the Institution of Surveyors, Malaysia. Using frequency distribution analysis, the incidence-of-use of cost estimation that is commonly used in the construction industry is identified.

The Relative Importance Index (RII) was used to identify the relative importance and rank the factors which perceived to be significant in the construction cost of a project.

The study has revealed that the newer non-traditional building project price forecasting models that have been developed by academe over the last 30 years for use in practice continue to have only very limited application in practice. It was found that the least used of the non-traditional models were the models listed as being new wave on the measuring instrument. In particular, it was found that the new wave methods, to date, had only a minimal impact in terms of application.