



**DEPARTMENT OF BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND
SURVEYING
UNIVERSITI TEKNOLOGI MARA**

**A STUDY ON THE PROBLEMS OF ADOPTING
INDUSTRIALISED BUILDING SYSTEM
IN MALAYSIAN CONSTRUCTION**

**This academic project is submitted in partial fulfillment of the
requirement for the Bachelor Of Building Surveying (Hons.)**

**SHARIFAH ZULAINA BT SYED ANUAR
(2007289814)**


APRIL 2010

DEPARTMENT OF BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGI MARA

A STUDY ON THE PROBLEMS OF ADOPTING
INDUSTRIALISED BUILDING SYSTEM
IN MALAYSIAN CONSTRUCTION

"I hereby declare that this academic project is the result of my own
research except for the quotation and summary which have been
acknowledged"

STUDENT'S NAME : SHARIFAH ZULAINA BT SYED ANUAR

SIGNATURE : 

UITM NO : 2007289814

DATE : 21 APRIL 2010

ACKNOWLEDGEMENT

Firstly and foremost, thank to Allah S.W.T for His blessing and bestow to me with strength, patience and high spirit to complete this study.

A special thank goes to Puan Zarina bt Isnin (Ithnin) as my supervisor for BSB658. I really appreciate for all her guidance, advice and invaluable assistance. She has been very supportive and patience in assisting me to complete this study.

I also would like to address my thanks to organizations and individuals who involved directly or indirectly for their assistance and cooperation in supplying the relevant information in turning this into success.

Lastly but not least, I would like to convey my appreciation and a million thanks to my beloved family for giving me a full support throughout my studies.

ABSTRACT

The usage of industrialised building system (IBS) in Malaysia building construction industry is still very low if compared to the conventional methods. The industry prefers to utilize the relatively cheap supply of foreign workers to perform the labour intensive construction activities and at the expense of quality, speed and the environment.

This study has three objectives which are to highlight the advantages of IBS, to identify key barriers in IBS implementation and to analyze the problem of IBS in construction. The literature review enhances the understanding and knowledge about the prefabricated building system.

The methodology for conducting the study is literature review, primary and secondary data collection and analysis of data using frequency analysis. Primary data is based on the records, questionnaire, interview and observation. Secondary data involved the reference books, journals, newspapers and magazines. The study carried out to the residential projects that used IBS in the construction and the questionnaires was distributed to the all players in the construction industry.

Although IBS will bring lots of benefits to the industry, it is been not popular choice among the player. From the study, it was found that awareness is the main key barriers of IBS delay adoption in spite of financial issues. According to the respondents, the most problematic stage in IBS is at the design stage. Government should work harder in promoting this system and educated the players. Besides that, the supplied of cheap labours should be controlled. If IBS is adopted, efficient, clean, safe and innovative are some of the new attributes that will be associated with the construction industry.

TABLE OF CONTENTS

TITLE	PAGES
ACKNOWLEDGEMENT	i
ABSTRACT	ii
TABLE OF CONTENTS	iii
LIST OF FIGURES	viii
LIST OF TABLES	ix
LIST OF PICTURES	x
LIST OF APPENDICES	xi
LIST OF ABBREVIATIONS	xii
CHAPTER 1: INTRODUCTION OF STUDY	
1.1 Introduction	1
1.2 Problem Statement	4
1.3 Objective of Study	6
1.4 Scope of Study	7
1.5 Significant of study	8
1.6 Methodology of Study	9
1.6.1 Literature Reviews	
1.6.2 Interviews	
1.6.3 Observations	
1.6.4 Case Study	
1.6.5 Questionnaire	
1.6.6 Conclusion	
1.7 Synopsis of Chapter	15
1.7.1 Chapter 1: Introduction	
1.7.2 Chapter 2: Literature Review	
1.7.3 Chapter 3: Research Methodology on Problem of Adopting IBS	
1.7.4 Chapter 4: Case Study	
1.7.5 Chapter 5: Data Analysis & Findings	
1.7.6 Chapter 6: Conclusion & Recommendations	