BUILDING SURVEYING DEPARTMENT

FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING

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BUILDING APPARAISAL OF PRECAST CONCRETE CONSTRUCTION

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1.0 Title Of Study

Building Appraisal Of Pre-cast Concrete System

1.1 Background of Study

After the Second World War, the idea of Industrialised building system (IBS) has received much attention in the devastated countries. To re built the decreased urban population that had all fueled for accommodation and re built the countries, they had resort to emergency measures. Those countries had come out with the prefabrication system to mass-produce the necessary building components stock with in the short time. The industrialised technique was the best solution to re built the citizens and the cities such many European countries had done before.

The idea of using IBS in Malaysia was first mooted during the early sixties when the Minister of Housing and Local Government visited Several European countries and evaluated their building system performance. Then in 1964, the government took a brave decision to try two pilot project using IBS concept. The first pilot project as been constructed on 22.7 acres of land along Jalan Pekeliling, which included the construction of 7 block of 17 storey flats, and 4 blocks of 4

storey flat comprising about 3,000 units of low cost flats and 40 storey shop lots. The project was awarded to the Gommon or Larsen Nielsen using the Danish System of Large Panel Industrialised Prefabricated System. Meanwhile, the second pilot project was built in Penang with the construction of 6 blocks of 17 storeys flat and 3 blocks of 18 storey flats comprising 3.699 units and 66 shop lots along Jalan Rifle Range. The project was awarded to Hochtief or Chee Seng using the French Estiot System.[1]

In the 1970's to early 80's many industrialized Building system were introduced and applied mainly to state sponsored low cost housing and school building project.

Between years 1995 to 2020, Malaysia will need a total of 8,850,554 houses including 4,964,560 units of new to cater for increase in population during this period. Unfortunately, only 1,382,917 units were constructed under the 6th (1991 to 1995) and 7th (1996 to 2000) Malaysia Plan. We have another 3,581,643 units to be built within the next twenty years. That is on average 1,790,820 units to be built for every ten years. It is clears unless a drastic change of policy pertaining to population

[1] Writing by DIN (1984) - 'International Conference on Industrialised Building System, Kuala Lumpur 2003 book – page 255-256. CIDB Malaysia