UNIVERSITI TEKNOLOGI MARA

TYPES OF IBS WALL SYSTEM AND THEIR CHALLENGES & ISSUES

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ABSTRACT

Even though Industrialised Building System (IBS) have many beneficial for the construction industry and the system existed in Malaysia for a quite long time but there are still having a few challenges and unresolved issued. The problem statement elaborates on why there are many people still not aware with the type of IBS wall system that have been used in Malaysia and also elaborates about the issues in IBS wall system. The aim of the study is to identify type of Industrialised Building System (IBS) wall system, to find out their challenges and issues in construction industry and to provide the solution to overcome the challenges and issues for IBS wall system. The methodology used in this research is a quantitative method where a set of questionnaires as a primary data were distributed to the targeted respondents through google form and secondary data from the literature review. The respondents for this research are from the four (4) selected IBS company in Selangor. The findings of this research which is from the questionnaire distribution, the researcher get the information on the most common type of precast wall and block that have been used in Malaysia. In addition, mostly of the respondents were strongly agree and agree with the list of challenges and issues have been stated based on main factors such as connection part for precast wall component, lack of knowledge and expertise, modification on IBS element and others through average mean index. Next, positive feedback from the respondents where majority of them were agree with solutions provide by the researcher such as for the highest average mean index which is to provide training to the workers to ensure they are competence in handling or using IBS wall system. In overall, this study will give some valuable knowledge on the IBS wall system and also help in solving those challenges and issues so IBS system can be the main system in Malaysian Construction Industry.

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TABLE OF CONTENTS

CHAPTER ONE

INTRODCUTION

1.1 RESEARCH BACKGROUND

Industrialised Building System (IBS) is a technology and type of construction method that can replace conventional method in building construction but until now it is not widely use in Malaysian Construction industry. Industrialised Building System (IBS) is a system that using prefabricated component in building construction. The building component is manufactured in a controlled environment which is from the making process until the product is transported to site. Therefore, the quality of the building component is not compromised and can minimal additional site work.

Although the implementation of IBS in Malaysia has started since 1960's. it is only become popular in 1998 when Cabinet of Ministers endorsed IBS Strategic Plan as the blueprint for the total industrialisation of construction sector. Since the time, Construction Industry Development Board (CIDB) has been actively promoting the use of IBS in Malaysian Construction Industry. First Step taken by CIDB was formulating IBS Roadmap 2003-2010 which stated several strategies and aggressive step to promote the use of IBS in Malaysia. The main purposes of introducing IBS at that time were to gradually reduce the dependency on foreign labours and to increase productivity (Zawawi, 2009).

To address the many issues facing the transformation to IBS, in 2003, the Construction Industry Development Board Malaysia (CIDB) redesigned its strategies and formulated the IBS Roadmap 2003-2010. The focuses of the roadmap were on the development of manpower, material, monetary, machinery and management. In 2008, the use of IBS has been made mandatory in the construction of public buildings (under Treasury Circular 7/2008). The decision to regulate the use of the IBS method under Treasury Circular 7/2008 was to create sufficient momentum for the demand for IBS components (Hamid, 2011).