

**CENTRE OF STUDIES FOR QUANTITY  
SURVEYING FACULTY OF ARCHITECTURE,  
PLANNING & SURVEYING UNIVERSITI  
TEKNOLOGI MARA CAWANGAN SARAWAK**

**INDUSTRIALISED BUILDING SYSTEM (IBS) IN  
MALAYSIA**

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**PREPARED BY : NORMAN JAFNI BIN OTHMAN  
(2019462638)**

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## **ABSTRACT**

The construction industry is an important branch of the economy. The use of advanced technologies such as the Industrialised Building System (IBS) is an effective way and the government must encourage it to be used by more and more developers and contractors. If the Industrialised Building System (IBS) is not used by all developers, it can lead to rising construction costs. Therefore, the issue of supply and demand in the Industrialised Building System (IBS) is critical. Hence, this research is being carried out and the aim of this research is to ascertain the demand for Industrial Building System (IBS) in Malaysia. As for the objective of this research, it is to figure out the future of the Industrialised Building System (IBS), to determine the advantages of Industrialised Building System (IBS) and to identify the best method to apply Industrialised Building System (IBS) in Malaysia. A survey is conducted among construction professionals in Malaysia and through literature review done by the previous researchers. The findings will be analysed by using IBM SPSS Statistics Version 20.0 with the support of previous researches. As a result, it has been discovered that the future, the advantages and method apply of Industrialised Building System (IBS) will affect the demand of the system in construction industry in Malaysia.

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# CHAPTER 1

## INTRODUCTION

### 1.1 BACKGROUND OF STUDY

The simple phrase "Industrialised Building System (IBS)" refers to the process of building by which components are put on site or off site and assembled in a controlled environment in construction activity. Because of its advantages in improving the time periods of building project, the Government is supporting the deployment of prefabrication or the Industrialised Building System (IBS). Issues like resource limitations, delays and poor quality can be solved by moving to IBS. The CIDB is a government body which established IBS Score in Malaysia to determine the proportion of IBS use. Government projects are mandated to meet the minimum IBS score of 70 per cent. The on-site manufacturing of precast components is 20.7% less than off-site production (precast concrete system). The procedure to be performed in the factory is moved to the building site. For the manufacturing of IBS components, steel coating is utilised. These techniques have main advantages in decreasing the cost of transport. Oversize components without transport or elevation difficulties can simply be fabricated at the building site. Some shapes are only too big to fit on the back of a lorry. In contrast, precast concrete savings are reduced, such that in-block concrete might be cheaper for a small construction.