THE INDUSTRIALISED BUILDING SYSTEMS (IBS) IN CONSTRUCTION BUILDING PROJECT

RESEARCH MANAGEMENT INSTITUTE (RMI)
UNIVERSITI TEKNOLOGI MARA
40450 SHAH ALAM, SELANGOR
MALAYSIA

BY :

ASMAH ALIA BT MOHAMAD BOHARI
KUMALASARI BT KIPLI
NOORSAIDI B. MAHAT

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5. Report

5.1 Proposed Executive Summary

The Industrialized Building System (IBS) has known to give more benefits and far reaching to the construction industry in term of meeting the project objectives, which are to reduced construction time, high quality, standardized, reduce construction wastage and usage of labour and better site management which a few of these benefit will definitely produce better products for the client and its end user.

The Malaysian government has spared no effort to bring IBS to the drawing tables of all professionals involved in the built environment. The IBS Roadmap 2003 -2010 has been endorsed by the Cabinet to be the blueprint document for the industrialization of the Malaysian construction sector. However, towards the last two years of the roadmap period, the effort to promote the usage of IBS as an alternative to conventional and labour intensive construction method is still far ahead. One of the efforts is through levy fees exemption/ Levy imposes to the contractors for project worth RM500, 000.00 and above with a condition the IBS content score is being implemented at least 50 % (IBS Roadmap Review, 2007).

Thus, this research will indentify level of awareness of the contractors in support to the CIDB initiatives to promote IBS and examine the implementation through questionnaires distributed to the practitioners from the industry. This research will be conducted within Sarawak region only and covering contractors registered with Construction Industry Development Board (CIDB) under G7. G6 and G5.

5.3 Introduction

Based on the report by CIDB (2003), it also underlines the contributions from the construction sector are more than just economic, the products of construction whether directly or indirectly through provision of superior infrastructure and buildings has contributed extensively towards the creation of wealth and quality of life of the population. The activities generated from the construction activities will in turn generate the productivity of other industries, resulting in a well-balance economy in our country.

According to Basri (2008), he improvement of productivity and quality in building construction can be attained only through intensive industrialisation and building system process development. The industrialisation of building is most effective when as many as possible of the building components are prefabricated in a plant with appropriate equipment and efficient technological and managerial methods. Comprehensive prefabricated elements that produced in the plant considerably reduce both the amount of work onsite and dependence on the skill of available labour, on the weather, and on various local constraints.

Industrialised Building System (IBS) is a system where buildings are reduced to a number of common parts, where most of it can be prefabricated in long term production runs, frequently away from the construction site. Lately, Malaysia government strongly support the usage of IBS in construction industry due to its quality assurance, shorter construction period, cleaner site condition, safer working environment and reduction in labour dependency. In this study, the advantage of IBS is focused on the reduction and management control of wastes, or basically minimizing wastes at the construction site which lead to sustainability in construction. Efforts to make IBS a success are not sufficient without the participation and support from the private sector. Government of Malaysia through its agency, CIDB has made some effort to introduce (IBS) to Malaysian Construction Industry.

CIDB has conducted an aggressive campaign throughout Malaysia to promote the advantages over conventional in-situ systems such as reduction of unskilled workers, less wastage of materials, faster and better quality control of construction and increased site cleanliness and safety to replace the current method of construction and also known as Dirty, Difficult and Dangerous (Idrus, N. F. K. Hui, C. Utomo, 2008).