



**BUILDING SURVEYING DEPARTMENT  
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
MARA UNIVERSITY OF TECHNOLOGY**

**ASSOCIATE PROBLEMS IN IMPLEMENTATION OF  
INDUSTRIALISED BUILDING SYSTEM (IBS) IN CONSTRUCTION  
INDUSTRY IN SELANGOR**

**IZMAAZURA BT ISMAIL  
(2003330200)**

**BACHELOR IN BUILDING SURVEYING (HONS)**

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## **1.0 INTRODUCTION**

For years, construction is known as significant economic sectors, which have provided important catalyst to Malaysia's economic development. Propelling the engine of growth, it helps Malaysia realize its vision of becoming an industrialized nation by 2020. Directly and indirectly, Malaysia has immensely benefited from its construction sector in the form of economic and social developments. If the building processes in our construction sector are made more efficient, potential benefits to the country and contractors may even be greater. The mechanism that is bound to enhance the value to our construction sector is 'Industrialised Building Systems (IBS)'.<sup>1</sup> Industrialised method of construction has become the catchwords in the building and housing industries in this part of the region.

IBS is not new in the Malaysian construction industry, particularly the usage of steel structures and precast concrete for the construction of bridges, drains and other infrastructure projects. Nevertheless, usage of IBS in the Malaysian building industry is still very low if compared to the conventional methods.<sup>2</sup>

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<sup>1</sup> *Industrialised Building System (IBS), A Promising Construction Technology Investment With Handsome Monetary And Non – monetary Return Alas, Many Builders Are Yet To Explore Further*, CIDB NEWS, Issue 1, Sept 2003, 6-7.

<sup>2</sup> *Shahrul Nizar Shaari, Dirty, And Damages ? Simplify it..Use IBS!*, CIDB NEWS, Issue 1, Sept 2003, 8-9.

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. However, the cheap rates and abundant supply of labour would not last forever, and any disruption to the supply would generate huge problems to the industry. In going global, it is necessary for the local players to be efficient and equipped with the relevant technology and experience.<sup>3</sup>

In the 7<sup>th</sup> Malaysia Plan, the country intended to construct about 800,000 units of houses for its populations. Indeed, 585,000 units or 73.1% were planned for the low and low medium cost houses. Nevertheless, the achievement are somewhat disappointed with only 20% completed houses reported despite numerous incentives and promotions to encourage housing developers to invest in such housing category.<sup>4</sup>

With the announcement of 8<sup>th</sup> Malaysia Plan, the country will continue to embark in developing an affordable and sustainable low and medium house. However, the country is facing an uphill task to accomplish the target of 600,000 – 800,000 houses during this period because the conventional building system currently being practiced by

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<sup>3</sup> Shahrul Nizar Shaari, *Dirty, And Damages ? Simplify it..Use IBS!*, CIDB NEWS, Issue 1, Sept 2003, 8-9.

<sup>4</sup> Ismail, E. (2001), *Industrialised Building System For Housing In Malaysia*, The Sixth Asia-Pacific Science And Technology Management Seminars, Tokyo.

the construction industry is unable to cope with the huge demand. Therefore, the former system must be replaced by an industrialised building system (IBS) which has immense inherent advantages in terms of productivity, indoor quality, durability and cost. <sup>5</sup>

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<sup>5</sup> IEM (2001), *A Need For New Building Technologies*, Bulletin Of Institution Of Engineers, Malaysia, February.

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