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INDUSTRIALISED BUILDING SYSTEM: A CASE STUDY OF MAINTENANCE ISSUE DURING OCCUPATIONAL STAGES

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ABSTRACT

The issues of maintenance on Industrialised Building System, IBS building is not uncommon. With the rapid growth of IBS method of construction, these issues need to be address completely. With the aim to identify the critical factor or factors and issues of the maintenance management organization in an Industrialised Building System building. This research study will approach the factors that causing the issues on maintenance of IBS building and acknowledge the level of understanding among maintenance management team toward the maintenance of IBS building. The initial research started with the intensive literature review to gain more information related to the maintenance issues of IBS building. This research findings is based on the data obtained from a questionnaire survey form that collected data and information regarding the factor that contribute to the maintenance issues on IBS building from the case study, UiTM Perak Branch Tapah and any eligible maintenance personnel that have work in IBS building. The key findings show that most of the respondents acknowledge that all the factor in the questionnaire create issues in IBS building and also have strong knowledge of IBS building maintenance. To conclude, it is hope that the study can contribute to the exposure of the factors and its issues to the improvement of IBS building maintenance.

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CHAPTER ONE

INTRODUCTION

1.1 RESEARCH BACKGROUND

Industrialised Building System or IBS is not a new kind of development strategy in fact IBS was first started during the 1960s, when the Ministry of Housing and Local Government visits a few European regions with the target to surveying the European lodging improvement plans. Industrialized Building System (IBS) characterized as a development procedure which the segments are fabricated in a controlled climate (on or off site), moved, situated and amassed into a construction with insignificant extra site work (Hamid, 2008)

According to (CIDB, Industrialised Building System (IBS) Roadmap 2003-2010 Construction Industry Development Board (CIDB), 2003) IBS comprises of precast part framework, fabricated steel structures, inventive shape frameworks, modular block systems and prefabricated timber structures as construction components. They are few types of IBS construction in Malaysia and that is included precast concrete frame, steel formwork systems, steel frame systems, prefabricated timber systems, panel and box systems and block work systems.

Construction Industry development Board (CIDB) has been effectively advancing the utilization of IBS development in the Malaysian development industry. With the advancement of development and construction of building in Malaysia together with the increasing of population which brings the need for housing made of IBS method of construction is very suitable. IBS construction method can save cost, time, and the use of workers especially in the term of using the foreign labours.

Even though by using IBS construction method can minimize the reliance on foreign labours and increase the productivity, in addition to the fact that it was deliberate in accelerate the development of lodging projects, it likewise increment the quality and cost-productive of the activities where the IBS was conveyed (M.A. Othuman Mydin,