



**DEPARTMENT OF ESTATE MANAGEMENT COLLEGE OF BUILT
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**THE IMPLEMENTATION OF INDUSTRIALIZED BUILDING SYSTEM (IBS) IN
THE PERCEPTION OF CONTRACTORS**

**Academic Project Submitted in Partial Fulfillment of the Requirements for
the Award of the Degree Bachelor of Estate Management (Hons)**

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ABSTRACT

Industrialized Building System (IBS) is currently not a new thing to be introduced. It has been implemented a long time ago from construction abroad until it enters Malaysia. However, the usage of this system seems to have no place in our country due to a statistic shown by Construction Industry Development Board (CIDB) that private sector adoption is still low. Thus, a study was conducted to achieve two objectives, firstly to explore contractors' perceptions towards implementing IBS in construction projects. Second, to find strategies to widen the use of this system. The target respondent for the first objective is five contractors from contractor companies in Malacca. While the second objective is through secondary data. The data on the contractor's perception towards IBS implementation were collected by means of an interview and being analyzed using content analysis method, while the data on strategies to widen IBS system were collected through intensive literature review. This study highlights the contractor's perception on IBS implementation in construction industry and problem they faced during implementing the system. Also, to find out some strategies in order to widen the use of this system.

Keywords: Industrialized Building System (IBS), Malaysia, Construction Industry Development Board (CIDB), construction, Malacca, literature review.

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CHAPTER 1

RESEARCH BACKGROUND

1.1 Introduction

As a developing country, Malaysia needs something that can give benefit to economic development which at the same time improves marketability level. This can be achieved by looking at the construction industry sector where the implementation method needs to be changed. That's why the presence of the Industrialized Building System (IBS) can go all over the world due to its bulk advantages.

Industrialized Building System (IBS) is a new approach used in building construction other than conventional systems that are normally being used in Malaysia. IBS can be defined as a construction technique in which components are manufactured in a controlled environment (on or off-site), transported, positioned, and assembled into a structure with minimal additional site work. (Hamid et al., 2008; CIDB, 2007; CIDB, 2005 and CIDB, 2003). According to Parid (1997), IBS is a system that uses industrialized production techniques either in the production of components or assembly of buildings or both. This system is also known as Prefabricated Construction (PC), Modern Method of Construction (MMC) or Off-site Construction (OC). This system is commonly used for residential and commercial buildings in Malaysia.

There are generally five types of IBS which are precast concrete systems, steel formwork systems, steel framing systems, prefabricated timber framing systems and block work systems (Mydin,2014). The most feasible definition used in Malaysia was