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# Adopt IBS for efficiency and cost-saving

by FARA AISYAH

PROPERTY developers are urged to optimise the usage of industrialised building system (IBS) as it could further reduce development cost-efficiently.

Works Minister Datuk Seri Fadillah Yusof said via IBS, the materials used are lighter compared to conventional methods, which would result in lighter load and lesser costs for building foundation.

"IBS adoption takes less time to complete the development. It does not only save time but costs for manpower and equipment leases as well," he said at a press conference yesterday.

He added that the amount of cost-savings depends on the type of project.

For example, Fadillah said Malaysian Resources Corp Bhd had presented to the ministry previously that it managed to reduce 30% of its development costs for projects in Hong Kong and Singapore by using IBS.

He said data from the Prime Minister Office's Implementation and Coordination Unit also showed



Fadillah says the adoption rate of IBS in both gov't's projects and by private sector is showing encouraging growth in the last few years

that the adoption of IBS in government projects has increased from 69.4% in 2016 to 86.7% in 2019.

Meanwhile, the adoption of IBS for private sector's projects which are above RM50 million has also increased from 14% in 2016 to 40% in 2019.

"Although the rate of IBS adoption by private sector players is still low, it shows an encouraging growth. Therefore, efforts in

increasing the use of IBS should be pursued with the cooperation of all industry players," he said.

Meanwhile, the Construction Research Institute of Malaysia (Cream) yesterday inked two separate memorandum of understanding with the Real Estate and Housing Developers' Association (Rehda) Institute and Universiti Teknologi Malaysia (UTM) towards increasing the IBS

adoption rate in the country.

Cream and Rehda Institute will research on the impacts of IBS adoption on development and compliance costs for housing developments.

The research is to identify the due diligence towards improving the effectiveness of policies in the property development sector so that the sharp increase in house prices can be curbed.

The collaboration with UTM would ultimately establish an IBS Interlocking Hollow Block System (IHBS) formula using laterite soil mixture, palm oil fuel ash and bottom ash.

The optimum formula to produce IHBS is expected to complete in the first quarter of 2021.

"I hope all the studies that will be established through these two agreements that will be signed will succeed in bringing transformation in the implementation of IBS in this country and bring many benefits to industry players and the people who are buyers and homeowners," Cream chairman Datuk Seri Fateh Iskandar Mohamed Mansor said.