

SMART BUILDING:
MODULAR IS A WAY FORWARD FOR A HIGH
EFFICIENCY & INNOVATION

ROZAINAH IBRAHIM
HEAD OF BUSINESS DEVELOPMENT
CIDB IBS SDN BHD







MALAYSIA

Rapid Develop Country

“Modern Industrial Hub of ASEAN”



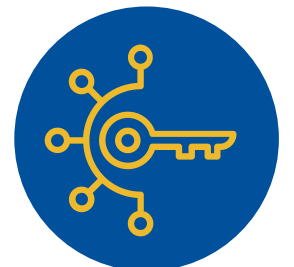
HOW IT STARTS



Unskilled labor from neighbouring countries



Construction Wastages



No standardisation of prefabricated components



3D job stigma (Dirty, Difficult, Dangerous)



INDUSTRIALISED BUILDING SYSTEM (IBS)

Technique of Construction where by the components are manufactured in a Controlled Environment, either at site or off site, Placed and Assembled into Construction Site with Minimum Workforce

Global Parallel Term for IBS



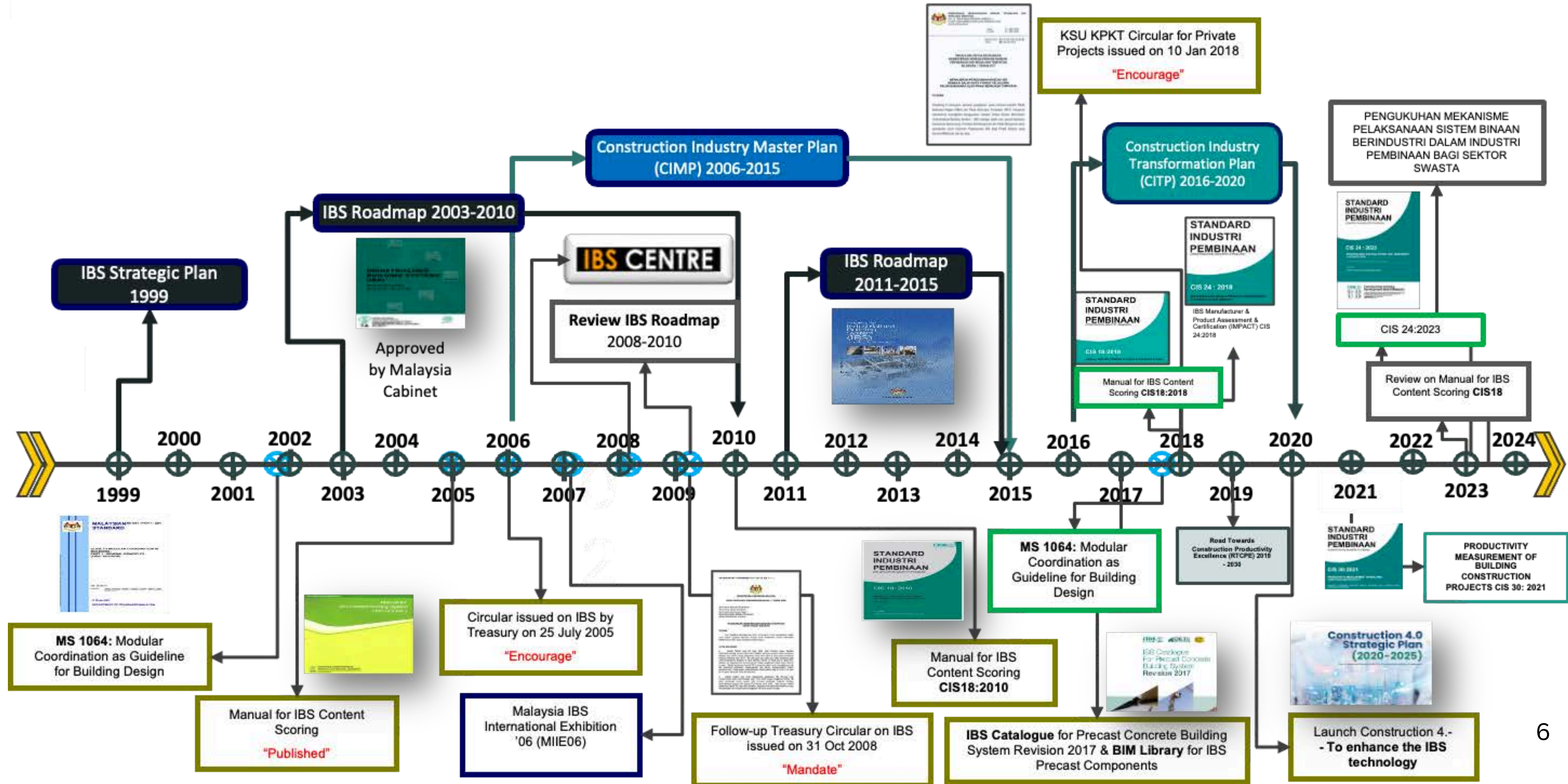
Off-site Manufacturing (OSM)
Australia

Off-site Construction (OSC)
Europe & United States

Prefabricated Prefinished Volumetric Construction (PPVC)
Singapore

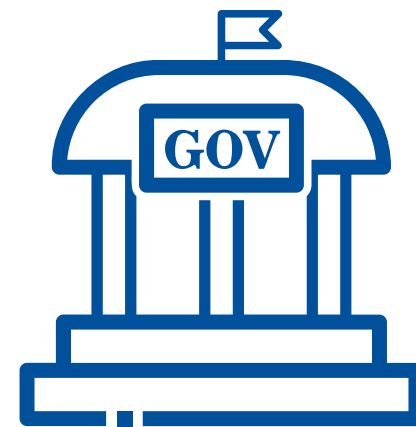
Prefabricated Building System (PBS)

IBS EVOLUTION IN MALAYSIA



COMPLIANCES & ENFORCEMENT STRATEGY

The only impossible journey is the one you never begin



Public Project Policy

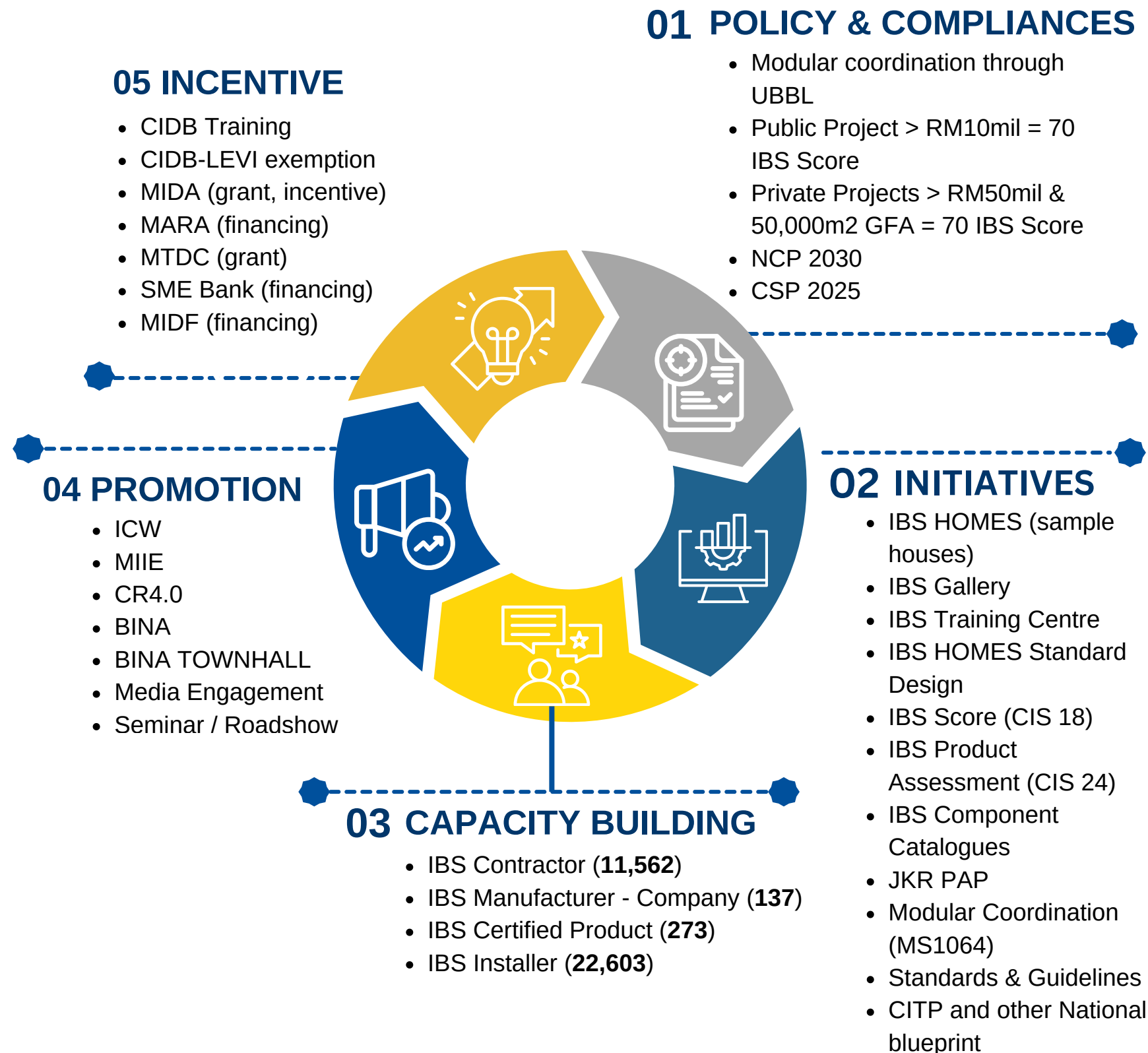


Private Project Policy



Act 520

IBS ECOSYSTEM IN MALAYSIA



2024

137
MANUFACTURER
 With 237 registered products

22,603
INSTALLER

11,562
CONTRACTOR

CIDB STANDARD DESIGN

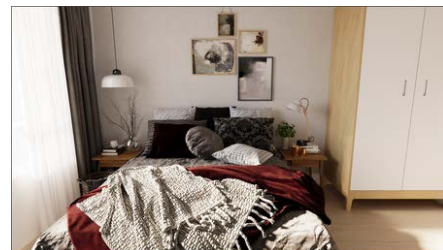
MyIOS

01



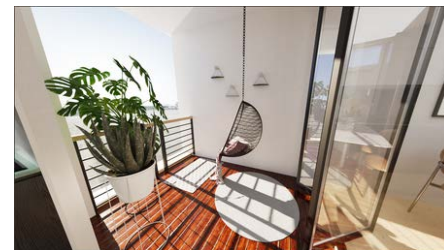
DeLIGHT

02



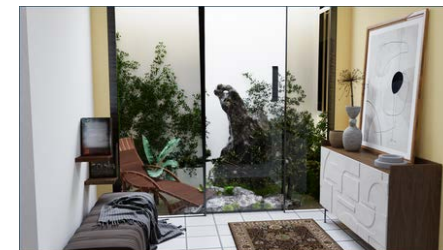
D3

03



IHSAN

04



UBBL | Street, Drainage and Building Act 1974 | Dasar Perumahan Mampu Milik Negara | Dasar Perumahan Negara | National Construction policy | C4.0 Strategic Plan

IBS HOMES

Up to

46

Typical Design Included

✓ Flexible home designs for different demographic groups

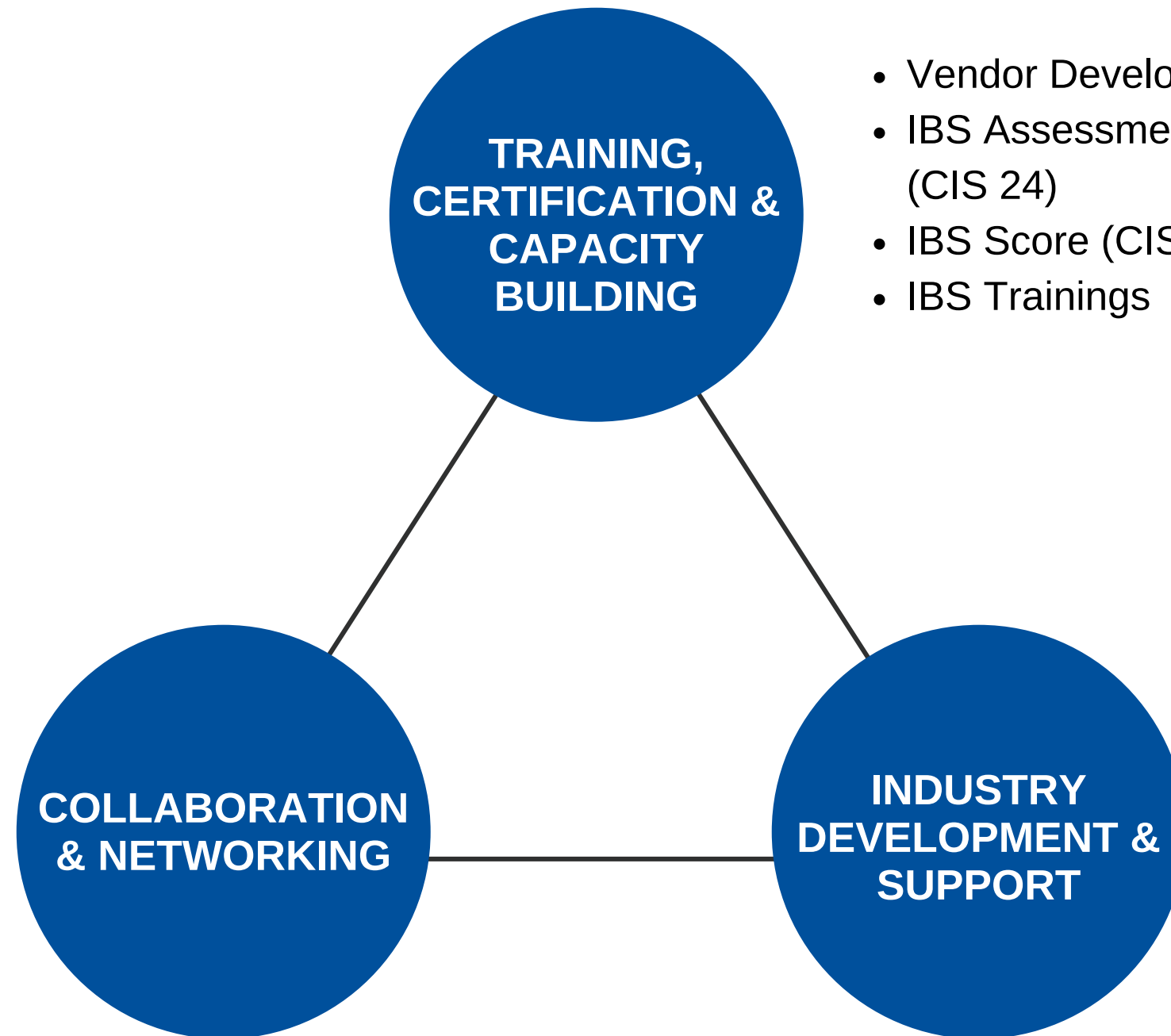
✓ Appropriate module sizing for better logistic and installation requirements

✓ Modularity design strategy that can be mixed and matched

COLLABORATION IS THE WAY



- Collaboration/ MoU/ Project Engagement/ Tender
- Design & Technical Advisory/ Consultantancy
- Project Management



- Vendor Development Program
- IBS Assessment & Certification (CIS 24)
- IBS Score (CIS 18)
- IBS Trainings

- Commercialisation
- IBS Park
- Product Talk
- Showcases
- Event & Exhibitions
- BINA

IBS ASSESSMENT & CERTIFICATION

A Quality Assurance & Quality Control



Validation Process



Verification Process



Issuance of PC or CPA



CIS 24 Validation and Certification



Issuance of CIS 24 Certificate



Standard Compliance Certification (PPS)

THE FUTURE IS MODULAR

RAPID URBANISATION

Modular construction provides scalable, efficient solutions for rapidly growing cities like Jakarta, Manila, and Kuala Lumpur. With urban populations booming, traditional methods can't keep up



GLOBAL DEMAND

With the global modular construction market expected to increase, the demand for rapid, affordable, and sustainable construction is higher than ever.



EFFICIENCY & SUSTAINABILITY

Modular construction reduces waste and construction time, making it more sustainable. Pre-fabricated components are built in controlled environments, ensuring quality and reducing the carbon footprint



THANK YOU

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