

Headline	Govt to use IBS tech for affordable homes		
MediaTitle	Sunday Star		
Date	17 Mar 2019	Language	English
Circulation	201,943	Readership	605,829
Section	Nation	Page No	10
ArticleSize	272 cm ²	Journalist	Sarban Singh
PR Value	RM 20,759		



Govt to use IBS tech for affordable homes

Ministry: It's cheaper and less labour-intensive

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NILAI: The use of industrial building system (IBS) technology in all public affordable housing projects will not only help meet the government's target to build a million such homes in the next decade but will reduce its dependency on foreign workers.

Housing and Local Government Minister Zuraida Kamaruddin said to achieve the target, all the ministry's affordable housing projects would be built using the IBS method by 2024.

"We have been talking about moving towards using IBS which is in line with our National Housing Policy for more than a decade but we now want to realise it as it is cheaper, faster and a less labour-intensive method.

"By doing so, we will be able to build more affordable houses especially for the B40 group," she said when officially opening MGB Bhd's RM40mil IBS precast concrete plant here.

Zuraida said there was a pressing need to promote IBS as only 19,000

houses have been built annually using the technology.

However, she expressed confidence that more developers would migrate to the IBS technology due to its benefits.

Zuraida said her ministry was also prepared to look at ways to encourage developers to use IBS technology.

"We can look at some incentives because they are also helping us to meet our target for affordable homes," she said.

Zuraida said the government was already helping developers who built its projects by asking agencies such as Tenaga Nasional, telcos and water concessionaires to absorb the compliance cost in a development.

"At present, only some 30% to 40% of our projects are being built using this method.

"With faster and lower construction through the IBS method, we hope to build affordable homes that are more conducive for those in the B40 category," she said.

MGB Bhd group managing director Tan Sri Lim Hock San, who was also present, said the company has been

using the IBS technology for more than 10 years and has to date built some 15,000 affordable homes.

The company is a subsidiary of property developer LBS Bina Group Bhd which has in total delivered more than 35,000 affordable homes to Malaysians.

"I am also proud to announce here that we are going to complete our first IBS precast concrete project, which comprises 673 units of double storey terrace houses in Alam Perdana, Selangor in two months' time.

"The project, including its surrounding infrastructure and roads, took us only a short period of 12 months to be completed instead of 18," he said.

Lim said the company also managed to reduce its dependency on manual labour by 31%, achieving a 49% reduction in total on-site labour costs.

He expressed hope that the government would provide more incentives to developers and contractors to ease their investment cost into the IBS technology.