



Govt to increase incentives for IBS, BIM

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BY EVA YEONG
sunbiz@thesundaily.com

PETALING JAYA: The government is looking to increase incentives, both in terms of value and type, to further promote the use of Industrialised Building System (IBS) and Building Information Modelling (BIM) in Malaysia.

Construction Industry Development Board Malaysia (CIDB) general manager of technology development sector Ahmad Farrin Mokhtar (*pix*) said it has been engaging with the Building and Construction Authority of Singapore (BCA) to see what incentives can be adopted here.

"We had a meeting with BCA. The programme that they have to really push for technology is very interesting. We are looking at how they apply the incentives that they have to push for the technology in Singapore. There are a few things, we are going to have a few more discussions with BCA, especially on incentives where we will try to apply the incentives here," he said at the Rehda Property Forum held in April.

Ahmad Farrin said BCA has given out about S\$800 million worth of incentives over eight years, which has helped to push the Singapore's agenda of getting in new technology and achieving higher



productivity of workers at the construction site.

"In comparison, incentives that we have, if we are talking about BIM, we only allocate about less than RM2 million per year. That's quite a difference but we are looking into that, we are trying to look at how to increase the amount of incentives," he added.

However, Ahmad Farrin said CIDB will study BCA's concept of

incentives to ensure that any incentives introduced here will have an impact on the industry.

Presently, CIDB provides 50% subsidy for courses on BIM conducted at its one-stop BIM Centre. The BIM-related courses cost between RM900 and RM1,200 per person compared with RM3,000 to RM4,000 per person for courses held outside. Facilities such as the BIM studio are also available for a minimal fee at the BIM Centre.

CIDB also provides a free three-day professional course on IBS for consultants, developers and contractors. It has trained almost 2,000 professionals in the past two years. It has also trained about 10,000 construction personnel on the installation of

IBS components.

In Singapore, at least 65% of a private condominium project's component must be built using pre-fabricated pre-finished volumetric construction (PPVC). This means that most of the building will be in modular form and assembled on site.

Although Malaysia has yet to adopt PPVC, Ahmad Farrin believes there is a future for it here, especially in urban areas where there is space constraint at construction sites.

"That (adopting new technology) is the only way because we cannot go on doing the things we are doing right now. At this moment when we talk about IBS, people are talking about components, whether to use pre-cast or pre-fabricated but in developed countries, IBS itself is already conventional.

"They are already looking at new ways of doing things such as 3D printing ... in the UK, they have produced a house using 3D printer. The size of the house is about 35 sq m and cost around £10,000 (RM54,000). There's a future for new technology and new ways of doing things," he said.

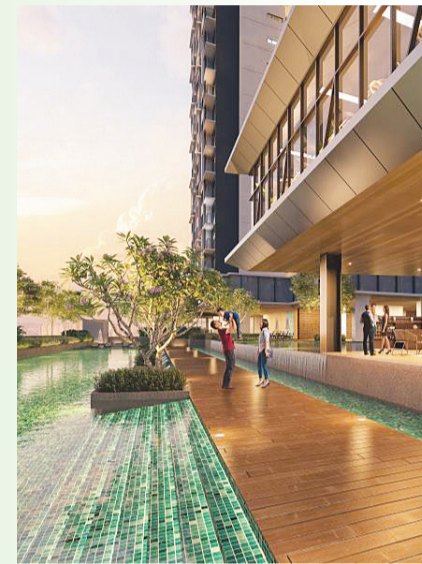
Ahmad Farrin said the construction industry cannot escape the adoption of IBS as Malaysia moves towards Industry 4.0. Although the initial investment is high, he said, the adoption of IBS could result in cost savings of 5-10% as it would reduce reliance on manpower, time and amount of financing while reducing wastage on site.

PROPERTY LISTINGS

in Petaling Jaya

Project: **Atwater**
Type: **Mixed development**
Price: From **RM590,000**
Developer: **Paramount Property Development Sdn Bhd**

Located in Section 13, Petaling Jaya, Atwater is a mixed development with a senior living concept. The project comprises two blocks of serviced apartments offering 493 units, two blocks of office towers and retail shops. The homes are suitable for young couples, family starters and multi generation living.



Project: **Ryan & Miho**
Type: **Condominium**
Price: From **RM513,000**
Developer: **OSK Property Holdings Bhd**

This leasehold project is located in Section 13, Petaling Jaya and is surrounded by various amenities including Jaya One, which is connected by a link-bridge. It offers a total of 1,084 units sized between 678 sq ft and 990 sq ft.



Project: **PJ Midtown**
Type: **Mixed development**
Price: From **RM567,800**
Developer: **IOI Properties Bhd and Sime Darby Brunfield**

Also in Section 13, Petaling Jaya, PJ Midtown is a mixed development offering serviced suites, offices and retail built on 5.5 acres. There are two blocks of serviced apartments with over 700 units sized between 613 sq ft and 1,227 sq ft.



LIVING IDEA

Gamuda Gardens, a connected town

PETALING JAYA: Gamuda Land's Gamuda Gardens township in Sungai Buloh, which enjoyed 100% take-up rates for its first phase of double-storey link homes, has opened its third phase for registration.

Named Gaia Residences, Phase 3 comprises serviced apartments sized between 640 sq ft and 900 sq ft with selling price starting from RM350,000.

Phase 3 will be built on 5.6 acres with a gross development value (GDV) of RM260 million and is scheduled for completion in 2020.

Launched in February 2017, Phase 1, which comprises 302 units of double-storey link homes, has been fully taken up. The 20ft by 75ft (Agalia) and 22ft by 75ft (Aida) homes were priced from RM680,000, bringing the GDV of Phase 1 to RM264 million.

Phase 2, which was launched in September 2017, offers 134 units of double-storey link homes with two layout types namely 20ft by 75ft (Lavena) and 22ft by 80ft (Nara), priced from RM750,000. Phase 2 has a GDV of RM233 million.

Gamuda Gardens general manager Wong Yik Fong said easy accessibility is a key factor in the masterplan of the 810-acre township.

"When we masterplan Gamuda Gardens, we mindfully think of the connectivity that ensures easy accessibility from the home place to the highway, how we lay out our roads and infrastructure so that the community can easily commute to and from Gamuda Gardens every day, where we place the entrance and exit points of our town so that our community can easily access to other towns as well as the city," he said.



An aerial view of Gamuda Garden's connectivity.

The developer has also planned shuttle services into Gamuda Gardens that will ferry its residents to the Kuang Komuter station located 3km from the town and Sungai Buloh MRT about 10km away.

"I was pleasantly surprised at how convenient it is to get to Gamuda Gardens. My initial thought was that it is located in the suburb and will require a long drive to get there but it took me only 10 minutes to 15 minutes from the Kota Damansara exit to get into the town. The good connectivity is one of the prime factor why my family and I decided to set up our home here," said Tan, a Gamuda Gardens purchaser.

Gamuda Gardens is a RM10.1 billion project with seven precincts and a 50-acre central park featuring cascading waterfalls, five lakes that are integrated into the park, a mixed-terrain jogging and cycling trail as

well as various pocket parks namely the Wetlands, Adventure Playland and Lookout Points that offer panoramic views of the lush green environment.

Commercial, business and retail hubs are also planned within the town to support the growing community in the future as well as to boost the growth of north Kuala Lumpur.

Construction of the first two phases will be completed next year, while the entire township will take 15 years to be completed. Gamuda Land intends to invest over RM200 million to upgrade the infrastructure within the project.

Future launches within the township include semi-detached homes, cluster homes, linked villas and bungalows while retail lots, corporate offices, a shopping mall and shops will make up the commercial component