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MIPPM wants govt to boost use of IBS

THE Malaysian Institute of Professional Property Managers (MIPPM) has suggested the government boost the use of the Industrialised Building System (IBS) and allow the introduction of a "shell house" concept to make housing more affordable.

Its president Sarkunan Subramaniam (*picture*) said affordable housing is one of the pertinent issues in the Malaysian economy today and in order to provide more houses to the people, a few areas need to be focussed on to find creative ways of implementing them.

Sarkunan — who is also MD of Knight and Frank Sdn Bhd — said to bring down the costs, the use of IBS is effective and stressed that the government should further promote its use by more developers and contractors.

In Budget 2016, RM500 million had been set aside for an IBS promotion fund — made available through the Small Medium Enterprise Development Bank Malaysia Bhd — to provide soft loans to developers and contractors in category G5 and below.

Besides that, he noted that the government could consider having developers build "shell houses" or houses without internal structures, which will allow owners to design according to their needs.

The holders of grade G5 licences, which are approved by Construction Industry Development Board, are allowed to undertake civil engineering and building construction contracts not exceeding RM5 million," he told *Bernama*.

He said this concept could be another way to make houses more affordable as the buyers do not have to pay for houses with standard internal structures that they do not need.

Instead, this will allow them to design and build according to their affordability, he said.

"Our greatest impediment to the concept is legislation, and certificate of fitness issues, which could all be addressed like what Thailand and the Philippines had actually done on this," he said.

On the Malaysian property market, Sarkunan said, it's a bit subdued this year but is expected to pick up in 2017 based on the cyclical trend and on the property price. — *Bernama*