



**JABATAN PENILAIAN DAN PERKHIDMATAN HARTA GOMBAK**  
Kementerian Kewangan Malaysia  
No. 17A, B, C & 16B  
Lorong Batu Caves 2  
Wisma Keringat 2  
68100 Batu Caves  
SELANGOR DARUL EHSAN

Tel. : 603-61861719/61861751  
Faks : 603-61861832  
Laman Web : www.jpgh.gov.my



Ruj. Tuan :

Ruj. Kami : JPgh : 83 BP 175/492/1 ( )

Tarikh : 12 January 2017



Mr. Teow Beng Hur  
System Designer  
HC Precast System Sdn Bhd  
No. 23, Jalan Seri Sarawak 20B/KS2  
Taman Seri Andalas  
41200 Klang  
Selangor Darul Ehsan

Dear Sir,

#### THANK YOU

First and foremost, I would like to thank Mr. Choo Tak Min for accepting our request on a short notice.

2. As for you, we are very thankful for giving us a very fruitful technical briefing on the company and IBS.
3. It was a very knowledgeable and eye opening technical visit which greatly increase our knowledge on the alternative building construction to residential property.
4. Not to mention to all the staffs at HC Precast System Sdn. Bhd., thank you for all the hospitality given on our visit.

Sekian untuk makluman.

Terima kasih.

#### “BERKHIDMAT UNTUK NEGARA”

Saya yang menurut perintah

**[SYRAF'EE BIN JA'AFAR]**  
Penilai Daerah Gombak  
Jabatan Penilaian Dan Perkhidmatan Harta Gombak  
Kementerian Kewangan Malaysia.





JABATAN PENILAIAN DAN PERKHIDMATAN HARTA  
CAWANGAN GOMBAK  
KEMENTERIAN KEWANGAN MALAYSIA



**Sr. RAF'EE BIN JA'AFAR (RISM)**  
Penilai Daerah (Gombak)

No. 17A-C & 16A-B,  
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Selangor Darul Ehsan

Tel. Pejabat : 603-6186 1719/1751/1763/1789  
Faks : 603-6186 1832  
H/P : 019-264 4721  
Email : [rafec@jpph.gov.my](mailto:rafec@jpph.gov.my)  
Laman Web : <http://www.jpph.gov.my>



**WELCOME**

**Jabatan Penilaian dan Perkhidmatan Harta  
Daerah Gombak (JPPH Gombak),  
Kementerian Kewangan Malaysia.**

**Visit To IBS Factory**

**BS Superstructure In Malaysia 3 in 1**

**- 11 Jan 2017 -**

## **WELCOME**

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## Open System And Proprietary System Is A Technology INDUSTRIAL BUILDING SYSTEM IS CHEAPER THAN CONVENTIONAL : 15% to 30%

Conventional vs HC Precast System Sdn Bhd  
Rate Can Be Checked & Change By You (Online)

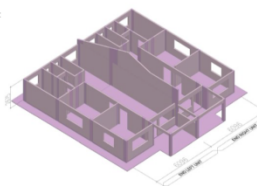
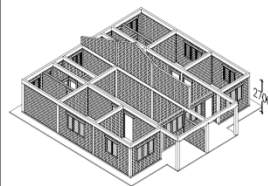
### 1. Cost Comparison : Single Storey Semi-D House - (slide 6 - 10)

Industrial Building Systems is cheaper then Conventional.  
15% to 30%

Open system or proprietary system is a technology.

- If we talk about lowering house prices, what is the best way to do it ?
- The best way is to build houses faster.
- One of the ways is by using Industrial Building Systems ( IBS ).

Conventional vs HC Precast System Sdn Bhd



Schedule of Rate - Single Storey Semi - D House  
Fast & Easy Cost Comparison ( xls format )

Notes :

- Rate to be fill by you
- Rate that has been key in is automatically links to page 2 & page 3
- Rate by HC Precast System Sdn Bhd

- 800 ft2 : RM 23,688.00 ( ex-factory )  
- Precast Element : 88% ( off site )  
- Wet Work : 12% ( on site )

# **Macro Economy & Green**

- 1. One of the way to improve the Outflow of Currency is the utilization of Industrial Building System ( IBS ).**  
“ IBS is a system which suit all architectural demands & not a machine or component “
- 2. If we talk about lowering house prices, what is the best way to do it? The best way is to build houses faster and cheaper. One of the ways is by using Industrial Building Systems ( IBS ).**
- 3. The low usage of IBS in Malaysia is due to the lack of enforcement besides other shortcoming of IBS adoption. If independent enforcement is based on the contracts awards, the usage of IBS will higher.**
- 4. Industrialised Building System is a system not a machine or component. Responsibility of the building should not have many different mix system and manufacture products.**
- 5. Q-Lassic or Conquas should be carried-out upon the completion of the superstructure works (frame & wall) instead of upon of completion finishing work.**
- 6. System provider and manufacturer should provided installer of the building precast element. Same concept applies when we buy computer and hardware.**
- 7. IBS Superstructure In Malaysia 3 in 1: HC PRECAST SYSTEM.**
  - Load Bearing Wall + Modular Shear Keys Wet Joint + Box System.**
  - Speed, Quality & Environment.**
  - Precast Element ( off site ) 80%**
  - Wet Work ( on site ) 20%**

# **PROPOSE TO GOVERNMENT & PRIVATE DEVELOPER**

**Invite industrialized building system provider with manufacturing facility ( flexibility to suit all architectural demands ) to participate to build the show unit with work below and superstructure without finishing for the Government & Private Developer to identify the system in terms of quality, speed and environment for supply in its development.**

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## **1. Architect**

- **Appointed by the Government & Private Developer.**
- **Design of single storey bungalow of 1,000 ft<sup>2</sup> ( affordable home ), up to superstructure without finishing.**
- **With M&E requirement.**
- **Wall finishing with plaster or skim coat only.**
- **Door and window frame included except door leaf.**
- **Ground floor without tiling.**

**2. Industrialized building system manufacturer have formed their BQ for superstructure ( in terms of wall area ) and to submit work program with sequence of work for record purposes.**

**3. Proper record by the Government & Private representative during construction, in terms of labour and machinery involved per day up to completion ( superstructure only ).**

**4. Conquas or QLassic consultant ( 2 ) engaged by the Government & Private Developer.**

**5. Cost Comparison for each Industrialized Building System Manufacturer by the Government & Private Developer ( for superstructure only ). Cost will be fixed for the selected manufacturer and supply to its development.**



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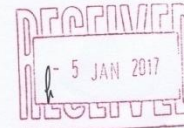
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Ruj. Tuan :  
Ruj. Kami : Fail Timbul  
Tarikh : 3 hb January 2017

**Mr. Choo Tak Min**  
**HC Precast System Sdn Bhd**

Dear Sir,



**TECHNICAL AND SITE VISIT TO HC PRECAST SYSTEM SDN BHD**

Your email dated 30 December 2016 is related.

2. JPgh Gombak wishes you and your company a HAPPY NEW YEAR, may your business prosper to greater heights and making more business and profit for the benefit of our nation. And a big thank you very much for the immediate reply.

3. JPgh Gombak would like to suggest these dates for the visit

Date : 11 January 2017 ( Wednesday )  
ETA : 10.00 – 10.30 am  
Participants : 35

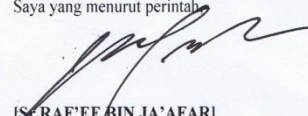
4. JPgh Gombak wishes to learn more about the recent and latest building technology and construction. We also like to increase our knowledge and expertise in construction and building cost before arriving and deciding to a fair market value of various types of residential properties as compared to conventional building methods.

Diatas jasanya dan kerjasama pihak tuan amat dihargai serta diucapkan ribuan terima kasih.

Sekian.

**“BERKHIDMAT UNTUK NEGARA”**

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[SYRAF'EE BIN JA'AFAR]  
Penilai Daerah Gombak  
Jabatan Penilaian Dan Perkhidmatan Harta Gombak  
Kementerian Kewangan Malaysia.



## HC PRECAST SYSTEM SDN BHD HC PRECAST MANUFACTURER

Jabatan Penilaian Dan Perkhidmatan Harta Gombak  
Kementerian Kewangan Malaysia

### Technical And Site Visit

Date : 11<sup>th</sup> January 2017 (Wednesday)

Time : 10:30 am

Venue : HC Precast Manufacturer

Visitor : 35 pax

### Tentative Programme : IBS Specialist Superstructure (Frame & Wall) Supply & Lay

Time	Programme	Venue															
10:30 am – 11:00 am	<p>Arrival of JPPH Gombak (Visitor)</p> <p>Presentation on:</p> <p>IBS Is Cheaper Then Conventional : 15% - 30%</p> <p>Cost Can Be Checked And Changed By You (on the spot)</p> <p>Sequence Of Work : 5 Steps &amp; NO Variation Order</p> <table><tr><td>Step 1</td><td>Step 2</td><td>Step 3</td><td>Step 4</td><td>Step 5</td></tr><tr><td>Drawing Conversion ( 2D to 3D )</td><td>Mould Fabrication</td><td>Production</td><td>Delivery</td><td>Installation Numbering</td></tr><tr><td colspan="3">( Decide by Client )</td><td colspan="2"></td></tr></table>	Step 1	Step 2	Step 3	Step 4	Step 5	Drawing Conversion ( 2D to 3D )	Mould Fabrication	Production	Delivery	Installation Numbering	( Decide by Client )					<p>Parking</p> <p>Section D</p>
Step 1	Step 2	Step 3	Step 4	Step 5													
Drawing Conversion ( 2D to 3D )	Mould Fabrication	Production	Delivery	Installation Numbering													
( Decide by Client )																	
11:00 am – 11:30 am	Briefing on Production Sequence Question & Answer	Section A															
11:30 am – 12:00 pm	Briefing on Engineering Workshop Question & Answer	Section B															
12:00 pm – 12:30 pm	Briefing on 2 Storey House at Training Unit (8 years expose, no cover, no water proofing) Question & Answer	Section C															
12:30 pm – 1:00 pm	Show House Question & Answer	Section D															
1:00 pm	Lunch	Section D															



## Presentation at Show Unit : IBS Sequence of Work



## Presentation at Show Unit : IBS Sequence of Work



# Production Sequence



# Production Sequence



# Production Sequence



## In-house Engineering & Accessories Fabrication



## In-house Engineering & Accessories Fabrication



## Precast Staircase Mould Installation & Dismantle Demo : 5 Minutes



## Precast Staircase Mould Installation & Dismantle Demo : 5 Minutes



## Training Unit Inspection ( Without Waterproofing , Roof Covering & Finishing – 9 Years)



## Training Unit Inspection ( Without Waterproofing , Roof Covering & Finishing – 9 Years)



## Question & Answer after Visiting Production, Engineering, Fabrication & Training Unit





**THANK YOU**  
**DESIGN BY YOU**  
**PRODUCE BY HC**