

QLASSIC Assessment Process Awareness

Elevating Construction Quality through the CIS 7:2021 Standard in Malaysia

What is QLASSIC?

Introduced in 2006, the Quality Assessment System in Construction (QLASSIC) is a nationally recognized system administered by CIDB. It provides a standardized method to evaluate the quality of workmanship in building construction based on the Construction Industry Standard (CIS 7).

CIDB MISSION

To regulate, develop, and facilitate the construction industry through professionalism and innovation for a quality built environment.



Strategic Objectives

1. Standardize Quality Measurement

Using CIS 7:2021 to ensure objective and quantitative evaluation of workmanship across all projects.

2. Industry Benchmarking

Providing a reliable benchmark for comparisons between developers and contractors to drive competitiveness.

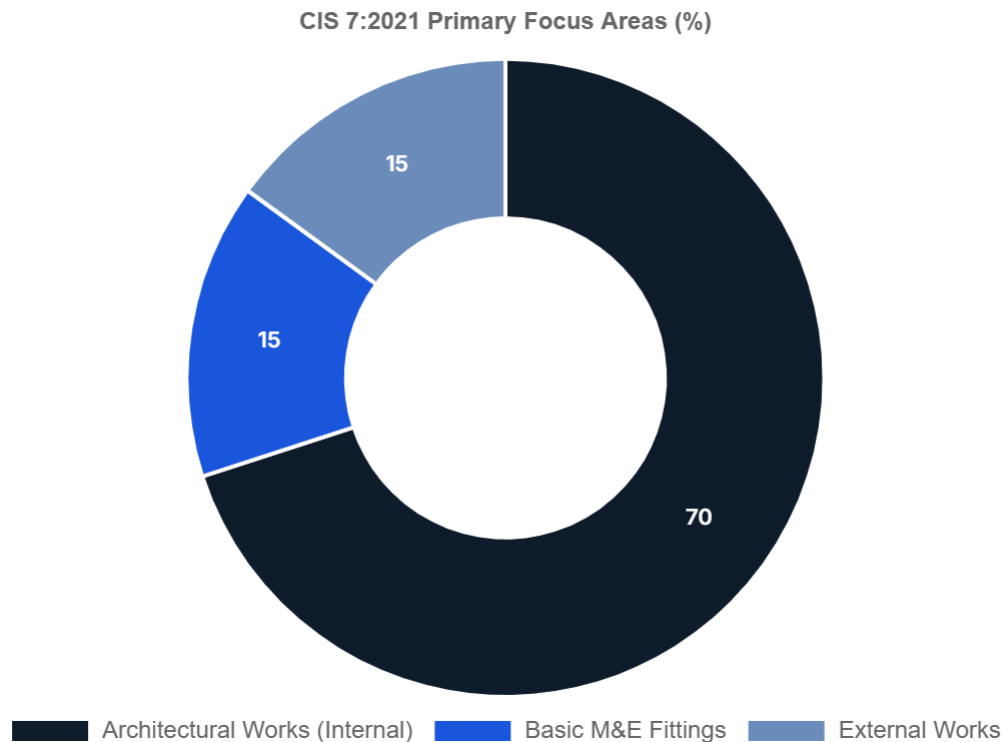
3. Continuous Improvement

Encouraging stakeholders to "do it right the first time" to reduce defect rectification costs.

4. Market Transparency

Enhancing buyer confidence by providing a public, verified score for quality assurance.

Assessment Criteria & Weightage



The CIS 7:2021 update prioritizes user-facing quality. Architectural Internal Finishes represent the largest portion of the score, focusing on floors, walls, and ceilings. Structural and primary M&E works are now inspected visually but the score driver is predominantly workmanship in finishes.

Grading Classification

Grade	QLASSIC Score (%)	Classification
A	80 and Above	Excellent Workmanship
B	65 to Below 80	Good Workmanship
C	50 to Below 65	Satisfactory Workmanship
D	Below 50	Poor Workmanship

Source: CIS 7:2021 Standards. Scores are final and certificates are issued post-inspection.

Roles & Responsibilities

CLIENT & DEVELOPER

Initiates the application via the CIDB portal and ensures site readiness and legal access for assessment.

MAIN CONTRACTOR

Implements Quality Control (QC) throughout construction and prepares the site for the CIDB inspection team.

CIDB ASSESSOR

Certified professionals who perform independent on-site inspections using strict sampling and scoring methodologies.

CONSULTANT

Oversees the quality management system and verifies that the workmanship meets the design and CIS 7 standards.

Assessment Workflow

01. Application & Registration

Submit project details through the CIDB QLASSIC portal after super-structure completion.

02. Scheduling & Site Planning

CIDB assigns certified assessors; team coordinates site access and safety requirements.

03. Random Unit Sampling

On inspection day, assessors select random units/areas based on project size (Min 30 samples).

04. Field Inspection & Testing

Execution of physical inspections using tapping rods, gauges, and the CIS 7 checklists.

05. Verification & Score Compilation

Analysis of raw data to calculate the final score percentage and corresponding grade.

06. Issuance of Certificate

Formal QLASSIC Score Report and Certificate issued to the developer for official use.

Inspection Methodology

Assessments follow a strict sampling approach to ensure the whole project is represented. Units are chosen randomly by the assessor upon arrival. Tools such as tapping rods for hollow sounds, wedge gauges for gap measurement, and spirit levels for verticality are mandatory for a compliant inspection.



Common Quality Defects

ARCHITECTURAL FINISHES

Tile lippage, hollow sounds in plastering, and uneven grout joints remain the most prevalent architectural issues.

DOORS, WINDOWS & OPENINGS

Visible scratches on frames, improper latching mechanisms, and unsealed gaps between wall and frame structures.

MATERIAL TESTS & M&E

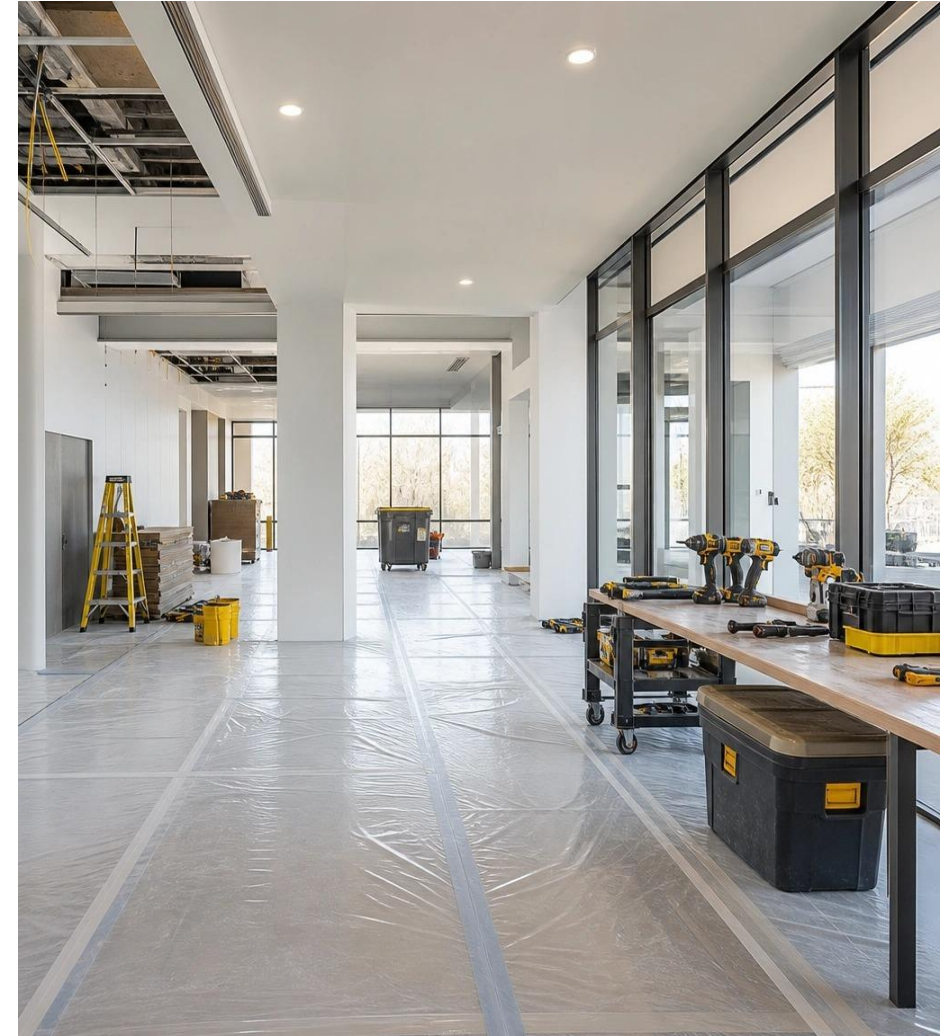
Failures in bathroom ponding tests and loose or misaligned electrical sockets reduce functional quality grades.

Strategies for Success

High QLASSIC scores are achieved through proactive quality management. Maintaining site cleanliness and enforcing strict workmanship tolerances during construction are critical. Contractors should utilize compliance checklists based on CIS 7:2021 before the formal CIDB assessment.

PRO TIP

Conduct a 'Mock QLASSIC' internal pre-audit 2 weeks before the site visit to identify and rectify minor aesthetic defects.

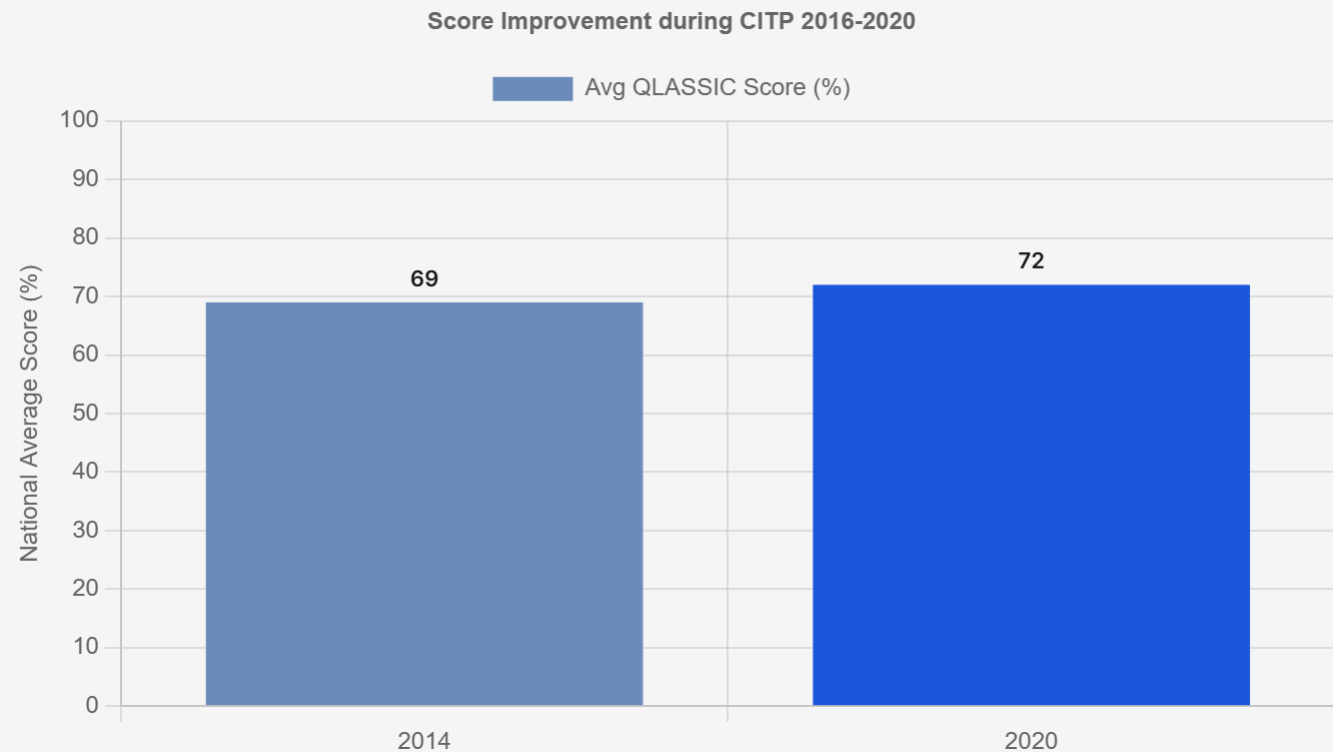


National Transformation Impact

1,699

Projects Assessed (CITP)

The Malaysian Construction Industry Transformation Programme (CITP) successfully raised the bar for national workmanship standards through continuous monitoring.



Looking Ahead: CAP30

Building on the legacy of the CITP, CIDB's Construction Action Plan 2026–2030 (CAP30) aims to integrate QLASSIC deeper into the National Housing Policy. Quality is no longer an option but a requirement for all public and private residential developments in Malaysia.

KEY REFERENCES

- CIS 7:2021 (Current Standard)
- CITP 2016–2020 Outcomes
- CAP 2026–2030 (Strategic Plan)
- CIDB Act 520 Guidelines

“Quality is not an act, it is a habit.”

Thank you for your participation. Any questions?

Thank you for completing this training.