

QLASSIC: Common Building Defects in Malaysia

Mastering CIS 7:2021 Quality Standards for Excellence

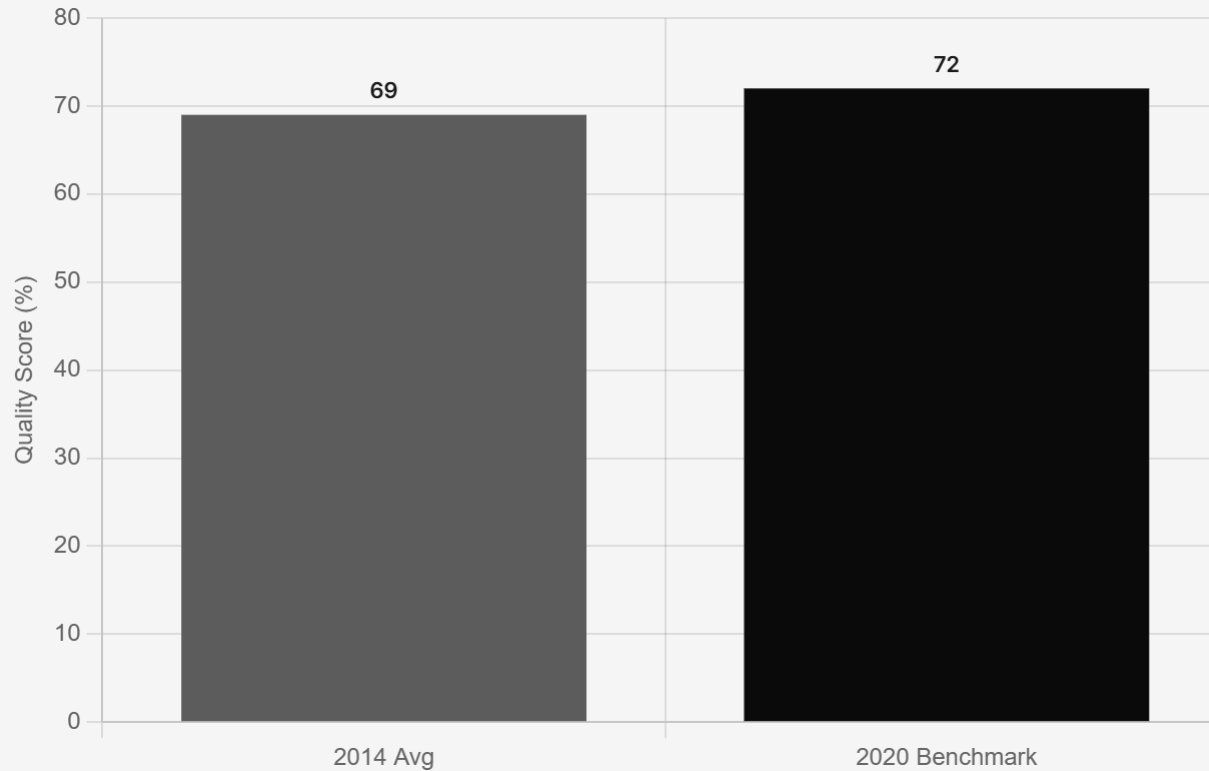
Training Objectives

This session equips construction professionals with the technical knowledge to identify, prevent, and rectify common building defects under the CIDB QLASSIC framework.

LEARNING GOALS

- Understand CIS 7:2021 criteria
- Identify high-RII defects
- Master corrective procedures
- Align with 2024 CIDB regulations

National Quality Benchmarks



72%

Target benchmark score for
residential projects under CIS 7:2021
standards.

Cracks: The Leading Defect

Cracks rank as the highest-impact defect in Malaysia (RII 77.3%). Likely causes include structural movement, thermal expansion, or poor concrete curing.

77.3%

Relative Importance Index (RII)





Water Leakage & Prevention

CIS 7:2021 mandates zero visible leakage on ceilings. Major causes include failing waterproof membranes and poor pipe jointing in wet areas like toilets.

- Conduct 24-hour ponding tests
- Use certified waterproofers
- Ensure proper fall to floor traps

Hollow Tiles & Finishing

THE TAPPING TEST

Assessors use a tapping rod to detect voids. Hollow sounds indicate insufficient adhesive bed, a critical QLASSIC fail.

ALIGNMENT & JOINTS

Tile joints must be consistent and lippage must be within 3mm per CIS 7 guidelines for floor finishes.

Improper Workmanship Factors

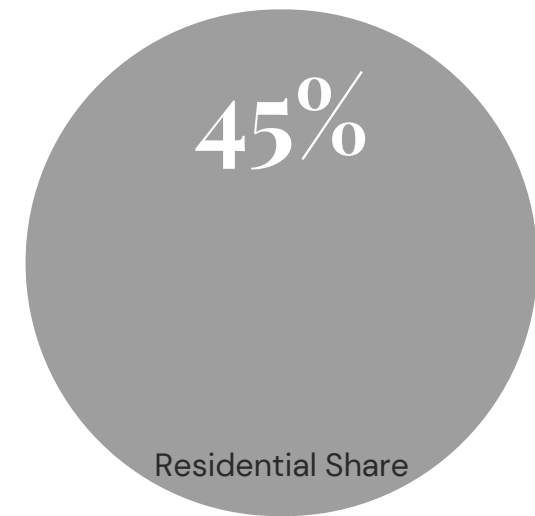
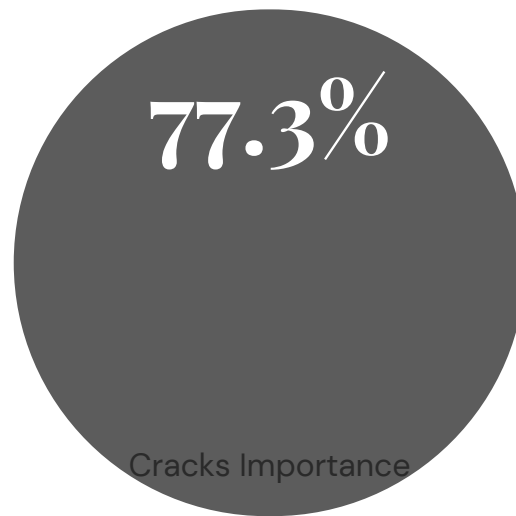
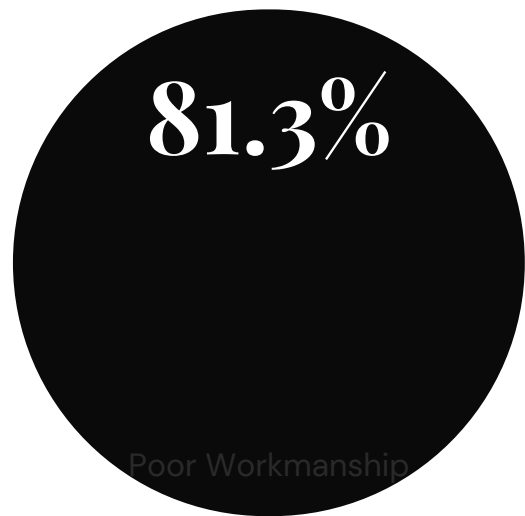
Skill Gaps & Training

Foreign workers often fail to grasp CIS 7 standards without explicit site training and supervision.

Supervision Failure

Poor workmanship holds an RII value of 81.3% as the primary factor contributing to building defects.

Defect Contribution Breakdown



Architectural Finishing Defects

Poor architectural finishing—including paintwork opacity issues and uneven plastering—materially reduces QLASSIC scores. Surface evenness must meet CIS 7:2021 tolerances.



CIS 7:2021 TOLERANCE

No construction stain marks or excess plaster should be visible on ceiling and wall finishes.

Preventive Quality Measures

Design & Compliance Sync

Integrate OSH (Construction Work) Regulations 2024 to mandate quality-related duties for designers early in the project.

Strict Site Supervision

Implement Level 1 and 2 trained supervisors to oversee foreign workers and ensure adherence to CIS 7 standards.

Pre-Assessment Mock-ups

Execute internal mock-up assessments to identify and rectify defects before the official CIDB QLASSIC inspection.

THE QUALITY PRINCIPLE

"Building defects are assessed using statistically selected samples; rectified works are not rescored to encourage 'right the first time' practice."

Source: CIDB Malaysia QLASSIC Policy 2024

Compliance: External Works

External works often face neglect but are critical for overall scores. CIS 7:2021 mandates high standards for drainage and road infrastructure.

KEY CRITERIA

- Zero water ponding on roads
- No visible damage to kerbs
- Clear, sharp road markings
- Functioning perimeter drains

Becoming a Certified Assessor



Assessment Certification

QLASSIC assessors must complete Level 1 and 2 training and pass a certified exam. This ensures uniform application of CIS 7:2021 scoring across all 1,699+ projects.

CIDB IBS 2024 REGULATION

Assessors are audited annually to maintain high inspection reliability.

Summary & Next Steps

Quality is a collective duty. By adhering to CIS 7:2021 and addressing high-impact defects early, we can push Malaysia's national benchmark above 72%.

Refer to the official technical manuals for full assessment scheduling details.