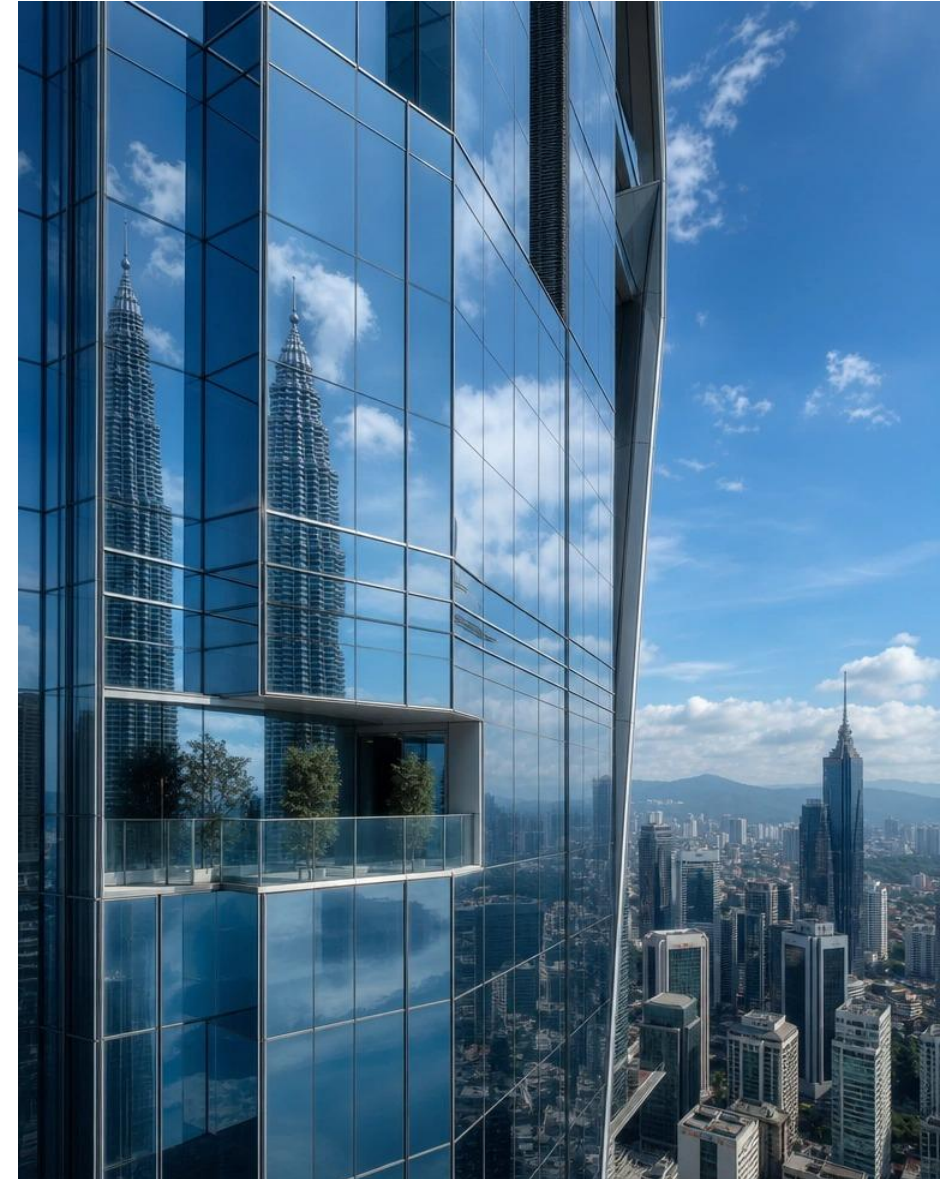


MASTERING CIS 7:2021 QLASSIC

A Comprehensive Training Guide to Construction Quality
Excellence in Malaysia

Training Agenda

- The Standard: Defining CIS 7:2021
- Industry Purpose & Benefits
- Assessment Scope & Requirements
- Scoring Trends & National Benchmarks
- Certification Process & Fees
- Managing Defects & Compliance
- Best Practices for High Scores



The Standard: CIS

7:2021 Overview

QLASSIC (Quality Assessment System in Construction) is an independent method used to measure and evaluate the workmanship quality of building construction work based on the Construction Industry Standard (CIS 7).

Current Standard

CIS 7:2021 officially replaces the 2014 and 2006 versions, narrowing focus to architectural finishes for better quality tracking.

Purpose & Industry Benefits

01

Quality Benchmarking

Provides a standardized metric to compare workmanship across various contractors and projects.

02

Consumer Confidence

Acts as a mark of quality that increases property value and buyer trust in finished units.

03

Gov. Project Funding

Assessments for government projects are fully funded by the Malaysian government as of 2024.

Assessment Scope: CIS

7:2021

The new standard focuses strictly on visible workmanship of finishes upon completion, ensuring consumer-facing quality.

Architectural

Floors, walls, ceilings, doors, windows, and internal fixtures.

External Works

Drainage, aprons, perimeter walls, car parks, and landscaping.



NOTE: CIS 7:2021 specifically dropped Structural and M&E internal works assessments to prioritize architectural finishes.

Assessment Categories

Category	Building Type	Typical Examples
Category A	Landed Housing	Terrace, Semi-D, Bungalows
Category B	Stratified Housing	Apartments, Condominiums
Category C/D	Public/Commercial	Offices, Hotels, Factories

Scoring Trends & Records

72%

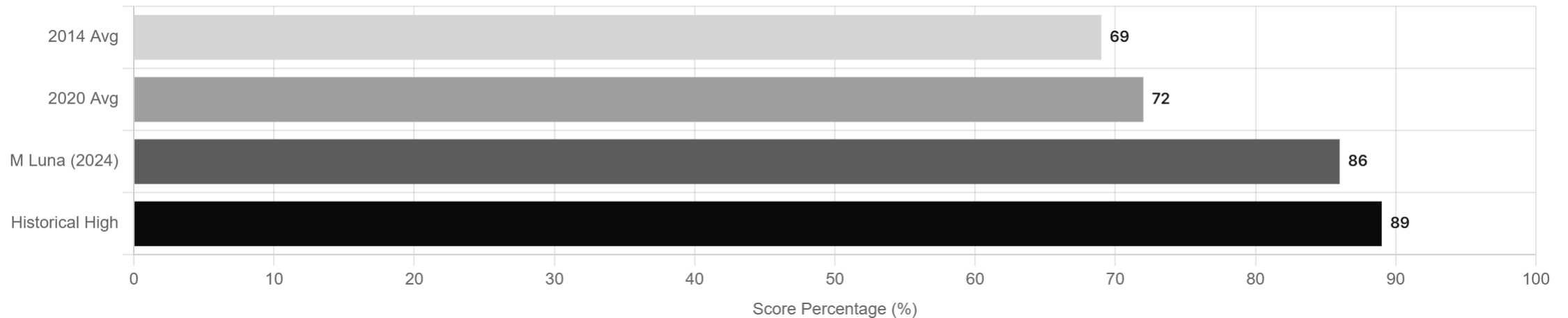
National Avg Score (2020)

89%

Highest Record (MCC Malaysia)

<10%

Project Adoption Rate



The QCLASSIC Certification Journey

01**Application**

Submit application to CIDB upon completion (VP stage). Fee: RM 100/200 per per exam.

02**Assessment**

Assessor conducts site inspection once per unit using sampling criteria.

03**Processing**

Data is calculated by CIDB. Reports typically take up to six six weeks to finalize.

04**Certification**

Issuance of Certificate and Score Score Report for developer marketing.

Scoring Criteria & Standards

Assessment is based on the 'first-time right' principle. Assessors use a sampling process to inspect randomly selected units and areas, checking for specific workmanship defects.

Workmanship Standards

- Surface evenness (max 3mm gap)
- Alignment & squareness
- Consistency in jointing
- Cleanliness & lack of damage
- Functionality of fittings
- Hollow-free tiling/plastering

Stakeholder Roles

Developer & Main Contractor

Responsible for quality control throughout construction and initiating the assessment application via CIDB.

CIDB & Accredited Assessors

CIDB acts as the regulator, while certified Industry Assessors carry out the actual on-site objective measurements.



MANDATORY REGULATION

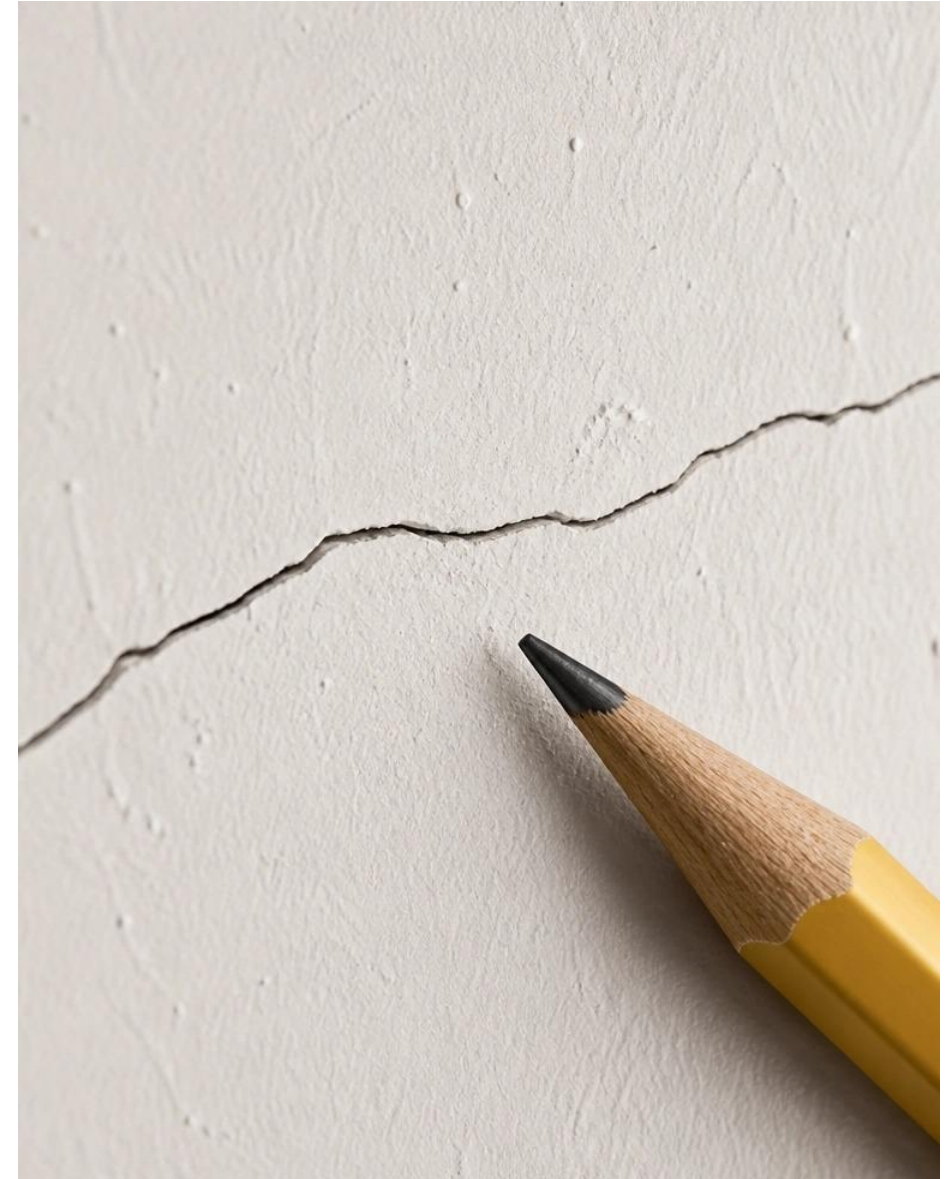
G2 to G7 contractors must use SCORE/MCORE for registration renewal starting July 1, 2024.

As part of CIDB's strategic move to institutionalize quality assessment in the Malaysian construction sector.

Common Defects & Issues

Identifying common failures is critical for pre-emptive correction. The most frequent QLASSIC point deductions occur in the following areas:

- Wall and floor cracks
- Uneven plastering and lippage
- Misaligned wall/floor tiles
- Faulty wiring or plumbing leaks
- Poor joint sealants in wet areas



Best Practices for High Scores

Pre-Assessment

Conduct internal quality audits using CIS 7 CIS 7 standards before the official assessor arrives. Correct all lippage and and cracks immediately.

Worker Training

Ensure all sub-contractors and site workers are trained specifically on the CIS 7 workmanship tolerances and finishing requirements.

Quality Benchmarking

Refer to high-performing projects like M Luna (86%) as benchmarks for superior finishing and process management.

CONCLUSION

Building a Culture of Quality in Malaysia

CIS 7 QLASSIC is more than a score; it's a commitment to construction excellence and consumer trust. Contact your regional CIDB office for next steps.