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Press Release

for Immediate Release

Joint Statement by the Board of Architects Malaysia (LAM) and the Malaysian Institute of Architects (PAM) In Support of CIDB's Clarification on CIS 7 and QCLASSIC™

Kuala Lumpur, Nov 28, 2024 - The Board of Architects Malaysia (LAM) and the Malaysian Institute of Architects (PAM) commend the Construction Industry Development Board (CIDB) for its decisive action in retracting the Homeowners' Quality Guidebook and clarifying the intended use of CIS 7 under the QCLASSIC™ system. This ensures that QCLASSIC™, a quality assessment tool, is no longer misapplied to determine building defects, particularly in housing tribunal disputes.

In October 2022, PAM issued Practice Note No. 4-2022, cautioning members against the misuse of QCLASSIC™ standards (CIS 7:2006, CIS 7:2014, and CIS 7:2021) by unqualified defect inspectors in completed housing projects. This clarification by CIDB is a critical step toward preventing further misrepresentation.

Link to PAM Practice Note:

https://www.pam.org.my/images/resources/practice_notes/PN_4.2022-CIS7_12Oct2022.pdf

Support for CIS 7 and QCLASSIC™ Based on Original Intent

CIS 7, the Construction Industry Standard underpinning QCLASSIC™, is designed to evaluate workmanship quality through random sampling across developments. It was never intended to serve as a defect specification for individual units. CIDB's clarification reinforces this purpose, enabling the industry to adopt QCLASSIC™ confidently and effectively while reducing unwarranted complaints and disputes.

Architects' Role as Principal Submitting Persons and Quasi-Arbiters

Architects, as Principal Submitting Persons (PSPs) under the Streets, Drainage & Building Act 1974 (Act 133) and the Architects Act 1967 (Act 117), are responsible for certifying that buildings comply with approved plans, specifications, and health and safety standards. This is evidenced by the issuance of the Certificate of Completion and Compliance (CCC) and associated Form Gs.

Architects also act as quasi-arbiters in building contracts and Sale and Purchase Agreements, ensuring the works are completed and the workmanship meets industry standards. Their expertise and professionalism help balance stakeholder interests and maintain quality assurance in the built environment.

Commitment to Education, Awareness, and Collaboration

LAM and PAM emphasize the importance of educating stakeholders, including homebuyers, developers, contractors, and tribunals, to prevent disputes and foster informed decision-making. Moving forward, LAM and PAM are committed to collaborating with CIDB, the Ministry of Local Government Development (KPKT), and other industry stakeholders to develop practical workmanship guidelines. We will continue supporting initiatives that enhance design, construction quality, and industry practices.

This joint effort reflects our dedication to advancing professionalism, safeguarding industry standards, and ensuring public trust in the built environment.

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