

Building Information Modelling mandate set to transform construction industry

By **Sharen Kaur** - June 20, 2024 @ 8:29am



Vitaly Berezka

KUALA LUMPUR: The implementation of Building Information Modelling (BIM) is poised to significantly transform the Malaysian construction industry, enhancing project delivery and quality.

Vitaly Berezka, regional spokesperson of PlanRadar, highlighted that BIM will streamline and increase the efficiency of project delivery through improved planning, design accuracy, and stakeholder coordination.

Starting in August, Malaysia will mandate BIM for all significant construction projects valued at RM10 million and above, signaling a major shift towards digital methodologies in construction.

This initiative, approved by the National Development Action Council and supported by the Construction Industry Development Board (CIDB), aims to enhance efficiency and transparency in both government and private projects.

"Looking ahead, the future prospects and opportunities associated with BIM are vast and promising. As BIM technology continues to advance, its applications will expand, offering new ways to innovate and grow within the construction sector.

"Enhanced features such as augmented reality, artificial intelligence, and advanced data analytics are expected to integrate with BIM, providing deeper insights and more efficient project management solutions.

"These technological advancements will enable the construction industry to undertake more complex projects with greater precision and efficiency, driving the sector towards new heights of innovation and productivity," he told Business Times.

He noted that the widespread adoption of BIM promises to modernise Malaysia's construction practices, contributing to more sustainable and efficient infrastructure development.

As the industry gears up for this change, it is crucial for all parties to familiarize themselves with BIM processes and tools, focusing on training and technological infrastructure to support this initiative.

One significant impact of BIM is the improvement of collaboration and communication among stakeholders. By providing a centralised digital platform, BIM enables architects, engineers, contractors, and clients to access and share information seamlessly.

Additionally, BIM's 3D modeling enhances accuracy and reduces errors by providing a detailed and precise representation of projects. This technological advancement ensures that projects are completed on schedule and within budget, fostering a more reliable and efficient construction process across the industry.

Berezka said that the early identification of potential issues leads to better planning and execution, minimising costly errors and rework.

"The improved efficiency and reduced costs associated with BIM will make the Malaysian construction industry more competitive, attract investment, and foster economic growth.

"When compared to other countries where BIM implementation is already well-established, Malaysia stands to achieve similar, if not greater, gains in productivity and quality.

"Countries like the United Kingdom and Singapore have demonstrated that comprehensive BIM integration can lead to transformative industry advancements, suggesting that Malaysia's commitment to BIM could yield substantial long-term benefits for its construction sector and economy," he said.

However, the successful implementation of BIM in Malaysia may face several challenges that need to be addressed, according to him.

"One significant challenge is the training and education of personnel. Many professionals in the construction industry may not be familiar with BIM technology, requiring comprehensive training programs to ensure they can effectively use these tools.

"Additionally, the technological infrastructure needed to support BIM is another hurdle, including the availability of high-performance computing systems, software, and reliable internet connectivity, which can require substantial investment. These infrastructure demands can be particularly challenging for smaller firms with limited resources," he said.

To overcome these challenges, he said that several strategies can be employed, including government support and incentives to facilitate the transition to BIM.

"By offering grants, subsidies, and tax incentives, the government can help offset the initial costs associated with training and technological investments.

"Moreover, collaboration with industry experts and technology providers can provide valuable insights and resources.

"Partnerships with experienced BIM consultants and software companies can also aid in the development of tailored training programs and the integration of cutting-edge technologies," he said.