Sharing of Good Practices Towards Achieving High QLASSIC Score

Jointly prepared with

CIDB

Sime Darby Property
Sharing of Good Practices Towards Achieving High QLASSIC Score

QLASSIC SCORE EXCEEDING 80%
PROJECT: ARA HILL CONDOMINIUM, PHASE 1
## CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foreword</td>
<td>1</td>
</tr>
<tr>
<td>Floor</td>
<td>2-6</td>
</tr>
<tr>
<td>Wall</td>
<td>7-10</td>
</tr>
<tr>
<td>Ceiling</td>
<td>11</td>
</tr>
<tr>
<td>Door &amp; Window</td>
<td>12-17</td>
</tr>
<tr>
<td>Internal Fixtures</td>
<td>18</td>
</tr>
<tr>
<td>Basic M&amp;E</td>
<td>19</td>
</tr>
<tr>
<td>Roof</td>
<td>20</td>
</tr>
<tr>
<td>External Works</td>
<td>21-22</td>
</tr>
<tr>
<td>Linkway/Shelter</td>
<td>23</td>
</tr>
<tr>
<td>Footpath &amp; Turfing</td>
<td>24</td>
</tr>
<tr>
<td>Playground</td>
<td>25</td>
</tr>
<tr>
<td>Court</td>
<td>26</td>
</tr>
<tr>
<td>Fence &amp; Gate</td>
<td>27</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>28</td>
</tr>
<tr>
<td>Electrical Substation</td>
<td>29</td>
</tr>
<tr>
<td>Acknowledgement</td>
<td>30</td>
</tr>
</tbody>
</table>
SHARING GOOD PRACTICES TOWARDS ACHIEVING HIGH QLASSIC SCORE

FOREWORD

The Quality Assessment System in Construction (QLASSIC) was developed by CIDB to be the nation’s Construction Industry Standard (CIS). The primary objective of CIS was to provide a benchmark on the standards that can be applied by the industry to measure the quality performance of their respective construction projects objectively.

Since its inception in 2006 to 2012, almost 400 projects have been assessed using QLASSIC, and scoring collectively an average of 65 per cent. The percentage is a fair indication that the quality of our construction projects has not achieved the acceptable level of satisfaction in the period of five years. Thus, the aim of this book is to share some good practices on quality finishes that can lead to attaining high QLASSIC score.

This book was jointly prepared by CIDB and Sime Darby Properties. Most of the material in this book was provided by Sime Darby Properties, a developer who has a proven track record in achieving good QLASSIC score. Sime Darby Properties is one of the early adopters that incorporated the QLASSIC threshold score in the contractual requirements with their contractors. Their willingness to share some of their practices in adhering to QLASSIC is part of the corporation’s Corporate Social Responsibility (CSR) initiatives as well as to help steer the local construction community to improve their quality performance.

It is greatly hoped that this book will benefit industry players in achieving high QLASSIC scores. It must be duly noted that this guidebook is voluntary and does not confer immunity from legal obligations.

We would like to extend our deepest appreciation and thanks to Sime Darby Properties for their invaluable assistance in making this publication a success. We hope this book will act as a catalyst for other industry players to come forward and work together with CIDB in developing a more comprehensive guidebook in our concerted effort to promote and elevate the quality of our construction industry higher.
FLOOR
TILED FLOOR

- No cracks, scratches, chips, stains and hollowness of tiles
- Joints are aligned between tiles and consistent in size
- Lippage between two tiles are not more than 1 mm
- Consistent colour tone
- Gradient of floor tile

- Top of tile skirting to be level, neat and consistent
- No visible gaps
- Edges of floor are properly sealed

- No visible gaps
- Edges of floor are properly sealed and neat

- Neat jointing on top of sliding track
Variance in lengths of tread and riser for staircase not exceeding 5 mm from dimensions specified in the approved drawings.
FLOOR
TIMBER FLOORING

- No warping
- Resting firmly and no delamination
- No visible gaps
- Edges of floor are properly sealed
- Floor to be consistent in colour tone and free from visible stain
- Free from dents, scratches and damages

- To provide protection from scratches
WALL
INTERNAL WALL
PLASTER FINISHING

- Wall meet at right angle
  < 4 mm over 300 mm
- No stain marks
- Edge to be straight and aligned

- Verticallity and evenness of wall
  < 3 mm per 1.2 m
WALL
INTERNAL WALL
PLASTER FINISHING
TILED FINISHING

- Surfaces are evenly painted
- No patchiness resulted from touch-up work
- No hollowness and no sign of delamination
- Surface should be free from peeling, blisters and chalkiness (No discoloration)
- No visible gaps/damages/defects/cracks
WALL

EXTERNAL WALL

- Surfaces are evenly painted
- No patchiness resulted from touch-up work
- No sign of delamination
- Surfaces should be free from peeling, blisters and chalkiness (No discoloration)
- No visible gaps/damages/defects/cracks
EXTERNAL WALL

GLAZING

- Consistent and neat marking
- Joints to be even
- Glazing should be properly aligned
- Finishing - no stain marks
- Surface should be smooth, even and not wavy
- Straight at corners
- No visible damage; e.g., cracks, leaks, spallings, etc
- No rough surfaces
- Jointing should be consistent, aligned and neat
- Paintwork with good opacity with no brush marks
- No gaps between wall and ceiling
- Door leaf must be free from damage and warping with no stain mark
- Consistent gap between door leaf and frame
- Consistent gap between door leaf and finished floor
- Neat joints
- Double leaf doors to flush with each other
- Door and frame corners are maintained at right angles
- No visible damage; e.g., cracks, leaks, spillings, etc
Door and frame corners are maintained at right angles
Door joints and nail holes are filled up, sanded down with good paintwork
Clean glazing and evenly sealed with gasket
Alignment and evenness must be parallel, and to be plumb and square
Easy opening and closing
No squeaky sound
Lockset should be functional
Good paintwork (including top and bottom of door leaf)
DOOR & WINDOW

DOOR

- Finishing - no stain marks
- Surface should be smooth, even and not wavy
- Straight at corners
- No rough surfaces
- Jointing should be consistent, aligned and neat
- Paintwork with good opacity with no brush marks
- Wrapping of door to avoid scratches
Alignment and evenness must be parallel, and to be plumb and square

Frames must be free from corrosion, dents and discolorations

Neat joints

Good paintwork
- Lockset, gasket lining and hinges fit well with no stains and free from damage
- No sign of corrosion nor discoloration in ironmongery and frame
- No missing accessories
- Neat joints for accessories
- Screws must be fastened properly
Alignment and evenness must be parallel, and to be plumb and square
Easy opening and closing
No squeaky sound
Lockset should be functional
No sign of corrosion and dents, nor discoloration in ironmongery and metal frame
No missing accessories
Neat joints
Louvered window with glass panels of correct length
INTERNAL FIXTURES
PLUMBING AND SANITARY FITTINGS

- Width of joints are consistent and neat
- No visible gaps
- Level and aligned
- No stain marks
- No damages/defects
- Consistent color tone
- Functional, secured and safe
Fittings must be aligned
No stains
Neat patch-up for marking/penetration
Heights of switches and marks to be consistent
Switches function properly
No gaps at joints
No visible gaps between switches, marks and wall
No stains

Surface to be level

No cracks, chips or damages

Joints are properly filled up, neat and aligned

No ponding and gradient to specification

Proper dressing for any protrusion

Consistent colour tone
EXTERNAL WORKS

DRAIN

- Finishes must be even, level, aligned and consistent
- Free flowing and no water ponding
- Properly painted
- Gaps between drain covers are 5 – 10 mm wide
- Gaps between sides of drains are 5 – 10 mm wide
- No visible cracks
- Fixtures installed must be safe, secure and functional
EXTERNAL WORKS

ROAD WORKS AND CARPARK

ROAD SURFACE

- No water ponding
- Road painted according to drawings
- Gaps between aeration slabs are properly filled up with sand
- Aeration slabs are stable and no broken kerbs
- Width of joints are consistent and neat
- No stain marks, visible damages or defects
- Finishings must be evenly aligned and consistent
- Good paintwork

KERBS

- Width of joints are consistent and neat
- No stain marks, visible damages or defects
- Finishings must be even aligned and consistent
- Good paintwork
- Visual assessment to ensure no stains, cracks, damages, gradient to specification and not undulating

- Ceiling to be neat, consistent, free from leaks, all fittings, fixtures and fixings are neatly installed, where applicable

- All plaster works to be aligned, level and not undulating
Footpath & Turfing

- Floor to be consistent in colour tone and free from visible stains
- Visual assessment to ensure no stains, cracks, damages, gradient to specification and not undulating
- Turfing according to drawings and specification-spot/close turfing
- No depression or bald patches
- Turfing to be even, no dead grass or weeds
- Visual assessment to ensure no stains, cracks, damages, gradient to specification and not undulating
- All fittings, fixtures and fixings are neatly installed, where applicable
- Visual assessment to ensure no stains, cracks, damages and not undulating
- All fittings, fixtures and fixings are neatly installed, where applicable
- All accessories and fittings are to be properly fixed and no missing items or damages
- Vertical tolerance do not exceed 5 mm per 1.2 m, to be perpendicular and straight
- Fencing to be plumb, not exceeding 5 mm per 1.2 m and straight
- Good paintwork
- No dent and rust, and welding is grounded and flushed
- Alignment of fence must be levelled
- Ensure all fittings and fixings are secured and functional
- All overflow drain do not undulate and gradient to specification
- Visual assessment to ensure no stains, cracks, damages and not undulating
- All fittings, fixtures and fixings are neatly installed, where applicable
- All accessories and fittings are to be properly fixed with no missing items or damages
EXTERNAL WALL

- External wall to be aligned, levelled, free from rough and undulating surfaces
- Good paintwork

DOOR AND WINDOW

- To be aligned, neat, vertically flushed, free from damages and dents
- Good paintwork
# ACKNOWLEDGEMENT

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</thead>
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</tr>
</tbody>
</table>