

FMAC2026

THE 5TH FACILITY MANAGEMENT ASIA CONFERENCE

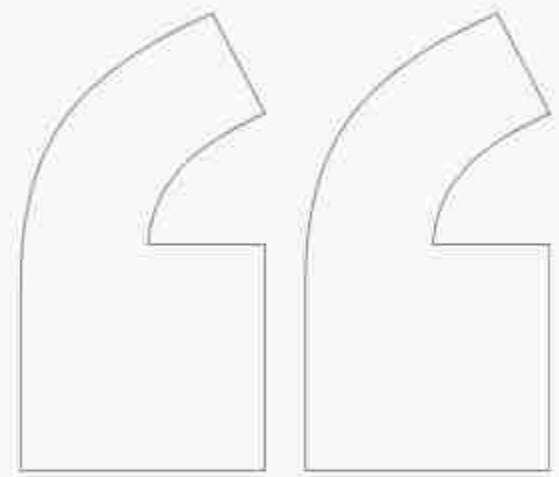
Raia Hotel & Convention Centre, Kuching, Sarawak

Strengthening Malaysia's Built Environment Through Facility Management Excellence: Standards, Competency and Lifecycle Resilience

Sr. Ahmad Farrin Mokhtar

Chief Executive of CIDB Malaysia





ABOUT CIDB MALAYSIA



CIDB MALAYSIA IN BRIEF

Malaysian Construction Industry
Development Board Act 1994 (Act 520)



Statutory Body under the
Ministry of Works



Established in 1995



Self Financing

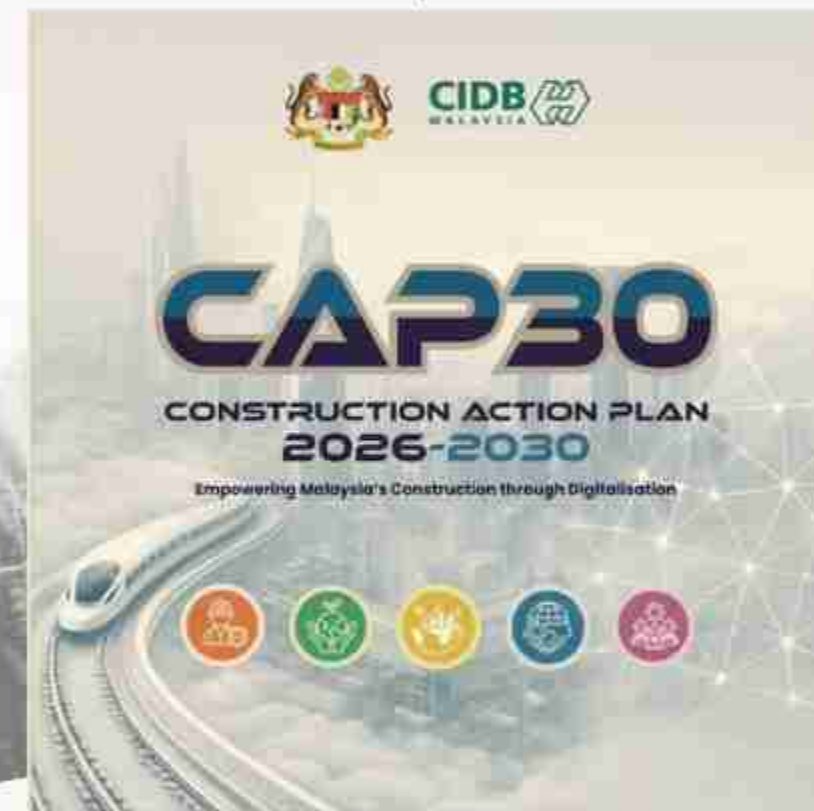
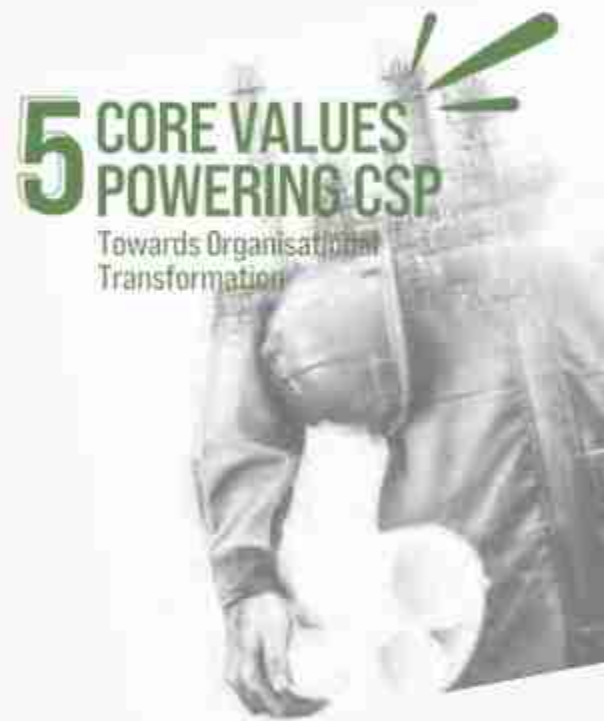


Driven by the
Private Sector



DIRECTIVE GOVERNANCE

In line with national policies such as the Five-Year Malaysia Plan (RMK), National Construction Policy (NCP) 2030, Shared Prosperity Vision 2030 & Aspirasi MADANI to make the construction industry more productive and competitive



Construction Action Plan
(2026-2030)



Construction 4.0
Strategic Plan
(2021-2025)

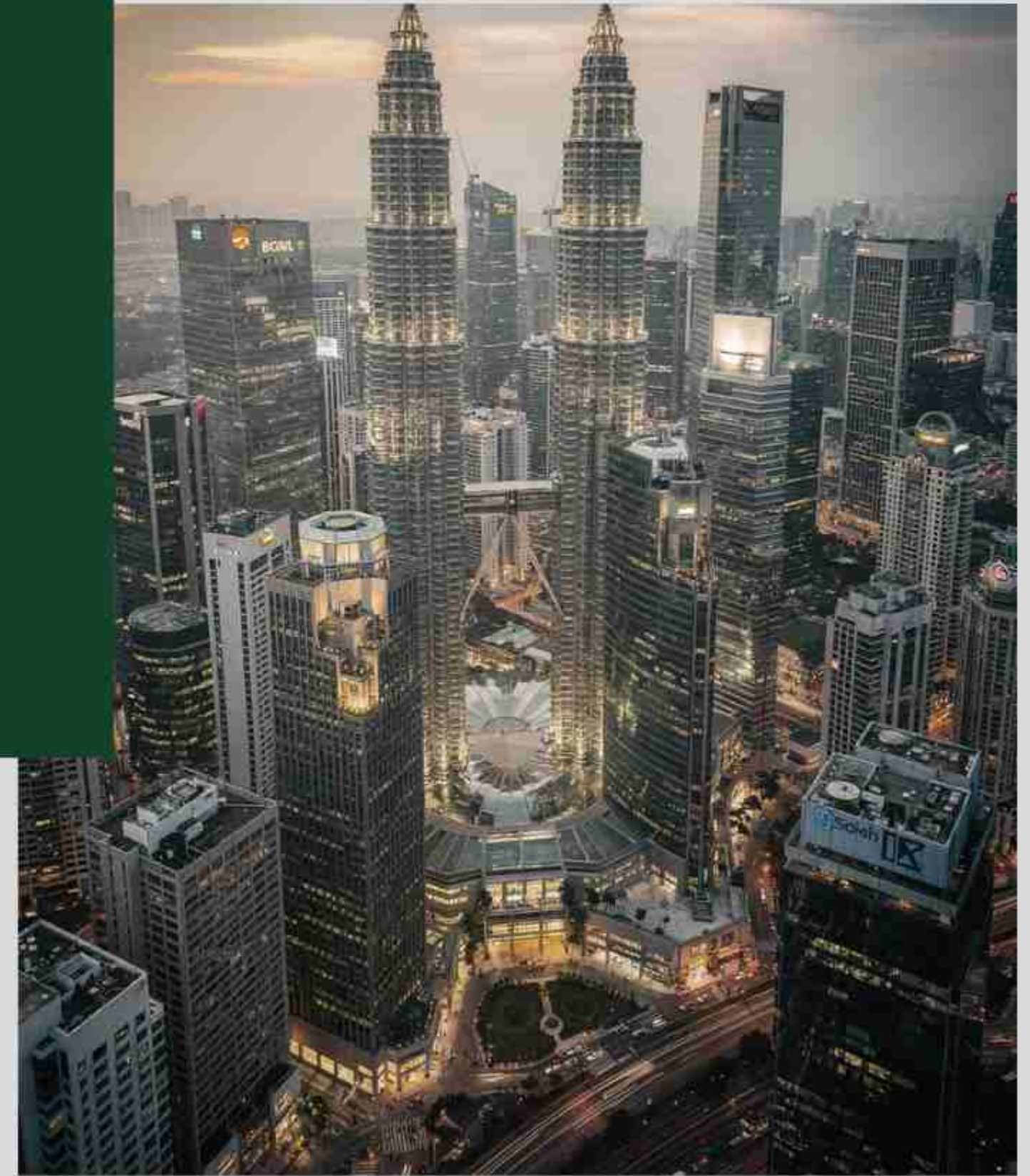


CIDB ICT Strategic Plan
(2020-2025)



Organisational Anti-
Corruption Plan
(2021-2025)

OVERVIEW OF CONSTRUCTION INDUSTRY



IMPORTANCE OF THE CONSTRUCTION INDUSTRY

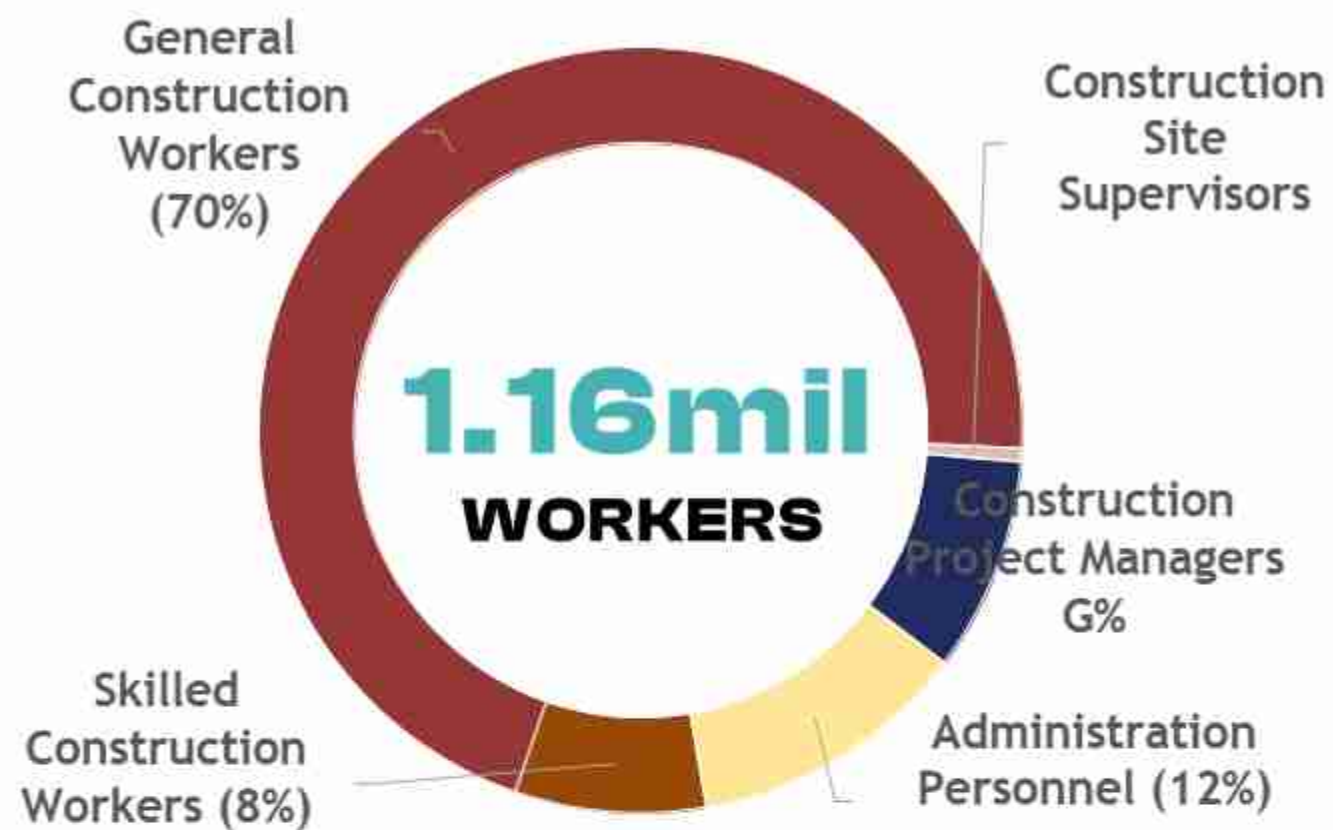
"Construction works" as defined under Act 520 typically means:

"The construction, extension, installation, repair, maintenance, renewal, removal, renovation, alteration, dismantling, or demolition of any building or structure."

1	Social Amenities (Schools, Hospitals, Etc.)	6	Utility (Water, Electricity, Sewerage & Telco)	11	Ports and Airports
2	Railways	7	Drainage and Irrigation	12	Telecommunication Infrastructure
3	Buildings & Structure	8	Mechanical and Electrical Works	13	Oil & Gas Facilities
4	Housing	9	Dams and Reservoirs	14	Maintenance Works
5	Power Plants	10	Roads, Highways & Bridges	15	Refurbishment & Demolition

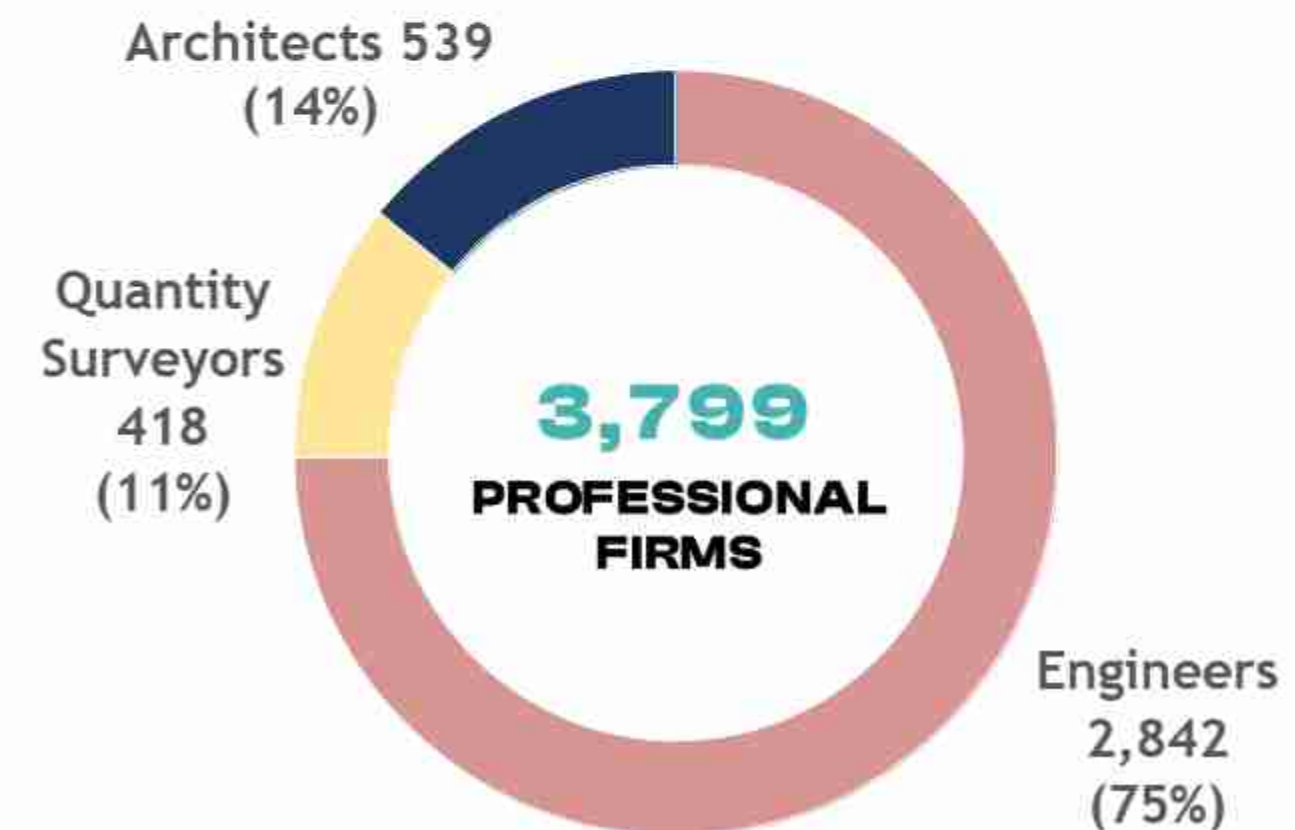
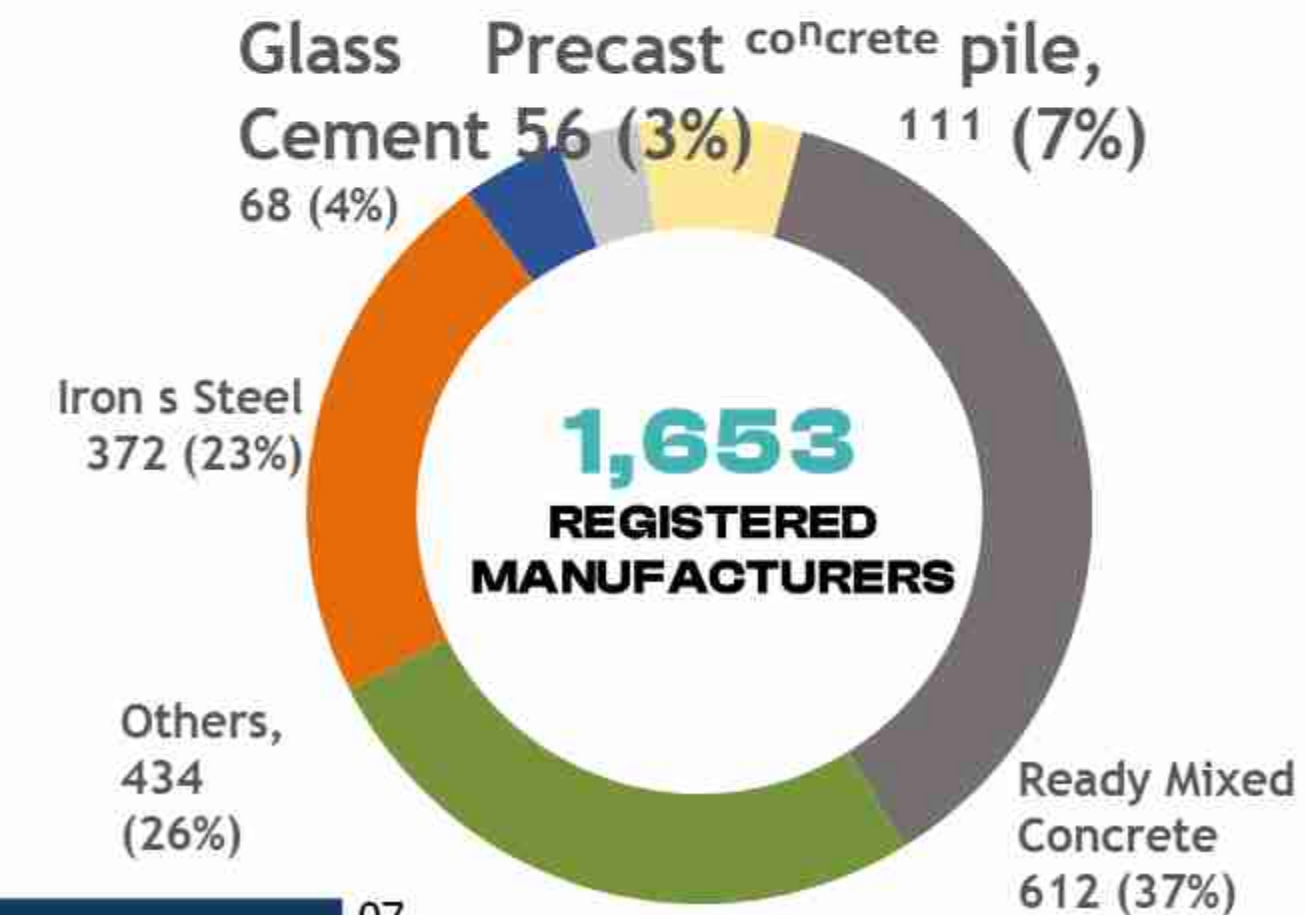
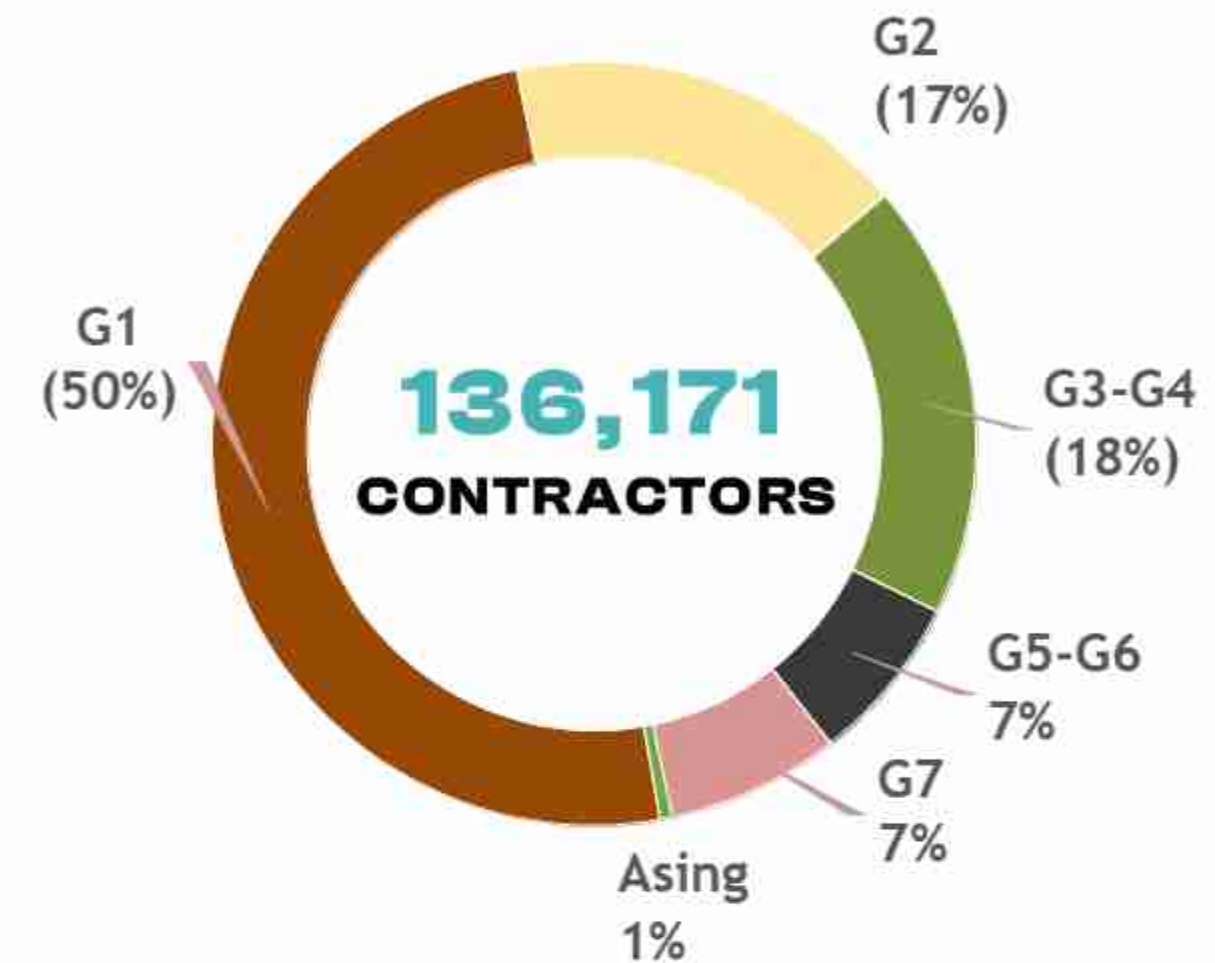
4%
contribution to
GDP growth

2.03 X
multiplier effect

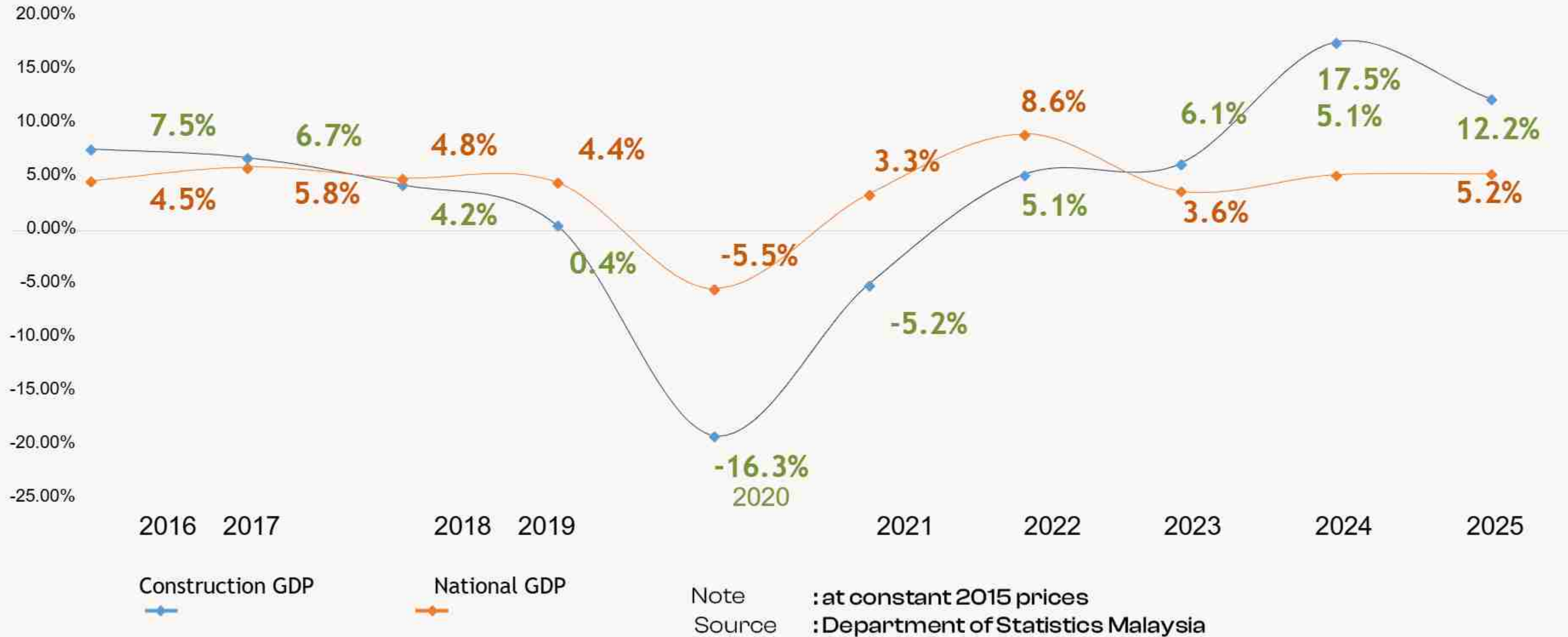


IMPORTANCE OF THE CONSTRUCTION INDUSTRY

AS OF 31 DECEMBER 2025

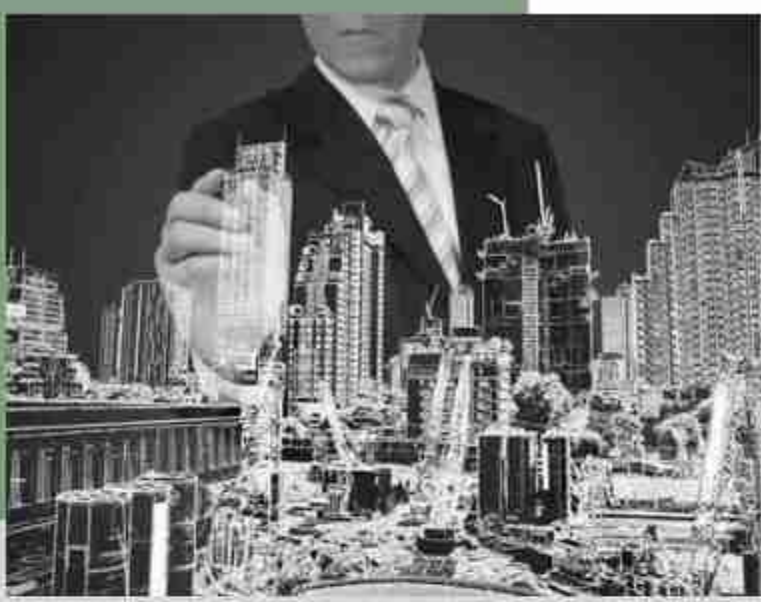


NATIONAL & CONSTRUCTION GDP GROWTH



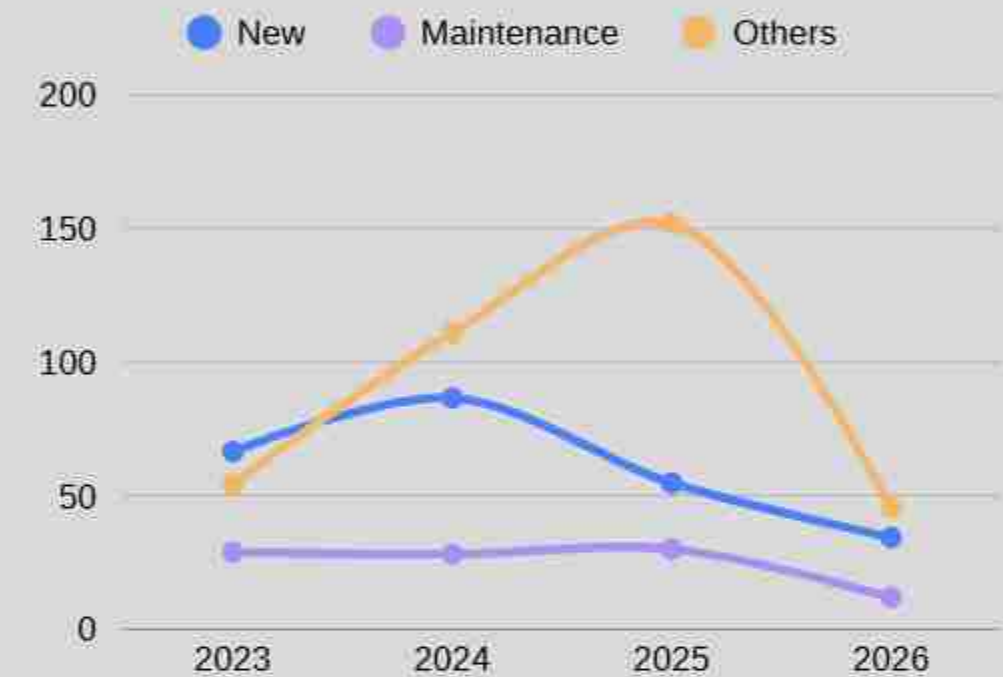
PROJECTS AWARDED BY SECTOR



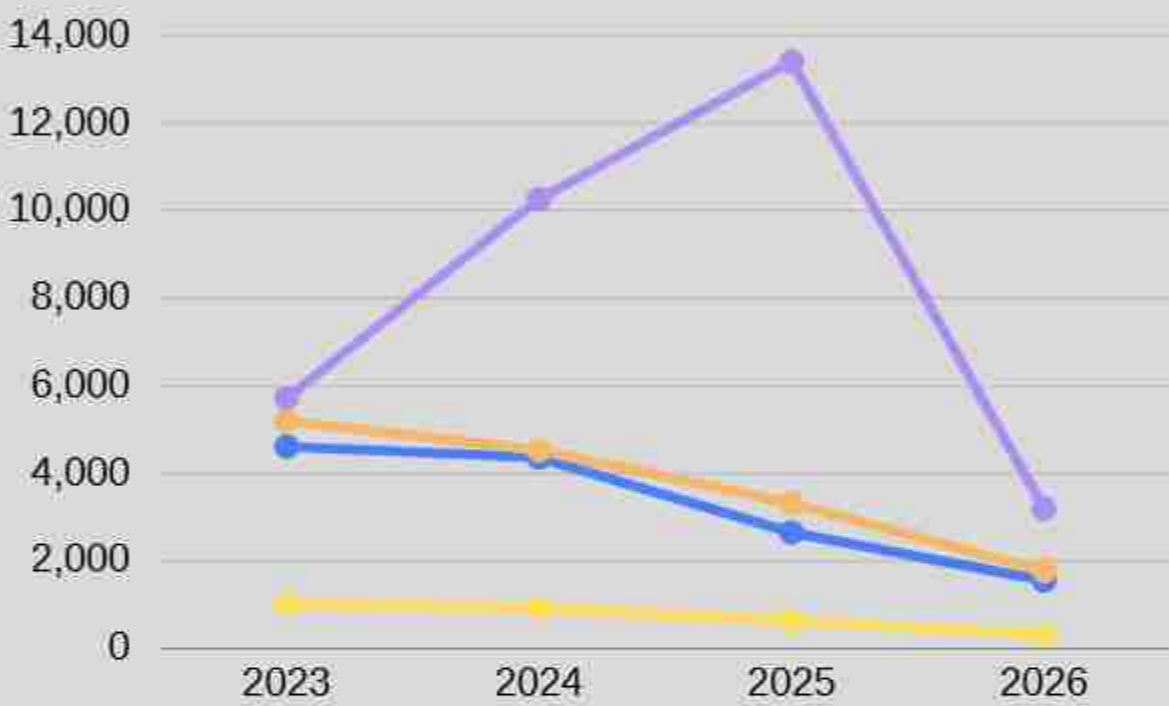


Malaysia's Construction Industry is Evolving

Construction Growth Trends and Emerging Opportunities for Facility Management



Value of Projects Awarded by Type of Work and Year (RM billion)



Number of Projects Awarded by Type of Work and Year

Year	New		Maintenance		Upgrade		Others		Total	
	Value of Projects (RM billion)	Number of Projects	Value of Projects (RM billion)	Number of Projects	Value of Projects (RM billion)	Number of Projects	Value of Projects (RM billion)	Number of Projects	Value of Projects (RM billion)	Number of Projects
2023	66.5	5,200	28.8	4,612	5.6	1,020	54.4	5,721	155.3	16,553
2024	86.5	4,525	28	4,364	7.1	929	111	10,268	232.7	20,086
2025	54.7	3,320	30	2,653	3.6	632	151.8	13,406	240.1	20,011
2026	34.3	1,775	11.9	1,560	1.6	315	48.4	3,200	93.2	6,850

Source: CIDB Malaysia | Projects Awarded by Type of Work and Year (Updated 21 Jun 2026)

The CIDB data on projects awarded by type of work and year (2020–2025) reveals a meaningful structural shift in Malaysia's construction economy. While new construction remains the dominant segment, the relative share of **maintenance, upgrading and asset management** work continues to grow year on year.

Malaysia is gradually transitioning from a **greenfield construction economy** towards a **brownfield asset economy**.

RM36.12B

Value of FM Projects

Redored in 1 year from Industry's Enggagement & Enforcement Operational

15

Number of Project/Contract

Workers directly employed across the construction sector

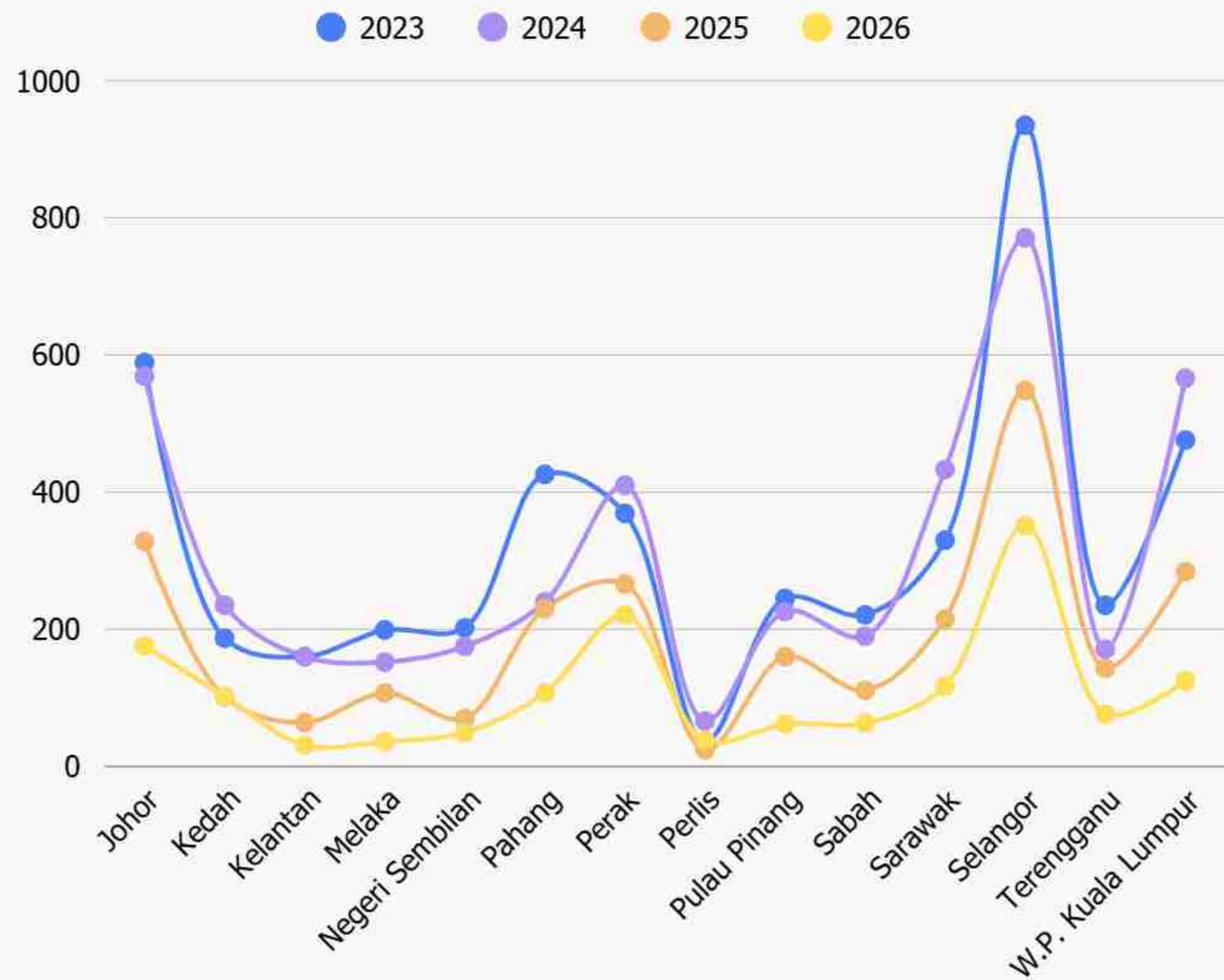
472

Registered FM Contractors

Active contractors registered with CIDB Malaysia

Construction Growth Trends and Emerging Opportunities for Facility Management

Maintenance Projects by State: Number of Projects and Contract Value (2023 – May 2026)



Negeri	2023		2024		2025		2026	
	Bil. Projek	Nilai Projek (RM B)	Bil. Projek	Nilai Projek (RM B)	Bil. Projek	Nilai Projek (RM B)	Bil. Projek	Nilai Projek (RM B)
Johor	589	4.35	569	6.48	328	3.37	176	3.61
Kedah	187	1.62	235	1.3	101	1.11	102	0.31
Kelantan	160	0.5	160	1.8	64	0.57	31	1.18
Melaka	199	0.94	152	0.51	107	0.2	36	0.07
Negeri Sembilan	202	1.17	175	0.63	70	0.5	49	0.41
Pahang	426	1.46	240	0.82	230	0.72	107	0.59
Perak	369	1.06	410	1.77	266	0.76	221	0.62
Perlis	37	0.16	66	0.19	24	0.26	38	0.06
Pulau Pinang	245	5.68	226	0.94	160	9.37	62	0.34
Sabah	221	2	190	1.84	111	1.09	63	0.61
Sarawak	330	2.59	433	3.28	215	3.74	117	1.19
Selangor	935	4.49	771	5.82	548	5.93	351	1.76
Terengganu	235	0.69	171	0.59	143	0.78	76	0.12
W.P. Kuala Lumpur	476	2.06	566	2.06	284	1.59	125	1.01
Jumlah Keseluruhan	4,611	28.76	4,364	28.04	2,651	29.99	1,554	11.89

Why Facility Management Matters More Than Ever



Ensuring asset performance
aligns with national productivity

Asset
Performance
01

Prolonging lifespan while
reducing lifecycle cost

02
Lifecycle Cost

Maintaining
health safety, and
environmental
compliance,

Compliance
03

Enhancing resilience to
shocks, adapt to future
risk and needs

04
Operational
Resilience

WHAT ARE WE FACING TODAY?

THE MALAYSIA CONTEXT

The challenges we face today stem from a fragmented asset ecosystem—where planning remains siloed, maintenance is largely reactive, facility management is often insufficiently prioritised and asset owners often lack the foresight and lifecycle literacy required for effective risk anticipation.

ESG EXPECTATIONS

Pressuring owners to prove not only ROI but responsibility and resilience

CLIMATE VOLATILITY

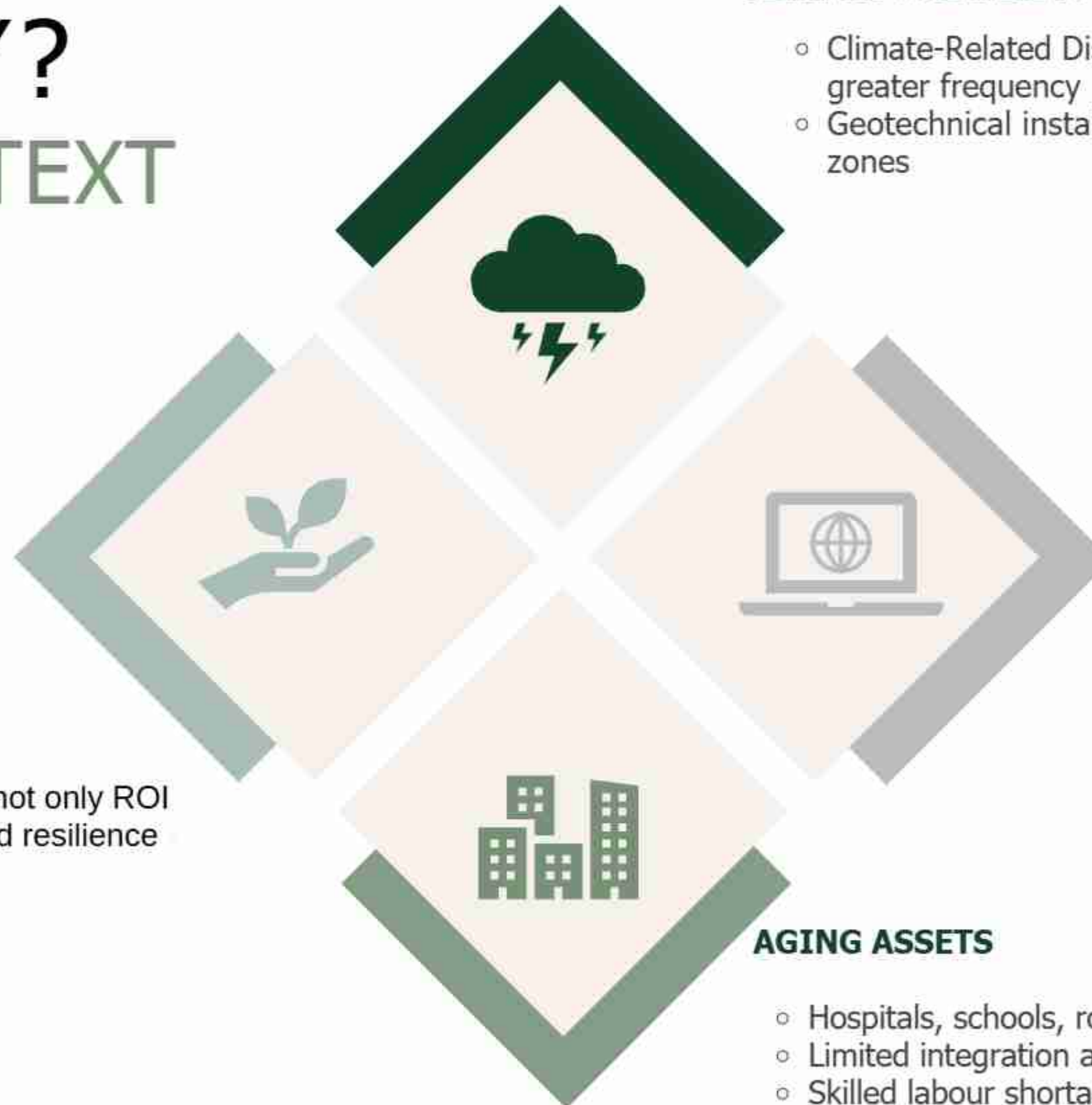
- Climate-Related Disruptions occurring with greater frequency
- Geotechnical instability in urbanising zones

DIGITAL DISRUPTION

- Bringing both opportunity and cyber risk to smart infrastructure

AGING ASSETS

- Hospitals, schools, roads reaching end-of-life stages
- Limited integration across lifecycle phases
- Skilled labour shortages impacting FM performance





Future Requirements for Modern Facilities

Energy Efficiency

Green building performance, energy benchmarking and GreenRE/GBI certification alignment

Carbon & ESG Reporting

Scope 1, 2 and 3 emissions tracking, sustainability disclosure and net-zero pathways

BIM Integration

Building Information Modelling as an FM operational tool — not merely a design deliverable

Digital Twins

Real-time virtual building models enabling simulation, performance monitoring and decision support

IoT & Smart Sensors

Continuous asset monitoring, automated fault detection and data-driven operational insights

Predictive Maintenance

Shifting from reactive to condition-based and predictive maintenance regimes to reduce cost and downtime

Key Message: Future facilities must be **intelligent, connected and sustainable by design** — and FM professionals must be equipped to manage them accordingly.



CIDB'S STRATEGIC RESPONSE

Establishing consistent standards and governance frameworks to ensure quality, compliance, accountability and long-term asset performance

Developing skilled and certified FM professionals equipped to manage increasingly complex, technology-enabled and sustainable built environments



FOCUSING ON FOUR CRITICAL PILLARS

Leveraging BIM, Digital Twins, IoT and data-driven intelligence to optimise asset management and decision-making throughout the lifecycle

Embedding resilience and sustainability principles to enhance operational continuity, environmental stewardship and long-term asset value.

CIS 33:2026 – Malaysia's Facility Management Good Practice Framework

The Intention

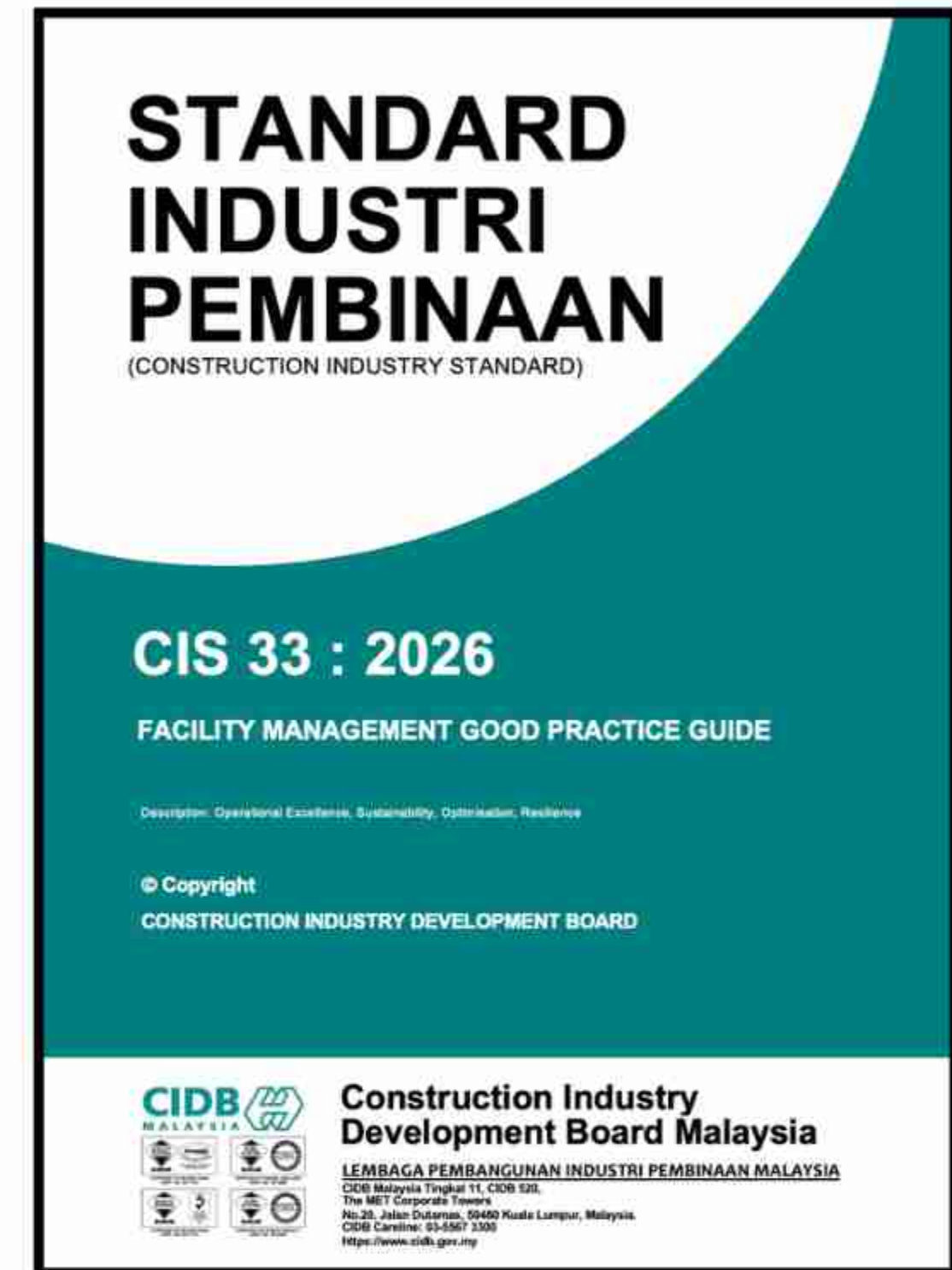
1. Operational Excellence
2. Sustainability
3. Optimisation
4. Resilience

Expected Outcome

1. Standardised Practices
2. Improved Service Delivery
3. Industry Professionalisation

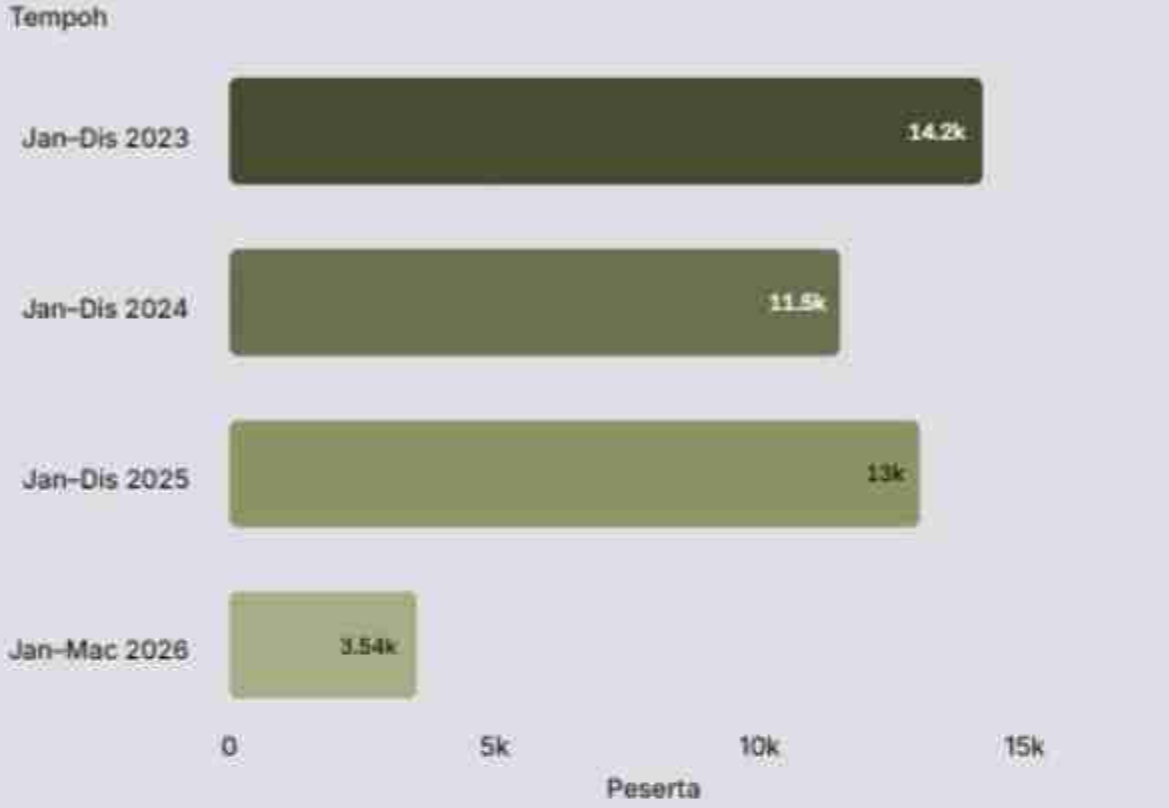
7 Strategic Pillars

1. Governance, Strategy & Performance
2. Asset & Inventory Lifecycle Management
3. Financial & Cost Management
4. Service Delivery & Quality Excellence
5. Risk, Health, Safety & Resilience
6. Sustainability & Environmental Stewardship
7. Innovation & Digital Transformation



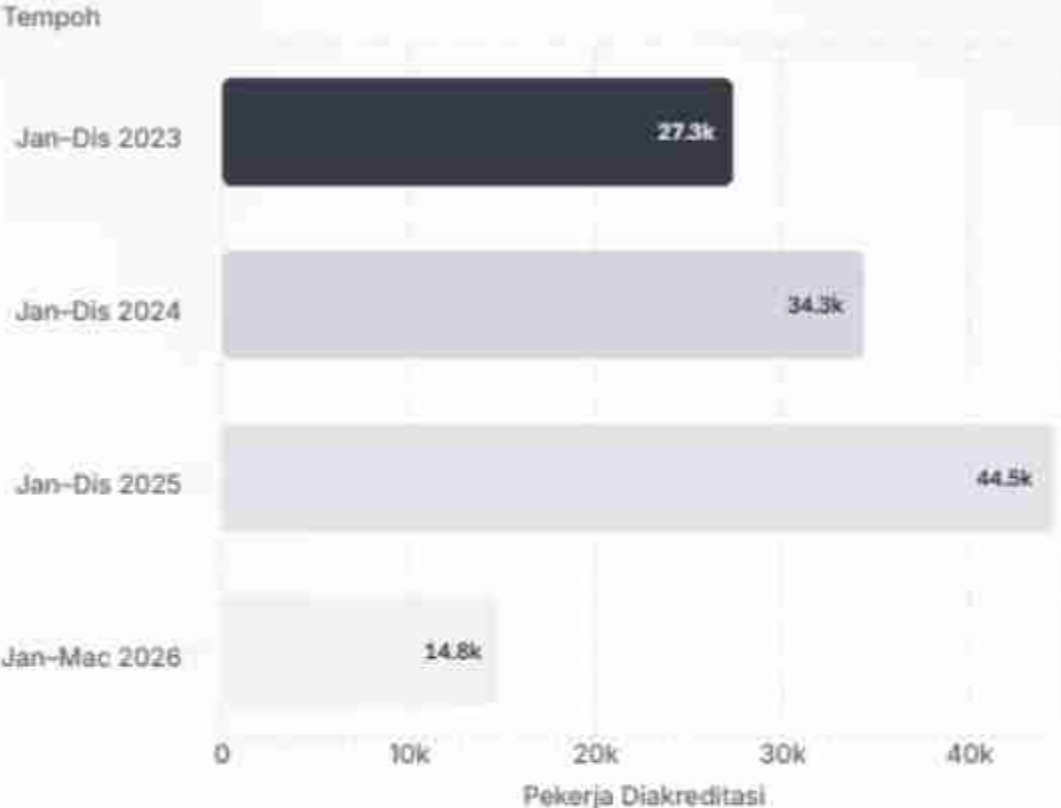
Building Industry Competency

1. Competency Skill Training Construction Personnel



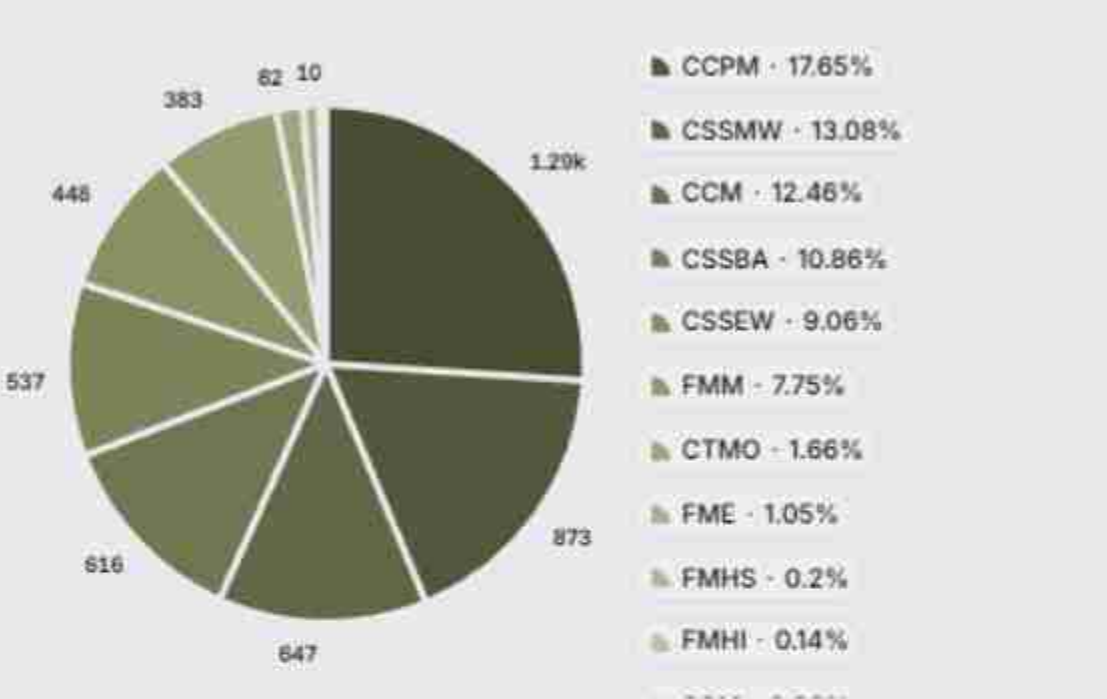
Merangkumi program latihan belia dan personel binaan

2. Accreditation of Skill Worker (SKK)



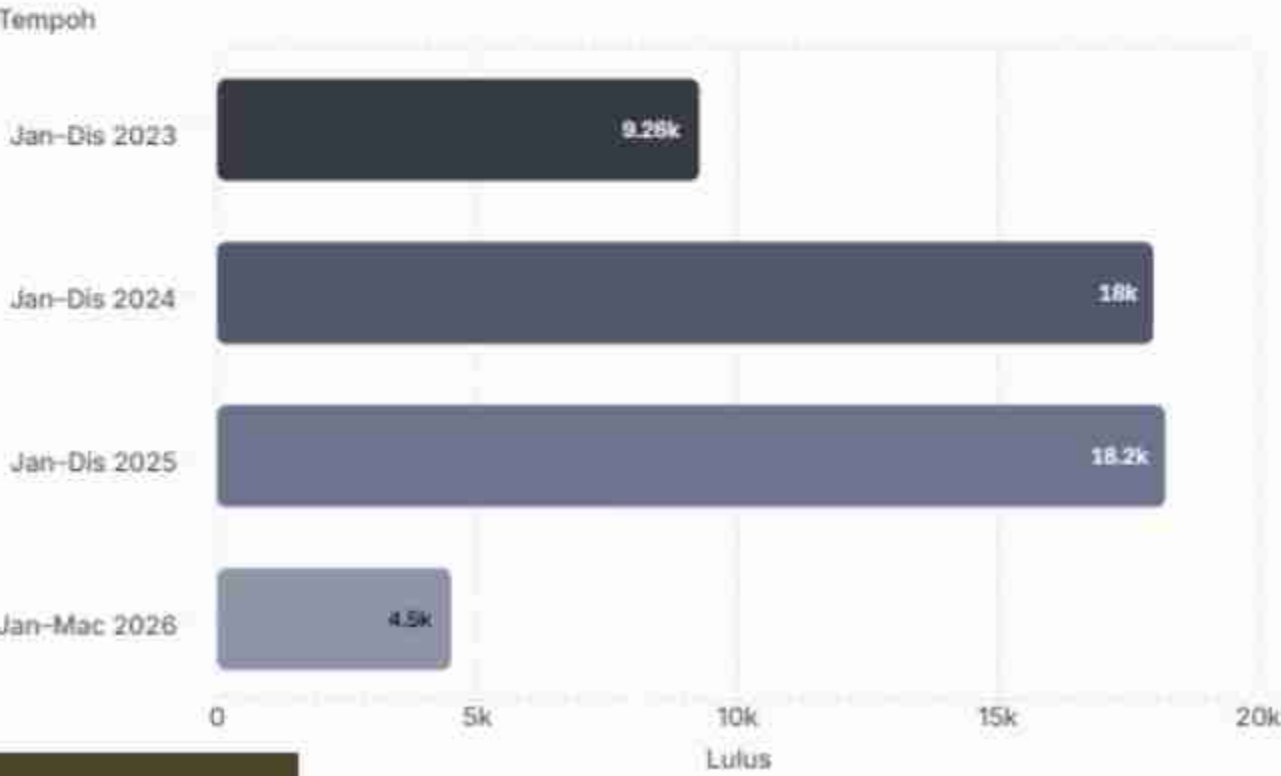
Akreditasi kemahiran binaan meningkat 63% dari 2023 ke 2025.

3. Certification of Construction Personnel



Sumber: Data program pentauliahann CIDB 2024–2026 (Jan–Mac)
Peningkatan 30% dari 2024 ke 2025 dalam pensijilan pengurusan.

4. SKP – Kecekapan Pengurusan Kontraktor



108

CERTIFIED FME
Strategical and tactical Competency Level

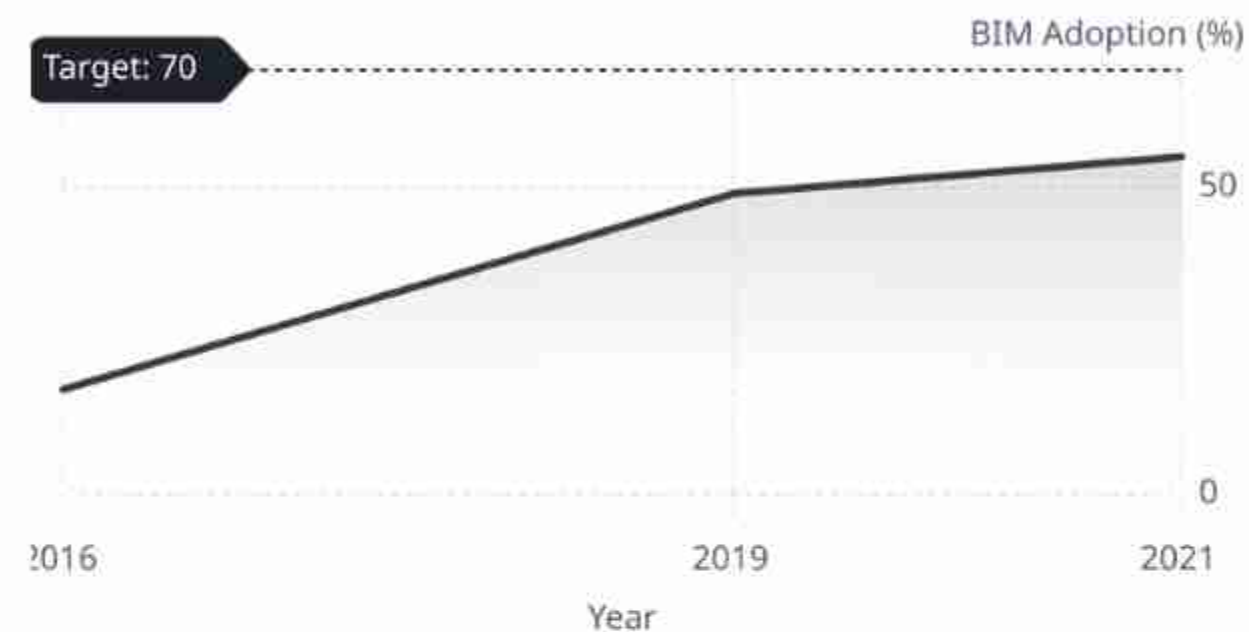
546

CERTIFIED FMM
Technical and Operational Competency

DRIVING DIGITAL CONSTRUCTION READINESS

Accelerating BIM Adoption and Digital Capability Across Malaysia's Construction Ecosystem

BIM Adoption is Growing



BIM adoption is steadily improving, reflecting the industry's transition toward integrated digital delivery.

Industry Reality

What's Driving Rework in Construction Projects?



Building Digital Construction Competency

Fundamentals

- BIM Concept & Theory
- BIM for Contractors

BIM Modeller (2761 trained in past 3 years)

- Architecture
- Structure
- M&E Systems
- Infrastructure

BIM Coordinator (520 trained in past 3 years)

- Setup & Coordination
- Facilities Management

BIM Manager (188 trained in past 3 years)

- BIM Management & Leadership

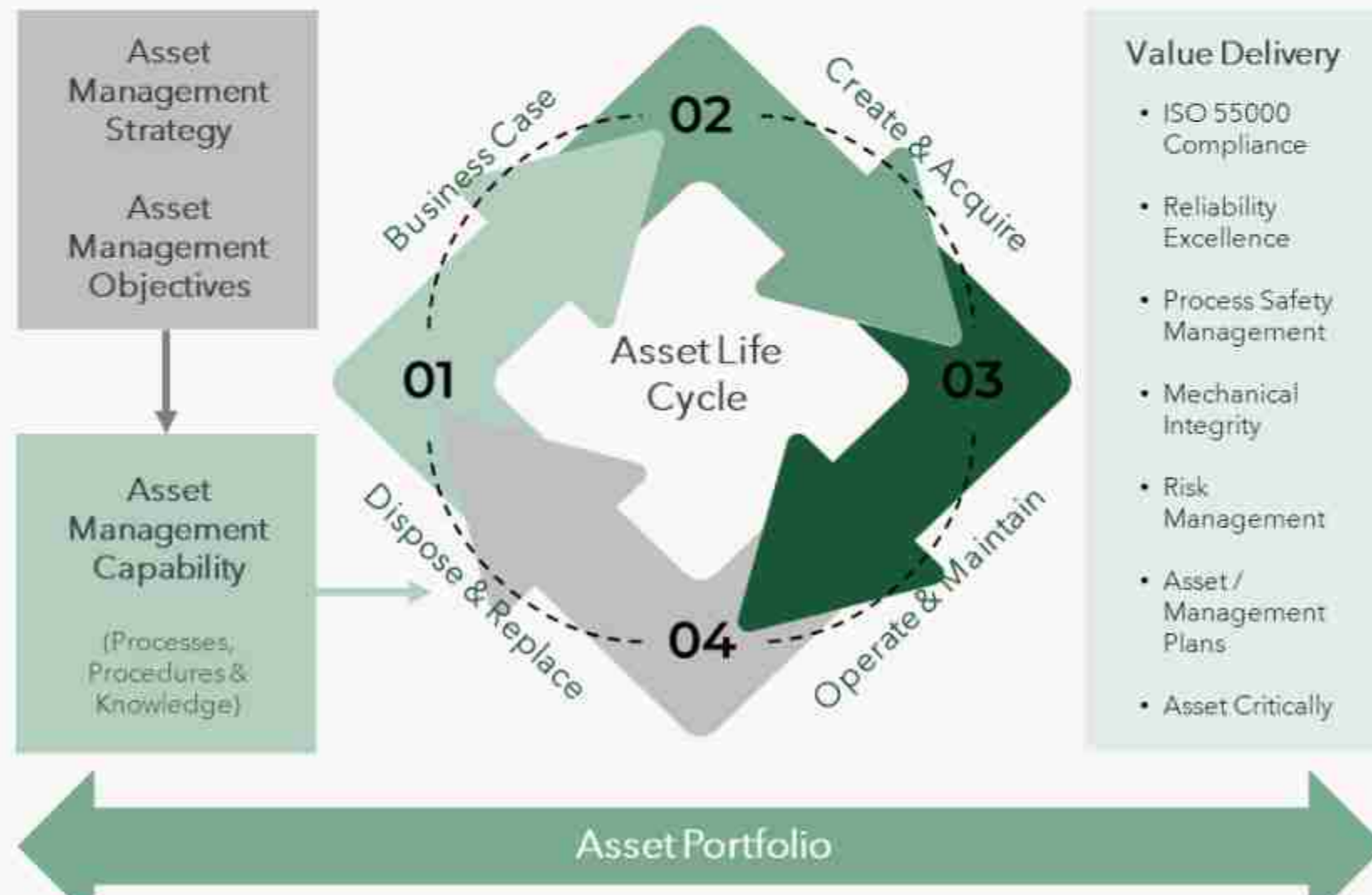
"Future-ready digital infrastructure requires not only advanced technology — but an industry workforce capable of delivering it."

BREAKING THE CYCLE

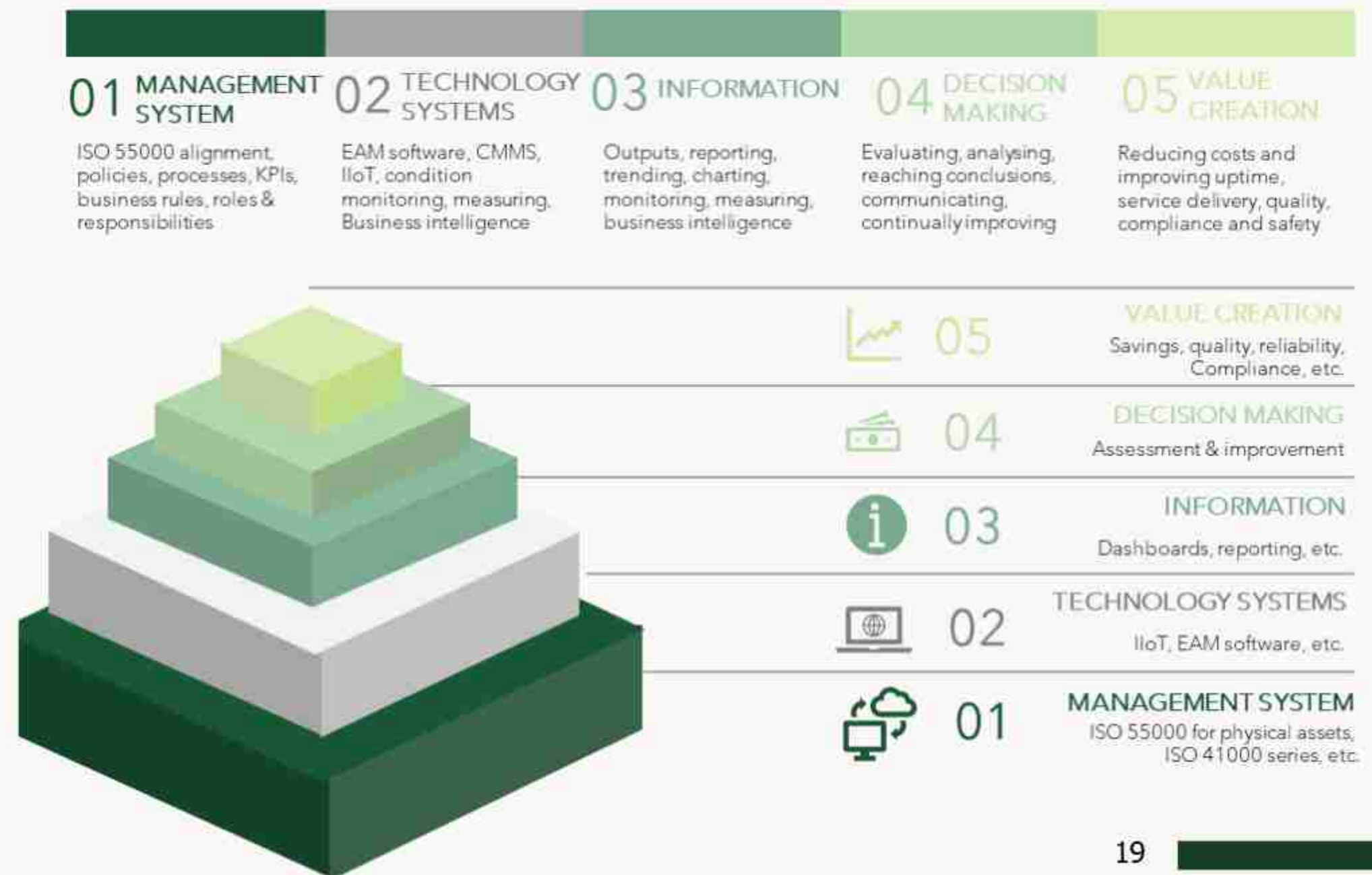
Planning / Business Case	FM professionals must advise on maintainability and resilience from Day 1
Create & Acquire	Data-rich as-built drawings, BIM integration, lifecycle costing
Operate & Maintain	Predictive maintenance, energy performance, ESG compliance
Dispose & Replace	End-of-life planning, adaptive reuse, digital twins

LEADERSHIP POLICY & STRATEGY

Asset Management System



Integrated Asset Lifecycle Framework



PROMOTING DIGITAL TRANSFORMATION IN FM

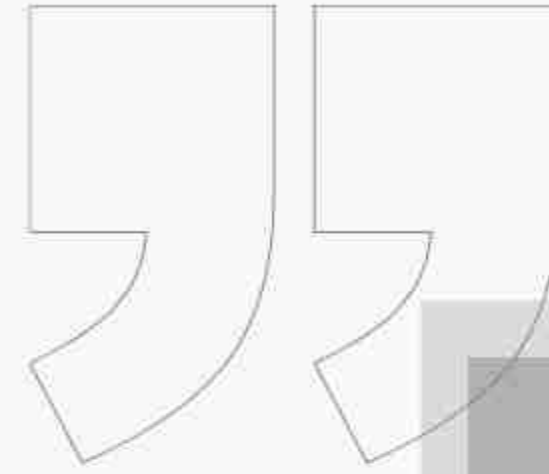
From Reactive Maintenance to Predictive Asset Management

Current Challenges

1. Fragmented Systems
2. Reactive Maintenance
3. Isolated Planning
4. Rising Operational Risk

Required Shift

1. BIM Integration
2. Digital Twin
3. Predictive Maintenance
4. Asset Intelligence



Sustainability & Future Ready Facilities



Energy Efficiency

- Smart energy management
- Building performance optimisation



Carbon & ESG

- Decarbonisation pathways
- ESG reporting



Digitalisation

- BIM
- Digital Twin
- IoT



Circular Economy

- Adaptive reuse
- Lifecycle optimisation

Future digital infrastructure must be sustainable by design — not by retrofit.



WHAT WE HAVE DONE

CIDB' S STRATEGIC DIRECTION





Building Malaysia's Future Through FM Excellence

1

Adopt standards

2

Develop competent professionals

3

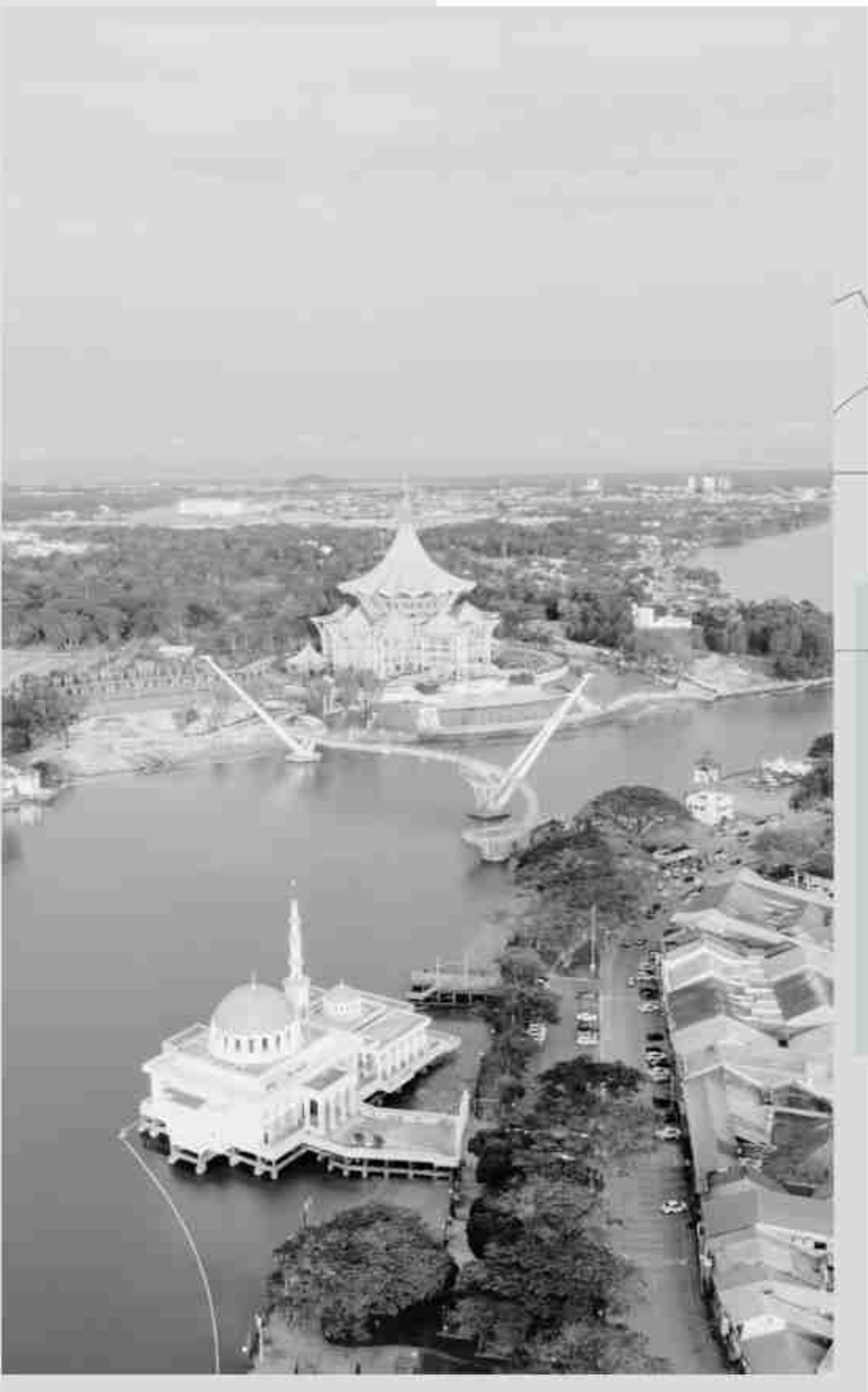
Embrace lifecycle thinking

4

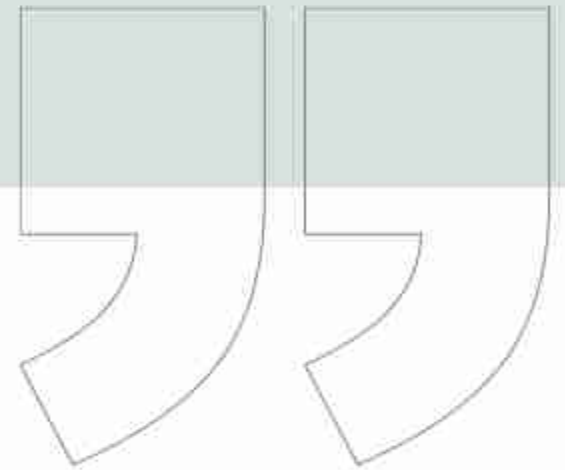
Accelerate digital transformation

5

Build resilient and sustainable assets



Malaysia does not merely need more infrastructure. Malaysia
needs infrastructure that performs, adapts and endures
throughout its lifecycle





THANK YOU



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