

PROPERTY SURVEYING DIVISION



Royal Institution of
Surveyors Malaysia



NEWSLETTER

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PSD NEWSLETTER

EDITOR'S NOTE

Welcome to the latest edition of the Property Surveying Division's Newsletter, Issue 2022/2023. In this issue, we are delighted to share valuable insights and updates on the initiatives and activities undertaken for our esteemed members.

We have gathered industry professionals who generously offer expertise and insights on navigating various aspects of the real estate practice, including valuation, estate agency and property management. Their valuable tips and best practices will greatly benefit your daily work and business endeavors.

Additionally, we have compiled a comprehensive list of exciting events and programs organized exclusively for the benefit of our members. These events aim to foster unity and provide networking opportunities within our vibrant industry.

I would like to extend my heartfelt gratitude to the dedicated members of our editorial sub-committee, the committee members of the Property Surveying Division 2022/2023, as well as fellow members, colleagues and industry seniors who have continuously supported, assisted and guided us in bringing this newsletter to fruition. We sincerely hope you find this edition insightful and engaging.

Your feedback, suggestions, and ideas for future editions are highly valued. Please don't hesitate to reach out and share your thoughts. Happy reading!



Sr Nithiyaini Jewa, MRISM

Registered Valuer, Estate Agent & Property Manager

EDITORIAL SUB-COMMITTEE

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Sr Nithiyaini Jewa

Deputy Chair

Sr Khaidzir Abdul Razip

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Associate Professor Sr Dr. Yasmin

Mohd. Adnan

Sr Mohd Arif bin Mat Hassan

Sr Chan Wai Seen

Message from the Chair of Property Surveying Division 2022/2023



Sr Jayne Khor Jing Y'ng, FRISM

Registered Valuer, Estate Agent & Property Manager

This year, the Property Surveying Division has reignited its engine after a prolonged pause in activities caused by the pandemic. With half of our committee being newcomers, they have infused us with fresh ideas, different perspectives, and more innovation in exploring new avenues.

Our focus has centered around three key initiatives, prioritizing our valued members:

Enhancing Member Competitiveness: We prioritize your professional growth and lifelong learning. We offer competitive rates and hybrid services to be more inclusive and reach out further.

Strengthening Industry-University Relations: Through active engagement with universities, we strive to prepare students for their future careers. A survey on Sustaining Real Estate Profession aims to equip them with knowledge to tackle upcoming challenges ahead in time. The results are reported in "Fostering Growth and Inclusivity: Building a Vibrant Community of Property Surveyors".

Increasing Public Awareness: We strive to improve public understanding of property surveyors' services. Our initiatives include building a new website to showcase our expertise, presenting at Star Property Talk and maintaining an active social media presence to amplify our message. The "Free Property Surveyor" Polo T-shirt project serves as a form of awareness when members wear them.

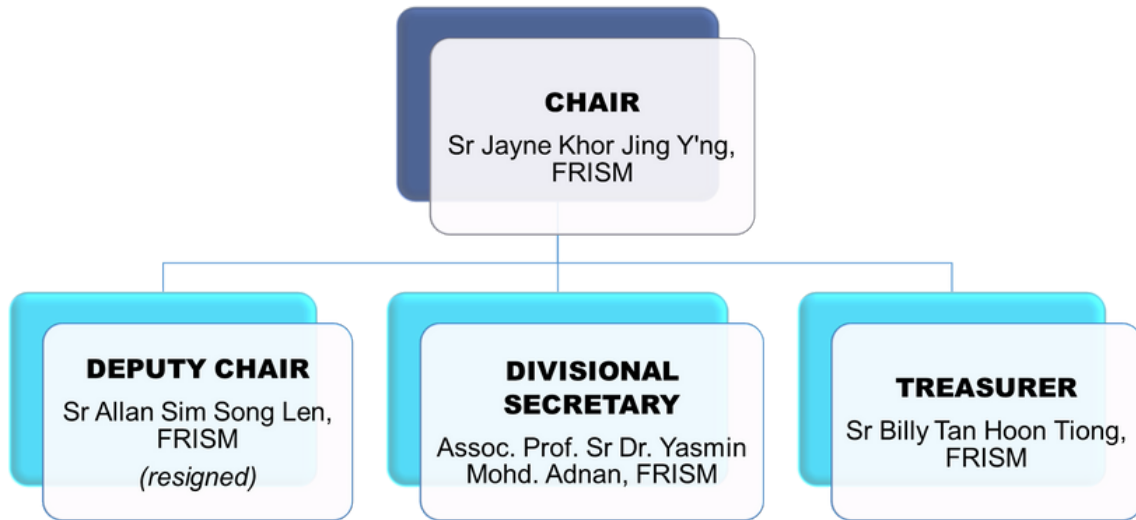
These initiatives, along with other valuable activities, are detailed in our newsletter. We extend our heartfelt appreciation for your unwavering support. Together, we are building a vibrant community that thrives on excellence and continuous growth."

Happy Reading.

A handwritten signature in blue ink, appearing to read "Jayne", written on a white rectangular piece of paper that is slightly tilted and placed over the bottom right of the page.

Property Surveying Division 2022/2023

DIVISIONAL COMMITTEE MEMBERS



COMMITTEE MEMBER



CO-OPTED MEMBER

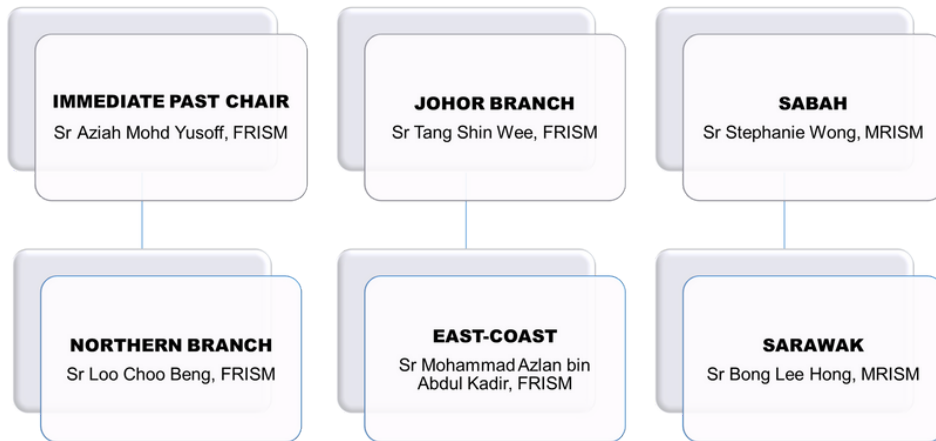


*From Left Behind. Sr Billy Tan Hoon Tiong (Treasurer), Sr Mohd Arif bin Mat Hassan, Sr Ng Weng Yew, Sr Chan Wai Seen
From Left Front. Sr Siti Munirah Maarof, Sr Jayne Khor Jing Y'ng (Chair), Associate Professor Sr Dr. Yasmin Mohd. Adnan
(Divisional Secretary), Sr Nithiyaini Jewa*

Property Surveying Division 2022/2023

DIVISIONAL COMMITTEE MEMBERS

EX-OFFICIO & REPRESENTATIVES FROM BRANCHES



From Left Sr Mohd Arif bin Mat Hassan, Sr Nithiyaini Jewa, Sr Billy Tan Hoon Tiong (Treasurer), Associate Professor Sr Dr. Yasmin Mohd. Adnan (Divisional Secretary), Sr Jayne Khor Jing Y'ng (Chair), Sr Allan Sim Song Len (Deputy Chair), Sr Hj. Hairul Nizam Mohd Hakim, Sr Chan Wai Seen

Visit to the Board of Valuers, Appraisers, Estate Agents, and Property Managers (BOVAEP) Office

A courtesy visit to the BOVAEP on September 26th, 2022, was conducted by the Property Surveying (PS) Division led by the Chair, Sr Jayne Khor, to discuss matters arising in the profession. A delegation of eight esteemed members from the PS Division participated in this significant event. BOVAEP, on the other hand, welcomed seven of their Board members, led by the President, to engage in fruitful discussions.

The visit primarily focused on addressing industry-related matters and concerns raised by our members. It provided a valuable platform for constructive dialogue, enabling both parties to exchange ideas, share perspectives, and explore potential solutions. The open and collaborative atmosphere fostered during the visit facilitated a thorough examination of pertinent issues, paving the way for progress and positive outcomes.

We extend our gratitude to the BoVAEP for their warm hospitality and for hosting this meaningful interaction. Such initiatives strengthen our bonds, enhance cooperation, and ultimately contribute to the growth and development of our respective industries.



Memorandum of Understanding Between JPPH & RISM

We are thrilled to announce that the partnership between the Valuation and Property Services Department (JPPH) and the Property Surveying (PS) Division of RISM has been extended for three years. Following a productive meeting on October 20th, 2022, representatives from both organizations have identified key areas of collaboration, including education, research, training and data sharing.

The extended partnership aims to address industry challenges, provide professional development opportunities and foster research collaboration and publication in property surveying. This collaboration will help tackle pertinent issues and advance the profession.

A signing ceremony has been scheduled for August 14th, 2023, to commemorate our commitment to this partnership. We are excited about the positive outcomes and opportunities this extended partnership will bring. We believe that this collaboration will significantly benefit our members and the profession as a whole.



Fostering Growth and Inclusivity: Building a Vibrant Community of Property Surveyors



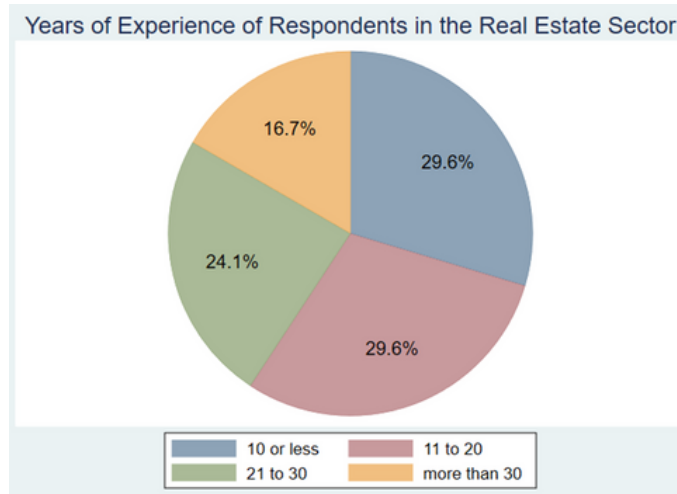
By Sr Jayne Khor Jing Y'ng

Registered Valuer, Estate Agent & Property Manager

In the University Malaya's Seminar in Real Estate 2022, representatives from the real estate professional NGOs were invited to participate as panelists in the forum titled "Embracing the Wave of Change: A Multi-Faceted Perspective". In preparation for the seminar, a survey has been initiated with the aim of gathering valuable insights from practitioners to be presented during the event. The survey focused on the theme 'Theory into Practice: Sustaining the Real Estate Profession.'

Prior to conducting the survey, expert interviews were conducted with several esteemed practitioners with 20 to 40 years of experience to identify key areas that should be highlighted. Their insights and recommendations guided us in formulating the survey questions and designing a comprehensive approach to gather insightful data.

The survey aimed to identify critical skills and training issues relevant to sustaining the real estate profession. The link to the survey questionnaire (google form) was sent out to all members of the Property Surveying Division and shared in the Property Surveyor's WhatsApp group. There are responses from 57 members from the various sectors within the Property Surveying profession. The survey findings provide valuable insights into identifying critical skills and training issues in preparing students ahead of entering the real estate profession.



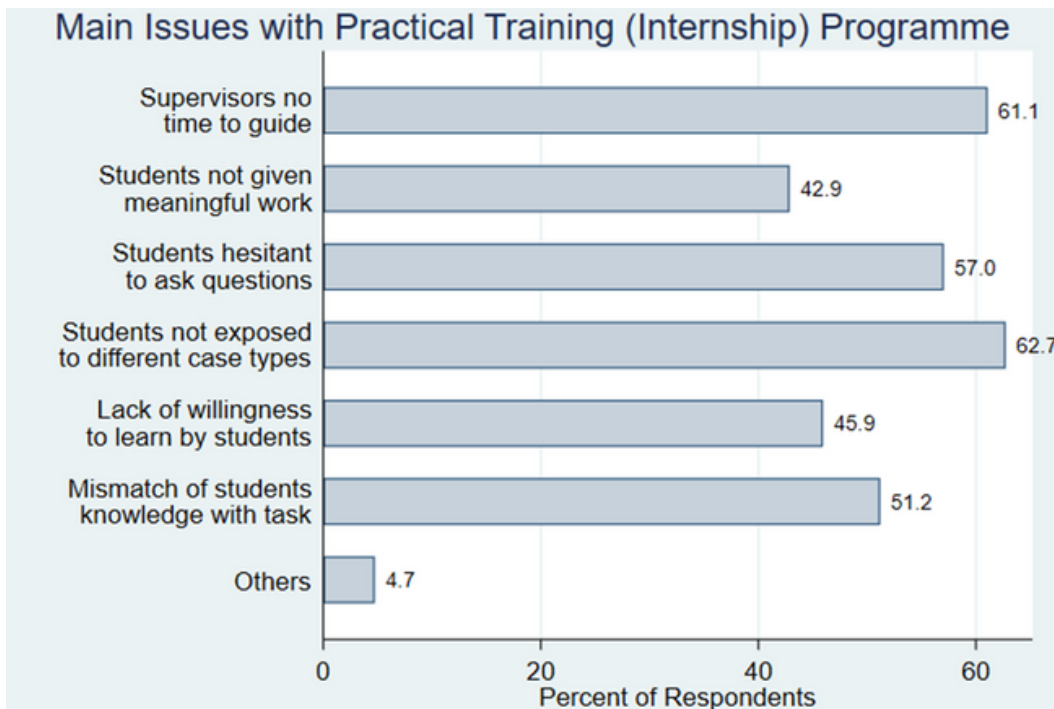
The outcome of the survey has inspired some of the activities of the Property Surveying Division over the past 12 months.

The key findings of the survey are as follows:

1) Practical Training Issues

The survey shed light on practical training issues faced by professionals in the real estate industry. Respondents expressed concerns about students' lack of exposure to different types of cases, a lack of guidance provided during practical training and students' hesitancy to ask questions. These issues were particularly highlighted by respondents from the public sector.

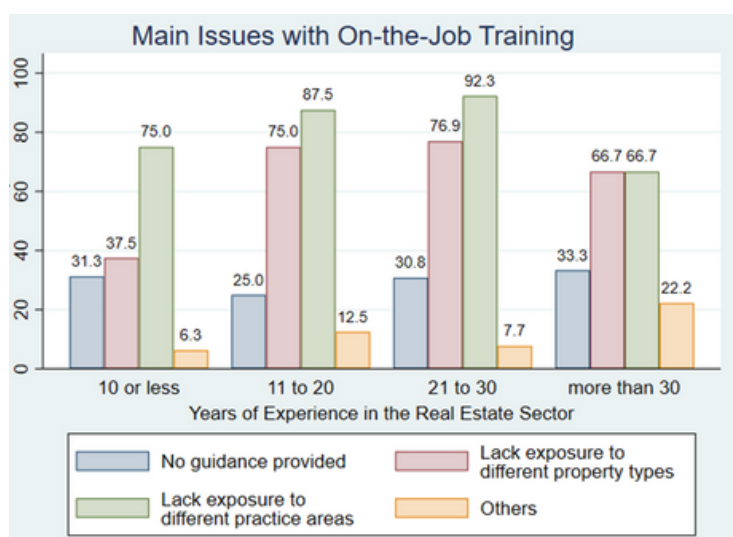
In addition, respondents from the private service sector expressed concerns about students not being given meaningful work and lacking interest in learning. Experienced practitioners with more than 30 years of industry experience echoed the same concerns regarding the lack of guidance, students' hesitancy to ask questions and the absence of meaningful work assignments during practical training.



2) Job Training Issues

Job training during the first two years of a fresh graduate's career was identified as an important area for consideration. Respondents from the public sector emphasised the lack of guidance provided during job training as the main issue. On the other hand, respondents from the corporate sector and private service sector identified the lack of exposure to different property types as the primary concern. Respondents with less than 10 years of experience highlighted the lack of exposure to different areas of practice such as estate agency and property management, as a significant problem.

In addition, more than 80 percent of respondents felt that the industry should help in expanding the pool of talents beyond the BOVAEP list and this is consistent across sectors.



3) Career Choices for Fresh Graduates

The survey findings regarding career choices for fresh graduates in specific practice areas revealed varying opinions among respondents. While there was a consensus among respondents specialising in valuation that fresh graduates should start their career in valuation itself, the responses in estate agency and property management were more mixed.

A significant percentage of respondents in these areas suggested that starting a career in valuation could provide distinct advantage in estate agency and property management. The diversity of opinions also indicates the importance of gaining a broader understanding of the property surveying profession before going into specialisation.

Ultimately, fresh graduates are advised to consider the insights provided by industry professionals and make informed decisions based on their personal goals and available opportunities.

Division's Actions and Results

The survey outcomes have provided significant leads in shaping our plans and inspiring various activities within the Property Surveying Division. By leveraging the survey findings, we have been able to identify areas for improvement, implement new initiatives and strengthen our plans to intensify activities that align with the evolving needs of our members, ensuring their continued success in the profession. Some of the initiatives include:

a. Mentor-Mentee Sessions

To facilitate meaningful connections and knowledge exchange, the Division organised two Mentor-Mentee sessions. Distinguished PS members served as mentors, sharing their valuable experiences and providing guidance for mentees' career development:

These sessions fostered a close connection between mentors and mentees in a relaxed and interactive atmosphere.

b. Volunteer Program

To encourage active participation from members, we initiated a volunteer program. Over 20 dedicated volunteers stepped forward to offer their time and expertise. The program helps members enhance their skills, expand their professional networks and gain valuable experience through active involvement in projects and events. This is a platform for members to actively participate, learn and contribute towards the advancement of their own professional journeys and the broader real estate community.

c. Promotional and Career Talks at Universities

The Division conducted promotional and career talks at the University of Malaya's Built-Environment Faculty. These talks aimed to introduce students to the benefits of joining our Institution and encouraged student memberships. Distinguished speakers shared their insights and students received RISM notebooks and pens as a welcoming gesture. In addition, further talks are planned to be conducted at UiTM and University of Reading Malaysia, expanding our outreach efforts to engage and educate students from a wider range of educational institutions.

d. Horseback Archery Event

The Sports and Social Committee organised a unique Horseback Archery event providing members with an opportunity to engage in unconventional sports experiences.

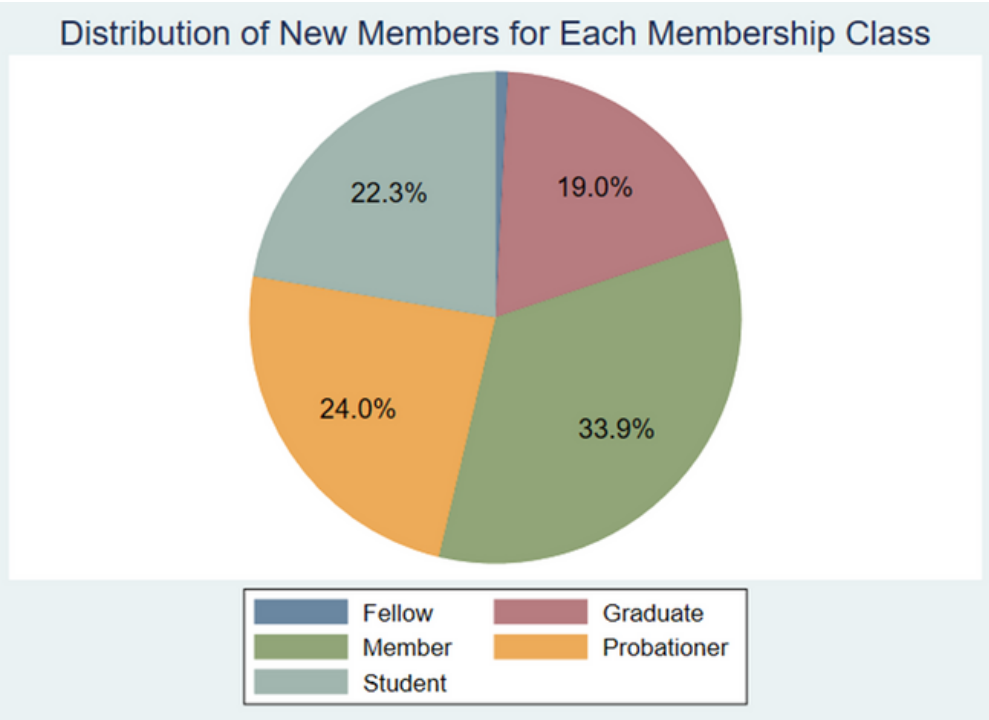
The event featured a combination of archery practice, horseback riding and archery on horseback. By engaging in this event, participants were encouraged to step out of their comfort zones, embrace new challenges and broaden their horizons.

e. Foster Lifelong Learning

Introduction of a new payment structure targeting students and retirees for our Continuing Professional Development (CPD) talks at a reduced fee. It is important to note that participants in this category will not receive a CPD certificate.

We aim to foster lifelong learning and promote inclusivity. This initiative focuses on enhancing participation and accessibility for our members and individuals in the profession to participate in our programs for the sheer joy of learning and personal development.

By removing financial barriers and emphasising the importance of continuous professional development, the Division ensures that all members regardless of their career stage can access valuable educational resources and opportunities for growth. This commitment to affordability and the intrinsic value of learning inspire a culture of lifelong learning within our community. This approach not only benefits individuals in their professional development journey but also contributes to the overall advancement of the real estate profession.



Thanks to the commitment and dedication of our Sports and Social, Promotion and Publicity, IT and Young Professionals Committees, we have successfully increased the number of young members, resulting in a balanced membership growth across all classes. This accomplishment highlights our efforts to engage and attract the younger generation to our Division. By creating relevant and exciting opportunities, we have expanded our reach and fostered a diverse and inclusive community within RISM. Together, we will continue to cultivate the future of the property surveying profession and create valuable experiences for all our members.

Conclusion

In conclusion, the Property Surveying Division of RISM (Royal Institution of Surveyors Malaysia) has made remarkable strides in fostering growth, inclusivity and lifelong learning within our professional community. As a Division within RISM, our focus is on promoting excellence in the fields of valuation, estate agency and property management. Through the Seminar in Real Estate 2022 and our survey, we have gained valuable insights and taken significant steps towards building a stronger and more vibrant community of real estate professionals.

Our dedication to embracing change and supporting our members has resulted in increased diversity, balanced growth and a positive impact on the real estate profession. As we move forward, let us continue to uphold our values, inspire others and drive positive changes within our professional institution. Together, we will create a thriving real estate community that is inclusive, innovative and committed to excellence.

Thank you for your continued support and active participation in the Property Surveying Division of the Royal Institution of Surveyors Malaysia.

Useful Tips for Plant, Machinery & Equipment (PME) Inspections

By Prof (I) Sr MohdKhairudin Abd Halim

Industry Professor at the Real Estate Department,
Faculty of Built Environment
University of Malaya



The valuation of Plant, Machinery and Equipment have been around since valuation was created. This field or discipline requires advance training and a very complex skill as compared to a real estate valuation. Knowledge of engineering, economics, fabrication, construction, and accounting are all important due to the special nature of this special subject. In addition, any diligent plant Valuer will, at the very early stage, develop the interest in acquiring as much as possible related matters on plant, machinery, and equipment. An accurate valuation report is the result of knowledge and experience.

Plant is defined as "Fixtures, implements, machinery and apparatus used in carrying on any industrial process". Machinery is defined as "An apparatus for applying mechanical power consisting of a number of parts each having a definite function". Equipment as other assets that are used to assist the operation of an enterprise or entity.

Plant and Machinery are terms used to refer to installations and support facilities for manufacturing in an industry designed to perform a specific predetermined function, whether used singly or in combination with other items to enhance the productivity or operating facility, and include all devices in fixed or movable form, other than real estate, deployed in manufacturing, processing, or assembling of products from the stage of raw materials to finished goods.

Plant and machinery may be divided into two categories:

- (a) that forming part of the building services installation which are normally included in valuations of land and buildings (it is sometimes also known as building services); and
- (b) process plant, machinery and equipment which may have been installed wholly in connection with the occupiers' industrial or commercial processes, together with furniture and furnishings, tenants' fixtures and fittings, vehicles, moulds, and loose tools. These items may have to be valued separately for balance sheet and other purposes

It is also important for a plant, machinery, and equipment (PME) valuer to understand the basic mechanical engineering such as machine design, machine process flow, machine engineering plans and the ability to communicate with suppliers and manufacturers about the engineering products. The time necessary to train a good inspection technic will depend on the ability of each PME valuer having been exposed to various types of cases they were given.

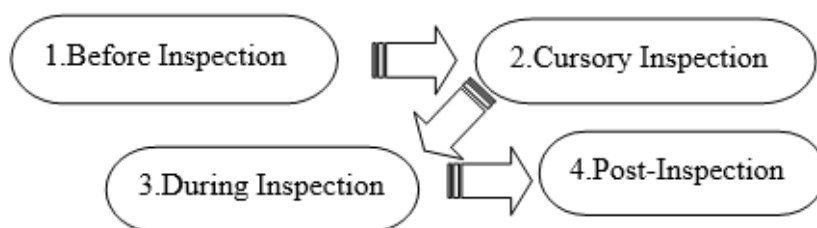
In general, many valuers are quite familiar with the inspection of landed properties but to conduct a proper inspection on PME valuation, we need to get more information on the machine itself. It is vital for all PME valuers to really understand and plan your inspections so that nothing is left unrecorded in the inspection's notes.

Proper inspection procedure is important in ensuring comprehensive coverage of plant, machinery, and equipment so that all notes related to such subjects have been verified and considered.

The Malaysia Valuation Standards (MVS), Standard 15, Standard 15.3.4, has stipulated that for all valuation of Plant, Machinery and Equipment details, the following items need to be incorporated

- | | |
|--------------------------|---|
| i.Brand name | vi.Ancillary equipment |
| ii.Model number | vii.Manufacturer's name |
| iii.Type/Function of PME | viii.Year makes |
| iv.Serial number | ix.Country of origin |
| v. Capacity | x.Other identifying characteristics and |
| | xi.Condition of the machine |

Briefly the inspection procedure can be divided into four (4) steps:



The reason why we need to obtain additional information is to get a clearer understanding of the business ,i.e. the factory, industry and assets being valued. Among others it would include but not limited to:

- | | |
|-------------------------------------|---|
| i.Asset registered | viii.Industry overview |
| ii.Recent construction costing | ix.Attachment descriptions |
| iii.Maintenance cost (if available) | x.Plant name plate |
| iv.Contract/tender documents | xi.Production capacities |
| v.Equipment's manual | xii.Operation time |
| vi.Photographs | xiii.Site plans |
| vii,Equipment inventories | xiv.Process flow diagrams (An Auto CAD plan will be of advantage) |

It is important to keep all previous valuation records for future reference. The data information that needs to be captured will include:

- | | |
|----------------------------|-------------------------------|
| i)Asset description | iv)Asset category |
| ii)Asset number | vi)Asset location and |
| iii)Original purchase date | vii)Previous valuation report |
| iv)Original purchase cost | |

Every valuation will begin with an instruction from a client, depending on the purpose of valuation, a plant valuer will have to come out with the best approach as to what it will reflect in the market.

PME Valuer should always be prepared to clearly understand the nature of the assets to be valued. Having a good knowledge about the assets to be valued will enable him to ask for more information or to get additional data during site inspections. Although sometimes we may face some problems in getting the inventory list or even the company's movable assets, a proper establishment of assets' record needs to be gathered and the opening meeting prior to site inspection will help to solve this issue.

Other important information which is needed in addition are as follows:

- i.SKU number or assignment
- ii.Classification or categorycodes
- iii.Manufacturer
- iv.Type
- v.Usage/activity, or sales history
- vi.Location
- vii.Condition (Depreciation and Obsolescence)

Segregation and classification of all items can be categorised as follows:

- i.Departments
- ii.Levels
- iii.Room by room
- iv.Process flow
- v.Trending charts
- vi.For manufacturers (raw material, WIP and finished product)

Standard 15.2.5 says that "All PME shall be properly inventoried, verified, inspected and adequately described to give an accurate picture of the item(s) being valued". Therefore, it is suggested that on specification writing identification of PME should at least cover the macro and micro descriptions.

Macro description is generally the overall or the entire description of the plant process which identify the major component of the mill or factory from the start until the end.

While the micro description will be the description for each and every single individual item found in the factory. The information for the assets should at least comprise of the following items:

- i. Fundamental inventory information
 - a.Quantity - Number of items of each stock keeping unit (SKU)
 - b. Descriptions (the macro and micro) - Macro description describe the general process of the production Plant while the detailed description of every unit will be described in the micro descriptions
 - c.Cost - Individual or as a complete fabricated plant depending on how it is priced
 - d.Unit of measure - Normally known as weight, height, tonnage, case, boxes, voltage, speed, etc. of each item

During the gathering of information and data it is also advisable to get information from the company's personnel such as:

- i.Person in charge(PIC) from the account division (CFO or Controller)
- ii.Senior Manager from Marketing and Purchasing section
- iii.Factory supervisor or Mill Manager
- iv.Chargeman or a designated person on duty

On-site data gathering. During inspection of PME and data collection on-site knowledge of the following are also important:

- i.Manufacturing
- ii.Sales and marketing
- iii>Returns and repairs
- iv.Raw material purchasing
- v.Quantity and qualityof information gathered on-site and their value characteristic
- vi.Percentage of completion and incomplete process flow

Standard 15.2.5 of MVS says that "All PME shall be properly inventoried, verified, inspected and adequately described to give an accurate picture of the item(s) being valued"

Once the inspection is completed, information derived on-site can be summarised as follows:

- i. Comparing the descriptive information supplied to the actual physical item to which it refers
- ii. Verification that inventory or SKU quantities provided are reasonable
- iii. Inventory quality or condition
- Method of stocking including location references

Please take note that remarks on items which are obsolete, on lease, state of disrepair or belong to a third party should be recorded accordingly. While conducting inspection on-site, it is advisable to have an opening and closing meeting to ensure all information needed are obtained.

There are also other factors which need attention while gathering information such as follows:

- i. Warranties
- ii. After sales service
- iii. Documents manuals
- iv. Resident engineer
- v. Special training/workshop
- vi. Etc.

Interview and discussion with a related supervisor will be helpful if you encounter any difficulty in understanding the functionality of each section of the plant.

PME Valuers should ensure that while conducting any valuation task on plant, machinery, and equipment valuation, certain measures must be taken into consideration to overcome any possible issues.

Issues and challenges that normally occur during inspections can be summarised as follows:

- i. The complexity of the task in general
- ii. Standard Guidance Notes
- iii. Multiple ownerships
- iv. Accuracy of information
- v. Availability of relevant data and documents
- vi. Inspection schedules
- vii. Various dates to be adhere to
- viii. Obtaining the functionality of each asset
- ix. Assessment of economic life
- x. Best practice within the locality
- xi. Evidence of comparable

Therefore, in conclusion when dealing with valuation of PME, valuers are advised to equip themselves with the basic knowledge of the PME's "know-how" to carry out the task efficiently.



Prof (I) Sr Mohd Khairuddin delivering a CPD Talk at RISM on New Challenges on Plant, Machinery & Equipment in Malaysia



Is Dubai a Country?

By Sr Munirah Maarof

Chair of YPC Sub-committee
Intangible Asset (IA Valuer)



A team of 24 from the Property Surveying Division of the Royal Institution of Malaysia, joined a 5-day visit to the United Arab Emirates, specifically Dubai and Abu Dhabi, from November 26th, 2022, to December 1st, 2023.

As we learned, Dubai is not a country; the United Arab Emirates (UAE) is the country, and Dubai is one of the Emirates, or what we refer to as a State. Abu Dhabi is the capital of the United Arab Emirates.

Dubai and Abu Dhabi are known for their advanced infrastructure, including state-of-the-art airports, efficient public transportation systems, and high-rise buildings. The cities have also invested heavily in renewable energy and sustainable development. Dubai holds several Guinness World Records for its architectural and engineering feats. Some examples include:

- The Burj Khalifa, the world's tallest building at 828 meters (2,722 feet).
- The Dubai Fountain, the world's largest choreographed fountain system.
- The Dubai Mall, the world's largest shopping mall by total area.
- The Palm Jumeirah, the world's largest man-made island.
- The Dubai Frame, the world's largest picture frame.

Dubai also holds many other records in different areas, including, but not limited to, the world's largest indoor theme park and flower garden and the world's tallest hotel.

Abu Dhabi is home to the Sheikh Zayed Grand Mosque, which has the world's largest carpet in a mosque. There are two known islands in Abu Dhabi, one being Yas Island, a major tourist destination that features a Formula One race track, Waterworld and the largest indoor theme park at Warner Bros. The other is Saadiyat Island, which hosts several iconic infrastructures, including the Louvre and the soon-to-be-opened largest Guggenheim Museum in the world.

It is interesting to note that although a vast majority of the residents of the UAE are expatriates, the UAE does not levy income tax on individuals.



The Group with the backdrop of the Dubai City Walk



The delegates at the Dubai Land Department

There are several key takeaways from the trip and the visits we made to Aldar Properties, the second-largest real estate developer in the Middle East and North Africa, and the Dubai Land Department, which we can sum up in 5 points:



A visit to the Aldar Properties Saadiyat Showroom

1.Importance of Prioritization

It was interesting to observe how the UAE Government had prioritized the generation of future income for the UAE. They have prioritized caring for their people – the Emiratis, by providing free housing, education, and healthcare. In addition, they have prioritized other expenditures towards developing excellent infrastructure – a great network of well-maintained roads and the many leading infrastructures that have gained worldwide attention.

2.Importance of Infrastructure

The UAE began its rapid development in the 1970s following the discovery of large oil and natural gas reserves in the region. The revenue generated from the oil and gas industry provided the government with the financial resources to invest in infrastructure, education, healthcare, and other areas of development.

In the decades that followed, the UAE used its wealth to transform itself into a modern, developed nation. The government invested heavily in modern infrastructure, including airports, seaports, roads, and public transportation. From this, the UAE also built up its tourism industry. It attracted many international businesses to the country, becoming a major business hub in the Middle East and worldwide.

We can learn from this. For Malaysia, although we have a long way to go to be as easily recognizable as our neighboring countries of Thailand, Singapore, or even Indonesia (Bali), the first thing that people will recognize of Malaysia is the iconic Petronas Twin Towers – which remains to this day the tallest twin towers in the world.

3.Importance of Sustainability

The UAE has committed to prioritizing sustainability in various ways. One of the key ways is through the UAE Vision 2021 plan, which aims to make the UAE one of the best countries in the world in terms of sustainable development. The plan includes targets for reducing carbon emissions, increasing the use of renewable energy, and promoting sustainable transportation.

Additionally, the UAE has invested heavily in research and development related to sustainable technologies, such as solar power and green building design. The country also has a number of initiatives to promote sustainable practices in areas such as water conservation and waste management.

4.Measurement of Happiness

Under the pillar of Cohesive Society and Preserved Identity of the National Agenda, by 2021, the UAE Government aims for the country to be among the best in the world in the Human Development Index and the happiest country in the world. This strong emphasis on happiness is reflected in the appointment of a Minister of State for Happiness and the launch of the National Programme for Happiness and Wellbeing, including a national index to measure the happiness of citizens.

The happiness index is a metric used by the government to measure the well-being of citizens and residents. It considers various factors such as quality of life, health, education, and economic stability. The index is based on a survey that collects data from citizens and residents about their levels of satisfaction with different aspects of life in the UAE. The survey results are used to identify areas where the government can improve policies and services to promote happiness and well-being. One can observe this effort being conducted at various levels of operations, including at government offices, as we first realized when we encountered the survey question at the Dubai Land Department.

5.Daring to Lead

We have already seen many instances where the UAE has dared to take on challenges, including some considered impossible, such as creating the Palm Jumeirah within seven years. The construction of the Palm Jumeirah was considered "impossible" for several reasons. Firstly, the scale of the project was massive and required cutting-edge technology to build the island and create the infrastructure necessary to support it. Additionally, the project involved dredging millions of cubic meters of sand and rock from the seafloor, which was a challenging task. Finally, the project was built in an area prone to harsh weather conditions and high waves, making the construction even more difficult

"The word impossible is not in the leader's dictionaries. No matter how big the challenges, strong faith, determination, and resolve will overcome them." - H.H. Sheikh Mohammed Bin Rashid Al Maktoum, Prime Minister of the UAE.

On behalf of the group, we would like to express our appreciation to our tour guide, Ben, and our friends at Aldar Properties for being gracious hosts and to the Dubai Land Department for a knowledge-sharing experience and for entertaining our queries. We were fortunate to have an unparalleled opportunity to understand how Emiratis have used their resources effectively for development. We also learned about sustainable urban planning and cutting-edge technology in these cities.

One of the first excuses that may come to mind would be – they can do it because of the oil and money, but we have realized that most of the costs for development are reasonable. For example, when we inquired about how much the Dubai Land Department spent to develop an AI-based property valuation software to expedite the generation of valuation from 3 days to 1 day, it was less than what we had generally expected for it to be developed within less than 2 years.

So, above all the flashiness that we have come to know of the UAE from afar, many of us, if not every one of us on the trip, have been deeply inspired and encouraged to continue to be hopeful for our country to develop better and achieve greater heights. I end with another great quote by H.H. Sheikh Mohammed Bin Rashid Al Maktoum, Prime Minister of the UAE:

"We are at the start of the road to our vision, for every peak we reach overlooks the next. Only those who strive to achieve are on top."

So, as a still mesmerized guest of the UAE, I say, "Habibi, come to Dubai."

Thank you, "shukran" (شكراً), and "ma'as salama" (مع السلامة), which means "with safety."

The technical visit to Dubai and Abu Dhabi was organised by the Committee of Property Surveying Division in the 2020/2021 and 2021/2022 session, led by Sr Aziah Mohd Yusoff and Sr Melissa Felix Lee.



At Aldar Properties Saadiyat Office

8 Tips to become An Outstanding Real Estate Agent

By Christopher Chan

Registered Estate Agent
Speaker for the Negotiator
Certification Course (NCC) for RISM



1. CREATE VALUE AND PROVIDE SOLUTIONS FOR YOUR CLIENTS

A diligent real estate practitioner can check with the Planning Department (Jabatan Perancang) of the local council to obtain valuable information such as zoning, plot ratio or density of a piece of land which can be of immense value to their client.

For example where an old bungalow in a particular area was discovered by my team to be zoned under commercial land. Therefore, the landowners were able to rent the property to an upscale French restaurant and obtain a higher rental rate than would otherwise be possible.

Other solutions to clients can include providing important information to extend the lease of their land, which would be able to command a higher value subsequently.

2. HAVING THE CORRECT ATTITUDE

The late Zig Ziglar once said, "It's your attitude, not your aptitude, that will determine your altitude." It means that to succeed in any area of life, you must have the right attitude to approach any task or job.

This is perhaps the most important aspect to becoming successful in whatever you do in life. Adopt a never give up attitude and be hardworking to be successful in the business.

3. ENHANCE YOUR PEOPLE SKILLS

An equally important skill to adopt in real estate agency is people skills. The real estate business is all about people. Bricks and mortals won't sell the property, but the sellers sell and buyers buy real estate.

Make yourself likable and approachable to them, as this will certainly set you apart from your competitors. Other essential skills to have are negotiation and closing techniques.

4. BRAND YOURSELF AS A NEIGHBOURHOOD AGENT

Specialise in a particular area and join the residential associations to access a wealth of information. For instance, some years ago, the Subang Jaya local council allowed a temporary grace period for illegal extension/ renovation of residential properties to be legalised for a nominal RM 500 flat rate before enforcing a full fine. Other examples of information he obtained from local councilors via the resident associations included future slip roads and upcoming developments in an area before they are made known to the public.

Sharing this priceless information with the residents living in the area will greatly benefit them, and they will remember you.

8 Tips to become An Outstanding Real Estate Agent

5. SHARE YOUR EXPERIENCES THROUGH THE MEDIA AND PROPERTY TALKS

You will learn two times more when you share and teach. Besides branding yourself and building a name in the marketplace, sharing knowledge and experiences can be rewarding.

This helps people appreciate your sharing and leads to potential business.

6. CREATE A NEWSLETTER

Creating an online newsletter ties in with self-branding and helps disseminate valuable information, such as new developments within a community.

He said one could design an online registration that would require interested parties to register their details to access the newsletter, and these registrants may eventually become potential clients.

You may send newsletters to the existing clientele to build a stronger client relationship.

7. JOIN FORCES WITH YOUR COMPETITORS

Successful negotiators get to know their competitors in areas they focus on and collaborate with them as working partners rather than being rivals. You may have a seller, and they have a buyer leading to a faster conclusion of a sale. This is a smart partnership for the mutual benefit of both parties.

This arrangement of working together with your competitors is also known as 'co-agency'.

8. REFERRALS

Last but not least, I subscribe to the saying 'what gets rewarded gets done'.

A good referral system is vital as people can refer others to your business, and a monetary reward (a.k.a 'referral fee') is offered in return once a sale is concluded.

Avoid dealing with illegal estate agents - WHY AND HOW?

By Benjamin Khong Wen Sheng

2nd Year Real Estate student
Faculty of Built-Environment
University of Malaya



Homeownership provides stability and security and can be a source of pride and accomplishment. Additionally, real estate can be an essential source of income and wealth-building through rental yield and capital appreciation.

Real estate also brings its own responsibilities, as homeowners are responsible for maintaining and repairing their property, paying property taxes and insurance, and keeping up with the mortgage payments. This can require a significant amount of time, effort, and money.

Additionally, real estate markets can be volatile and unpredictable, making it important for homeowners to stay informed and make smart decisions. When aiming to own their dream home, one should always be mindful of the potential challenges in addition to the positive aspects.

Let's take into example the widespread issue which is a perennial problem in the real estate industry, illegal agents. An illegal agent is not registered with the Board of Valuers, Appraisers, Estate Agents & Property Managers (BOVEAP) and operates without a license.

The main reasons behind the proliferation of illegal agents are cost and lack of information. These agents attract unsuspecting consumers with significantly lower fees compared to professional estate agents. Many young people, especially those who know these agents personally, are inclined to choose them. To mitigate this, it is necessary to launch more campaigns and increase awareness among students to inform them about the nature and prevalence of this issue.

The seriousness of the issue is that property is likely to be the most expensive investment in a person's life. Falling victim to the scams of illegal agents can have severe financial implications for individuals, potentially impacting them for the rest of their lives.

student column

Despite these challenges, there are several steps that buyers and sellers can take to protect themselves from illegal estate agents. One of the most important is thorough research before entering into a real estate transaction. This may include checking the credentials of potential agents, looking for reviews and ratings, and contacting regulatory bodies to ensure that an agent is licensed and in good standing. To identify whether an agent is legal or illegal, search for "LPPEH" on Google, which leads to the official website of The Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVEAP). The website provides a search function where individuals can verify the registration of estate agents and firms. Remember, there is never any harm in asking for these registration numbers and it is a free way to guarantee your safety in real estate dealings.

Additionally, there are Real Estate Negotiators (REN). These individuals are registered with the Board but must work under the direct supervision of a registered estate agent in a firm. These RENs work at registered real estate firms under a 'Contract of Service' or 'Contract for Service' arrangement. They undergo a two-day Negotiator Certification Course (NCC) and receive a REN registration number from BOVEAP. It is always advisable to ask for the REN registration number to ensure the legitimacy and safety of real estate transactions.

To our readers, I urge you to make a wise decision to engage professional estate agents from registered real estate firms that adhere to strict rules and regulations set by BOVEAP. Doing this would prevent one from falling victim to scams orchestrated by illegal estate agents.

Valuation: Professional Development Events

By Sr Chan Wai Seen

Chair of Professional Practice
(Valuation)

Registered Valuer, Estate Agent & Property Manager



The Property Surveying (PS) Division has been at the forefront of pioneering and actively promoting Valuation services to various stakeholders, especially financial institutions, property owners and investors and other stakeholders in the Malaysian property market, including financial institutions, property developers, property owners and investors.

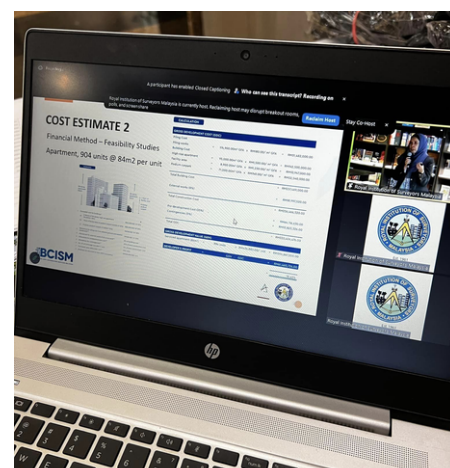
During the 2022/2023 term, the PS has organised several CPD talks to enhance the professional service standards amongst the practitioners. The talks cover exciting topics such as Plant, Machinery & Equipment (PME) Valuation, real estate market research, the latest construction costs, current challenges in the Valuation profession and Discounted Cash Flow (DCF) method of Valuation.

To address various issues related to the property market, Property Surveying Division has contributed to the memorandum on preparing the 2023 Budget and participated in the Valuation Focus Group Meeting organised by the Securities Commission (SC).

To create and enhance public awareness of the Valuation profession, PS has delivered talks during the Star Property Awards-Real Estate Developer Showcase 2022.

PS has also compiled various court cases and uploaded them to PS-RISM website so that members can view them. Practitioners in our industry contributed details of these court cases, and we would like to extend our appreciation for their contributions.

No.	CDP Talks/Seminars/Webinars	Speaker	Date
1	New Challenges On Plant, Machinery & Equipment (PME) Valuation In Malaysia	Prof (I) Sr Mohd Khairudin	2-Mar-23
2	Real Estate Market Research	Sr Malathi Thevendran	2-Mar-23
3	An Overview of the Latest Construction Cost	Sr Wan Ainon Zuraiha Khalid	11-May-23
4	Valuation Profession in the Current Era - Challenges and Adapting to Changes	Sr Prem Kumar	11-May-23
5	DCF Method Of Valuation For Practitioners In Malaysia	Sr Elvin Fernandez	7-Jun-23



Property Management: Professional Development Events

By Sr Ng Weng Yew

Deputy Chair of Professional Practice (Property Management)
Registered Valuer, Estate Agent & Property Manager



The Property Management service industry has seen a tremendous rise in importance and significance given the influx of completed strata developments in the country and the implementation of Act 757 (Strata Management Act) since 2015. There is strong demand for professional Property Managers by owners of both strata schemes and commercial developments to fulfill the fundamental roles of managing, maintaining and enhancing the buildings' physical and economic aspects.

Since 2022, the Property Surveying (PS) Division has been actively organising a series of PM-related webinars to provide continuous training to our members involved in PM services and the public (i.e., Developers, Management Corporation & Joint Management Body). The participation from the members and public in these webinars has been broadly encouraging. The PS Division has escalated some of the feedback and response received in these webinars to the relevant authorities in a recent workshop organised by the Ministry of Local Government Development (KPKT).

DUE DILIGENCE: SELECTION OF EXTERNAL SERVICE PROVIDERS FROM LEGAL & COMPLIANCE PERSPECTIVE
10 OCTOBER 2024 | 10:00 AM - 12:30 PM

Due to a multi-faceted of building facilities and services are essential to protect the building's main assets, qualified skilled and experienced service providers are necessary to ensure high quality and standards of services are provided for the building.

Subsections 2(2)(a) and 2(2)(b) of the Strata Management Act 2003 (Act 757) empower the Joint Management Body (JMB) and Management Corporation (MC) respectively:

"to engage or arrange and secure the services of any person or agent to undertake the maintenance and management of the common property of the building or lands intended for subdivision into parcel(s) subdivided building or land (refer to MCMJ".

In simple terms, these provisions authorise the JMBs and MCs to engage external service providers for the purpose of maintaining and managing buildings and common properties in a strata development, such as security services, cleaning services, waste disposal services, landscape services etc.

This webinar hopes to duly inform the participants of the various aspects of due diligence which shall be considered from legal and compliance perspectives, in arriving at the selection decision of service providers which would cover the following:-

1. Criteria for the consideration of selecting successful candidate
2. Tender execution/ Request for Quotations
3. Interim/ Tender clarification and issuance of award

REGISTRATION FEE:
RISM Member : RM100.00
Non Member : RM150.00

PAYMENT DETAILS:
(1) Cheque payable to ISM GENERAL PRACTICE
(2) Bank-in (RMB - A/C No: 2540 35000 51473)
(3) Via JomPay Biller Code 72546
Ref-1- PS CPO PM
All payments must be made before 12/10/2022.

CLICK HERE TO REGISTER

SPEAKER
MR. DAVID CHAN CHIN CHYE
ADVOCATE & SOLICITOR OF THE HIGH COURT OF MALAYSIA.
Mr. David Chan Chin Chye received his Bachelor of Laws (LLB) from University of London and was called to the High Court of Malaya in 1995. He has been in legal practice for over 28 years and is currently the high senior partner with Chan & Partners law firm. He has been actively involved in strata management advisory services and for various and senior Director, Joint Management Bodies and Management Corporation in resolving strata management issues and problems, affecting strata developments from the legal, regulatory and compliance perspective.

Please contact Ms. Salsbi A Rahman at 03-76517731/4 - 310823 for any enquiries and email the proof of payment to ps@rism.org.my

SMART MANAGEMENT OF AGM/ EGM. THE WAY FORWARD OF STRATA MANAGEMENT
FEBRUARY 9, 2023 (THURSDAY)
10.00AM - 12.00PM | ZOOM WEBINAR

Convening an efficient and effective general meeting will help the strata management corporation / joint management body fulfil its responsibilities and ensure all decisions adopted in the general meeting are valid. Management Corporation/Joint Management Committee should prepare and must follow the legislation for holding the general meetings including correct voting procedure.

The invited speaker will share and discuss the latest issues affecting the conduct and requirements of general meetings. In general, this talk will seek to cover the following issues related to the general meeting (AGM/ EGM) in strata schemes:-

- Procedures and guidelines of convening General Meetings (AGM/EGM)
- Difference between AGM vs EGM
- Do's and Don'ts in AGM/ EGM
- Issues and Challenges in handling General Meetings
- Preparation of related Forms after General Meetings
- Voting @ General Meetings
- Collection and Way Forward

SPEAKER
Sr SHAHRIL is currently the Director/ Head of COB, Majlis Perbandaran Kajang since June 2018. He had previously served as the Head of COB units in Majlis Perbandaran Sepang 2018 to 2019 and Majlis Perbandaran Seremban (Jan 2018 to June 2018). Sr Shahril possesses Master of Science (Real Estate), UTM, upon graduation in 2008 (Degree). He was employed as Valuation Officer with the Valuation and Property Services (LPPM) in Kelantan, Kuala Lumpur and Selangor before being promoted to head the COB unit.

Sr Shahril has been actively guided his team at the COB units in assisting and advising Developers, Joint Management Bodies and Management Corporations in resolving strata management issues and problems affecting strata developments from the regulatory and compliance perspectives. He has also been featured in numerous strata management seminars and webinars and have delivered at least 10 CPO talks for the last 3 years in issues related to strata development and management.

REGISTRATION FEE:
RISM Member : RM100.00
Non Member : RM150.00

CLICK HERE TO REGISTER

Please contact Ms. Salsbi A Rahman at 03-76517731/4 - 310823 for any enquiries and email the proof of payment to ps@rism.org.my

No.	Webinar	Speaker	Date
1	Strata Management Tribunal Talk	Mr Roshan Kshatriya	5-Mar-22
2	Latent Defects in Stratified Building Defects Management	1. Ms Chai Sim Ann 2. Mr Kuan You Wai	17-Mar-22
3	Recovery of Arrears of Maintenance Charges in Residential Schemes	Mr Shaun Ling	22-Apr-22
4	Due Diligence: Selection of External Service Providers from Legal & Compliance Perspective	Mr David Chan CC	14-Oct-22
5	Smart Management of AGM/ EGM - The Way Forward of Strata Management	Sr Shahril Omar	9-Feb-23
6	Current Issues and Challenges in Strata Development and Strata Management	Sr Jayanthi Kupusamy	1-Jun-23

CURRENT ISSUES AND CHALLENGES IN STRATA DEVELOPMENT AND STRATA MANAGEMENT
1 JUNE 2023, THURSDAY
10.30 AM - 12.30 PM

The speaker will share and discuss some of the more critical issues related to strata development and strata living, together with insights (from the perspective of the COB) of possible solutions:

Issues in Strata Development

- Schedule of parcels
- Formation of JMB/ MC in townhouse/ shophouse
- Defect liability period

Issues in Strata Management

- Formation of JMB/ MC
- AGM/ EGM
- Multiple JMB/ MC under 1 strata scheme
- Bulk meter
- Power struggle among owner groups in strata scheme

Challenges in strata schemes faced by various stakeholders (proprietors/ JMB/ MC/ Developer/ COB/ other parties)

REGISTRATION FEE
Member: RM 90
Non-Member: RM 150
Group (maximum 3 participants): RM 180

Sr Jayanthi Kupusamy
Director of Commissioner of Building (COB), Majlis Bandaraya Petaling Jaya

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Property Surveyor Membership: Advantages, Benefits, and How to Join?

By Sr Arif Hassan

Chair of IT Sub-committee
Registered Valuer, Estate
Agent & Property Manager



Property surveyors play a crucial role in the real estate industry, providing essential expertise and guidance in matters related to property assets. Joining a professional organization like the Royal Institution of Surveyors Malaysia (RISM) offers numerous advantages to individuals pursuing a career in property surveying. This article will explore the benefits of becoming a member of RISM, the career prospects in property surveying, the qualifications required, and the process to join as a member.

Joining the Royal Institution of Surveyors Malaysia (RISM) provides property surveyors with continuous professional development, international networking opportunities, enhanced recognition, and improved career prospects, offering a clear path to becoming a member and advancing in the field of property surveying.

Why Join RISM?

RISM serves as a fraternity that brings together surveyors, fostering collaboration and knowledge exchange for the betterment of the surveying community and the public at large. Here are some compelling reasons to become a member of RISM:

Continuous Professional Development: RISM offers opportunities for continuous professional development, ensuring surveyors stay updated with the latest advancements in the industry and enhance their skills and knowledge to serve their clients better.

International Networking: By joining RISM, members gain access to various affiliated organizations, providing invaluable networking opportunities at both local and international levels. This global connection opens doors to new collaborations and potential business ventures.

Prestige and Recognition: Membership in RISM holds professional recognition locally and internationally. It signifies membership in a respected professional body, garnering peer recognition from fellow professionals in the property and construction industry, including architects and engineers.

Career Enhancement and Job Opportunities: Being a member of RISM improves job prospects and opens doors to better career opportunities. Membership acts as a stepping stone to international qualifications, such as the Chartered Surveyor qualification from RICS (Royal Institution of Chartered Surveyors).

Social and Leadership Opportunities: RISM provides social and networking opportunities, fostering connections within the surveying community. Members can also develop leadership skills by participating in the council, divisional committees, and other committees and sub-committees.

Knowledge Enhancement: RISM offers opportunities for knowledge enhancement at reduced rates, providing access to seminars, workshops, and conferences conducted by industry experts.

Enhanced Recognition and Self-Esteem: Membership in RISM enhances public and client recognition when providing professional services, boosting self-esteem and credibility within the field.

Property Surveying Career Prospects

The field of property surveying offers diverse career prospects. Property surveyors find employment in various sectors, including small practices, large surveying firms, government agencies, academic institutions, private individuals, and multinationals. They can provide advice in-house or work as private consultants on a contract basis. Additionally, property surveying can be a pathway to entrepreneurship.

Qualifications and Membership Path

To become a qualified and professionally competent property surveyor or valuer, candidates need to pursue the following career path:

Academic Qualifications: Candidates must pursue a course in property or real estate from an accredited institution of higher learning in Malaysia, the United Kingdom, Australia, New Zealand, or Singapore. These qualifications must be recognized by the Board of Valuers, Appraisers & Estate Agents Malaysia for registration as a property surveyor/valuer qualified to practice in Malaysia.

Work Experience: Graduates with a relevant degree or diploma will be required to complete two years of working experience after graduating from an accredited institution of higher learning under the supervision of a registered practitioner in the property surveying field. This period allows candidates to gain comprehensive experience in all aspects of the profession.

Personal Characteristics and Aptitudes: Property surveyors should possess high integrity, ethical standards, and honesty expected of professionals. Candidates with mathematical aptitude, analytical thinking, and critical reasoning skills are well-suited for this field.

How to Become a Member of RISM

To become a member of the Royal Institution of Surveyors Malaysia (RISM), you can follow these steps:

- **Visit the RISM Membership Portal:** Access the RISM Membership Portal by going to <https://www.rism.org.my/portal/member/sign-up.php>. This portal serves as the official platform for membership registration.
- **Membership Categories:** RISM offers different membership categories to cater to varying qualifications and experience levels. The available categories include Fellow, Member, Associate Member, Graduate, Probationer, and Student. Evaluate your qualifications and experience to choose the category that aligns best with your professional profile.
- **Membership Application:** Once you have selected the appropriate membership category, complete the membership application form on the RISM portal. Ensure you provide accurate and up-to-date information to avoid processing delays or complications. The application form may require personal details, educational qualifications, professional experience, and contact information.
- **Membership Entry Flowchart:** For a comprehensive understanding of the membership process, refer to the PSD Flowchart for Membership Entry. This flowchart outlines the step-by-step journey from application submission to the finalization of your membership status. It can be accessed at <https://rism.org.my/wp-content/uploads/2021/10/PS-flowchart-19.10.2021.pdf>.

By following these steps, you can initiate your journey toward becoming a member of RISM and gain access to the various benefits and opportunities the institution offers.

To join RISM, visit their Membership Portal, choose the appropriate category, complete the application form with accurate information, and refer to the membership entry flowchart for a clear understanding of the process.

Mentor-Mentee Lunch Sessions @ Don's Diner

The Sports and Social Sub-committee led by Sr Munirah had organised a Mentor-Mentee lunch program in two installments on January 7th, 2023 and February, 25th, at Don's Diner in Seksyen 17. This event aimed to provide young property surveyors with an opportunity to connect with industry mentors and seek career guidance.

The first session had esteemed mentors such as Tan Sri Dato (Dr) Abdul Rahim Abdul Rahman, Datuk Sr Firdaus Musa, Sr Fakru Radzi Abd Ghani, Sr Allan Sim, Sr Nithiyaini Jewa and Sr Jayne Khor while the second session was graced by Datuk Sr Siders Sittampalam, Sr Adzman Ariffin, Sr PP Tangga Peragasam and Sr Lingesh Rajagopal.

The lunch session created a casual and intimate environment for mentees to discuss their career concerns and goals with their role models. Mentees were encouraged to bring specific topics for discussion, while mentors offered guidance, feedback and shared their experiences.

The event saw an impressive turnout, with 18 mentees and 6 mentors. Each mentor was assigned three mentees, ensuring personalized attention and meaningful conversations. The lunch setting facilitated informal and open discussions, enabling deeper connections and trust between mentors and mentees.

The session was a resounding success, with mentees benefitting from the mentorship, advice, and networking opportunities. The event also emphasized the importance of mentoring in accelerating professional development and navigating career challenges.



Horseback Archery @ Seri Kembangan

The Sports and Social Sub-committee hosted the Horseback Archery event on Saturday, May 20th, 2023, at Kandang Kuda Rubinga, MAEPS, Serdang. The event was led by Coach Nasrul Kamarulzaman, President of the Horseback Archery Federation of Malaysia, with his Panah Lagenda team, who provided exceptional training and guidance in archery and horse-riding techniques. Also having joined us on the day was the Love and Respect Team, sharing the numerous benefits of archery and horse riding, including improved intuition, physical and mental strength, emotional well-being, and leadership skills.

The highlight of the day was a thrilling round of archery on horseback, where participants had the opportunity to learn traditional war weaponry tactics and spend quality time with the horses. This unconventional sports experience allowed our members to embrace new challenges and create lasting memories while bonding with fellow industry practitioners.



Expedition @ Bukit RISM in Sabah

The General Council of RISM and RISM Sabah organized a remarkable Bukit RISM Expedition from 16th to 18th February 2023 at Banjaran Gunung Tinkar, Tongod. The PS division, represented by Sr Jayne Khor, Sr Adzman Shah, and Sr Low Han Hoe, actively participated in this memorable event.

The expedition covered 3.5 km, culminating at the hill's peak, named after RISM, standing at M500 and approximately 582 meters above sea level. Installing the main signage of Bukit RISM & direction signages and placing a time capsule at the summit added significance to the expedition.

The time capsule, to be opened in 2061 at the 100th anniversary of RISM, symbolizes our commitment to preserving memories for future generations. The Bukit RISM Expedition exemplified unity and a dedication to creating a lasting legacy.

The Turquoise-blue Committee T-shirt

By Sr Nithiyaini Jewa

Chair of Promotion & Publicity Sub-committee



During this term, the Promotion & Publicity Sub-committee introduced a unique committee T-shirt for Property Surveying Division to create a strong visual identity among our members. The T-shirt features a fresh and vibrant turquoise design, making it distinct and eye-catching. Committee members were encouraged to wear these T-shirts during all organized events, serving as a visible representation of their involvement and dedication to the division. By wearing the T-shirts, committee members and volunteers became walking advertisements for the Property Surveying Division. We extend our gratitude to the committee members and volunteers who proudly wore these T-shirts, contributing to promoting the Property Surveying Division and its endeavors.

Promotional Talk to Real Estate Students @ UM

The Promotion & Publicity Sub-committee organized an introductory talk on the Royal Institution of Surveyors Malaysia (RISM) and all its four divisions, focusing mainly on the Property Surveying Division. The event took place on 15th October 2022 and was designed explicitly for the Alam Bina Freshies of the University Malaya. We were privileged to have Sr Dainna Baharuddin, the President of RISM, as our esteemed main speaker and Sr Nithiyaini Jewa from the Property Surveying Division, Sr Hassan Surray from the Building Surveying Division and Sr Zulkifli from the Quantity Surveying Division to speak on their respective divisions. This introductory talk served as an excellent platform to familiarize the students of University Malaya with the field of surveying and inspire their interest in our profession. We hope it has encouraged them to consider pursuing careers in surveying and becoming part of our dedicated community.



Visit to RISM Library & Mini Team Building



The Promotion & Publicity Sub-Committee organized a team-building activity on August 27, 2022, at the Library of Bangunan Juruukur Malaysia. The objective was to familiarize the sub-committee members with the library and gather ideas for improving its accessibility to the members. During the visit, volunteers actively participated in brainstorming sessions to identify ways to enhance library services and benefit the members. In addition to the productive discussions, the participants also enjoyed various team-building activities that brought them closer together and fostered a sense of unity among the team.

Technical Visit to Merdeka 118 - An Inspiring Exploration of a Megatower

On the 6th of June 2023, the Property Surveying Division organized an exceptional Technical Visit, offering an exclusive opportunity to explore the remarkable Merdeka 118 skyscraper in Kuala Lumpur, Malaysia. As the second tallest building globally and the tallest in South-East Asia, it was a privilege to witness its grandeur firsthand while still under construction.

We were honored to be joined by the esteemed Y.M. Tengku Dato Ab. Aziz Tengku Mahmud, the CEO of PNB Merdeka Ventures Sdn Bhd, graciously provided an enlightening briefing on the captivating Merdeka 118 megatower. The technical aspects of the tower were explored in-depth, uncovering its awe-inspiring features and leaving us in awe.

The visit was an exclusive experience, limited to 15 esteemed members from the RISM (Property Surveying Division) Committee.



Member Appreciation: Free Property Surveyor T-Shirt

By Sr Jayne Khor Jing Y'ng

Chair of Property Surveying Division



Property Surveying Division started a Free Property Surveyor T-Shirt Project in early February 2023. **The project**, initiated by the Chair, Sr Jayne Khor, **aimed to express our gratitude to the esteemed RISM Property Surveying Division members for their unwavering support and contributions.**

Throughout the project, our objectives were to appreciate members, foster a sense of pride and belonging, and enhance the visibility of RISM within the property surveying industry. Approximately 500 members took part in this project.

To kick-start this, members under the "Member" and "Fellow" classes who paid their updated dues before 31 March 2023 were eligible to apply. Members were asked to submit their sizes with the choice of long or short sleeves based on members' preferences.

The Polo T has a logo of RISM and the word Property Surveyor. We would like members to feel the pride of being a RISM member as well as a Property Surveyor. This limited-edition T-shirt is **NOT FOR SALE**. Members are encouraged to wear them.

The outcomes and achievements of the project were highly rewarding. Members expressed their gratitude for the personalised T-shirts, viewing them as tangible recognition of their contributions. The project fostered a stronger sense of belonging and community spirit among members. Additionally, the visibility of RISM was significantly enhanced as members proudly wore their personalized T-shirts, promoting the profession of property surveying.



We are grateful for the participation and positive response from our members, as their continuous support is integral to RISM's growth and success.

We wish to update the members that with this project, PS Division has successfully attracted approximately RM77,000 increase in membership payment compared to the year before. It served as the division's effort in assisting the RISM General Council.

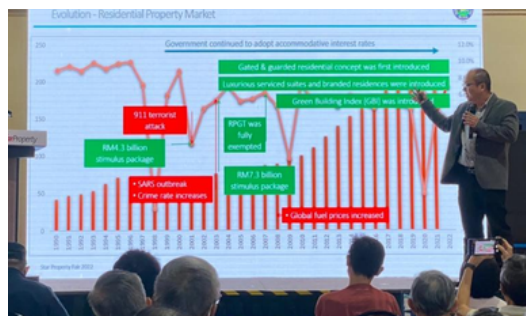
In conclusion, the "RISM Property Surveyor" Polo T-Shirt Project served as a remarkable opportunity to appreciate our members and acknowledge their invaluable contributions. We remain committed to providing initiatives and opportunities that recognize and celebrate our members, working together to advance the property surveying profession and create a positive impact in the industry.

Note: Members who have yet to receive their T-shirts are encouraged to contact the secretariat for collection.

The STAR Property Talk

A day before stepping into the year 2023, Sr Chan Wai Seen, the Chair of the Valuation Practice Committee of the Property Surveying Division and Sr Adzman Shah Mohd Ariffin, the Deputy President of RISM delivered their talks on different topics at the STAR Property Fair at Mid Valley Exhibition Centre.

During his session, Sr Chan reviewed the evolution of the Malaysian property market since the 1990s and how current events and developments may shape the Malaysian property market in the near future. Sr Adzman, on the other hand, spoke on the strategies to improve the value of stratified properties.



Evolution of Malaysian Property Market

Date: Saturday Dec 31st, 2022
Time: From 5:00PM To 8:00PM
Venue: Hall 1, Mid Valley Exhibition Centre

Sr Chan Wai Seen
Chair, Valuation Practice Committee,
Property Surveying Division,
Royal Institution of Surveyors Malaysia

StarProperty AWARDS 2022
REAL ESTATE PROFESSIONAL
SHOWCASE 2022

Ownership of Strata Property - Strategy to Improve Property Value

Date: Saturday Dec 31st, 2022
Time: From 2:00PM To 3:00PM
Venue: Hall 1, Mid Valley Exhibition Centre

Sr Adzman Shah Mohd Ariffin
Deputy President,
Royal Institution of Surveyors Malaysia

StarProperty AWARDS 2022
REAL ESTATE PROFESSIONAL
SHOWCASE 2022

Sembang Series : Future Cities An Inspiring Online Event

The **Sembang Series: Future Cities**, which took place on the 22nd of February 2023, was an insightful session by the Young Professional Surveyors Sub-committee. It was live-streamed on the RISM and PS Facebook platforms, allowing participants from around the country to join in and gain valuable knowledge on the progress of the urbanisation of Malaysian cities and changes around the world towards the future.

Mr. Ryan Kang, Founder of Unibound and Mr. Taufiq Nazaruddin, Director and Founder of DFW-KL Designframework Sdn Bhd, graced us with their expertise and shared fascinating insights on future cities. Their perspectives shed light on the innovative approaches, sustainable design principles, and technological advancements shaping the cities of tomorrow.

Leading the engaging discussion was our esteemed moderator, Sr Siti Munirah Maarof, who skillfully navigated the conversation.

Online SEMBANG SERIES: FUTURE CITIES WEBINAR

We start our Sembang Series, with a talk with two great capable young leaders in urban architecture and technology.

In this session we look forward to a discussion on the idea of a smarter sustainable future of Malaysia. We hope to cover ideas on ongoing issues like Mobility & Development, Climate Change & Risk Disaster, Supply chain and even Food.

WEDNESDAY 22ND FEBRUARY 11:00 PM - 1:00 PM

Scan to REGISTER

FREE ONLINE WEBINAR!

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ONLINE - LIVESTREAMING ON RISM FACEBOOK
<https://www.facebook.com/psdivrism.org.my/>
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Sr Siti Munirah Maarof
Moderator

Ryan Kang
Founder of Unibound
Speaker

Taufiq Nazarudin
Director & Founder of DFW KL
Designframework Sdn. Bhd.
Speaker

Please contact us at 03-7955 1773 or e-mail to psdiv@rism.org.my for any enquiries

Reconnecting and Celebrating: Jamuan Raya at RISM

On May 11th, 2023, the Sports and Social Sub-Committee organized a Jamuan Raya event to provide a relaxed networking opportunity for members, potential new members, and external stakeholders. This gathering marked a positive return to festivities after a prolonged hiatus caused by the COVID pandemic.

The event took place at Liberal Latte in Damansara Heights. It was an exciting occasion that coincided with a CPD event in the morning, attracting over 80 physical attendees. We were honored to have the presence of esteemed guests, including our Madam President of RISM, Sr Dainna Baharuddin, and representatives from BOVEAP and the Malaysian Bar Council, KL Bar, and Selangor Bar. The atmosphere was vibrant and filled with camaraderie as participants enjoyed connecting and socializing.



PROPERTY SURVEYING DIVISION
Raya Open House

📅 11 May 2023, Thursday
🕒 1.00 PM - 5.00 PM
📍 Liberal Latte Cafe
GF, Wisma E&C
Damansara Heights
(7 minutes walk from Seremban MRT Station)

Join us for a joyous Raya celebration and experience the warmth of togetherness among colleagues in the Property Surveying industry. All members are welcome!

Contact Us:
@rism.org.my
011-5379-4004



24th Asean Valuers Association (AVA) Congress 2022 @ Bali Indonesia

By Sr Jayne Khor Jing Y'ng

Deputy Chairman of AVA Malaysia

Registered Valuer, Estate Agent & Property Manager

The 24th AVA Congress at Bali was successfully held in Hilton Bali Resort, Nusa Dua, Bali, Indonesia. The event was jointly organized between Ministry of Finance of Indonesia & MAPPI (Masyarakat Profesi Penilai Indonesia). There were 470 participants attended this Congress.

Sr Jayne Khor Jing Y'ng (the Deputy Chairman of AVA Malaysia) has been appointed as the Chief Delegate from Malaysia, representing Sr Abdul Razak to lead the team of 26 delegates to attend the conference in Bali. 4 papers were presented by the Malaysian team and one representative moderating one of the sessions.

Sr Abdul Razak, the Chairman of AVA Malaysia has also been appointed as the President of AVA. Malaysia will be the host for 25th AVA Congress in 2023 which will be organized in Kuching, Sarawak from 18th till 20th September 2023. RISM, JPPH, PEPS and BVAM as the principal members of AVA Malaysia will be assisting in organising the event.



The Malaysian Delegation to 24th AVA Congress

25th Asean Valuers Association (AVA) Congress 2023 @ Kuching, Malaysia

By Sr Arif Hassan

25th AVA Congress Sub-committee

The ASEAN Valuers Association (AVA) is set to hold its prestigious AVA Congress 2023 in Kuching, Sarawak, Malaysia, from 18-20 September 2023. With a focus on the theme "Scaling New Heights in Real Estate and Business Valuation," the congress aims to provide valuable insights and strategies for professionals in the field. This year's event holds particular significance as it explores the prospects of business valuation in the ASEAN region. The AVA Congress 2023 promises a packed agenda of events and activities to inform, engage, and inspire participants. Here are some notable highlights:

Day 1 – 18th September 2023: The congress starts with the AVA Governing Council Meeting, followed by a welcoming dinner, allowing delegates to network and establish connections.

Day 2 – 19th September 2023: The second day begins with the registration process, followed by the Congress Opening Ceremony and speeches by esteemed guests, including the Minister. Keynote addresses and panel discussions will cover essential topics such as technology and AI for valuation, future-proofing real estate investment valuations, and real estate education and training challenges. The day concludes with a gala dinner featuring captivating country performances.

Day 3 – 20th September 2023: The final day features plenary sessions focusing on intangible assets and responsible real estate valuation. The General Assembly and Closing Ceremony will conclude the congress, followed by technical visits and cultural tours for interested participants.



Registration and Conference Fees:

Participants can register for the AVA Congress 2023 through the provided online form. Early bird registration ends on June 30th, 2023, offering reduced fees. The conference fees for international participants are MYR1,200 for early bird registration and MYR1,300 for normal registration. Local participants can avail themselves of the reduced rates of MYR900 (early bird) and MYR1,000 (normal). Students enjoy discounted rates of MYR400 (international) and MYR200 (local). Accompanying persons are welcome to attend for MYR500.

Don't miss this valuable opportunity to be part of the AVA Congress 2023 and contribute to the advancement of the valuation profession. For more information and registration, please visit the AVA Congress 2023 website <https://avamalaysia.org.my/> or contact the secretariat at secretariat@avamalaysia.org.my.

Research Publication

JPPH-RISM RESEARCH: A REPORT ON FINDINGS INVESTIGATING THE PROPERTY OVERHANG SITUATION : POLICY ANALYSES

The Royal Institution of Surveyors Malaysia (RISM) has published a collaborative research with Jabatan Penilaian dan Perkhidmatan Harta (JPPH), titled "Investigating Property Overhang Situation: Policy Analyses". The book explores the property overhang situation and provides policy analyses.

This study identifies flaws in the planning approval process and a failure to consider market conditions as reasons for over-building, leading to an overhang situation in the country. Property overhang is a long outstanding issue in the Malaysian Real Estate Industry. First highlighted after the 1997 Asian Financial Crisis, the issue persists until today in spite of the various measures taken by the government.

The statistics on residential property overhang as at Q3 2019 reveals that the magnitude of the problem is three times more in volume and eleven times more in value than the first overhang data captured in 2004. Residential property overhang is not only an issue to the developers but equally important is to consider the social costs that it presents to the house-buyers and the community in which the overhang units exist. Hence, it becomes urgent to address and rethink some of the policies and measures to address the overhang issue.

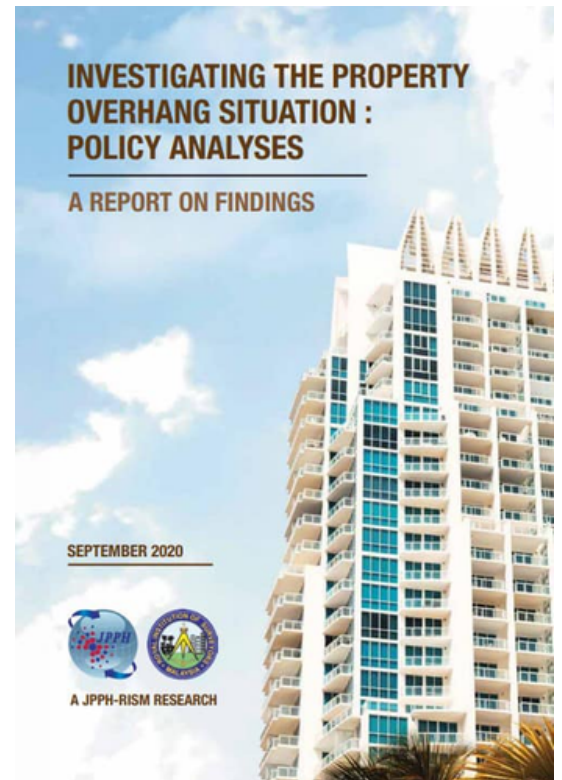
The study recommends some changes to the current system, including greater emphasis on market conditions, including NAPIC in the planning approval process, and a RM1mil deposit from developers to ensure construction within six months after start-order is approved.

Visit the URL below to place your order:

<https://ps.rism.org.my/wp-content/uploads/2023/02/ORDER-FORM-INVESTIGATING-THE-PROPERTY-OVERHANG-SITUATION--POLICY-ANALYSES.pdf>

Merchandise

You can purchase RISM books and souvenirs by visiting <https://rism.org.my/merchandise-2/>. This website offers a wide range of merchandise related to the RISM, including books and souvenirs. Here, you will be able to explore their collection and make a purchase. Whether you are interested in expanding your knowledge with RISM books or looking for unique souvenirs, this URL is the ideal destination to fulfill your needs.



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Acknowledgement

We would like to extend our heartfelt appreciation and recognition to the following individuals for their exceptional contributions and unwavering support throughout the session:

Senior Members/Past Committee Members/ Individuals:

1. PP Tan Sri Dato' (Dr) Abdul Rahim Abdul Rahman
2. PP Sr Elvin Fernandez
3. PP Dato' Sr Lau Wai Seang
4. PP Sr Tangga Peragasam
5. Sr Haji Adzman Shah Mohd Ariffin
6. Dato' Sr Rahah Ismail
7. Sr Sivadas C P Velayudhan
8. Prof. Sr Dr. Ting Kien Hwa
9. Sr Choy Yew Kwong
10. Professor Sr Mohd Khairuddin bin Abd Halim
11. Sr Prem Kumar A/L Subramaniam
12. Datuk Sr Siders Sittampalam
13. Sr Lingesh Ratnagopal
14. Datuk Sr Firdaus Musa
15. Sr Fakru Radzi Ab Ghani
16. Sr Sim Song Len, Allan
17. Sr Aziah Mohd Yusoff
18. Sr Lim Choon Yong
19. Ms. Esther Cheah Pooi Lin
20. Mr. Tan Khoon Yeow
21. Mr David Chan Chin Chye
22. Mr Poo Ching Loong
23. Sr Shahril Omar
24. Sr Malathi Thevendran
25. Sr Wan Ainon Zuraiha Khalid
26. Sr Jayanthi Kupusamy
27. Mr Ryan Kang
28. Mr. Taufiq Nazaruddin
29. Sr Ery Zuwardi Anuar
30. Sr Huang Hua, Victor
31. Sr Low Hun Hoe
32. Sr Mohd Zam Mustaman

Volunteers:

1. Sr Senthil Kumaran
2. Christopher Chan
3. Sr Desmond Lim Zheng Quan
4. Sr Leong Ka Mun
5. Sr Erica See Hui Sing
6. Sr Yuwaraja Muniandy
7. Chin Yi Shen
8. Sr Ahmad Ishak Bin Ahmad Tajul Ariffin
9. Sr Muhammed Zaidi Bin Muhammed Mashuri
10. Sr Suria Natasha Zulhilmi
11. Sr Diyanah Zukiman
12. Sr Navinraw Soori Chandran
13. Mohd Fariz Helmi Husain
14. Sr Hariz Jamaludin
15. Sr Kenny Ooi Zi Wei
16. Jerry Wong Weng Keong
17. Sr Visaghan Naidu

Your dedication, expertise and willingness to go above and beyond have made a significant impact on our division's success. We are truly grateful for your invaluable contributions and look forward to your continued support in the future.

Thank you once again for your outstanding commitment and service to our institution.

**For and on behalf of
The Committee of Property Surveying Division
Royal Institution of Surveyors Malaysia
Session 2022/2023**



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PROPERTY SURVEYING DIVISION