

PROPERTY SURVEYOR BULLETIN

ISSUE 1 - JAN 2020

PROPERTY SURVEYING DIVISION



FOSTERING PUBLIC AND PRIVATE STRATEGIC ALLIANCE

Signing Ceremony
Memorandum of Understanding

Between

Sur

**MOU SIGNING BETWEEN
PS DIVISION AND JPPH**

**FOSTERING PUBLIC AND PRIVATE
STRATEGIC ALLIANCE**

**LIBERALISATION
OF PROPERTY SURVEYING PROFESSION**

Board Room

Bangunan Jurang

Petaling Jaya

on
day, 2

Organised by



29TH NATIONAL REAL ESTATE CONVENTION

The Royale Chulan Hotel, Kuala Lumpur

10th March 2020

“RE-ENGINEERING THE PROPERTY: THINKING OUTSIDE THE BOX”

WHO SHOULD ATTEND?

This event targets, but not limited to:

- Valuers
- Real Estate Professionals
- Real Estate Agents
- Developers
- Land Administrators
- Economists
- Academicians
- Bankers
- Researchers
- Local Authorities
- Students

HIGHLIGHTS:

- > Meeting The Land Shortage Challenge
- > Re-strategising Investment In Meeting Challenges Of Current Times
- > Re-engineering Property Data And Information Services

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3
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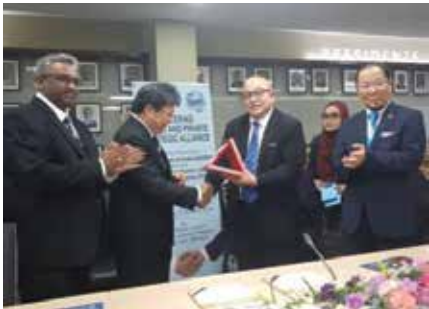
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Royal Institution of
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CDS Malaysia

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HOURS for
Technical Visit

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EDITOR'S NOTE

Welcome to the first issue of THE PROPERTY SURVEYOR BULLETIN for the year 2020. We have taken a new look and reactivated the issue after a long hiatus.

Entering 2020, a new fresh era has dawn upon us with new promises. The issues that we faced in 2019 has been surreal and it is hard to believe that the profession was blamed for the residential property prices hike, which caused the residential properties to be unaffordable and accused of having unreliable methods of valuation in expressing opinion of values. There seems to be the irreconcilable opinion of values between the public and private sectors valuers. Yes, we have been negatively typecasted and to add salt to the wound, such misconceptions have weakened the public perception of our profession.

We must somehow take a step back, do a deep professional soul searching, retrace our root causes and analyse how such negative perceptions of our sacred profession has enveloped on our society. What lies at the source of these perceptions? Were they pure misunderstandings by the public or misdirections by those in the know? Or were they mistakes in the past that have become public knowledge and the public start stereotyping and questioning? Or were they issues of credibility and integrity? Being property consultancy services professionals, our actions and reactions cannot escape public scrutiny, criticisms and scapegoats of a greater picture in our economy.

No matter what the root causes were, it is best to correct this unfounded negative image. Our profession is sacred and as property consultancy services professionals, we must maintain credibility, integrity and authenticity in our approaches and opinions. We must have technical superiority and competence, trustworthiness, integrity, unassailable character and our practice must always be guided by the profession's code of conduct and ethics as stated in the Valuers, Appraisers, Estate Agents and Property Managers Act, 1981. The Board of Valuers, Appraisers, Estate Agents and Property Managers(BOVEAP) is the sole custodian of this Act. Our code of conduct tells the broader community and the society as a whole, how our profession defines the basic ethical and moral standards of what the property consultancy services professionals must adhere to. Society has to only gather evidences of misconduct to the Board if such misconduct arises and not just blaming the professionals on opinions that follow the rules and are guided by evidences.

An exciting and hopefully less tumultuous time awaits us in 2020. In the meantime, enjoy reading the write ups on the events for the year 2019 as presented in this bulletin.

Let's take this 2020 year by the horns. Happy New Year.

The Property Surveyor
30th December 2019

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COVER STORY



Fostering Public and Private Strategic Alliance BETWEEN The Property Surveying(PS) Division of RISM and The Department of Valuation and Property Services(JPPH), Ministry of Finance, Malaysia.



The 2nd October 2019, is a historic day, where it witnessed the signing of the Memorandum of Understanding between two large property organisations in the country. The Valuation and Property Services Department, Ministry of Finance, Malaysia, the largest valuation organisation in the country and the Property Surveying Division, Royal Institution of Surveyors Malaysia (RISM), a professional organisation, who can boast of having the largest property surveying professional members with diverse experience coming from government agencies, corporate sector, universities, GLCs, banks, development companies, etc.

The Department of Valuation and Property Services, or popularly known as JPPH and RISM has a long history of unwritten collaboration and cooperation.

With the signing of MoU between RISM and the Valuation and Property Services Department, the cooperation and collaboration are now formalised into a structured working collaboration in the areas of research, training, education and data information in relation to real estate. This MoU is about building a strategic alliance between these two organisations. With each organisation having its own strength, the symbiotic relationship will not only benefit both the organisations but also the profession and country.

The MoU was signed by Tuan Sr Haji Ahmad Zailan Azizudin, Director-General of Valuation and Property Services, representing the Government of Malaysia and Dato' Sr Thiruselvam Arumugam, the Chair of the Property Surveying Division and witnessed by

Tuan Sr Haji Mohd Khairudin Abdul Halim, Deputy-Director General of Valuation and Property Services and Tuan Sr Kwan Hock Hai, the President of RISM.



Also present were 80 property surveyors, comprising senior and junior members of the profession from the private, public sector and academia. The occasion continued with a brief video presentation entitled the 'The Surveying Fraternity' with a message calling for a strong fraternity. The property surveying profession will only be heard, only if it has a strong and unified voice. Only then can its presence can be felt.

PERSONALITY

DATO' Sr THIRUSELVAM ARUMUGAM
THE 59TH SESSION VICE PRESIDENT, ROYAL
INSTITUTION OF SURVEYORS MALAYSIA AND THE
CHAIRMAN OF THE PROPERTY SURVEYING
DIVISION.

Dato' Sr Thiru is a familiar face in the property surveyors' fraternity, being actively involved in the profession.

He previously served as the Treasurer for the Property Surveying Division of the Royal Institution of Surveyors, Malaysia for 5 terms in 2007/2008, 2008/2009, 2009/2010, 2017/2018 and 2018/2019 sessions before taking up the current post as the Chairman for the 2019/2020 term. Dato' Sr Thiru has also previously served as the Vice President of the Malaysian Institute of Property and Facility Managers (MIPFM) for the 2012/2013 term.

He being a Kuala Lumpur boy started his early education here and spent 5 years in Skudai, Johor to finish his Bachelor of Surveying in Property Management at the University of Technology Malaysia, Skudai in 1996.

In the early days of his career he joined Khong & Jaafar Sdn Bhd as a valuation officer and climbed up to the position of Associate Director in year 2004. In 2006, seeing his opportunity for growth he joined PPC International Sdn Bhd as a partner and currently holds the position of Executive Director. Being a Registered Valuer, Estate Agent and Property Manager, all in all, he has about 23 years of experiences in the property surveying industry.

His passion for the growth of the profession made him to actively involved in the associations and particularly in RISM, to elevate the profession. He is currently involved in numerous committees and sub-committees in RISM itself and in the Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia.

He also strongly believes that the younger generation in the property surveying fraternity should come forward and join RISM in particular and/or other associations to contribute to the profession so that the baton can be passed to them to continue the good work done by the others to elevate the profession.

With his passion, we hope that he can continue to support and contribute to the profession and not to forget, continuously contribute to face the challenges and attacks towards the property surveying profession in Malaysia.

FUTURE PROOFING THE PROFESSION

LIBERALISATION OF PROPERTY SURVEYING SERVICES

- WHAT WE NEED TO DO

By Sr Kamaruzaman Jamil, FRISM
 Managing Director, W. M. Malik and Kamaruzaman Sdn Bhd
 (Chartered Valuation Surveyors, Property Managers & Estate Agents)



INTRODUCTION

Malaysia has been benefiting from the transparent and predictable trading environment provided by the World Trade Organisation (WTO) which contributes towards Malaysia's economic growth and development. The lowering of trade barriers in overseas markets and increased market opportunities has allowed Malaysia's trade to grow besides enjoying the non-discriminatory treatment accorded to Malaysian exports of products and services.

Malaysia has moved forward by gradually opening several services subsectors to attract more investments, bringing in more professionals and technology, improve standards and quality as well as strengthen the competitiveness of the sector. The government had identified 27 services subsectors since April 2009 to be autonomously liberalised and to attract foreign investments, acquire more professionals, and enhance the transfer of technology. In 2012, the government had begun to implement partial or complete lifting of foreign equity restrictions in 6 services sectors, namely professional services; communications services; distribution services, educational services, environmental services; and health-related and social services.

The government targets to raise the services sector contribution to 60% of GDP by 2025. The services sector contributed 55% of GDP in 2008, of which 47.6% was contributed by the private sector and accounts for 50.3% of total employment in Malaysia. In developed countries, the contribution of the services sector is at least 70%.

This article attempts to discuss the liberalisation of property surveying services and what we need to prepare to ensure readiness.

LIBERALISATION IN THE SERVICES SECTOR

Liberalisation in the services sector is continuously undertaken by Malaysia, via several approaches:

- i. Unilateral, where Malaysia voluntarily and gradually opened several services subsectors with the objectives of improving quality, standards, and competitiveness.
- ii. Multilateral liberalisation done via World Trade Organization (WTO) through progressive liberalisation under GATS (161-member countries, 70% foreign equity limit requested)
- iii. Bilateral and regional Free Trade Agreements
- iv. ASEAN: through the ASEAN Framework Agreement on Services - AFAS

MODES OF SUPPLY

The liberalisation of services is undertaken through 4 modes of supply as shown in the Table below. Basically, it means how the services are going to be delivered to the host country. Mode 1 and 2 does not require physical presence of the service provider in the territory of the host country. Mode 3 and 4 requires the presence of the service provider within the territory of the host country that he is providing the service. Mode 3 and 4 is required for professional services and other services as identified.

MODES	CRITERIA	COMMERCIAL PRESENCE
Mode 1: Cross-border Supply	Service delivered within the territory of the Member, from the territory of another Member e.g. e-trading, online sales, pipeline for oil and gas	Service supplier not present within the territory of the Member
Mode 2: Consumption abroad	Service delivered outside the territory of the Member, in the territory of another Member, to a service consumer of the Member e.g. tourism and education	
Mode 3: Commercial presence	Service delivered within the territory of the Member, through the commercial presence of the supplier. e.g. equity ownership, investments, branch	Service supplier present within the territory of the Member
Mode 4: Presence of natural persons	Service delivered within the territory of the Member, with supplier present as a natural person e.g. expatriates, foreign workers	

MALAYSIA'S SERVICES LIBERALISATION LIMITS

On 14th November 2008, the government announced full liberalisation of the Services Sector, i.e. allowing 100 percent foreign equity under Mode 3 with commercial presence/investment is brought forward from 2015 to 2012 for ASEAN. On 22nd April 2009 the Prime Minister in announcing the second stimulus package announced full liberalisation, i.e. allowing 100 percent foreign equity under Mode 3 for 27 sub-sectors, as follows:

- i. Computer and Related Services (CPC 841, 842, 843, 844, 845, 849)
- ii. Health and Social Services (CPC 9320, 93311, 93312, 93321, 93324)
- iii. Tourism Services (CPC 96194, 87909, 7471, 64110, 64199, 642, 643)
- iv. Transport Services (CPC 7123)
- v. Sporting and other Recreational Services (CPC 9641)
- vi. Business Services:
 - CPC 87909 (Other business services e.g. credit reporting, collection agency, telephone answering, duplicating, translation)
 - CPC 8676 (Technical testing analysis services)
 - CPC 8650 (Management consulting services)
- vii. Rental/Leasing Services without Operators (CPC 83103)
- viii. Supporting and Auxiliary Transport Services (CPC 7454)

Professional services, however, are still categorised as a non-priority sector.

Negotiations and discussions of services liberalisation are carried out through progressive liberalisation at WTO, binding commitments for ASEAN, as well as bilateral and regional Free Trade Agreements requests and offers, on the basis of “**positive listing**”. Positive listing means each country will list sectors that are open which means those sectors and sub-sectors that are not listed are deemed to be closed. The principle of reciprocity will also be applied between countries. The TPP (now CPTPP) is however based on “**negative listing**” i.e. each country will list the sector and sub-sector that are not open which means those sectors or sub-sectors that are not listed will be deemed to be open.

Malaysia allows generally 30% foreign equity unless stated otherwise. This percentage may however change

To date, Malaysia has signed and committed to the following agreement as listed in the Table below

List of Trade and Services Agreements Committed by Malaysia

		WTO through progressive liberalisation under GATS (161-member countries, 70% foreign equity limit requested)	
World	-	AEC (ASEAN Economic Community) 2016 (70% foreign equity limit)	
Regional	-	ASEAN - China	(concluded, goods & services)
	-	ASEAN - Korea	(concluded, goods & services)
	-	ASEAN - Japan	(concluded, goods & services)
	-	ASEAN - India	(concluded, goods & services)
	-	ASEAN - Australia/ New Zealand	(concluded, goods & services)
	-	ASEAN - EU	(under negotiation, goods & services)
	-	ASEAN - Hong Kong/ China	(being ratified, target entry into force extended to 1 June 2019)
	-	RCEP (Regional Comprehensive Economic Partnership) (Launched in Nov 2012 by the 10 ASEAN nations, Australia, China, Japan, Korea, India and New Zealand, partly concluded, goods & services. RCEP is envisaged to create a more conclusive business environment for ASEAN + 1. The involvement of China and India will allow greater access to markets.)	
	-	TPP (now CPTPP) (12 countries, USA withdrew on 23 January 2017, not concluded, goods & services, 70% foreign equity limit) (Remaining 11 countries accepted the outcome of the negotiations to implement the TPP on 8 March 2018 and each country will start domestic process for ratification. CPTPP entered into force on 30 December 2018 for Australia, Canada, Japan, Mexico, New Zealand and Singapore, and for Vietnam on 14 January 2019. Malaysia, Brunei and Chile have not ratified the CPTPP.)	
Bilateral	-	Through progressive liberalisation and binding commitments in GATS	
	-	Malaysia-Japan (MJPEA)	(concluded, goods & services)
	-	Malaysia-Pakistan	(concluded, goods & services)
	-	Malaysia-Chile	(concluded, goods only)
	-	Malaysia-India (MICECA)	(concluded, goods & services)
	-	Malaysia-New Zealand	(concluded, goods & services)
	-	Malaysia-Australia	(concluded, goods & services)
	-	Malaysia-Turkey	(concluded, goods only)
	-	Malaysia-EU	(under negotiation, goods & services)
	-	Malaysia-EFTA	(European Free Trade Association, under negotiation, goods & services)

LIBERALISATION OF PROPERTY SURVEYING SERVICES

Valuers, Property Managers & Estate Agents services fall under the Central Product and Classification Code (CPC) - Real Estate Services under the Business Services.

Real Estate Services (CPC 82) comprises:

a) Involving own or leased property CPC 821

This includes the following services:

NO	SERVICES	CODE
1.	Residential Property Management Services	CPC 82101
2.	Non-Residential Property Management Services	CPC 82102
3.	Residential Buildings and Land Sales	CPC 82103
4.	Residential Vacant Land Sales	CPC 82104
5.	Non-Residential Buildings and Land Sales	CPC 82105
6.	Non-Residential Land Sales	CPC 82106

CPC 821 is for own and leased property and not regulated by the Valuers, Appraisers, Estate Agents & Property Managers Act 1981 (Act 242). CPC 822 directly impacts on the services regulated by Act 242 but categorised into:

- Property Management Services (including renting, leasing and appraising)
- Building and Land Sales
- Vacant Land Sales

b) On a fee or contract basis CPC 822

This includes the following services:

NO	SERVICES	CODE
1.	Residential Property Management Services (incl. renting, leasing or appraising)	CPC 82201
2.	Non-Residential Property Management Services (incl. renting, leasing or appraising)	CPC 82202
3.	Residential Buildings and Land Sales	CPC 82203
4.	Residential Vacant Land Sales	CPC 82204
5.	Non-Residential Buildings and Land Sales	CPC 82205
6.	Non-Residential Land Sales	CPC 82206

In future, there is a need for clarity for other services by further specifying sub-sectors under CPC 822 for:

- i) Plant, Machinery & Equipment valuation, leasing and sales
- ii) Air Rights and Development Rights valuation, leasing and sales
- iii) Quarry, Mines and Mineral Rights/Reserves valuation, leasing and sales
- iv) Timber and Natural Resources valuation, leasing and sales
- v) Market and Feasibility Studies
- vi) Business and Goodwill valuation and sales
- vii) Arbitration and Dispute Resolution

- viii) Furniture and Chattels valuation and sales (including fixtures and trade stocks)
- ix) Ships and Planes valuation, leasing and sales
- x) Antiquities, Arts and Artefacts valuation and sales
- xi) Intangibles, Intellectual Properties, Licences and Trademarks valuation leasing and sales
- xii) Time Share and Club Membership valuation, leasing and sales
- xiii) Life Stock valuation and sales
- xiv) Intellectual Properties, Licences and Trademark valuation and sales

CHALLENGES

Unlike the trading of goods, trade in services involves the flow of services and investments, equity, and also the movement of individuals to the host country. It means competition for the local property consultancy firms. At the moment a majority of the local firms are small, limited capital and resources and are in no position to compete. There is also low interest among local firms to export their services and there is fear that there would be low acceptance of Malaysian firms in foreign countries. Opening up, would mean foreign professionals swarming the local market.

PREPARATION FOR LIBERALISATION OF PROPERTY SURVEYING SERVICES BY THE STAKEHOLDERS

While liberalisation may be good for the country and the economy by bringing more professionals and technology, improving standards and quality of services, there must be safeguards in place for the good of the industry, stakeholders and the consumers.

The stakeholders including the Board of Valuers, Appraisers, Estate Agents and Property Managers, Ministry of Finance and professional bodies must together take steps to strengthen domestic regulations, identify issues that impede the growth and development of the real estate services sub-sector as well as issues that need to be addressed for long-term competitiveness.

These efforts would include:

a. Review and Amend Domestic Regulations

- i. Review Act, Rules, Examinations, qualifications, TPC requirements for registration, and licensing to provide for the entry of foreign nationals and interests.
- ii. Strengthen regulation for registration and licensing

A candidate must possess:

- The approved/recognised qualification;
- Sit and pass the Test of Professional Competence (TPC) requirements:
- Full-time employment with minimum 2 years continuous training and experience supervised by Registered/Licensed person.
- Filling of Log Book and Diary during the 2 years
- Submit practical tasks for the TPC interview
- Attend and pass the TPC interview
- Undergo Continuous Professional Development requirement (CPD)

iii. Strengthen regulations for practice

Practice and management of firms must be by registered persons only.

- Practice must be via firms (sole-proprietor, partnership or body corporate), services provided by registered persons
- Comply with Rules, Standards and Guidelines
- Only Registered/Licensed persons can be shareholders of firms
- Citizenship clause (except for LS)
- Professional Indemnity Insurance requirement

iv. The Rules, Standards and Guidelines govern practice including Ethics. Standards and Guidelines must be aligned to international standards.

b. Review Mode of Supply 3 & 4

Mode 3 is commercial presence in the host country i.e. investments, opening an office/branch, equity ownership, etc.

The property surveying profession would have to consider the following:

- a) Equity Limits - by registered/licensed persons only, open or combination, issue of professional standards, ethics, control
- b) Board of Directors/Partners - registered/ licensed persons only or open

- c) **Operations/Management** - registered/licensed persons or open, issue of professional standards, ethics
- d) **Practice** - by registered/licensed persons only

Mode 4, which involves Movement of Natural Persons (MNP) requires the presence of natural persons in the host country i.e. a foreigner is allowed to supply service in the host country. MNP will only be possible when a Mutual Recognition Agreement (MRA) is agreed between countries bilaterally or regionally. The principle of reciprocity will apply. The MRA will cover areas such as education, qualification, experience and competence. Malaysia's Act, Rules, regulations, guidelines and conditions will have to provide for two categories, as follows:

- i. Recognising Foreign Practising Professionals
The ASEAN MRA for Engineers, Architects and Accountants are already in place, establishing processes for certification and registration. ASEAN now has 6,629 professionals comprising:
 - ASEAN Chartered Professional Engineers
 - ASEAN Architects
 - ASEAN Chartered Professional Accountants

To date, there is no ASEAN MRA for Property Surveyors

ii. New Foreign Entrants

New foreign entrants are new candidates entering the profession, and would have to comply with education, qualification, experience and competency requirements which apply to Malaysian citizens (i.e. domestic regulations - Act, Rules, Standards and Guidelines). An additional requirement that should be required would be a test on local knowledge (qualifying examination).

CONCLUSION

There is no turning back for the property surveying profession in terms of liberalisation of services. The Property Surveying profession must be ready for liberalisation. The stakeholders must address the issue of long-term competitiveness by building up local capacity and identify niche markets in areas where there is competitive advantage. Market access opportunities abroad must be explored through partnerships. Mutual Recognition Agreements (MRAs) with trading countries especially Asean and other FTA partner countries must continuously be pursued.

Sr Kamaruzaman Jamil, FRISM, is RISM's representative to the Board of the Valuers, Appraiser, Estate Agents and Property Managers (BOVEAP). He was BOVEAP's and RSIM's representative in TWG of Liberalisation of Professional Services at Ministry of International Trade and Industry (MITI)

NEW TURF

GETTING THE GRIP OF VALUATION OF UNDERGROUND LAND

PART 1



By Sr Haji Salleh Mar Ali
Former Director, Department of Valuation and Property Services,
Federal Territory of Kuala Lumpur.

INTRODUCTION

As urban land becomes scarce and costly, it makes sense to go underground for development. Most common use of underground land is for infrastructural development, storage, parking, and in many modern cities the usage are beyond these. In recent years, the use of underground land is for infrastructural development that has become more common in Klang Valley provision of the National Land Code on alienation of underground land where title for stratum can be issued and the provision of Land Acquisition Act, 1960 (as amended) where underground land can be acquired, it means property valuers must get the grip of valuation of underground land.

THE LAW

Following the rapid development in urban area and scarcity of land, the National Land Code (NLC), 1965 was amended to facilitate the use and development of underground land. In the amendment to the NLC, Act A752, enforced on 23rd February 1990, the alienation of underground land was provided for first time. Section 92A to 92G, Part 5(A) of the Code provides for the alienation of underground land with the issuance of stratum title. Section 92A defines underground land means land which lies below the surface of the earth. However, the extent of the depth of land to which the registered proprietor can use is not explicated. Below the surface area, land owner can utilise the land to a reasonable depth as provided for under Section 44(1) (a). There is no further explanation on what is 'reasonable depth'.

The National Land Code (Underground Land) (Minimum Depth) Regulations 2017

Realising the importance of depth in underground space development, the Guidelines for Implementation of Underground Space Disposal under the NLC 1965 was introduced, where the minimum depth for the use of underground space is based on the NLC (Minimum Depth of Underground space) Regulations 2006 in the NLC 1965 (Act 56). The Regulation stipulates that the depth of ownership should not be less than 6 m in the case of agricultural land, and not less than 10 and 15 m respectively for the building and industrial categories (refer to Table 1.0). However, these guidelines do not apply to alienations granted before 2008. The minimum depth is valid only for the new alienation of surface land. For surface land without a minimum depth restriction, the underground space can still be alienated, but only to the surface landowner.

However, in 2017, the National Land Code (Underground Land) (Minimum Depth) Regulations 2017 was issued to replace the 2006 regulation. It reinforces the minimum depth requirement of ownership and also provides exemption in certain instances. These instances are:

- a) where the proprietor apply to
 - i) surrender of the land under sec. 197 and alienation under sec 76 to be done concurrently, or
 - ii) surrender and re-alienation under sec. 204 D, or
- b). in the case where the minimum depth is not required based on land usage, requirement for development or other matters affecting the land.

Minimum depth for alienation of underground land

In the land alienation process, State Authority will decide the depth that can be used by surface land owner. This restriction in use will be endorsed in the land title under the express condition section. The depth of any stratum should not be less than the minimum depth stated in the National Land Code (Underground Land) (Minimum Depth) Regulations 2017. The Table 1 shows the minimum depth which must be complied with for alienation of stratum according to the category of land use.

Stratum Application	Category of Land Use		
	Agriculture	Building	Industry
Section 92B of NLC (Alienation)	6 metres	10 metres	15 metres

Minimum Depth for Alienation of Stratum

Diagram 1.0 below further illustrates the minimum depth to be applied for application of stratum alienation under the building land use category. As shown in the diagram, applicant may apply for stratum title for the portion X.

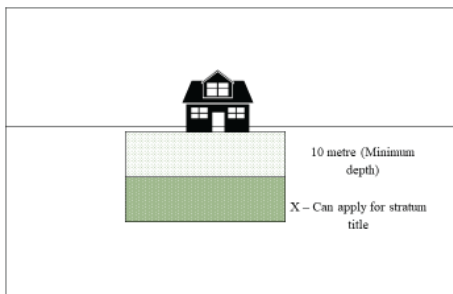


Diagram 1.0 Minimum Depth for Application of Stratum Alienation Under Building Land Category

The State Land Rules

Currently all the State Land Rules did not provide for underground land alienation except Kelantan (KN. PU 12/ 67). In practice, the Pejabat Tanah Wilayah Persekutuan Kuala Lumpur has issued title in continuity for a piece of land where a portion of the land has MRT tunnel. In the new title, the express condition has stated that the land owner can use the underground portion up to 40 metre depth only.

Circulars of Director General of Land and Mines (KPTG)

In furtherance to the amendment to the NLC, two administrative circulars were issued by the Federal Department of Land and Mines to reinforce the alienation of underground land procedure.

- i. Circular No.2 Year 2006 - Preparation of Plan for Application of Underground Stratum Title
- ii. Circular No.1, 2008 - Guide for Implementation of Disposal of Underground Land

Important Concepts

There are two important concepts that a valuer needs to understand, i.e. underground land and stratum

- i. Underground Land

“underground land” means land which lies below the surface of the earth”

Prior to the introduction of the **National Land Code (Underground Land) (Minimum Depth) Regulations 2017**, below the surface area, land owner can utilise the land to a reasonable depth as provided by Section 44(1) (a).

- ii. Stratum

Stratum is underground land identified for the purpose of alienation or disposal for any type of use and not related (to the surface land use). It is defined as “cubic layer of underground land”. It is in the form of cubic volume of within the layer of underground land (measured in 3 dimension: length, breadth and depth) at a specific depth under the surface land.

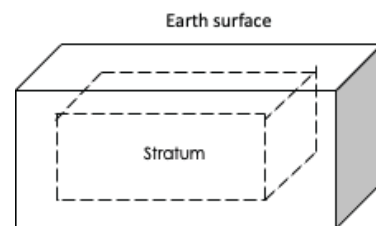


Diagram 2.0 Illustration of Stratum

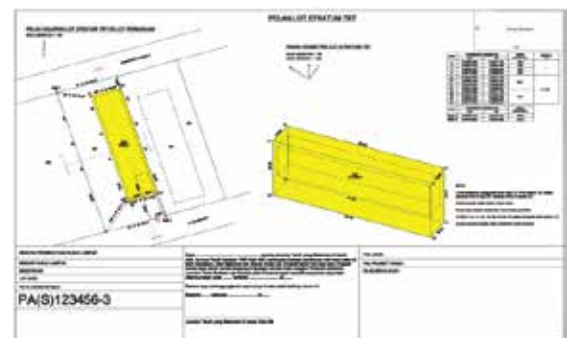


Diagram 3.0. Plan and Isometric Diagram of Stratum Lot

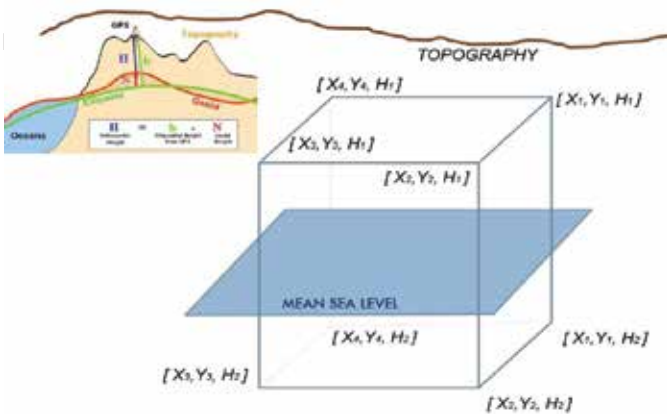


Diagram 4.0 Stratium Conceptual Diagram

Use of Underground Land

In the valuation context, underground land usage can be divided into 2 categories as follows: -

i) Functional space

The use of underground land for human activities has existed long ago for shelter, military use, religious activities as well as drainage (Farah Zaini et al. 2015). With the advancement of construction technology and rapid urbanisation, the use of underground space has been extended to construct road and rail tunnel, commercial activities, warehouse etc.

		Feasible Use of Underground land					
	Accessibility Level	Depth	Residential	Commercial	Industry	Public Utility/ Infrastructure	Storage of Gas, Hazardous Materials and Energy
Feasible Range of Depth	Very Good	<10m	Garage Basement	Retail Carpark Storage	Production Area Storage	Utility Tunnel/ Road Water Treatment Plant Flood Management	Pore Storage: Gas/CO2 Radioactive Waste Salt Caverns
		10m					
	Good	20m					
		30m					
	Difficult	40m					
		50m					
		250m - 3000m					

Diagram 5.0 Example of Underground Land Usage (David Evans et. Al. (2009)

ii. Supporting function

a. Plant

Generally, underground land is where plant grow and space for its root growth and expansion to support the trunk and branches at surface level

b. Structure support

Underground land played an important role in providing support for construction of structure on the surface land. It is where the structure foundation and piling is located.



Diagram 6.0 Example of Structure Support (foundation and piling) and Functional Space for Car Park in the Basement

The Development of Underground Land In Malaysia

In Malaysia, the use of underground land for private purposes is limited. Generally, it is used for commercial space and car park, typically in shopping complexes. Some of the well-known complexes are Plaza Dataran Merdeka, Petronas Twin Tower and Mid Valley etc. Underground land use for public purposes is concentrated in Kuala Lumpur CBD such as the MRT and LRT tunnel and SMART tunnel. Generally, the highest and best use of underground land in town areas is for commercial purposes since it has better demand and generates higher rental income compared to other uses.

No	Type of Usage	Name of Project	Location	Year Completed
1.	Retail space and car parks	Plaza Dataran Merdeka	Kuala Lumpur	1990
2.	Retail space and Car parks	Petronas Twin Tower	Kuala Lumpur	1997
3.	LRT Station and Tunnel	Light Rail Transit Kelana Jaya Line	Selangor	1998
4.	Dam	Pergau Dam	Kuala Yong, Kelantan	2000
5.	Road System and water diversion tunnel	Smart Tunnel	Kuala Lumpur	2007
6.	Tunnel and MRT Station	MRT 1	Klang Valley	Phase 1 2006

Examples of Underground Development in Malaysia

Latest Development

The recent trend reveals that transportation system and other public utilities such as telecommunication or flood mitigation tunnel are constructed underground. The construction of MRT2, with 9.5km underground of rail tunnel has raised many issues. To facilitate future projects of such nature, amendment to the Land Acquisition Act 1960 was made in 2016 with an introduction of a provision for the acquisition of underground land without affecting the surface land. By virtue of amendments to the NLC and LAA 1960 pertaining to underground land, there is a need to carry out valuation of underground land separately from the surface land.

To be continued in the next issue

TECHNICAL VISIT

GAMUDA IBS SEPANG

By Sr Victor Huang Hua
Valuation Sub-Committee Member
Property Surveying Division



INTRODUCTION

GAMUDA recently won the RISM Excellence Awards 2019 for Outstanding Contribution towards Sustainability. One of the products is Gamuda IBS with the tagline 'way to build homes for the future'. This has sparked the interest of RISM's Property Surveying Division to learn more about the technology. On 3rd July 2019, the Property Surveying Division of RISM conducted a technical visit to Gamuda IBS Factory in Sepang. We were briefed by Mr Mohamad Hafiz Mohamed Hanaphi, Senior Engineer on the technology.

THE IBS PROCESS

IBS stands for industrialised building system. Gamuda IBS is no ordinary IBS. It is a fully digital end-to-end IBS solutions provider, from design to production. It is totally customisable to the client's desire. Digital IBS also offers a wide range of products that can be produced in various sizes, specifications and quantities to cater for the supply for: affordable homes, luxurious landed homes, high-rise buildings and even public facilities like schools and hospitals.

During the design stage, Building Information Modelling (BIM) digital design was used. Based on client's brief, all design information is incorporated and captured online. The design can be first seen virtually in 3D. Their in-house team of design engineers works very closely with architects and consultants to come up with the piece-by-piece shop drawings. Any differences on the functionality of the design can be easily resolved.

Once the design stage is finished, the BIM data is fed into the robotics production system - the software drives the design to production. This design tool eliminates any error and guesswork that is normally associated with conventional construction methods. The entire robotic production system—with technology from Italy and Germany—runs on a BIM platform, dictates the operations of the robots to ensure precise, efficient and highly customisable products. The construction team also give feedback to the design team on how the designs can be improved. Leveraging on the state-of-the-art digital design tools and robotic construction, digital IBS means flexibility in design, fast construction and superior quality finish.

Every component is produced at the controlled factory environment and fully tested, which means quality is assured through this safer and more sustainable construction method with minimal wastage. Many conventional pre-casters only do single components—there has not been a one-stop centre that does everything together—so when there are leaks or problems, there is always finger pointing. Gamuda IBS has now become a single source and single point of delivery for everything—from design and manufacturing to logistics, delivery and installation.

WHY GAMUDA IBS?

Gamuda IBS method has many advantages. It is an environmentally friendly method that keeps construction sites safe, clean and well organised. In addition, BIM design details are always accessible to architects, structural engineers or electrical engineers on a digital data platform.

The construction period is faster. It shortens the construction period from 36 to 24 months and will only require one-third of the labour force compared with the conventional method. This will reduce a substantial reduction of foreign workers and dependency in the construction sector. It gives the opportunity for substantial upskilling and localisation of the Malaysian construction workforce.

The Gamuda IBS products boast of superior quality. With the technological advancements used at Gamuda IBS, it means stringent quality standards were met as the entire production process was carried out in a controlled and closed environment according to clients' specifications and requirements.

THE TOUR

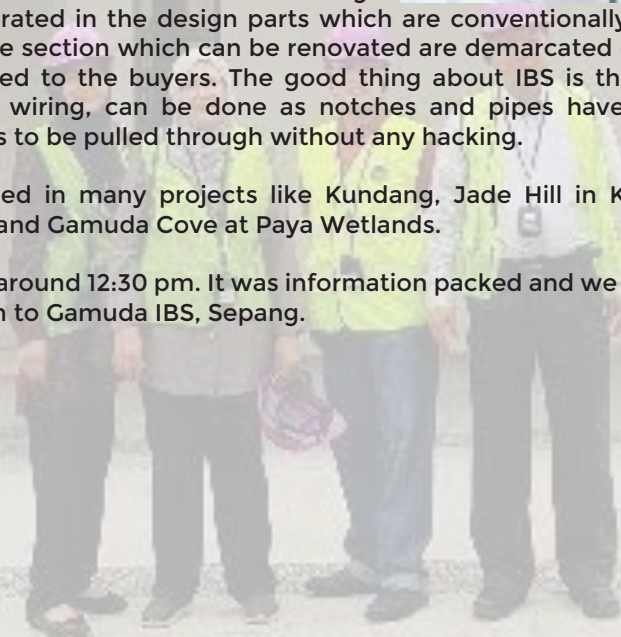
After the briefing, we were taken on a tour to the production factory starting with the station dedicated to the creation of moulds. One noticeable difference is only few workers are seen on site. IBS factory is digitally operated and the production is using robotics. The whole chain of construction activities is now changed into manufacturing in a controlled environment. The elements move around the factory, like in a car manufacturing plant

The first station is dedicated to the creation of moulds. Concrete is poured into these moulds to create the wall panels. A robot then, picks up bars, or shutters, and places them on a large stainless-steel plate. The shutters are magnetised to the plate. The plate then moves on to different stations where machines and labourers work together to produce smooth wall panels including the oven for drying, which once ready are then sent to the construction site to be assembled. These prefabricated panels are made with high accuracy and to be assembled on site in a 'Lego-like' manner. The factory assembly lines are systematic and the area remains clean compared to traditional construction sites.

After the factory tour, the delegates were shown two buildings, a lower range unit and a double-storey furnished high end house as well as pre-fabricated toilet cabin. Although no renovations can be done on pre-fabricated panels, for the high-end houses renovations has been taken into account from the design stage. They have incorporated in the design parts which are conventionally build and can be renovated. The section which can be renovated are demarcated on the building plan and informed to the buyers. The good thing about IBS is that any repairs, i.e. for electrical wiring, can be done as notches and pipes have been installed to allow for wires to be pulled through without any hacking.

The Gamuda IBS was used in many projects like Kundang, Jade Hill in Kajang, twentyfive.7 in Jenjarom and Gamuda Cove at Paya Wetlands.

The technical visit ended around 12:30 pm. It was information packed and we would to record our appreciation to Gamuda IBS, Sepang.



TRX TUN RAZAK EXCHANGE

By Sr Tan Hoon Tiong
Chairman, Estate Agency Sub- Committee
Property Surveying Division



INTRODUCTION

We were fortunate enough to be invited by TRX City Sdn. Bhd, the developer of TRX project, to schedule a visit to the much controversial and iconic development to get a glimpse of what is currently happening. Approximately 30 senior members from the Property Surveying Division of RISM were present at the TRX Gallery on 12 November 2019. The purpose of this visit was to get a briefing on the overall master planning of the project as well as an update on the latest progress of TRX from their senior management.

THE PROJECT

The TRX is designated to be a new global financial district in Kuala Lumpur. The site covering an area of 70 acres is situated in a prime and strategic location between Jalan Tun Razak, Jalan Sultan Ismail and the Maju Expressway (MEX) and with seamless integration with public transportation such as MRT station and the upcoming high-speed rail to be stationed at Bandar Malaysia. Location, location, location, a cliché by property experts has indeed made this site desirable and attractive.

The key components of the projects are approximately 3,800 unit of residences, 10 million square feet of world -class high specification office buildings, 2 million square feet of retail mall and hotels. In total there will be 30 buildings on this site. 23 percent of the total site is allocated for park and open spaces.

Standing tall on the site is The EXCHANGE 106. This iconic skyscraper comprises 106 floors of expansive column-free floorplates inclusive of 8 amenity floors.





Designed to the highest specifications, it is environmentally sustainable and certified under the Green Building Index (GBI) as well as the Leadership in Energy and Environmental Design (LEED). The Exchange 106 with a touch of modernity and grandeur, can be seen as highly iconic with the exquisite use of materials, a majestic 15 metre grand lobby set in a serene lush landscape with water features and continues with its accents of luxury, sweeping through the tower towards the exquisite sky lobby which offers commanding views of the city and gracefully culminates in a 48 metre, 12-storey high illuminated crown elegantly sculptured at its peak. The Exchange 106 stands out amongst the world's most luxurious and efficient office skyscrapers as well as the centre piece of TRX, Malaysia's international financial hub.

The Property Surveying members of RISM were given a 1-hour brief on the inception of the project, the composition of the masterplan, its challenges and aspiration. At the end of the technical visit, the members were served with refreshments and group photos taken at the upper deck of the TRX gallery. RISM is looking forward to congratulate TRX City Sdn. Bhd on the success opening of The EXCHANGE 106 soon!



TECHNICAL UPDATE

FAQ BY STRATA PROPERTY OWNERS

By Sr Siew Yee Hoong
Committee Member
Property Surveying Division



Although strata living is not so new in Malaysia, many strata property owners are still not so familiar on their legal rights as a strata property owner. These include:

1. YOUR RIGHTS AS PROPERTY OWNER

A) Right to request for an Extraordinary General Meeting (EGM):

To provide timely intervention for any issues. The Chairman of the committee should convene for an EGM within 6 weeks of receiving the requisition in writing from strata owners who are together entitled to at least 25% of the aggregate share units. This may happen where parcel owners are unhappy with certain committee decisions such as the awarding of maintenance contracts which may be in conflict of interests and the misuse of funds.

B) Right to vote during AGM and EGM:

To exercise this right, owners will have to settle all of their outstanding charges and sinking fund at least not less than 7 days prior to the AGM or EGM. Those who fail to do so will not be allowed to cast a vote for any resolution. Each parcel of land (unit) will be entitled to one vote. A co - parcel owner may vote by means of a jointly appointed proxy, or by appointing any one of the parcel owner. For example, a proxy who is representing her husband who owns a unit will be able to cast a vote on his behalf. Do note that a proxy is not allowed to be a committee member if he/she is not a parcel owner.

C) Right to request for the review of Service Charges & Sinking Fund

In the event where parcel owners are unsatisfied with the fees being implemented by the JMB/MC, including any increase in charges, they could apply for its review to the COB. The COB will then determine the right amount that should be charged or get a registered license property manager to recommend the said amount.

D) Right to file a claim under the Strata Management Tribunal (SMT)

Parcel owners are protected under the SMT, where any dispute related to strata management falls under the jurisdiction of the SMT. The SMT was formed to provide feasible solutions for disputes regarding the failure to perform a function, duty or power imposed by SMA 2013. Disputes under the SMT can be handled at a minimum cost as no legal representation is allowed (thus eliminating high legal costs) and it has cheaper filing fees as compared with a court proceeding.

However, the SMT has a pecuniary jurisdiction not exceeding RM250,000.

2. WHAT IS SHARE UNIT?

Share units of a parcel is a figure determined/assigned for that parcel as shown in the strata register for a same development. The figure is normally shown in the strata title.

How is the share unit being computed?

The computation of the share units is presently found in the First Schedule of the Strata Management Act 2013. Share units is based on various factors such as the parcel's size, accessory parcels, type of parcel for example apartment/small office home office, retail complex, industrial complex, shophouses etc.

How does the share unit affect you as a Strata Owner?

The share units determine the following: -

- The share that the strata owner has in relation to the common property
- The amount strata owner has to contribute as service charge to the maintenance fund and contribution to the sinking fund in maintaining and management of the common property to the management body (developer/JMB/Management Corporation/Subsidiary Management Corporation)
- The voting rights (more share units you are entitled to more voting rights)

3. CHARGES AND CONTRIBUTION TO SINKING FUND

When are you being responsible to account for charges and contribution to sinking fund determined by the management body?

Upon vacant possession from the developer or the vendor, you are responsible for the charges and contribution to the sinking fund unless otherwise stated in the sales and purchase agreement.

What should you do if you are not satisfied with the charges and contribution to the sinking fund determined by the management body?

You may request the Commissioner of Buildings to review the charges and contribution to sinking fund.

What are the consequences if you fail to make any payment charged by Management Body including charges and contribution to sinking fund?

If a parcel owner failed to settle the outstanding sum due and payable to the Management Body after 14 days from the date of receiving the notice requesting the said outstanding sum from the Management Body, the management has the rights: -

1. To charge an interest (usually at 10%p.a.) on the outstanding sum.
2. To include the parcel owner name, parcel and total outstanding amount in a defaulters' list and display the list on the strata property notice board
3. To deactivate any electro-magnetic assess card, tag or transponder
4. To stop the parcel owner/occupier (s)/ visitor (s) from using any common facilities or common services
5. To take action against the parcel owner before the courts of law or strata management tribunal or apply to COB for attaching the parcel's moveable property within the state.

4. BY-LAWS

The Strata Management Act 2013 introduces a set of By-laws in the 3rd schedule of Strata Management Regulations 2015, what is the implication to the existing by-laws or house rules?

The existing by-Laws passed at any time before coming into force of SMA 2013 shall be valid and applicable provided it is not inconsistent with the by-laws prescribed in the 3rd Schedule of the SMR 2015. It is advisable to get it adopted/passed by special resolution (75% of the eligible voters present in a general meeting vote in favour) in the upcoming general meeting to ensure its enforceability.

Are tenants not bound by the by-laws?

The By-Laws, additional by-laws and amendment of such additional by-laws made by a Management Body shall bind all parcel owners and tenants, charges, lessees and occupiers.

6. LEAKAGE AND DEFECT

There is water leaking through your ceiling, what can you do?

If the parcel is within the defect liability period as stipulated in the sales and purchase agreement with the developer, you may report to the developer requesting for the rectification or repair work to be done otherwise you may make a report to the Management Body on the said leakage. The Management Body shall carry out the inspection within 7 days from receiving the notice/report.

The Management Body has to find out the cause and party responsible to the said leakage. It is a statutory presumption that the parcel owner of the upper floor be responsible to the water penetration on ceiling of the lower floor unit unless the parcel owner of the upper floor can prove otherwise. The Management Body shall issue a certificate of inspection (Form 28) within 5 working days from the date of completion of inspection. The party responsible to the said leakage shall rectify it within 7 days from receiving the said Form 28.

The Management Body had certified that the leakage from your ceiling is caused by the owner of the upper floor, however he refuses to rectify the leakage, what actions can you take?

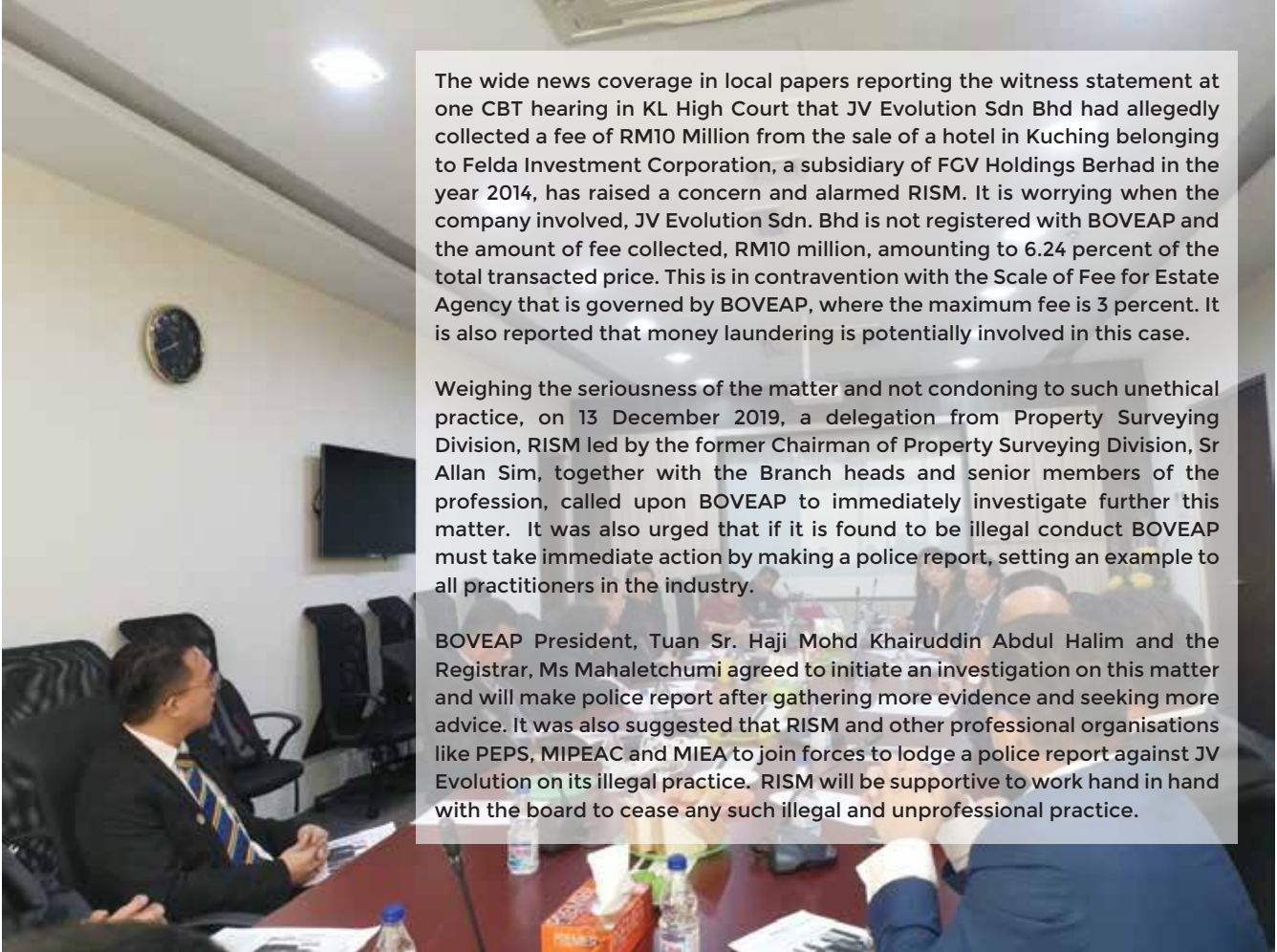
The parcel owner may request the Management Body to do the necessary rectifications and thereafter to recover the cost and expenses from the upper unit parcel owner being the party responsible to rectify the leakage. Should upper floor parcel owner refuses to indemnify the said cost and expense, the management body may proceed to claim the said sum in a court of law or Strata Management Tribunal.

PETITION

CALL FOR BOVEAP TO TAKE ACTION AGAINST ILLEGAL AGENTS

- JV EVOLUTION SDN.BHD

By Sr Tan Hoon Tiong
Chairman, Estate Agency Sub-Committee Member
Property Surveying Division



The wide news coverage in local papers reporting the witness statement at one CBT hearing in KL High Court that JV Evolution Sdn Bhd had allegedly collected a fee of RM10 Million from the sale of a hotel in Kuching belonging to Felda Investment Corporation, a subsidiary of FGV Holdings Berhad in the year 2014, has raised a concern and alarmed RISM. It is worrying when the company involved, JV Evolution Sdn. Bhd is not registered with BOVEAP and the amount of fee collected, RM10 million, amounting to 6.24 percent of the total transacted price. This is in contravention with the Scale of Fee for Estate Agency that is governed by BOVEAP, where the maximum fee is 3 percent. It is also reported that money laundering is potentially involved in this case.

Weighing the seriousness of the matter and not condoning to such unethical practice, on 13 December 2019, a delegation from Property Surveying Division, RISM led by the former Chairman of Property Surveying Division, Sr Allan Sim, together with the Branch heads and senior members of the profession, called upon BOVEAP to immediately investigate further this matter. It was also urged that if it is found to be illegal conduct BOVEAP must take immediate action by making a police report, setting an example to all practitioners in the industry.

BOVEAP President, Tuan Sr. Haji Mohd Khairuddin Abdul Halim and the Registrar, Ms Mahaletchumi agreed to initiate an investigation on this matter and will make police report after gathering more evidence and seeking more advice. It was also suggested that RISM and other professional organisations like PEPS, MIPEAC and MIEA to join forces to lodge a police report against JV Evolution on its illegal practice. RISM will be supportive to work hand in hand with the board to cease any such illegal and unprofessional practice.



CPD PROGRAMMES



For the first half of the session, the Property Surveying Division has conducted 5 CPDs programmes under the various sub-committee, viz. Valuation Sub-committee, Property Management Sub-Committee and the Estate Agency Sub - Committee.

1. Valuation Sub-Committee

The Valuation Sub-Committee has organised two CPD talks on 3rd October and 28th November 2019 which were attended by not less than 65 persons.

Topic 1 : Challenges in Valuation Methodologies amidst changes in Professional Standards

Date : 3rd October 2019
Venue : Bukit Kiara Equestrian
Time : 9:00 am - 1:00 pm
Speaker : Sr Prem Kumar

The speaker touched on various circumstances where valuers are put in situations that may be conflicting in terms of valuation approaches such as the use of comparison method for valuation of properties held for investment, the need for "speaking" valuations in light of the multi-users of valuation reports and the need for more clarity in conducting valuation in view of due diligent processes. Valuers are also beset with problems associated with property market dynamics, making valuation more challenged.





23. RESIDUAL VALUATIONS & COSTS

In a case, not related to land acquisition, the Court of Appeal responding to a residual valuation rejected the method by observing that the report was not prepared by a quantity surveyor. This is what it said in *Harta Megahjaya Sdn Bhd V Tetuan Bahari Choy & Nongchik* Court of Appeal Coram Vernon Ong Jam Kiat JCA, Harmindar Singh Dhaliwal JCA Kamaludin Md Said JCA

Further the valuer's report which P1 carried no weight as it was not prepared by a quantity surveyor. It was also noted that the valuer's report failed to take into account incidental costs related to development costs.

Topic 2 : **Impact of Courts' Decision on Valuation for Compulsory Acquisition**
Speaker : Y. Bhg Dato' Sr Mani Usilapan
Date : 28 November 2019
Venue : RISM Resource Centre
Time : 9:00 am - 1:00 pm



YBhg. Sr Dato' spoke extensively on over 50 decisions by High Court and Appeal Court and how these decisions have adversely affected the way valuations are to be carried out for compulsory land acquisitions. Whilst the learned judges are guided by assessors to assist in their decision making, it has become essential that guidelines to appoint these assessors should be reviewed so qualified assessors are appointed as the judges' tools in deriving reasonable judgement for compensation claims according to the actual principle of valuations.



2. Property Management Subcommittee

The Property Management Sub- Committee has conducted the following CPD Programmes:

**Topic 1 : Building Inspection Practices:
The Professional Standards**

Speaker : Sr Dr Adi Irfan Che-Ani

Date : 8 August 2019

Venue : RISM Resource Centre

Time : 9:00 am - 1:00 pm

Building inspection plays an important role in getting the maximum benefit of the built assets. Currently, the practice is not crystal clear and there is no specific team that governs the tasks. Everybody knows it needs to be done, but the justification and procedure remain unclear to various organisations. Among the important aspects of the Building Inspection Practices which include 'What to check, when to check, the preparation of inspection, who authorise the work, the qualification of inspectors/surveyors' are covered in this session. Few disputes cases regarding building inspection are shared as well.



Topic 2. : Turn Around 180 Degree Strata Building in 180 Days

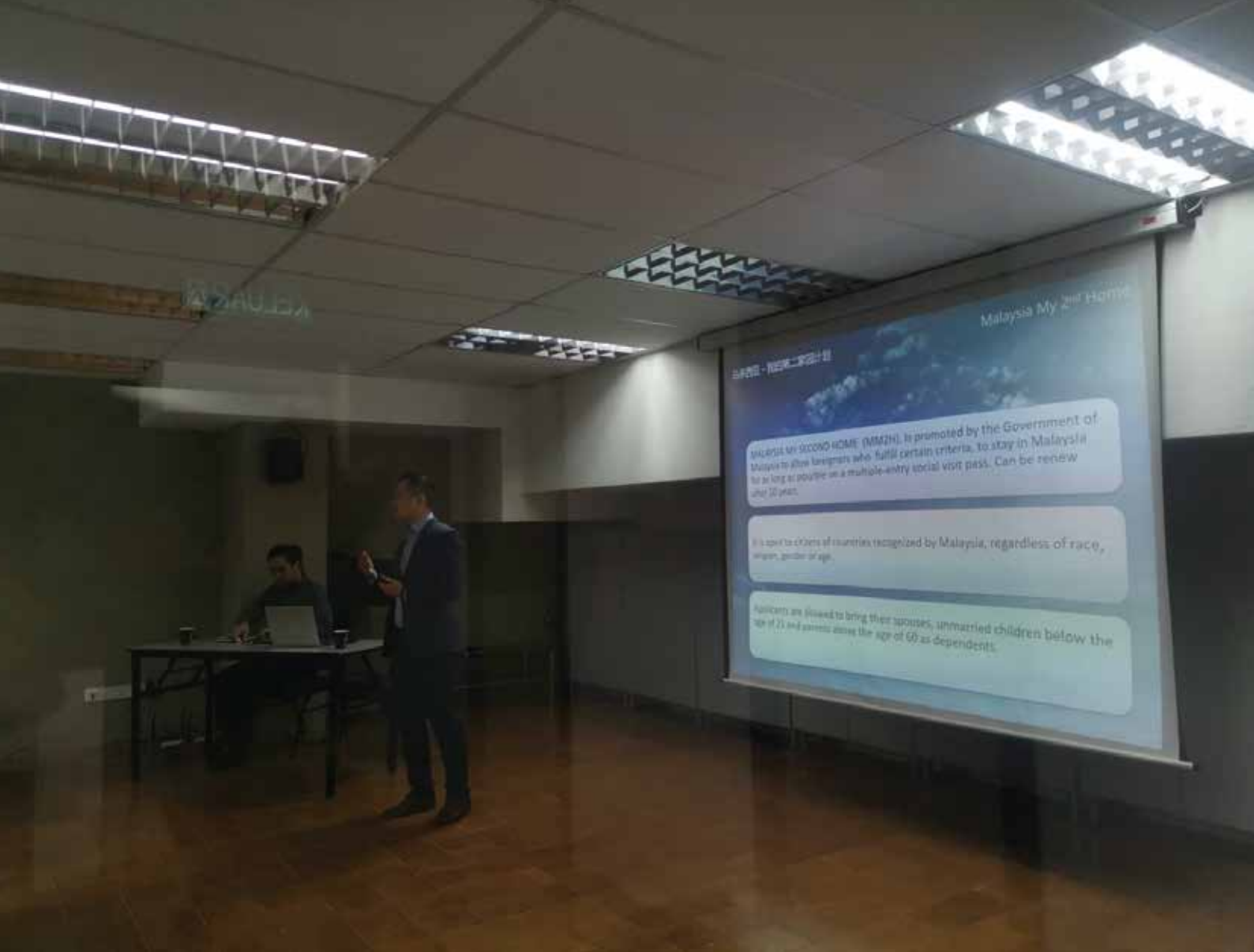
Speaker : Mr Chng Ewe Lee

Date : 24 October 2019

Venue : RISM Resource Centre

Time : 9:00 am - 1:00 pm

At the end of 2018, there were 21,222 registered Strata Titles in Malaysia in which more than 8 million people are resided in the said stratified properties. Thus, the property management of these properties has become more challenging and demanding. Property managers have to continuously face constant demand from developers, JMBs/MCs and residents so as to increase their productivity and efficiency. In dealing with such demand, it is noted that Condo-Master.Com has been used by more than 360 Strata buildings, whereby the majority of the buildings managed to achieve 92% collection. It is the first system that has real time transaction and e-payment platform and also the first system that connects to insurance companies to allow developers, JMBs/MCs and property managers to purchase micro insurance for risk coverage.



2nd Speaker: Mr Anthony Liew (Vice President of Malaysia My Second Home Agents Association Malaysia)

Malaysia is ranked amongst one of the best places to retire in the world! With strong interest shown by foreign purchasers at the recent MM2H Expo in Hong Kong, it is the best time to attract foreign home purchasers. The second speaker Mr Anthony shared some of the latest information of statistics on MM2H and the recent guidelines of MM2H which help to promote Malaysian properties to foreign purchasers through his extensive experience of handling more than 600 cases.

3. Estate Agency Sub- Committee

Topic : Promoting Malaysia Property to Overseas Buyers
Speaker : Mr Joshua Ng (General Manager of Expats Furniture Rental Sdn Bhd)
Date : 2 December 2019
Venue : RISM Resource Centre
Time : 9:00 am - 1:00 pm

1st Speaker: Mr Joshua Ng (General Manager of Expats Furniture Rental Sdn Bhd)

The first speaker shared a tool know as Home Staging to assist clients sell/rent quickly for higher value with effective marketing campaign. Home stagers know the power of using stylish furniture to show and market an aesthetic space. They also know how difficult buying, moving and maintaining quality furniture without high costs. This is leverage and risk management solution for real estate marketers to attract high end users. Mr Joshua Ng had demonstrated some of their successful dealing to help the owner and expat tenant/buyers using home staging tool.

YOUNG PROFESSIONALS

MOCK TEST OF PROFESSIONAL COMPETENCY (TPC)

(SESSION 2019/2020)



The Young Professionals Committee of the Property Surveying Division had organised a Mock TPC seminar on October 31st, 2019 at the RISM Resource Centre with great success. The committee had invited three (3) speakers with a combined experience and knowledge of about 100 years, namely Yang Berbahagia Sr Dato' Sidsapesan Sittampalan, Sr Chee Kok Thim and Sr Huan Cheng Kee to give their insights into the TPC Examinations. The event started with morning coffee at 8.30am followed by the commencement of the talk at 9.00 am.



Yang Berbahagia Sr Dato' Sidsapesan Sittampalan opened the seminar with a briefing on the examination format, rules and regulations, whilst Sr Huan Cheng Kee and Sr Chee Kok Thim gave talks on valuation, agency and property management respectively. At 12.00 pm, the speakers organised a Mock TPC interview session with the participants, followed by a Question & Answer Session towards the end. Lunch was served at 1.30pm and the event wrapped up by 2.00 pm.



Overall, there were 33 participants from various property surveying firms. The event also saw participants coming from all over Malaysia such as Johor, Sabah and Sarawak. The organising committee received good response from this event, as it give young and aspiring valuation executives the opportunity to prepare themselves for the actual examinations.

SPORTS

RISM 2019 BADMINTON TOURNAMENT

The Sports & Social Sub-Committee of the Property Surveying Division had organised the 2019 RISM Badminton Tournament on 7th December 2019 at Sunsuria Avenue Sports Complex, Kota Damansara, Kuala Lumpur with great success. The tournament started at 8.30 am with registration and briefing on the tournament rules & regulations, followed by the commencement of the tournament at 9.00am. Lunch was served at 1.00 pm with the tournament wrapping up at 3.30 pm with the prize giving ceremony. Support and participation from all four (4) divisions were greatly felt in the success of this tournament, and there are request from the participants to make this an annual event.

Below are the teams participated under 3 categories:-

Men's Singles - 4 Teams
Men's Doubles - 16 Teams
Mixed Doubles - 2 Teams



The Winners:

Overall Champion Men's Singles

- Sr Joshua Kang from Canaan Building Inspection
- Sr Joshua Kang (Gold)
- Ryzarul Azlan (Silver) Rahim & Co International Sdn Bhd
- Muhamad Hazim Bin Mohd Yusri (Bronze)
K & P Cove Consultancy Sdn Bhd

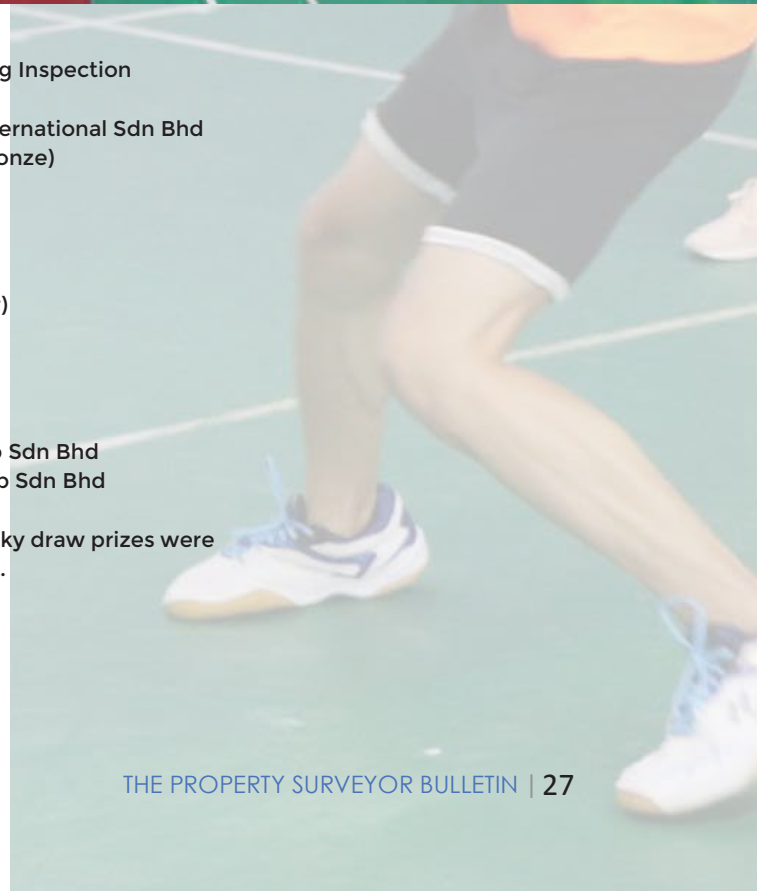
Men's Doubles

- Sr Joshua Kang/Steve Lau (Gold)
Canaan Building Inspection
- Mohd Asuadi/Ahmad Bukairie (Silver)
Perunding DMA Sdn Bhd
- Shahril Azmi/Mohd Noor (Bronze)
Perunding DMA Sdn Bhd

Mixed Doubles

- Bryan Wong/Esther (Gold) Laurelcap Sdn Bhd
- Bryan Ngai/Carmen (Silver) Laurelcap Sdn Bhd

Champion trophy, medals, cash prizes worth RM3,350.00 and lucky draw prizes were given out to the winners and participants during the tournament.



THE WINNERS



EVENTS IN PHOTOS

THE YEAR THAT WAS



ANNUAL GENERAL MEETING 20 JAN 2019 AT ISTANA HOTEL
2019 PROPERTY SURVEYING COMMITTEE MEMBER



PS DIVISION ANNUAL DINNER AND HARI RAYA GET TOGETHER

Congratulations!



PS MEMBERS AWARD RECIPIENTS AT THE RISM ANNUAL DINNER 2019

FUTURE EVENTS

The following events are being planned for members. We hope for continuous support from members in making the events more memorable and successful.

NO.	EVENTS	DATE
1.	Visit by Korean Appraisal Society to RISM	10 January 2020
2.	"Dialogue on Challenges in Valuation in South Korea and Malaysia"	10 January 2020
3.	Chinese New Year Gathering	February 2020
4.	University Outreach Programme - Visit to University Tun Hussein Onn	Feb/March 2020
5.	29 th National Real Estate Convention	10 March 2020
6.	Technical Visit to Ex-Mining Land Development Project	11 March 2020
7.	Technical Visit to Wetlands Development Project	11 March 2020
8.	Technical Visits to Retrofitted and Revived Heritage Properties	11 March 2020
9.	Study Visit and Tour Australia Australian Property Institute	27 March to 1 April 2020

WE VALUE YOUR CONTRIBUTIONS

THE PROPERTY SURVEYOR BULLETIN is a semi-formal professional journal on updates on the property consultancy and professional services and activities held by the Property Surveying Division of the Royal Institution of Surveyors Malaysia (RISM). The journal aims to report current issues in hand and knowledge sharing on new innovations as well as revision on current practices. The Editorial welcome original article contributions, property news reporting, activities reporting among members and subject matter experts to contribute to this journal. Photos of goings on within the profession, RISM and among members are encouraged with small writeups to describe the event.

KINDLY EMAIL ARTICLES, NEWS, ACTIVITY PHOTOS TO:

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