



ROYAL INSTITUTION OF SURVEYORS MALAYSIA

YOUNG ACHIEVERS' AWARD

2022/2023

COMPETITION KIT

**Version 1
13/1/2023**

RISM YOUNG ACHIEVERS' AWARD 2022/2023

COMPETITION BRIEF, RULES AND CONDITIONS

<u>CONTENTS</u>	<u>PAGE</u>
1.0 INTRODUCTION	1 - 3
1.1 Royal Institution of Surveyors Malaysia	1
1.2 The Four Surveying Profession	
A. Building Surveying	2
B. Geomatics and Land Surveying	2
C. Property Surveying	2
D. Quantity Surveying	3
2.0 OVERVIEW OF THE RISM YOUNG ACHIEVERS' AWARD	3 - 5
2.1 A Glimpse on the RISM Young Achievers' Award	3
2.2 Unique Features of the RISM Young Achievers' Award	4
2.3 Organising Committee of the RISM Young Achievers' Award	4
2.4 Sponsors and Supporting Organisation	5
2.5 Schedule of the RISM YAA 2022/2023	5
2.6 Objectives of the RISM YAA 2022/2023	5
3.0 COMPETITION RULES	6 - 9
3.1 Registration and Eligibility	6
3.2 Format of Competition	7
3.3 Submission Requirements	8
3.4 Disqualification	9
3.5 Queries	9
4.0 CRITERIA FOR JUDGING	10
5.0 JUDGING PROCESS AND PANEL OF JUDGES	11
6.0 PRIZES AND HONORARIA	12
7.0 COPYRIGHT	13
8.0 DISCLAIMER	14

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COMPETITION BRIEF, RULES AND CONDITIONS

<u>CONTENTS</u>	<u>PAGE</u>
<u>APPENDICES</u>	
APPENDIX A - PROJECT ASSIGNMENT	APP A/1-2
APPENDIX B- GUIDELINES AND TEMPLATES (PREPARED BY GLS DIVISION)	APP B/1
APPENDIX C - GUIDELINES AND TEMPLATES (PREPARED BY BS DIVISION)	APP C/1
APPENDIX D - GUIDELINES AND TEMPLATES (PREPARED BY PS DIVISION)	APP D/1
APPENDIX E - GUIDELINES AND TEMPLATES (PREPARED BY QS DIVISION)	APP E/1
APPENDIX F - RUBRIC OF THE ONLINE PRESENTATION FOR FINAL ROUND	APP F/1
APPENDIX G - QUERY FORM	APP G/1
APPENDIX H - DECLARATION FORM	APP H/1

1.0 Introduction

The Competition Kit is designed to provide all students, teachers, volunteers, sponsors, observers and supporting organisations with important information related to the RISM Young Achievers' Award 2022/2023.

Please note that this Competition Kit may be updated from time to time. When referencing the Competition Kit, please note its latest version and the date of publication. The version and publication date may be found at right-hand bottom corner of the cover page.

For any questions and/or comments, please contact the Organising Committee at rism.yaa@rism.org.my.

1.1 Royal Institution of Surveyors Malaysia

The Surveyors were first recognized as a profession in 1885 with the setting up of the Survey Department. Prior to March 1961, there were two professional bodies representing surveyors, The Malayan Institution of Surveyors (the former R.I.C.S Federation of Malaya Branch) and the Institution of Land Surveyors. History for surveyors was made on the March 13, 1961, when these two bodies met at the Boardroom of the Royal Selangor Club resolved to form then The Institution of Surveyors (Federation of Malaya). At the E.G.M held on 19th June 1966, the name of the Institution was changed to the Institution of Surveyors, Malaysia.

His Royal Highness the Sultan of Selangor, Sultan Sharafuddin Idris Shah Alhaj Ibni Almarhum Sultan Salahuddin Abdul Aziz Shah Alhaj conferred the royal status to the then Institution of Surveyors, Malaysia (ISM) on 28 March 2011. This royal conferment is the first ever bestowed to any professional body or NGO in Malaysia. Subsequently, the former name, The Institution of Surveyors of Surveyors, Malaysia was changed to Royal Institution of Surveyors Malaysia (RISM). RISM is further elevated and needless to say proud to have His Royal Highness the Sultan of Selangor as its royal patron.

RISM is also the registered proprietor of the certification mark “Sr” and the registration is currently valid and subsisting under the Trademarks Act 2019. The Institution comprises four distinct but closely related Divisions i.e., Geomatics and Land Surveying Division, Quantity Surveying Division, Property Surveying Division and Building Surveying Division. The Divisional Chairs are members of the General Council which is the governing body of the Institution.

1.0 Introduction (Cont'd)

1.2 The Four Surveying Disciplines

A. Building Surveying

Building Surveyors offer specialist services on matters relating to building and facilities development. It involves project and construction development, maintenance management, building refurbishment, restoration and repairing works, building laws and regulations, demolition works and property redevelopment. A competent Building Surveyor is expected to manage, organize, supervise, monitor, evaluate and co-ordinate every aspect of building and development works and act as a vital link in the project between all the affiliated professionals such as architects, engineers, planners, and builders. In addition, a Building Surveyor also provides liaison and consultation services related to building inspection works with the public and local authorities for his/her client.

B. Geomatics and Land Surveying

Geomatics and Land Surveyors (GLS) are generally related to the spatial science fields of geolocation, geospatial information and information technology, in which the measurement, management and analysis of the spatial information to enable correct decision making are made through mapping, cadastre, surveying, engineering, remote sensing (LiDAR or HDS scanning), underground utility detection and mapping, hydrography, photogrammetry, global navigation satellite systems (GNSS), seabed topographic mapping and geographic information systems (GIS) services. In a building project lifecycle, the services provided by GLS professionals cover beyond the planning and design phases, to extend through the entire life cycle of the project, including operation and end-of-life phases.

C. Property Surveying

Property Surveyors provide professional advisory services in the field of valuation of tangible and intangible assets, real estate transaction, property management and research in property market.

This discipline is therefore concerned with land use control and economic aspects of land management on behalf of a wide variety of owners; land reform and land settlement which may be undertaken to achieve the best use of land and the best locations for human settlements, land valuation for a wide variety of private transactions or public actions affecting land; in which the surveyor's knowledge of the land market is of paramount importance. Members of this Division work as Valuers, Property Managers, Real Estate Agents and Property Consultants.

1.0 Introduction (Cont'd)

1.2 The Four Surveying Disciplines (Cont'd)

D. Quantity Surveying

Quantity Surveyors specialize in the cost and financing of building and engineering contracts, from the first estimates to the final account for the project. They advise on the fixing of costs targets, the cost planning and design, the letting of a contract for the work, cost control during execution, and advice on contract administration. Their role is to ensure that their client obtains value for the money expended and that the resources of the construction industry are used to the best advantage of society.

Brochures and materials of the four surveying professions can be obtained from the Institution's website i.e., <http://www.rism.org.my>

2.0 Overview of the RISM Young Achievers' Award

2.1 A Glimpse on the RISM Young Achievers' Award

The Royal Institution of Surveyors Malaysia (RISM) is the official professional body of the surveying profession in Malaysia i.e., Building Surveyors, Geomatics & Land Surveyors, Property Management, Valuation and Estate Agencies Surveyors, and Quantity Surveyors. It represents and promotes the interest of the Surveyor and provides an avenue for interaction between members, related profession, government and the public. The Institution also serves to establish and maintain a professional code of ethics and ensure the advancement of the surveying profession. The Young Achievers' Award (YAA) 2022/2023 is a competition organized by the Royal Institution of Surveyors Malaysia (RISM).

The Institution started the competition in the year 2000 to instill students' interest in Mathematics, Science and Technology in general and the Science and Earth measurement in particular. It also aims to develop students' skills in intellectual reasoning.

We, RISM YAA Committee believe that such outreach programmes present a priceless opportunity to attract new audiences, in this case offering upper secondary school students a clearer picture of the role of surveyors in all aspects in the Malaysian Construction Industry. As well as encouraging these young minds to unleash their creativity, this competition will also help to promote the surveying industry and to encourage the younger generation to become surveyors.

2.0 Overview of the RISM Young Achievers' Award (Cont'd)

2.2 Unique Features of the RISM Young Achievers' Award

Since RISM Young Achievers Award (YAA) started in the Year 2000, it had multiple distinctive features: no registration fee, awards and prizes for the Top 3 finalists. However, due to the COVID-19 pandemic and the uncertainty in organizing physical competition as it used to be, the Organising Committee of the RISM YAA Competition 2022 decided to organize the virtual rounds of YAA and aims to provide the same major benefits to the participants of the virtual rounds:

1. No registration fees
2. Awards and prizes for the Top 3 finalists

2.3 Organising Committee of the RISM Young Achievers' Award

The Organising Committee of the RISM Young Achievers' Award 2022/2023 consists of the following members:

Chair	
Sr Khaidzir Abdul Rasip	Chairman
Members	
Sr Dr. Nadzirah Binti Hj Zainordin	Committee Member
Mr. Mohammad Nasoha Bin Nasri	Committee Member
Sr Faku Radzi Abd Ghani	Committee Member
Sr Mohd Asrul Bin Hassin	Committee Member
Sr Zamharira Sulaiman	Committee Member
Sr Dr Ahmad Sanusi b. Che Cob	Committee Member
Sr Nur Zurairah binti Abdul Halim	Committee Member
Sr Dr Mohd Yunus Mohd Yusoff	Committee Member
Sr Dr Khairul Nizam Tahar	Committee Member
Sr Neoh Wen Wan	Committee Member
Sr Dr Md Azree Othuman Mydin	Committee Member
Sr Hj Tajuddin Arshad Bin Mat Ghani	Committee Member
Sr Hj Mohd Fadzli Bin Hashim	Committee Member
Sr Dr. Tan Liat Choon	Committee Member
Sr Ts. Dr. Mohammad Ashraf Abdul Rahman	Committee Member
Sr Gui Hun Chuen	Committee Member
Secretariat	
Ms Nabila Farah Alieya Mohamed	
Ms Nur Adlina Binti A Manan	
Ms Nurul Syafiqah Binti Mazlan	

2.0 Overview of the RISM Young Achievers' Award (Cont'd)

2.4 Schedule of the RISM YAA 2022/2023

Application and selection timeline –

Date (2023)	Event
1/4/2023	Online Application Form Submission • Please complete the online registration form at RISM Website- http://www.rism.gov.my
15/4/2023	Closing date for Registration
2/5/2023 – 18/5/2023	Preliminary Round
19/5/2023 – 19/5/2023	Judging committees assess preliminary submission
21/5/2023	Announcement of Preliminary Submissions results
27/5/2023	Final Round Prize Giving Ceremony and Dinner
28/5/2023	Technical Study Tour

2.5 Objectives of the RISM YAA 2022/2023

- a) Promote the surveying industry to the younger generation with the aim that the students will be inspired to take up surveying as a profession
- b) To create a valuable opportunity for young people to thrive on creativity in real-life simulation of a project related to the property and construction economy sectors while also gaining an understanding of the work of surveyors

3.0 Competition Rules

3.1 Registration and Eligibility

- (i) Participation in the RISM YAA 2022/2023 is free of charge.
- (ii) All students from upper secondary classes (Form 4 – Form 5) in the academic year 2022/2023 are eligible to participate.
- (iii) No member of the promoting body, nor member of the judges, nor any associate or employee, nor any family member, nor member of the RISM YAA Committee, nor any person who has been concerned with the preparation or organization of the competition shall be eligible to compete, or assist the entrant participate in this year 2022/2023 YAA Competition.
- (iv) Each school may **register up to THREE (3) teams** which consists of three (3) students and one (1) supervisor / teacher per team
- (v) If the particular school has sent more than ONE (1) team, **the same Supervisor / teacher is not allowed to supervise any other group** and the other group must be led by another Supervisor / teacher from the school.
- (vi) For example, if the particular school has sent three (3) teams to participate, the three (3) groups must be led by three **different supervisors / teachers**.
- (vii) In the case of Multiple Teams from the same school qualifying for the Final Round; **only TWO (2) teams of that respective school with the best score in the Preliminary Round shall proceed to the Final Round.**
- (viii) Any school wishing to participate in the competition has to register its entry through the RISM Website (<https://www.rism.org.my>) **before 15th April 2023**. All such registration of entries will be notified by the Committee through email.
- (ix) In the events that a Team Member is unable to participate in the event after registration cut-off date, the leader of the Team is required to update the Committee for replacement and to submit the new name list for registration via email (rism.yaa@rism.org.my).
- (x) The supervisor / teacher is allowed to assist students (setting up video streaming and recording) during the Final Round of the competition.
- (xi) The supervisor / teacher is not allowed to give presentation on behalf of the students or appear in any video recording during the presentation.
- (xii) Every team member that has participated in the competition will receive a Certificate of Participation.

3.0 Competition Rules (Cont'd)

3.2 Format of Competition

- (i) The RISM YAA 2022/2023 competition is organised by the Royal Institution of Surveyors Malaysia (RISM).
- (ii) The Competition will be conducted in **two stages**. Each participating team is required to pass the Preliminary Round before proceeding to the Final Round.
- (iii) The Final Round of the competition will be conducted/held at **Kuala Terengganu**.
- (iv) To better prepare students for the competition, all contestants are required to attend the briefing/competition workshop to familiarize themselves with the scope of the competition.
- (v) This Competition focuses on students' ability to conduct verbal and graphical communication effectively, as there will be live presentation via an online meeting platform of the Committee's choice example ZOOM / Microsoft Team / Cisco Webex by the shortlisted finalists in the Final Round.
- (vi) The **rubric** of the oral/verbal presentation for the Final Round can be seen in **Appendix G**.
- (vii) A video conference/meeting with the judging panel will be arranged by the RISM YAA Committee in the **Final Round**.

3.0 Competition Rules (Cont'd)

3.3 Submission Requirements

Stage 1 – Preliminary Round (All digital submission only)

- (i) Upon registration, the participating teams will be given the competition kit via email by the RISM YAA Competition Secretariat.
- (ii) In Stage 1, a project assignment is given where by the participants have to undertake based on the guidelines and templates prepared by each of the four (4) surveying divisions [BS, GLS, PS and QS] which can be found under appendices.
- (iii) Each team has to submit the completed assignment in the form of Microsoft Power Point Slides. The submission should **not be more than fifteen (15) slides in total**.
- (iv) The content of the Powerpoint Presentation Slides can be written in Bahasa Malaysia or English only and will be reviewed in these respective languages.
- (v) The participating team need to **arrange the Power Point Presentation Slides in the following sequence** by first addressing the assignment from GLS perspective followed by PS, BS and lastly QS.
- (vi) The Powerpoint Presentation Slides must include your **respective SCHOOL LOGO** at the right-hand corner of every slides.
- (vii) The Participating team also has to submit the **Declaration Form** as per **Appendix I** hereto; duly signed by the representative of the team together with the Powerpoint Presentation Slides.
- (viii) Kindly take note that only **ONE (1) Declaration Form** need to be submitted by each team.
- (ix) Participants must submit their preliminary stage submissions (Presentation Slides + Original Declaration Form) to the RISM YAA Competition Secretariat via (email only) to rism.yaa@rism.org.my latest by **18th May 2023 before 6.00pm**.

3.0 Competition Rules (Cont'd)

3.4 Disqualification

- (i) Failure by participants to comply with the rules and conditions of this Competition may lead to immediate disqualification from the Competition.
- (ii) Submissions must be participants' original work. Any passing off of another's ideas, words, or work as one's own is a form of cheating and a violation of the competition's integrity which will result in disqualification.
- (iii) Late submission would not be entertained and results in disqualification.
- (iv) The committee shall have the sole and absolute discretion in deciding on the acceptance or disqualification of any entry on any grounds whatsoever; and the decision of the committee shall be final and binding on all parties concerned.

3.5 Queries

- (i) Participants may submit queries only with the Query Form as per **Appendix H** by email to rism.yaa@rism.org.my
- (ii) All queries must be submitted by **5th May 2023**.
- (iii) Official replies to the queries, if any, based on the queries submitted, will form part of the conditions and instructions and shall be posted on the RISM website and/or email to all the participating teams.

4.0 Criteria for judging

The Panel of Judges shall evaluate the entries based on the following criteria:

Item	Criteria	Weightage
i.	How well students understand the assigned project and the given task that need to be undertaken	20%
ii.	Analytical and problem-solving skills in undertaking the various tasks in this assignment	30%
iii.	Application of knowledge and understanding of the four Surveying discipline towards this assignment	30%
iv.	Effectiveness of the Powerpoint Presentation <ul style="list-style-type: none">• Set out in a neat and orderly manner• Shall not be more than 15 slides Exemplary demonstration of the content in the presentation slides	20%
	Total Weightage	100%
v.	Presentation and communication skills as per the Rubric attached in Appendix G	As per Rubric

5.0 Judging Process and Panel of Judges

5.1 Judging Process

- (i) The judging will be carried out by an odd number of juries (5, 7 or 9) of which the Competition Director / Chair and Competition Committee shall have the full authority to select the panel of jury to evaluate the submissions in accordance with all relevant judging criteria

5.2 Panel of Judges

- (i) There will be approximately nine (9) judges appointed by RISM YAA Committee to serve as the Panel of Judges and grant the Awards.
- (ii) The Competition Director / Chair shall be the panel chair and lead the judges to review the submissions and summarise the assessment results to be taken forward at each stage of the selection process.
- (iii) The committee shall reserve the rights to replace, increase or reduce any member of the Judges who may be unavailable at any stage due to unforeseen and/or arising circumstances.
- (iv) For Stage 1 – Preliminary Round, a minimum quorum of five (5) judges will be convened to select up to ten (10) finalists to proceed to Stage 2.
- (v) For Stage 2 – Final Round, a full quorum of nine (9) judges shall convene to adjudicate the winners.
- (vi) Decisions of the Panel of Judges will be made by simple majority.
- (vii) All decisions made by the Panel of Judges are final and no further enquiries will be entertained.

6.0 Prizes and honoraria

Champion	Trophy + Certificate + MYR 3,000 (Three Thousand)
1st Runner Up	Trophy + Certificate + MYR 2,000 (Two Thousand)
2nd Runner Up	Trophy + Certificate + MYR 1,000 (One Thousand)

7.0 Copyright

- (i) All entries must be original works. Entrants shall take responsibility for all liabilities arising from the infringement of any copyright. If an entry is found to have infringed the copyrights of others, it will immediately be disqualified.
- (ii) Each Participating team hereby agrees that all of the intellectual property rights of such distinctive and exclusive concepts, ideas, designs, calculations, drawings, sketches, specifications, diagrams, data, items, models, materials and other similar documents which are being developed, prepared, formed, produced, adopted, implemented or obtained distinctively and exclusively for the Competition shall be vested in Royal Institution of Surveyors Malaysia (RISM) without any cost to be paid to the Participant by RISM.
- (iii) Each Participating team hereby consents RISM all rights to develop, copy, edit, display at public exhibitions, broadcast, reproduce, publish, use and adopt for implementation in the future, in whole or in part, any submission, and any other intellectual property protected or protectable materials submitted by each Participant, in any manner without further compensation during and after the Competition, except where prohibited by law.
- (iv) Each Participant team hereby agrees not to initiate, instigate, support, maintain or authorize any action, claim or lawsuit against RISM, on the grounds that any use of the Submission as provided herein, infringes any of Participant's rights as creator of the Submission.
- (v) Notwithstanding with the above, in the event RISM were to develop, copy, edit, display at public exhibitions, broadcast, reproduce, publish, use and adopt for implementation in the future, in whole or in part, any submission, and any other intellectual property protected or protectable materials submitted by each Participant, whereby applicable RISM shall include the Participant team as the author of such intellectual property.
- (vi) Any dispute arising under or in connection with the competition will be arbitrated under Malaysian law by the court with jurisdiction over the district where the organiser is located.

8.0 Disclaimer

- (i) By participating in the RISM YAA 2022/2023 Competition, the participants and supervisors / teachers agree to the usage of their personal data for the purposes of implementing the Competition. All personal information will be stored by the Organising Committee of the RISM YAA 2022/2023 and will not be shared with anyone except for the RISM's employees and volunteers involved in the organisation of the RISM YAA 2022/2023.
- (ii) The Organising Committee has the right to set, amend and/or revise these Rules and/or release any supplemental or amending regulations. The interpretation of the RISM YAA 2022/2023 Competition Rules is within the sole discretion of the Organising Committee.
- (iii) By agreeing to participate in RISM YAA 2022/2023, all teams acknowledge that the Organising Committee have full and final discretion in managing the RISM YAA 2022/2023 Competition.
- (iv) The Organisers reserve the right to award fewer or more prizes than originally announced.
- (v) All questions about the RISM YAA 2022/2023 Rules should be directed to the Organising Committee at rism.yaa@rism.org.my. Any decision made by the Organising Committee is final and binding.



ROYAL INSTITUTION OF SURVEYORS MALAYSIA

YOUNG ACHIEVERS' AWARD

2022/2023

PROJECT ASSIGNMENT

APPENDIX A

Topic: “Repurposing A Shopping Mall”

Preliminary Round

1. The Covid-19 pandemic which started in early 2020, has resulted in a sudden and significant impact on all aspects of people’s lives. Businesses will not go back to the way we knew before the pandemic, but they will be compelled to use this crisis to reinvent themselves to be more resilient, adapting their operational models to the ‘new normal’.
2. Every sector must now scramble to adapt to the changes brought about by the pandemic, and shift strategic plans to take on the ‘new normal’ and the property industry is no different. While the outlook for the property market looks uncertain in the short term, it is expected for market recovery to happen in the near future, and businesses must strategize for the long run to best capitalise on this.
3. A large public-listed company with core business in real estate investment has appointed your Firm to turnaround its retail assets from the conventional pre-pandemic purposes which are now economically obsolete to innovative forward-looking and income-generating repurposes.
4. For the first phase, your Firm has been assigned to a medium-sized neighbourhood mall with a Net Lettable Area (NLA) of approximately 200,000 square feet to undertake a “Repurposing Study” with the following objectives:
 - a) To propose potential use(s) with income-generating prospects as alternative to the existing retail and F&B uses which have seen a decline in business resulting in default in rental payments as well as reduced occupancy rate as tenants terminated their tenancies in the mall;
 - b) To identify potential tenants/buyers that are able to occupy the mall based on the proposed alternative use(s);
 - c) To project the rental/sales income that can be generated after the repurposing exercise;
 - d) To assess the existing physical conditions of the mall to evaluate its viability to be repurposed to the proposed use(s);
 - e) To review the existing ownership status and propose the necessity of subdividing the mall into a stratified property in line with the proposed use(s); and
 - f) To prepare estimates for the cost of repurposing the mall to the proposed use(s) including any refurbishment, retrofitting, interior decoration, additional infrastructure and building services as well as plant and equipment that will be required.

5. In order to undertake the above tasks, you are to assemble a team comprising of the following professionals:

- a) Property Surveyor
- b) Building Surveyor
- c) Geomatics and Land Surveyor
- d) Quantity Surveyor

6. Based on para 4. above, your Team is to prepare and present in PowerPoint format a comprehensive and integrated proposal comprising of the following:

Presentation	
Property Surveyor	<ul style="list-style-type: none">• Market Study• Feasibility Study
Building Surveyor	<ul style="list-style-type: none">• Building Condition Survey
Quantity Surveyor	<ul style="list-style-type: none">• Costing• Bill of Quantities
Geomatics and Land Surveying	<ul style="list-style-type: none">• Building Layout Plan
Whole Team	<ul style="list-style-type: none">• Conclusion• Recommendations

APPENDIX B

Guideline for Question 4A (Prepared by GLS Division)

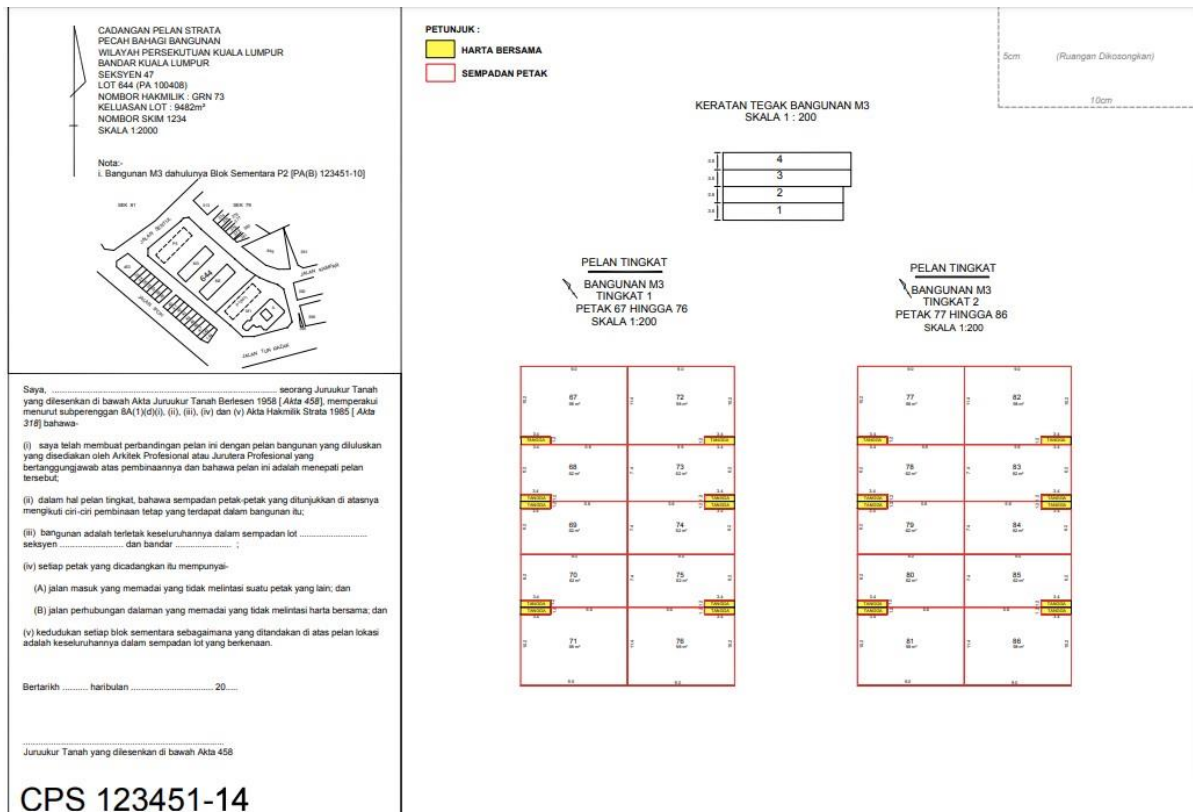
STRATA PLAN PREPARATION

A reconnaissance and site visit are required to prepare a strata plan. The strata plan must be prepared to determine the location of the existing shopping mall and provide the details of parcels inside the shopping mall in every level.

As a Geomatic and Land Surveyor, you are engaged to produce a proper strata plan which follows all circulars and guidelines related to the strata scheme. The strata plan is used to determine the building structure within the proprietor boundary and to ensure the designated area for each parcel on every level of the shopping mall. The strata plan must include the location of the building on the land parcel boundary, the floor plan for every level, the vertical section of the building, and common properties. Common properties refer to any part of the lots which is not comprised in any parcel i.e. stairs, elevator, visitor parking, playground and etc. This plan should also include its own numbers, dimension, and area of each parcel in this building. As a Geomatics and Land Surveyor, you must convince the real estate investors, the existing physical conditions of the mall has the viability to be repurposed to the proposed use.

The strata plan must be prepared on a suitable scale and represent all the minimum requirements stated in the above paragraph. A sample of the strata plan is shown in Figure 1.

Figure 1: Sample of strata plan in Wilayah Persekutuan Kuala Lumpur



Note:

Participants are open to use any map publishing tools available. Hand-drawing plans are discouraged.





APPENDIX C

Guideline for Question 4B (Prepared by RISM BS Division)

BUILDING CONDITION ASSESSMENT FOR SHOPPING MALL

Instruction: You are required to prepare a list of maintenance works for the shopping mall based on the Planned Maintenance schedule from your own recommendations

REFERENCE			
CONDITION ASSESMENT			
CONDITION	SCALE	DESCRIPTION (VALUE)	
1	NEW/AS	MINOR SERVICING	
2	FAIR	MINOR REPAIR	
3	POOR	MAJOR REPAIR	
4	VERY	MALFUNCTION	
5	DILAPIDAT	DAMAGE	
PRIORITY ASSESMENT			
PRIORITY	SCALE	DESCRIPTION (VALUE)	
NORMAL	1	FUNCTIONAL, ONLY COSMETIC DEFECT	
ROUTINE	2	MINOR DEFECT, BUT CAN LEAD TO SERIOUS DEFECT	
URGENT	3	SERIOUS DEFECT, CANNOT FUNCTION ACCEPTBLE	
EMERGENCY	4	ELEMENTS/STRUCTURE NOT FUNCTION AT ALL; OR RISK	
		THAT CAN LEAD TO FATALITY AND INJURY	
OVERALL BUILDING RATING			
NO	BUILDING RATING	SCORE (total matri/total defect)	
1	GOOD	1 TO 4	
2	FAIR	5 TO 12	
3	DILAPIDATED	13 TO 20	

Defect Sheet No.	001	Block.Level	BA.1		
		Location	Shop 1		
		Element/ Component	Ceiling/ Ceiling Board		
		BARIS			
		Condition	Priority	Matrix	Colour
		4	4	16	
		Defect Description			
	Damaged ceiling board				
Defect Sheet No.	002	Block.Level	BA.1		
		Location	Shop 1		
		Element/ Component	Wall/ Wall Tiles		
		BARIS			
		Condition	Priority	Matrix	Colour
		3	4	12	
		Defect Description			
	Broken wall tiles				
Defect Sheet No.	003	Block.Level	BA.2		
		Location	Shop 2		
		Element/ Component	Door/ Timber Door Leaf		
		BARIS			
		Condition	Priority	Matrix	Colour
		3	2	6	
		Defect Description			
	Damaged timber door leaf				
Defect Sheet No.	004	Block.Level	BA.2		
		Location	Toilet 1		
		Element/ Component	Floor/ Floor Tile		
		BARIS			
		Condition	Priority	Matrix	Colour
		2	2	4	
		Defect Description			
	Stain on floor tiles				

**BUILDING CONDITION ASSESSMENT RATING SYSTEM (BCARS)
TABLE OF BUILDING DEFECTS FOR SHOPPING MALL**

Bill	Block/Level	Location	Element/Component	Defect Description	Condition [a]	Priority [b]	Analysis Matrix [c] = (a x b)	Defect Sheet No.
1	BA.1	Shop 1	Ceiling/ Ceiling Board	Damaged ceiling board	4	4	16	001
2	BA.1	Shop 1	Wall/ Wall Tiles	Broken wall tiles	3	4	12	002
3	BA.2	Shop 2	Door/ Timber Door Lea	Damaged timber door lea	3	2	6	003
4	BA.2	Toilet 1	Floor/ Floor Tile	Stain on floor tiles	2	2	4	004
5	0	0	0	0	1	1	1	005
6	0	0	0	0	1	1	1	006
7	0	0	0	0	1	1	1	007
8	0	0	0	0	1	1	1	008
9	0	0	0	0	1	1	1	009
10	0	0	0	0	1	1	1	010
11	0	0	0	0	1	1	1	011
12	0	0	0	0	1	1	1	012
13	0	0	0	0	1	1	1	013
14	0	0	0	0	1	1	1	014
15	0	0	0	0	1	1	1	015
16	0	0	0	0	1	1	1	016
17	0	0	0	0	1	1	1	017
18	0	0	0	0	1	1	1	018
19	0	0	0	0	1	1	1	019
20	0	0	0	0	1	1	1	020
21	0	0	0	0	1	1	1	021
22	0	0	0	0	1	1	1	022
23	0	0	0	0	1	1	1	023
24	0	0	0	0	1	1	1	024
25	0	0	0	0	1	1	1	025
26	0	0	0	0	1	1	1	026
27	0	0	0	0	1	1	1	027
28	0	0	0	0	1	1	1	028
29	0	0	0	0	1	1	1	029
30	0	0	0	0	1	1	1	030
31	0	0	0	0	1	1	1	031
32	0	0	0	0	1	1	1	032
33	0	0	0	0	1	1	1	033
34	0	0	0	0	1	1	1	034
35	0	0	0	0	1	1	1	035
36	0	0	0	0	1	1	1	036
37	0	0	0	0	1	1	1	037
38	0	0	0	0	1	1	1	038
39	0	0	0	0	1	1	1	039
40	0	0	0	0	1	1	1	040
41	0	0	0	0	1	1	1	041
42	0	0	0	0	1	1	1	042
43	0	0	0	0	1	1	1	043
44	0	0	0	0	1	1	1	044
45	0	0	0	0	1	1	1	045
46	0	0	0	0	1	1	1	046
47	0	0	0	0	1	1	1	047
48	0	0	0	0	1	1	1	048
49	0	0	0	0	1	1	1	049
50	0	0	0	0	1	1	1	050
51	0	0	0	0	1	1	1	051
52	0	0	0	0	1	1	1	052
53	0	0	0	0	1	1	1	053
54	0	0	0	0	1	1	1	054
55	0	0	0	0	1	1	1	055
56	0	0	0	0	1	1	1	056
57	0	0	0	0	1	1	1	057
58	0	0	0	0	1	1	1	058
59	0	0	0	0	1	1	1	059
Total Mark [d] (Σ of c) / [d] (Σ of h)							93	
Total of defects [e]							59	
Total Score (d/e)							1.576271186	
Overall Rating of the Building							GOOD	

APPENDIX E

Guidelines for Questions 4C and 4D (Prepared by PS Division)

1. To consider the following in arriving at the income on monthly basis (assuming the subject mall has been repurposed): -
 - a) Location (city, district, surrounding developments, etc);
 - b) Subject mall's revised layout plan, net lettable area and proposed tenant mix;
 - c) Economic performance;
 - d) Comparison between the retail sector business/industry performance and the repurposed sector;
 - e) Retail property market (demand and supply, sale and leasing market performance, etc) versus the repurposed market;
 - f) Demographic profile of target catchment (age, household income, consumer behavior etc).

The monthly income for the subject mall should include but not limited to base rent from the leasing of net lettable area, percentage rent from sales turnover, advertising and promotion, car park, etc.

Relevant analyses and adjustments made on the comparable data adopted must be incorporated.

2. To incorporate the capital expenditure to repurpose the subject mall derived from the Quantity Surveying part of the assignment into the financial projection as per the template below.
3. To propose the detailed operating expenses on monthly basis (assuming the subject mall has been repurposed) taking into account the maintenance schedule under Building Surveying and incorporated into the financial projection.
4. To provide the annual net cashflow projection including the following indicators:
 - a) Payback period
 - b) Net Annual Value
 - c) Present Value
 - d) Discount Rate
 - e) Internal Rate of Return
5. To provide a summary on the financial viability or feasibility of the repurposing project based on the financial projection including target market, value propositions, critical success factors, marketing strategies etc.

APPENDIX E (CON'T)

Guideline for Question 4C and 4D (Prepared by PS Division)

DISCOUNTED CASH FLOW (DCF) PROJECTION

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
1. INCOME						
2. EXPENSES						
3. SURPLUS/DEFICIT						

APPENDIX F

GUIDELINE FOR QUESTION 4F [Preliminary Stage]

Prepared by RISM QS Division

Cost Estimating is a predictive process used to quantify, cost, and price the resources required by the scope of an investment option, activity, or project. The output of the estimating process, the **Cost Estimate**, may be used for many purposes, such as:

- determining the economic feasibility of a project
- evaluating various project alternatives
- establishing the project budget
- providing a basis for project cost and schedule control

1. The contestants are required to prepare the cost estimate for the repurposing project. Cost estimate should be based on the contestants proposal.
2. The cost estimate prepared shall be the basis of the project cost to be included in the final presentation, hence all elements should be included.
3. Tables attached are the examples of cost involved and should be incorporated in the final slide.

Estimating for Demolition

No	Items	Size (m ²)	Cost/m ²	Total
	East Wing			
	Existing Walls			
	Existing Partition			
	Existing Finishes			
	Centre Court			
	Existing Fountain			

Estimating for Repurposing Shopping Mall

No	Items	Specifications	Size (m ²)	Cost/m ²	Total
	East Wing				
	New Walls	Brickwall with paint finish			
	New Finishes	8mm Granite			
	Centre Court				

Total Construction Cost for Repurposing

	Items	Cost
	Demolition	
	Repurposing	
	- East Wing	
	- Centre Court	
	Total	

RISM YOUNG ACHIEVERS' AWARD 2022/2023

Rubric of the Online Presentation for Final Round

CRITERIA	SCORE			
	1	2	3	4
Organization & content	Audience cannot understand the presentation because there is no sequence of information.	Audience has difficulty following the presentation because there is no sequence of information	Students present information in logical sequence which audience can follow.	Students present information in logical, interesting sequence which audience can follow.
Delivery	Students mumble, incorrectly pronounce terms and speak too softly for audience in the back of class to hear the presentation.	Students incorrectly pronounce terms. Audience have difficulty hearing the presentation.	Students' voice is clear. Students pronounce most words correctly.	Students' voice is clear, with precise pronunciation of words.
Eye contact	No eye contact and only read from notes.	Occasionally use eye contact, but still read mostly from notes.	Maintain eye contact most of the time, frequently return to notes.	Maintain eye contact, seldom return to notes.
Confidence	Stammer / long pauses throughout presentation	Some confidence, at times appear awkward.	Showing confidence most of the times	Speak with confidence, stand straight, and handle audience easily.
Attire	Poorly attired, messy hair and dirty clothes	Clean and attractive but not proper for the occasion.	Acceptably dressed for the occasion.	Appropriately dressed for the occasion.

RISM YAA 2022/2023 Secretariat

Open Architectural Design Ideas Competition and Digital Innovation Labs

DECLARATION FORM

(Important: To be returned with this submission of entry)

Email to: rism.yaa@rism.org.my

Declaration:

I / We have read and understood the COMPETITION BRIEF, RULES AND CONDITIONS of entry and agreed to be bound by them.

I / We declare that I (we) am (are) the author(s) of the submitted entry.

SIGNED: _____ DATE: _____

NAME OF TEAM: _____

NAME OF REGISTERED PARTICIPANT NO. 1: _____

NAME OF REGISTERED PARTICIPANT NO. 2: _____

NAME OF REGISTERED PARTICIPANT NO. 3: _____

COMPANY NAME/S AND/OR OTHER COLLABORATORS:

Office Use Only:

Assigned Anonymous Participant Code: _____