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Royal Institution of Surveyors Malaysia

BERITA QS OCT 2024

Issue No.4, Session 2024/2025



FOR MEMBERS ONLY

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OFFICIAL LAUNCHING OF STANDARD METHOD OF MEASUREMENT, THIRD EDITION (SMM3)

Date: 24th October 2024

Venue: Malaysia International Trade and Exhibition Centre (MITEC) Jalan Duta, Kuala Lumpur

Today signifies a pivotal moment for Malaysia's construction sector with the official introduction of the Standard Method of Measurement, Third Edition (SMM3). Developed and published by the Royal Institution of Surveyors Malaysia (RISM) with full support from CIDB and the Ministry of Works, SMM3 represents a significant advancement in the digital transformation of construction cost management. This initiative delivers a robust framework for Quantity Surveyors and Construction Managers ensuring alignment with international standards and empowering professionals with essential tools to effectively manage the complexities of contemporary construction projects.

The SMM3 includes 29 work sections covering advanced construction technologies such as the Industrialised Building System (IBS), Steel Frame Systems, and the MEP or Mechanical, Electrical, and Plumbing Works. Importantly, the SMM3 is designed to be friendly compatible with BIM, allowing for seamless integration between cost measurement processes and the digital construction environment. This BIM-friendly approach enhances collaboration between all stakeholders, ensuring greater accuracy, efficiency, and transparency in the management of construction projects.

In alignment with Malaysia's dedication to sustainability, the SMM3 incorporates requirements for carbon reporting in conjunction with construction expenses. This framework empowers users to select their preferred carbon calculation methodologies, fostering transparency in carbon lifecycle assessments. By incorporating such measures, SMM3 supports Malaysia's sustainability goals, helping construction professionals make informed decisions about environmental impacts from design to end-of-life considerations, thus facilitating global benchmarking in carbon footprint management.

On the other hand, the journey to develop SMM3 has been a true testament to the power of teamwork. This project was far from a one-man show; it relied on the collective efforts of dedicated professionals who worked together to bring it to life. We began with planning and securing funding, a process led by the RISM QS Division. Once the taskforce was appointed, the team moved to formatting and ensuring all guidelines were followed. The content went through rigorous review and editing, with taskforce members and editors ensuring clarity and

accuracy. We also gathered feedback from the industry and public through surveys and workshops to ensure we were meeting the needs of the field. The QS Division then conducted a final review and checking before moving to publishing the document. The team also took charge of promoting SMM3 and developing a rollout plan, including training programs. But it didn't stop at publishing—monitoring and evaluation were built into the process to ensure ongoing effectiveness, and a feedback loop was created to gather further insights for future improvements. As Brian Scudamore said, "Great leaders aren't know-it-alls... it's about building a team with the most intelligent people you can find and inspiring them to believe in the impossible."

This project was not about being the smartest person in the room; it was about creating space for everyone's contributions. The success of SMM3 is a direct result of teamwork, shared expertise, and collaboration. Together, we have achieved something remarkable.

As a conclusion, the SMM3 which is fully supported by CIDB, demonstrates our commitment to leading this transformation.



YBhg. Dato' Sr Mohd Zaid Zakaria, Chief Executive of CIDB Malaysia giving a welcome speech



YBhg. Dato' Seri Azman bin Ibrahim, Secretary General of Ministry of Works Malaysia giving speech



Launching of SMM3



Signature ceremony by YBhg. Dato' Seri Azman bin Ibrahim



Official launching of SMM3



WEBINAR – QS IN INFRASTRUCTURE, ENERGY AND UTILITY

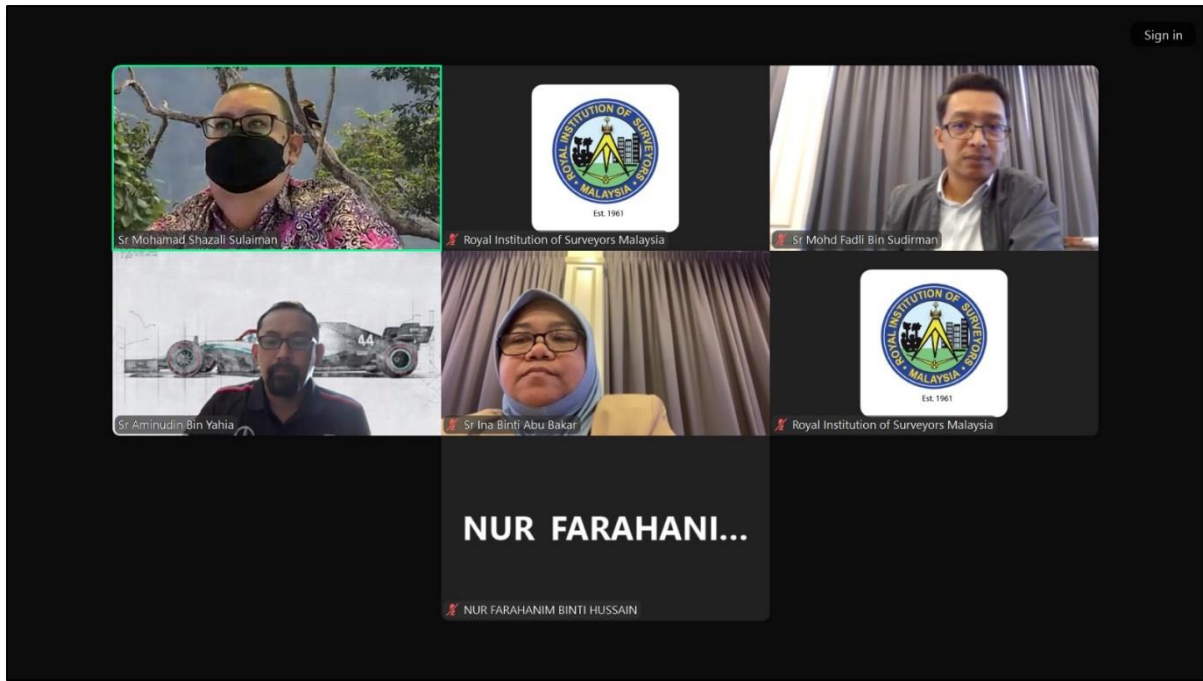
On 15th October 2024, the RISM-QS Academy hosted a webinar titled "Quantity Surveying in Infrastructure, Energy, and Utilities" from 9:00 AM to 1:00 PM, conducted online. The event saw a total of 148 participants in attendance and awarded 2 CPD points (BQSM). The webinar featured three distinguished speakers: Sr Mohd Fadli Sudirman from Pengurusan Air Selangor Sdn Bhd, Sr Aminudin Yahia from PETRONAS Chemicals Group (PCG) Berhad, and Sr Ina Abu Bakar from Tenaga Nasional Berhad, with Sr Mohamad Shazali Sulaiman acting as the moderator.

Quantity surveyor roles have evolved beyond traditional consulting firms, becoming crucial in various sectors of Malaysia's construction industry, including energy, oil and gas, and infrastructure. The webinar aimed to showcase these expanded opportunities, with the invited experts sharing their experiences to provide attendees with valuable insights into excelling as a quantity surveyor in today's dynamic industry.

Sr Mohd Fadli Sudirman, who leads the QS Unit at Pengurusan Air Selangor, began the session. With over 14 years of experience in both utility companies and consultancy firms, he provided a detailed overview of the role of quantity surveyors in the utility sector. Next, Sr Aminudin Yahia, the Head of Project Directorate at PETRONAS Chemicals Group (PCG) Berhad, took the floor. With 25 years of project management experience, Sr Aminudin discussed his work overseeing strategic projects aimed at business growth and operational readiness, focusing on areas such as project portfolio management, project control, and cost engineering. Lastly, Sr Ina Abu Bakar, Head of Cost & Contracts at Tenaga Nasional Berhad (TGBS), shared her extensive knowledge from over 25 years in Malaysia's construction industry, particularly in cost management within large-scale infrastructure and energy projects.

The webinar attracted 130 participants from various agencies and consultancy firms, offering a platform to inspire attendees by illustrating the diverse roles that quantity surveyors can take on in different sectors, highlighting enhanced career opportunities and areas for specialization. The speakers shared valuable lessons and engaged in dynamic Q&A sessions, making the event highly interactive and productive.

This session marked a significant milestone in promoting the evolving roles of quantity surveyors within infrastructure, energy, and utilities, underlining the vast opportunities for growth and specialization within Malaysia's construction industry.



Happy moment when conducting the webinar

FACT SHEET in conjunction with the Launching of Standard Method of Measurement – Third Edition (SMM3)

1. BACKGROUND

The Malaysian Standard Method of Measurement of Building Works (SMM2) published in 2001 constitutes key aspects in the preparation of tender documents for building project in Malaysian construction industry. However, the structure of existing SMM2 is obsolete due to changes in the formats and professional QS practices at the international level. The earlier SMM1 and SMM2 editions of SMMs are developed in prose, and the development of tabular format in SMM3 is an improvement in the prose format.

SMM3 is preceded to cater significant requirements on the updates of methods and modes of measurement in relation to 2D and 3D BIM models and latest construction methods and materials in construction industry. SMM3 is a BIM-friendly standard method of measurement that reflects as a true tradition and flexible for modern reference. It provides among other – provisions for preparation of specifications and preambles, and standard library of item descriptions with coding system.

2. CONTENTS OF SMM3 AND KEY FEATURES

SMM3 has incorporated twenty-nine work sections for governing the rules and method of measurement of such technologies e.g. Industrialised Building System (IBS), Steel Frame System, Mechanical, Electrical and Plumbing (MEP) Works. It provides among other – provisions for preparation of specifications and preambles, and standard library of item descriptions with coding system. The work sections are as follows:

WORK SECTION	WORK SECTION	WORK SECTION
01 Preliminaries	11 Masonry	21 Decoration
02 Industrialised Building System (IBS)	12 Waterproofing	22 Drainage and Piping Works Below Ground
03 Demolitions, Alterations, Repairs and Conservation	13 Roofing	23 Site Works
04 Excavating and Filling	14 Carpentry	24 Landscaping
05 Ground Remediation and Soil Stabilisation	15 Joinery	25 Plumbing Services

WORK SECTION	WORK SECTION	WORK SECTION
06 Piling Works	16 Structural Steelwork	26 Mechanical Engineering Installations
07 Diaphragm Walls and Underpinning	17 Metal Work	27 Electrical Engineering Installations
08 Crib Walls, Gabions and Reinforced Earth Walls	18 Cladding and Covering	28 Transportation Systems
09 In-Situ Concrete Works	19 Floor, Wall and Ceiling Finishes	29 Builder's Work in Connection with Mechanical, Electrical and Transportation Installations
10 Prestress Works and Precast Concrete	20 Glazing	

SMM3 Key Features

1. Coding System to Improve Efficiency

SMM3 introduces a coding system and integrates modern tools such as Building Information Modelling (BIM), which streamlines project measurement and cost management. This leads to shorter project timelines, fewer errors, and more efficient use of resources. SMM3 coding system framework will assist in the development of a standard phraseology library for building works. This could help in establishing digital building works cost information system and build up a cost library on architectural works, structural works, mechanical, electrical & plumbing works.

2. Integration with Carbon Reporting Framework

The inclusion of a provision in the Preliminaries for reporting carbon emissions alongside construction costs. It does not prescribe a specific carbon calculation method, allowing users flexibility in adopting their preferred approaches. This feature encourages global benchmarking and greater transparency in carbon life cycle assessments, which is essential for meeting sustainability objectives in the construction industry. It also aims to enhance decision-making concerning environmental impacts throughout the project lifecycle, from design to end-of-life stages.

3. Improved Construction Quality through adoption of Standard Compliance of Building Materials

SMM3 provides a clear guidelines and emphasis on precision result in better-managed projects, delivering higher-quality infrastructure, buildings, and public assets that directly benefit the public with a clear project output and materials standard. The developed SMM3 offers a substantial contribution to procurement practice and procedures through the development of an IBS, Standard Compliance of Building Materials to Malaysian Standard (MS).

4. Enhanced Collaboration using 3D-5D BIM Model

SMM3 provides a unified framework, fostering better collaboration between architects, engineers, quantity surveyors, and contractors using 3D-5D BIM Model. This reduces miscommunication and minimises discrepancies in project specifications, project scope and magnitude and promoting smoother project execution. Accurate projections during inception stage allow Client to plan budgets ahead of time, preventing any unwanted surprises such as running over budget.

5. Enhancing FM and Asset Maintenance Procurement Practices

This SMM serves as a strategic tool for enhancing the efficiency and effectiveness of FM procurement practices in the construction industry. By providing a structured methodology, SMM3 is designed to quantify various repair and maintenance works in building which include alteration, repairs and conservation, mechanical, electrical and plumbing works, landscaping works and transportation system.





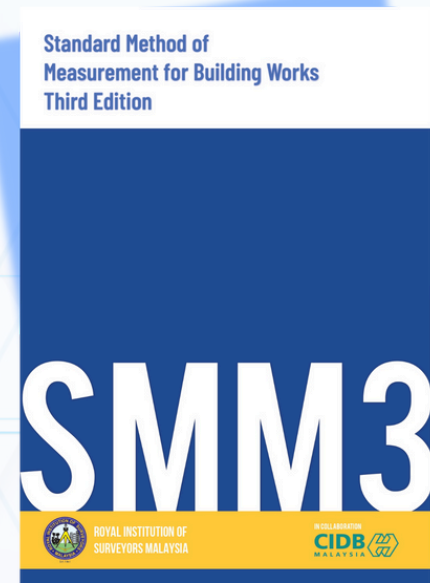
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Launching of Standard Method of Measurement Third Edition (SMM3)

Contents of SMM3

SMM3 has incorporated twenty-nine work sections for governing the rules and method of measurement of such technologies e.g. Industrialised Building System (IBS), Steel Frame System, Mechanical, Electrical and Plumbing (MEP) Works. It provides among other – provisions for preparation of specifications and preambles, and standard library of item descriptions with coding system.



SMM3 Key Features

- 🔑 Coding System to Improve Efficiency
- 🔑 Integration with Carbon Reporting Framework
- 🔑 Improved Construction Quality through adoption of Standard Compliance of Building Materials
- 🔑 Enhanced Collaboration using 3D-5D BIM Model
- 🔑 Enhancing FM and Asset Maintenance Procurement Practices

Expression of Interest (Pre-Order) SMM3



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HIKING TO SUNGAI LEPOH WATERFALL

On 20th October 2024, the RISM QS Division YQS Committee organized a memorable jungle hiking expedition at Sungai Lepoh, Hulu Langat, Selangor. The event saw 15 participants, including 7 from RISM and 8 from YOLO Outdoor Members, coming together for a day of outdoor adventure. The primary objective of the hike was to provide participants with an enjoyable and engaging outdoor experience, promote physical social activity, establish rapport among the group, and foster a deeper appreciation for nature and the environment. Sungai Lepoh, located approximately 45 minutes from Kuala Lumpur City Centre, was selected for its scenic beauty and varied terrain. The trail was chosen to accommodate hikers of all levels, from beginners to intermediate and social hikers, offering a mix of manageable challenges and breathtaking views along the way.

The day began with a briefing session at 8:30 a.m., where participants were introduced to essential safety guidelines, the planned itinerary, and a warm-up session led by the event organizers. To set a positive and reflective tone for the day, Sr Yazit Yeop Arbi led a short prayer before the group embarked on their journey. At 9:00 a.m., the hike officially began, with the group following a pace that ensured no participant was left behind. Sweepers were designated to help maintain a comfortable and steady pace throughout the trek. The trail proved to be slightly challenging due to slippery conditions from heavy rainfall the night before, but the group remained undeterred. Regular breaks were incorporated into the hike, allowing participants to rest, hydrate, and appreciate the natural surroundings, which were rich in lush greenery and tranquil sounds.

By 11:00 a.m., the group reached the highlight of the hike—Sungai Lepoh Waterfall. Surrounded by the beauty of cascading water and dense tropical foliage, participants took the opportunity to relax, enjoy their packed meals, and engage in various activities. The lively atmosphere was filled with socializing, exploration of the surrounding area, and moments of quiet reflection, as

participants immersed themselves in the peaceful environment. The waterfall provided a perfect backdrop for relaxation, offering a well-deserved break from the physical exertion of the hike.

The event concluded at 2:00 p.m., with the group making their way back along the trail. As they reflected on the day's journey, many participants expressed their gratitude for the well-organized event, noting that it not only provided a physical challenge but also gave them a chance to unwind and reconnect with nature. The sense of community and camaraderie that developed during the hike highlighted the success of the program. Overall, the hiking expedition to Sungai Lepoh Waterfall was a rejuvenating and fulfilling experience, reinforcing the RISM QS Division's commitment to promoting fitness, well-being, and a sense of belonging among its members. The event's success has sparked excitement for future hiking programs, with participants eagerly looking forward to upcoming outdoor activities.



HYBRID TALK – BEYOND CLASH ANALYSIS

On 21st October 2024, the RISM QS Division hosted a free hybrid talk titled *"Beyond Clash Analysis"* from 10:30 a.m. to 12:30 p.m., held both online and at the CIDB E Construct venue. The event aimed to provide valuable insights into the latest advancements in clash analysis and related topics for professionals in the industry. The seminar kicked off with a welcoming address from the Vice President of the RISM QS Division at 10:30 a.m., setting the tone for the discussions ahead. The first session, starting at 10:45 a.m., featured Sr Dr. Syed Abdul Haris Bin Syed Mustapa, who presented on *"SMM3 Work Sections for Architecture and Structural Works,"* offering detailed insights into the work sections and their applications. At 11:30 a.m., Associate Professor Sr Dr. Sarajul Fikri Bin Mohamed took the stage to discuss *"SMM3 Work Sections for MEP Works,"* providing further expertise on the work sections in mechanical and electrical works. The final session at 12:00 p.m. focused on *"CYPE Open BIM Quantities,"* presented by a CYPE representative, showcasing how BIM technologies can enhance quantity surveying practices. The event concluded at 12:30 p.m., marking the end of a successful seminar that offered participants a deeper understanding of key industry topics and innovations.



Sr Azury Kamaruddin as the MC of the event



Sr Dr. Syed Abdul Haris Bin Syed Mustapa, presented "*SMM3 Work Sections for Architecture and Structural Works*"



Associate Professor Sr Dr. Sarajul Fikri Bin Mohamed presented “SMM3 Work Sections for MEP Works”



Seminar held at CIDB E Construct

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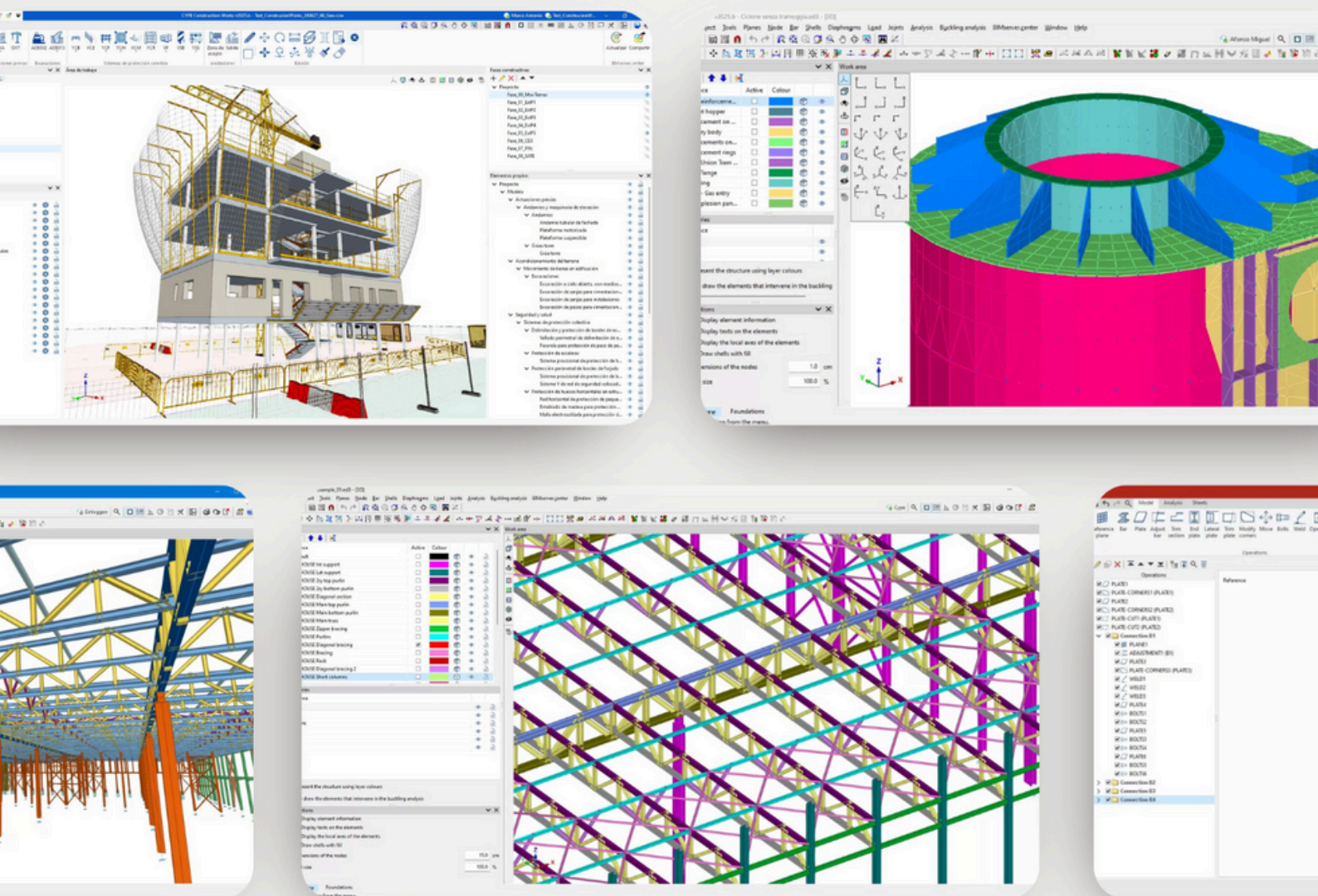
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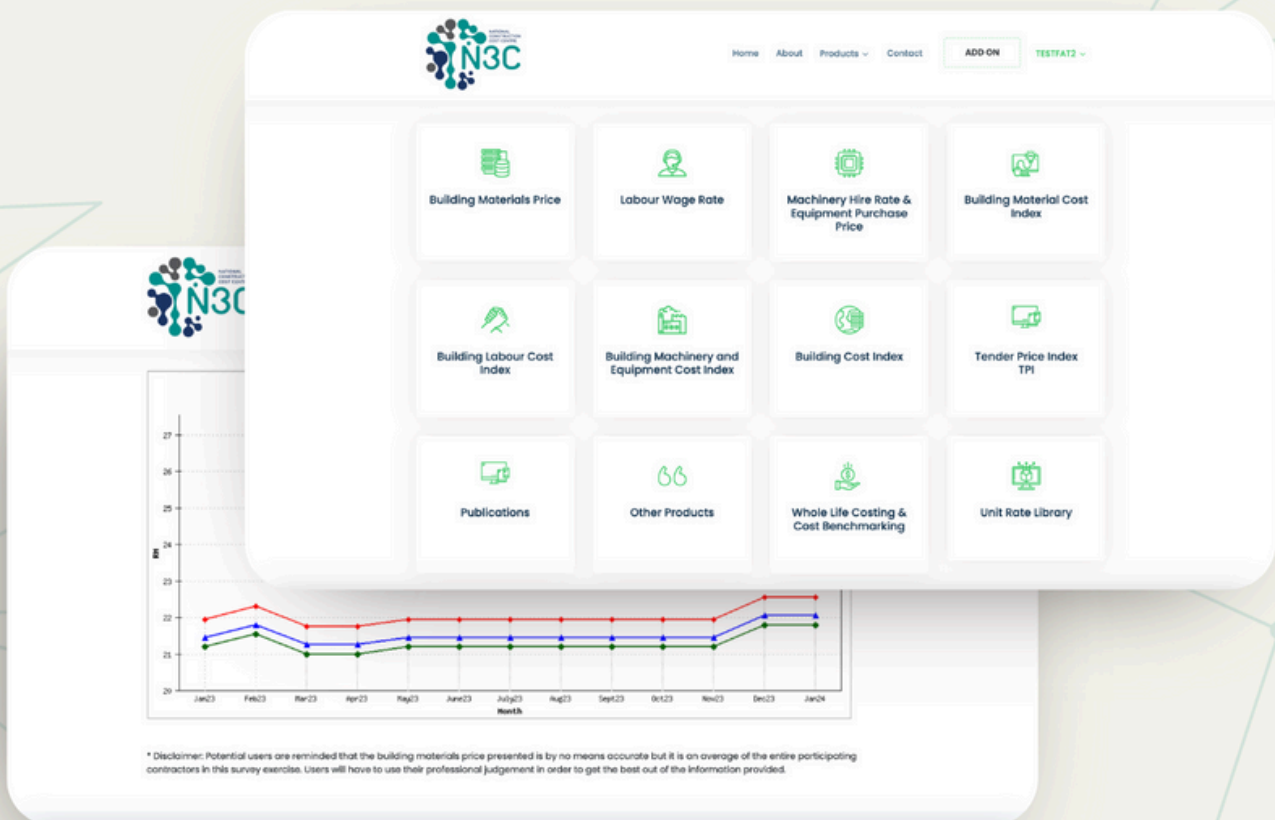


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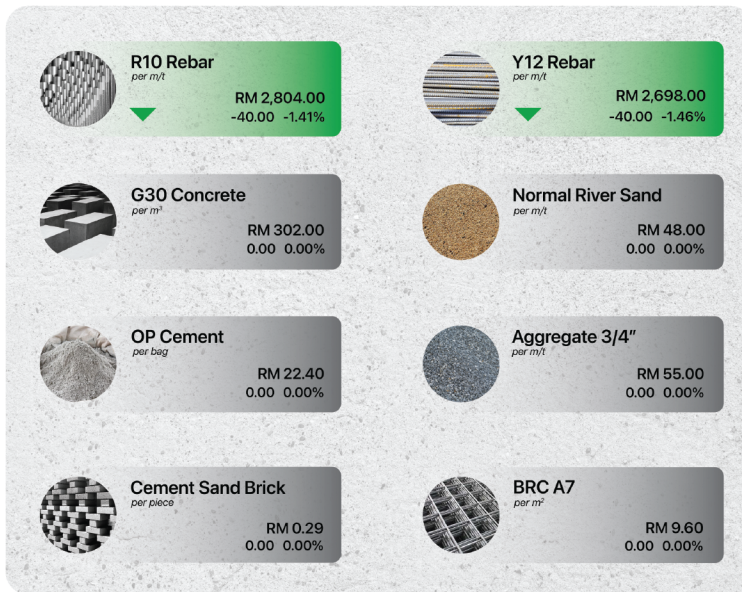
- BUILDING MATERIALS PRICE
- LABOUR WAGE RATES
- MACHINERY HIRE RATES
- EQUIPMENT PURCHASE PRICE
- BUILDING MATERIAL PRICE INDEX
- BUILDING LABOUR COST INDEX
- BUILDING MACHINERY & EQUIPMENT COST INDEX
- BUILDING COST INDEX
- TENDER PRICE INDEX



Building Material Prices September 2024



Building Material Prices for September 2024



A COLLABORATION BY



BCISM is a joint-venture between Construction Industry Development Board Malaysia (CIDB) and Royal Institution of Surveyors Malaysia (RISM), mandated as the main service provider of centralised building cost information for the industry and its stakeholders.



Disclaimer

Prices presented are extracted from N3C BMP weekly data. Users will have to use their professional judgement to get the best reference out of the pricing information provided. For more frequently analysed, updated and wider range of data, visit n3c.cidb.gov.my

BCISM Monthly Basic Building Material Prices (BMP) is a compilation of weekly data from National Construction Cost Centre (N3C). This data is published monthly on BCISM official social media channels and official website as one of the free construction cost data resources.

This monthly BMP also shows month-over-month change of building material prices in value and percentage. Head over to **www.bcism.org.my** for more historical monthly BMP data and more comprehensive N3C construction cost data.

Important Update

BCISM has relocated office to the following new address in accordance with the arrangement of Royal Institution of Surveyors Malaysia (RISM).

Bangunan Juruukur, Tingkat 1, 64 & 66, Jalan 52/4, 46200 Petaling Jaya, Selangor

Self-collection of online purchases will be at the new address.



Building Cost Information Services Malaysia (BCISM) was founded as a collaboration between CIDB Malaysia and RISM to establish a centralised building cost information platform for the industry and its stakeholders. BCISM was founded in July 2019 to be the main service operator of National Construction Cost Centre (N3C). N3C provides construction cost information to construction industry players in Malaysia, which assist them in the preparation of early cost estimates, cost planning and life cycle costing.

BCISM also conducts market research and publishes market overview and market trend reports as free resources for the industry stakeholders. It is BCISM's mission to publish transparent and equitable construction cost information to the industry stakeholders and ultimately promote competitive, progressive and innovative growth and development of Malaysian construction industry. To find out more about BCISM, visit **www.bcism.org.my**



Reminder notice for the renewal of the Royal Institution of Surveyors Malaysia (RISM) Annual Subscription for the year 2025

Start Date: 1st October 2024
End Date: 31st March 2025

Penalty Note: Payments made after 31st March 2025 will be subject to penalties



RISM Portal

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