Royal Institution of Surveyors Malaysia

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# BERITA QS DEC 2025

## Issue No.6 Session 2025/2026


FOR MEMBERS ONLY

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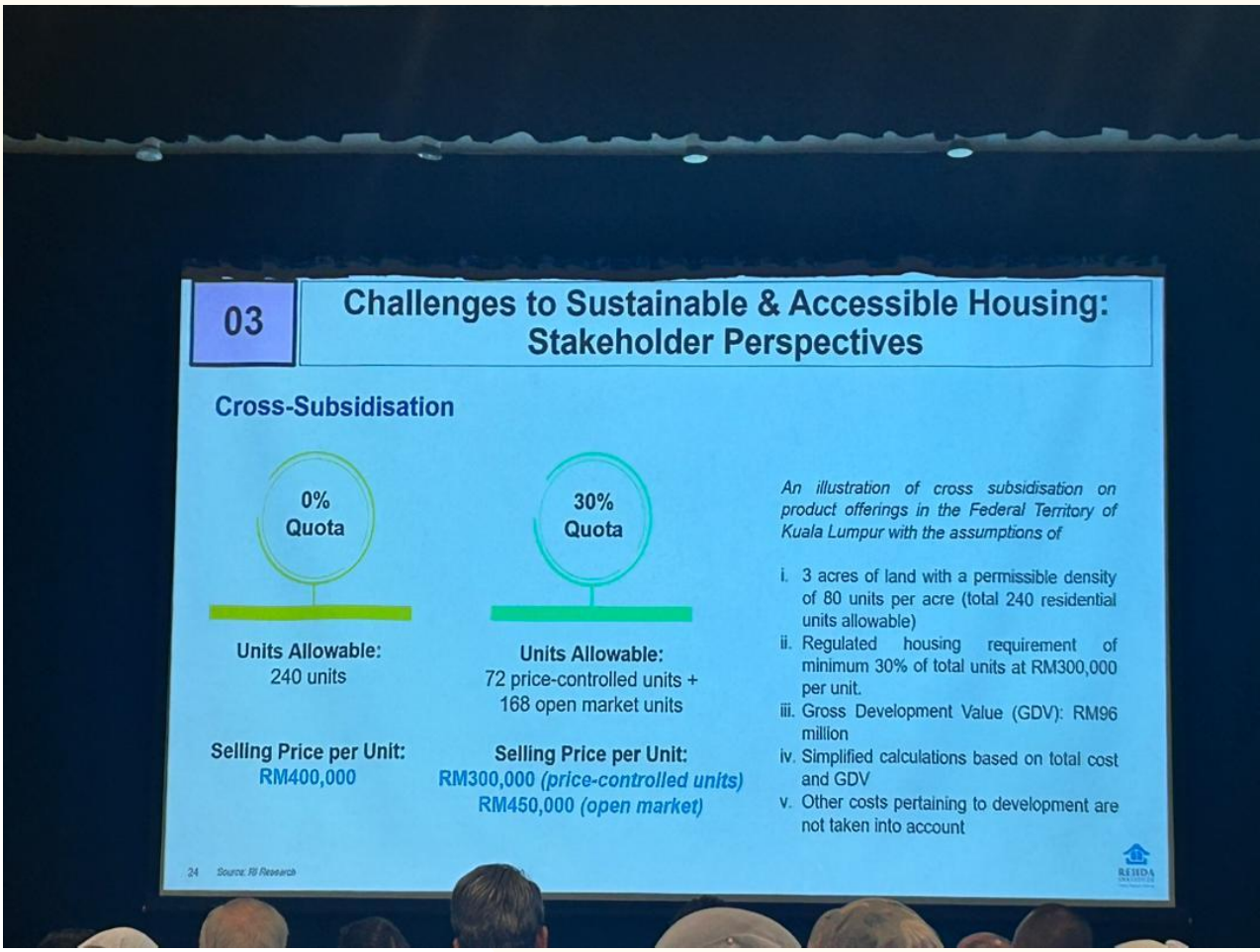
# ENGAGING WORKSHOP AT WISMA REHDA: STRENGTHENING MALAYSIA'S AFFORDABLE HOUSING AGENDA

The RISM Quantity Surveying (QS) Division had the opportunity to participate in the Housing Policy and Market Outlook Workshop organized by REHDA Institute at Wisma REHDA, where constructive and forward-looking discussions were held on the direction of Malaysia's housing sector. The Division attended the workshop as a stakeholder representing the Royal Institution of Surveyors Malaysia, contributing professional perspectives from cost management and project delivery standpoints.

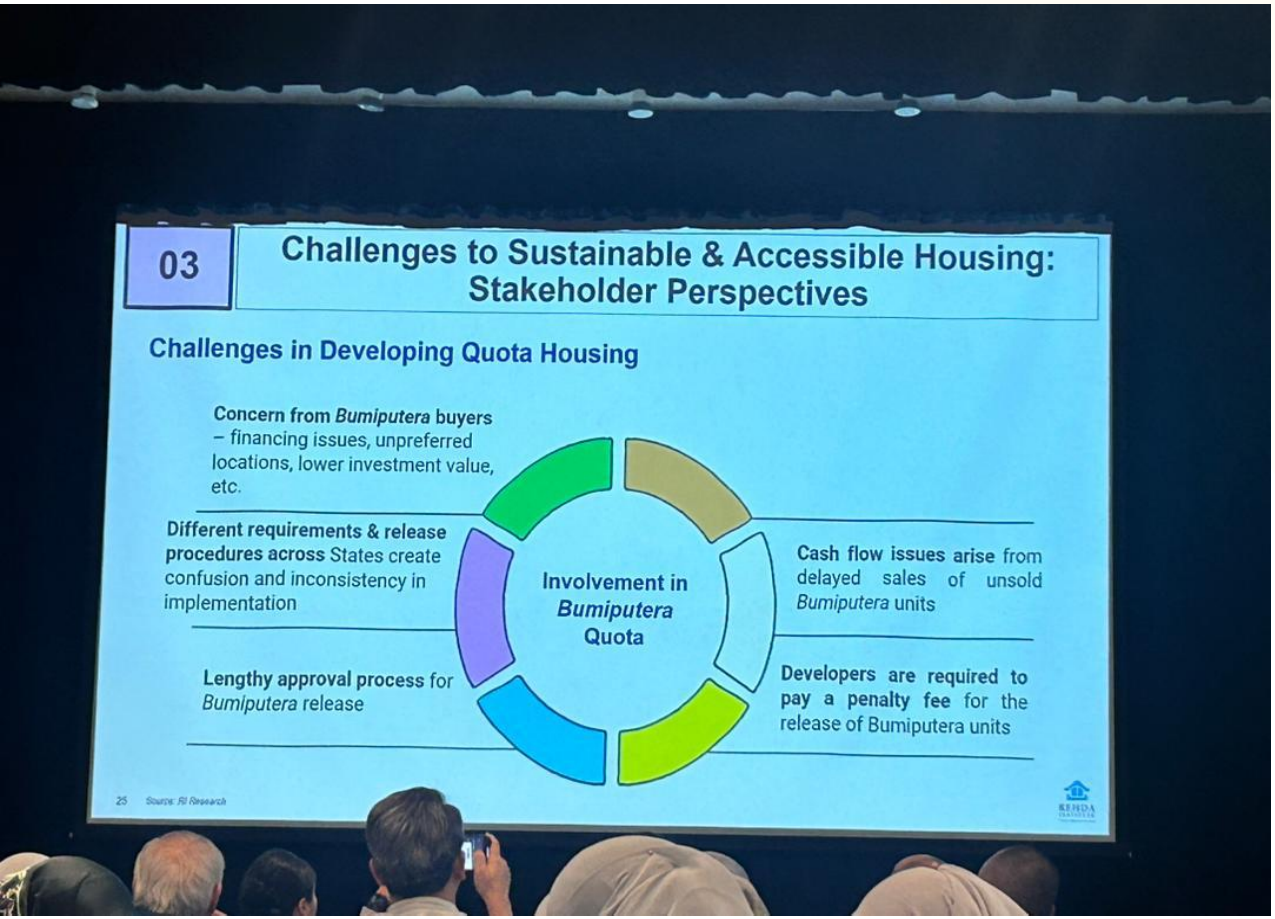
The workshop highlighted the evolution of Malaysia's housing policies alongside international approaches to inclusive housing, providing timely insights as the industry continued to face challenges surrounding affordability and financial feasibility. During the discussion session, the RISM QS Division raised several key concerns from a quantity surveying and project delivery perspective, particularly the limitations of a one size fits all affordable housing policy, which often imposed disproportionate burdens on developers and demonstrated the need for flexibility to suit varying project typologies and market segments.

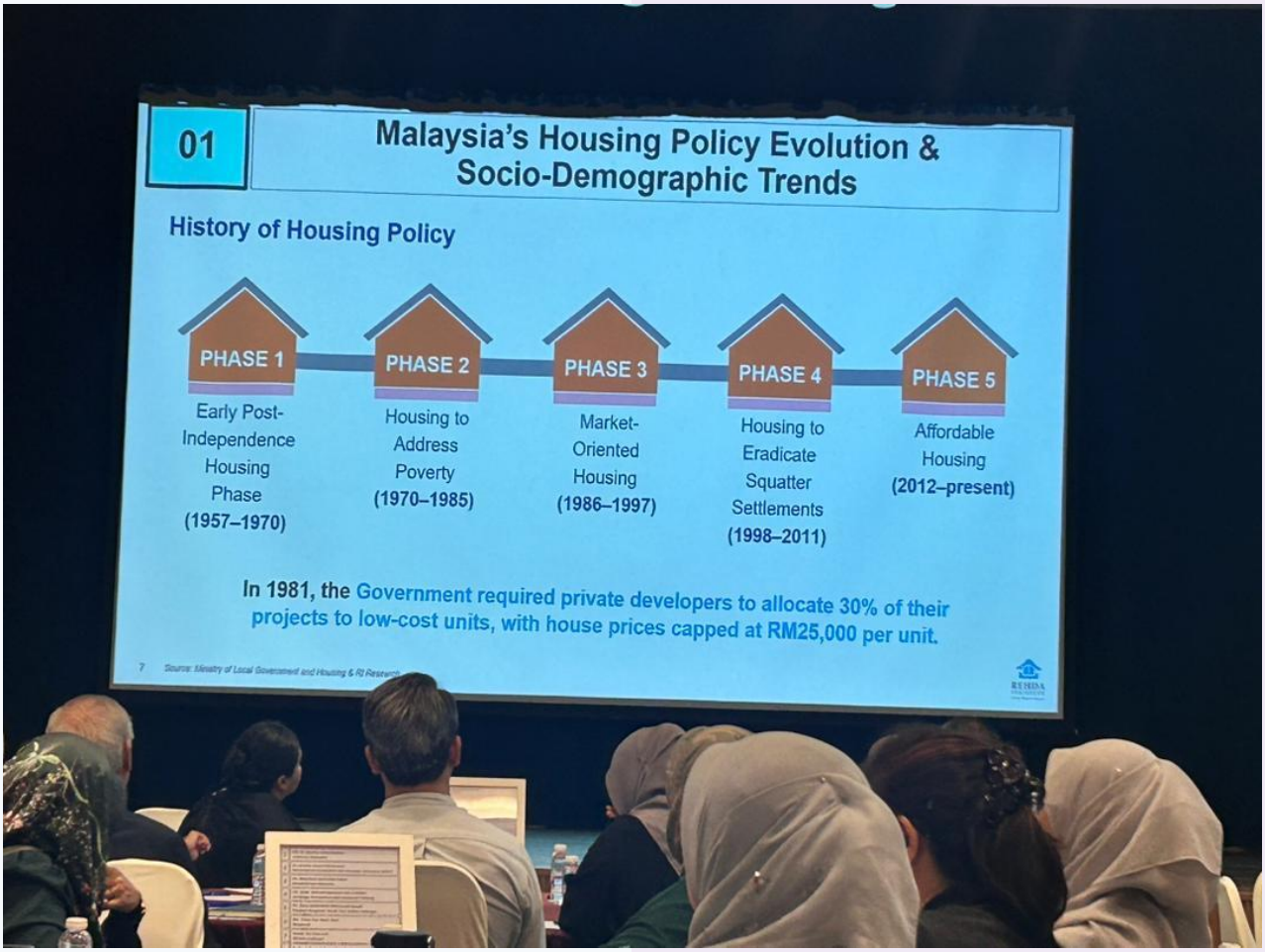
The RISM QS Division also shared the challenges in delivering genuinely affordable housing by citing a recent case involving a completed 700-unit affordable housing project that recorded low occupancy rates. The selling price of approximately RM300,000 per unit remained beyond the reach of the intended target group due to financing and loan approval constraints, while the actual construction cost had already reached approximately RM145,000 per unit excluding land cost. In many cases, developers were required to sell below cost, resulting in outcomes that fell short of policy objectives and raised concerns over the long-term sustainability of subsidies.

In addition, the RISM QS Division emphasized that housing policy formulation should be grounded in accurate, current, and transparent data, with validated statistics made accessible to stakeholders to enable informed decision-making. Evidence-based strategies were highlighted as essential to replacing assumptions and opaque practices. The session concluded as a productive engagement with valuable perspectives shared, united by a collective commitment to improving housing affordability, liveability, and sustainability for Malaysians, and appreciation was extended to REHDA Institute for the invitation and the platform for constructive discourse.




Challenges to Sustainable & Accessible Housing: Stakeholder Perspectives






**Malaysia's Housing Policy Evolution & Socio-Demographic Trends**


# BUILDING TECHNICAL BRIDGES THROUGH KNOWLEDGE SHARING:

## Construction Technology In Practice:

## Slope and Hydrology Work Explained for QS Webinar

Held on 10 December 2025 via an online platform, the Royal Institution of Surveyors Malaysia (RISM) Quantity Surveying Division once again demonstrated its commitment to professional growth through a knowledge-sharing webinar titled *Construction Technology in Practice: Slope and Hydrology Works Explained for QS*. The programme gathered close to 80 participants from both public and private sectors, creating a dynamic virtual space where technical knowledge met everyday Quantity Surveying practice. More than just a technical session, the webinar reflected a shared aspiration within the surveying fraternity to strengthen civil engineering literacy and enhance decision-making confidence in complex project environments.

**ARRIVAL WITH PURPOSE: SETTING THE STAGE FOR LEARNING**

The morning began with participants logging in from across the country, united by a common goal to deepen their understanding of slope engineering and hydrology works. These topics are often seen as challenging areas within construction projects, yet they carry significant implications for cost planning, risk allocation, and contract management. Organised by the RISM QS Division – QS Academy & Education Sub-Committee, the session set a professional yet welcoming tone, encouraging active participation and open dialogue among attendees.

## TECHNICAL SHARING: INSIGHTS FROM INDUSTRY EXPERTS

### Slope Engineering for Quantity Surveyors

Ir. Ts. Wan Muhammad Hafiz Zakaria (Geotechnical & Research Engineer, JKR) delivered an in-depth session covering slope failure mechanisms, Malaysian compliance requirements, and key cost drivers associated with stabilisation works. The presentation emphasised how design decisions and soil behaviour directly affect project risk and commercial outcomes. The session highlighted the evolving role of Quantity Surveyors, not only as cost managers but also as professionals capable of interpreting technical risks and translating them into practical contract strategies.

It became clear that QS play an essential role in identifying high-risk cost components at an early stage, ensuring provisional sums remain realistic and defensible, evaluating slope stabilisation options from a commercial perspective, and proactively managing contractual risks that arise from the complex and uncertain nature of civil engineering projects.

### Application Of Hydrology and Hydraulics in Civil Engineering Works

Ir. Ts. Gs. Mohd Hambali Noh (Technical Manager, River Care Associates Sdn Bhd) continued the session by guiding participants through hydrology and hydraulic principles relevant to drainage design, flood risk management, and river engineering.

Rather than focusing solely on theory, the speaker connected technical concepts to real cost implications, highlighting how catchment analysis and hydraulic modelling influence planning decisions long before construction begins. A recurring theme throughout the sharing was the clear contrast between civil engineering and building works, where natural conditions and environmental uncertainties often dictate scope, design approach, and overall cost.

For Quantity Surveyors, understanding the technical intent behind hydrological design is no longer optional, it becomes a practical necessity to avoid under-pricing, reduce contractual disputes, and support more confident project decision-making. Through this sharing, participants recognised the importance of understanding engineering intent to avoid under-pricing, disputes, and unforeseen contractual challenges.

## KEY LEARNING OUTCOMES FOR QUANTITY SURVEYORS

By the end of the webinar, the message was unmistakable, civil engineering demands a different kind of QS confidence. Both speakers drew from real site realities to show where costs truly move in slope and hydrology works, and why uncertainty is often higher than in typical building projects. Participants were reminded that strong BQs do not come from measurement alone, they come from understanding what drives risk, what needs to be allowed for, and what must be secured through contract provisions. From identifying critical cost elements to setting realistic allowances and contingencies, the session strengthened one key professional advantage, the ability to translate technical risk into sound commercial decisions.

## REFLECTION: TECHNICAL UNDERSTANDING AS A PROFESSIONAL STRENGTH

Moderated by Sr Saravanan Subramaniam, the webinar maintained an interactive atmosphere throughout. Constructive discussions and Q&A sessions reflected strong participant interest, particularly in translating engineering risks into financial allowances and contract provisions.

The webinar also served as a timely reminder that modern construction projects demand more than traditional cost expertise. Geological uncertainties, hydrological factors, and environmental risks increasingly shape project outcomes, making technical literacy an essential competency for today's Quantity Surveyor.

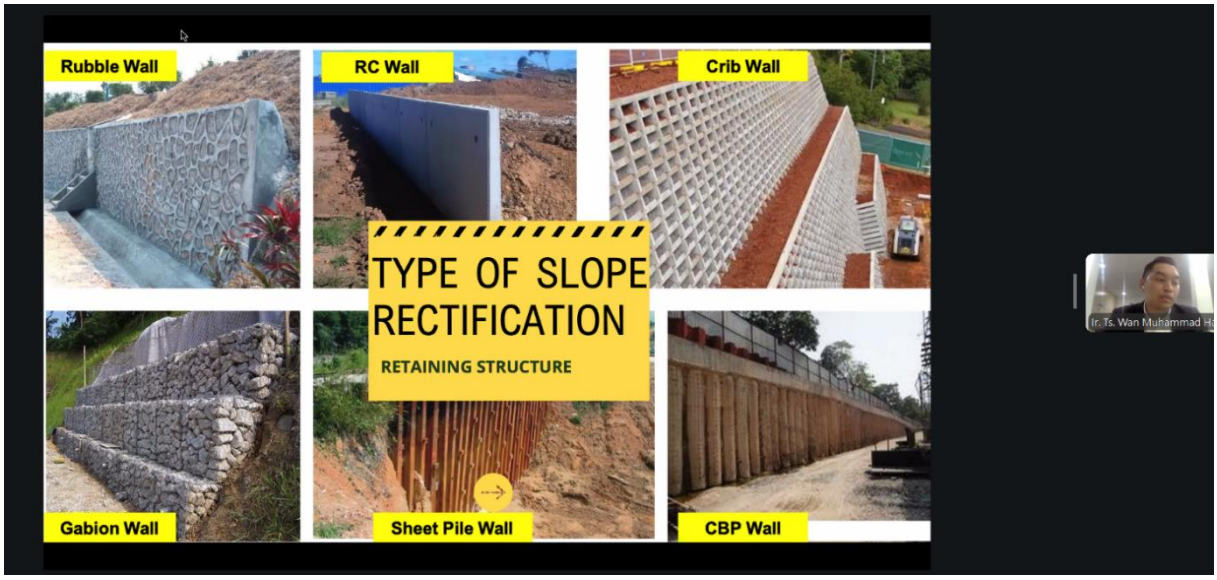
Participants expressed appreciation for the practical case studies and clear explanations that connected engineering concepts with real QS responsibilities. The session reaffirmed RISM's role in nurturing a profession that balances commercial insight with technical awareness.

## APPRECIATION AND CONTINUED COMMITMENT

The QS Division extends sincere appreciation to both speakers for generously sharing their expertise and to all committee members who contributed to the successful organisation of the programme. Their collective effort reflects a shared dedication to uplifting professional standards and encouraging lifelong learning within the surveying community.

As the industry continues to evolve, initiatives like this webinar demonstrate how knowledge-sharing platforms can strengthen collaboration, broaden technical perspectives, and inspire future-ready Quantity Surveyors.


**Professional insights shared live**




Presentation by Ir. Ts. Wan Muhammad Hafiz Zakaria


Presentation by Ir. Ts. Gs. Mohd Hambali Noh

# Bridging Knowledge with Mega Infrastructure

## TECHNICAL VISIT TO THE EAST COAST RAIL LINK (ECRL), SECTION 7, BENTONG, PAHANG


Malaysia's infrastructure landscape continues to evolve rapidly, driven by mega transportation projects aimed at enhancing national connectivity and economic growth. In line with this development, the Quantity Surveying Division of the Royal Institution of Surveyors Malaysia (RISM) successfully organised a Technical Visit to the East Coast Rail Link (ECRL) Section 7 construction site in Bentong, Pahang.

The objectives of this visit are to enhance Quantity Surveying professionals with direct industry exposure to large-scale rail infrastructure development, focusing on construction technologies, quality control processes, and engineering practices adopted for the ECRL project.

The program is designed to deepen participants' understanding of current technologies, applicable safety protocols, and recent innovations integrated into major transport infrastructure projects.

The technical visit to the ECRL construction site provided participants with a comprehensive understanding of the overall project scope, including earthworks, viaduct construction, station development, and major engineering structures along the alignment. As one of Malaysia's most significant infrastructure developments, the ECRL project showcases a wide range of construction methodologies and project management practices implemented to deliver a modern rail system.

# Project Exposure and Industry Insight

Participants were welcomed at the ECRL Section 7 Site Office, where they registered and enjoyed light refreshments before attending a technical briefing delivered by Mr. Yang Ruo, General Manager of China Communications Construction Company (CCC). Following the technical briefing, the session commenced with a comprehensive progress presentation video highlighting ongoing construction works along the East Coast Rail Link (ECRL) alignment, the railway route from Kelantan to Port Klang.


Technical presentation session delivered by the project team during the RISM QS Academy Technical Visit to the East Coast Rail Link (ECRL) Section 7, Bentong, providing participants with insights into project progress, construction methodologies, and tunnelling engineering works.

While the visit addressed the general nature of ECRL construction activities, the focus was on the Genting Tunnel works. As the longest underground rail tunnel in Malaysia at 16.4 km, the Genting Tunnel is also one of the project's most technically challenging elements. Participants received briefings on the tunnelling design, the area's geological conditions, and the application of Tunnel Boring Machine (TBM) technology during excavation.

The site team provided insights into the TBM setup, tunnelling sequence, safety controls, spoil management, segmental lining installation, and the real-time monitoring systems adopted to ensure smooth, safe progress. Observing the tunnel operations firsthand allowed participants to appreciate the complexity of large-scale underground construction and the engineering innovations required to overcome the project's unique challenges.

# Spotlight on the Genting Tunnel

A highlight of the technical visit was the focused briefing and site tour of the Genting Tunnel, the most technically challenging part of the ECRL route.

Participants observed tunnelling works firsthand, viewing the TBM and its setup. Although operations were completed and the conveyor was idle, participants saw the system that had transported debris from the tunnel to the dumping area.

The site walkthrough offered a rare opportunity to observe underground mega-infrastructure delivery firsthand—an experience that deepened professional understanding beyond typical classroom or seminar settings.

The technical visit concluded with a group discussion summarising key observations and shared insights, enabling participants to reflect on the site experience. The programme ended at approximately 12:00 noon after a fruitful knowledge-sharing exchange with industry practitioners.


Participants actively engaging in the Q&A session, exchanging technical insights on tunnelling construction, project management, and engineering challenges of the East Coast Rail Link (ECRL) project.



Photo session with all presenters and attendees at the East Coast Rail Link (ECRL) Section 7 Site Office, Bentong, Pahang

# Notes of Appreciation

RISM QS Academy extends its sincere appreciation to China Communications Construction Company (ECRL) Sdn. Bhd. for their warm hospitality and for facilitating this insightful technical visit.

The team's professionalism, technical sharing, and willingness to host industry learning initiatives reflect a strong commitment towards advancing professional knowledge within the built environment fraternity.


**Token from RISM (represented by Sr Nazir, Vice President of QS Division, RISM) to Mr. Yang Ruo, General Manager of CCC (ECRL) Sdn. Bhd**

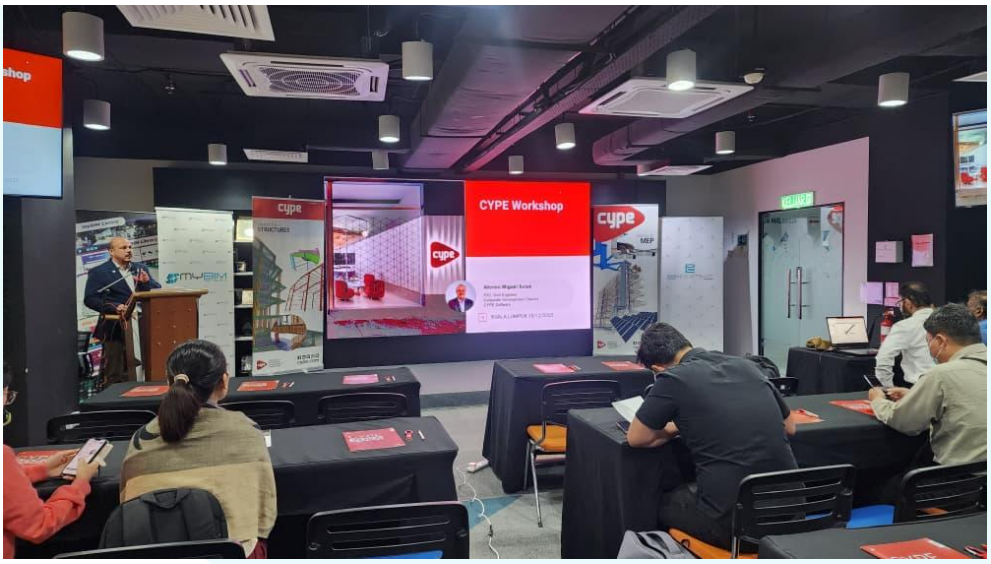

# CYPE Open BIM with N3C: Transforming Cost Planning

CYPE Open BIM with N3C: Transforming Cost Planning was successfully held at myBIM Centre on 15 December 2025 from 8:30 AM to 5:30 PM, where the venue was energised by a full-day, in-depth workshop that brought together eight forward-thinking QS professionals for an immersive exploration of BIM-integrated cost planning. Organised by the RISM QS Academy & Education Subcommittee and the Innovative Construction Subcommittee, and co-organised with CYPE and BCISM, the programme delivered a highly engaging learning experience featuring hands-on training, trial software access, and four CPD points approved by BQSM and claimable under HRDC.

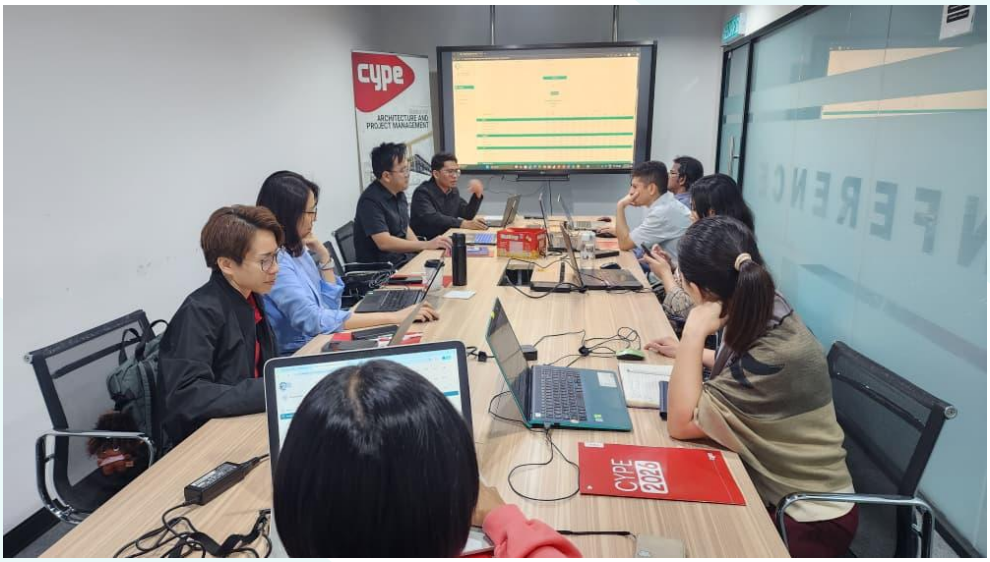
The workshop was led by industry experts Mr. Ahmad Akem Mohamad Said, Construction Data Specialist from BCISM, and Mr. Afonso Miguel Solak, Corporate Development Director of CYPE, who provided practical and insightful guidance on integrating CYPE Open BIM tools with the National Construction Cost Centre framework. The day unfolded seamlessly from registration and breakfast into a structured series of sessions covering an introduction to CYPE Open BIM, an overview of N3C, BIM-based cost planning using CYPE Architecture, and synchronised cost planning tools aligned with N3C, culminating in interactive hands-on workshops that demonstrated the journey from BIM models to CYPE Open BIM quantities.

Participants concluded the workshop equipped with practical skills in BIM-enabled cost planning, supported by trial licences for CYPE and N3C, sample IFC BIM models for further practice, and certificates of participation recognising their achievement.

The highly interactive format ensured participants were confident in applying digital tools within QS workflows, enhancing accuracy, efficiency, and professional readiness, while the workshop itself underscored the accelerating role of digital solutions in construction and reaffirmed RISM QS Academy & Education Subcommittee's commitment to equipping the QS community with progressive, future-ready capabilities.




**Mr. Afonso Miguel Solak guiding participants through the day's agenda**

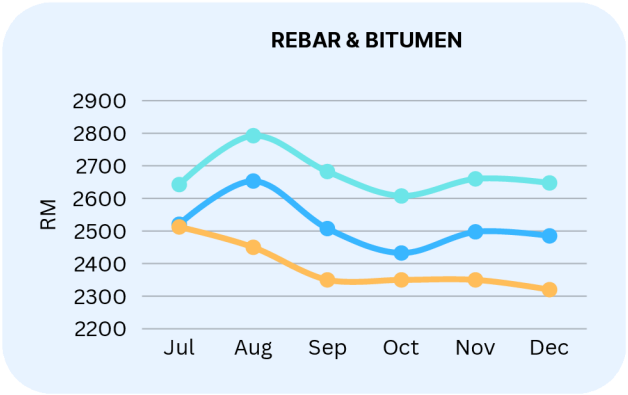


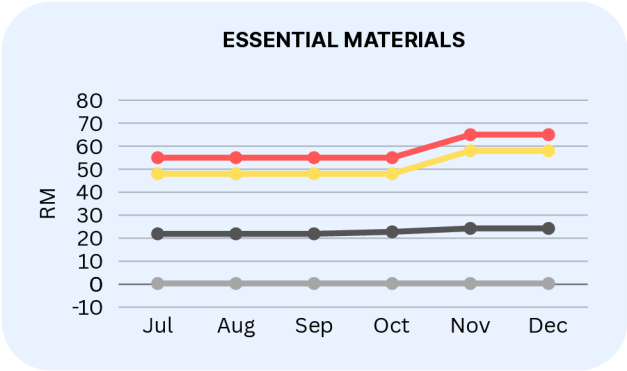

**Hands-on workshop in progress: CYPE Open BIM tools with the National Construction Cost Centre (N3C) framework**

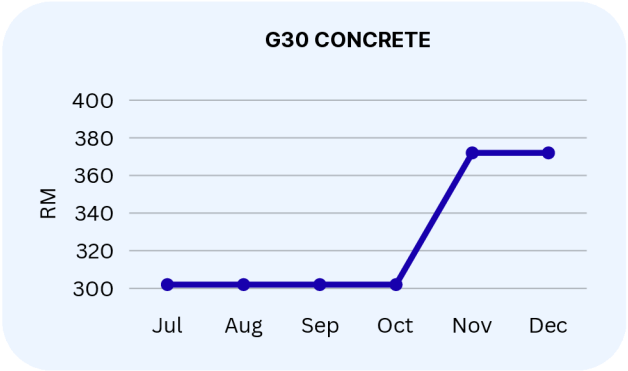

**Hands-on workshop in progress: BIM modelling using CYPE**

# BUILDING MATERIAL PRICES (DECEMBER 2025)

| Material | Unit | Price (RM) | Last Change | |
|---|---|---|---|---|
| | | | RM | % |
| R10 Rebar | tonne | 2,647.50 | -12.50 | -0.47 |
| Y12 Rebar | tonne | 2,485.00 | -12.50 | -0.50 |
| G30 Concrete | $m^3$ | 372.00 | unch | unch |
| Normal River Sand | tonne | 58.00 | unch | unch |
| OP Cement | bag | 24.25 | unch | unch |
| Aggregate 3/4" | tonne | 65.00 | unch | unch |
| Cement Sand Brick | piece | 0.30 | unch | unch |
| Bitumen 60/70 | tonne | 2,320.00 | -30.00 | -1.28 |




**Malaysia's construction materials market in December 2025 reflects a transition phase after a year of volatility. Steel and bitumen have softened from their mid-year highs, aligning with global trends as international steel supply remains ample while demand from China's property sector continues to underperform. At the same time, easing crude oil prices and improved regional freight conditions have reduced cost pressure on petroleum-based materials. Domestically, the tapering of major highway and resurfacing packages toward year-end has also contributed to weaker demand, reinforcing the downward movement seen in these segments.**

**Conversely, concrete and essential building materials have strengthened toward the end of the year, supported by higher energy tariffs, logistics costs, and compliance-related expenses across the supply chain. This coincides with a late-year acceleration of public infrastructure works in Malaysia, including flood mitigation, transport upgrades, and state development projects. On a global level, decarbonisation policies, carbon pricing mechanisms, and fuel cost sensitivity across Asia are structurally lifting production costs for heavy materials. Together, these factors indicate that while selected inputs are easing, the broader construction cost environment is shifting upward into 2026, driven by energy, regulation, and infrastructure demand rather than short-term market cycles.**