



Est. 1961

# Royal Institution of Surveyors Malaysia



## BERITA QS FEB 2026

Issue No.8 Session 2025/2026

FOR MEMBERS ONLY

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## WEBINAR

# SUSTAINABLE INFRASTRUCTURE IN A LOW-CARBON FUTURE: INSIGHTS FROM UK RESEARCH AND PRACTICE



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Organised by  
RISM QS Division

QS Academy & Education Sub-Committee  
& Innovative Construction Sub-Committee



**2 MAR 2026**  
MONDAY



**2.00 PM**  
**6.00 PM**

On Monday afternoon, 2 March 2026, a group of 42 participants gathered online, not merely for another webinar, but for a timely conversation about the future of construction. Titled *Sustainable Infrastructure in a Low-Carbon Future: Insights from UK Research and Practice*, the session brought together international expertise and local curiosity in a shared pursuit, understanding how the built environment must evolve in response to climate imperatives.

Moderated by Dr. Muhammad Hadi Mustafa, the session unfolded as a dialogue between research and practice, offering perspectives that were both grounded in real projects and forward-looking in ambition.

## WHERE SUSTAINABILITY BECOMES STRATEGY

The opening session by Dr. Eric Lou from Manchester Metropolitan University challenged a familiar assumption. Sustainability, he argued, is no longer a cost burden, it is a strategic lever.

Drawing from his experience with Create Construction Ltd, he illustrated how embedding environmental accountability into business operations can unlock measurable growth. Over a five-year period, the company's transformation into a sustainability-driven organisation resulted not only in improved environmental performance but also in a significant increase in turnover and public sector opportunities.



Yet, the real story lies beneath the numbers. The firm's approach to carbon accountability was systematic and uncompromising. Every project was subjected to detailed carbon calculations, categorised across Scope 1, Scope 2, and Scope 3 emissions. Data was not collected for compliance alone, it became the backbone of decision-making, shaping procurement strategies, operational processes, and long-term planning.

Transparency reinforced credibility. Monthly environmental reporting at project sites, combined with alignment to international standards such as ISO 14000 and the GHG Protocol, positioned the company among the top-performing construction practices in the UK.

## DIGITAL TOOLS, REAL IMPACT

If accountability defines the "what," digitalisation defines the "how."

Dr. Eric Lou's research turned attention to one of the construction sector's most pressing challenges, the need to retrofit millions of existing buildings to meet carbon targets. Traditional methods, he noted, struggle with cost, complexity, and uncertainty.

Here, **Scan-to-BIM technology** emerges as a critical enabler. By capturing precise building data through laser scanning and photogrammetry, and translating it into digital twins, practitioners gain an unprecedented level of accuracy before any intervention begins. Errors are reduced. Waste is minimised. Decisions become evidence-based.

More importantly, this approach reframes sustainability. It shifts the focus from operational efficiency alone to embodied carbon, the often-overlooked emissions embedded within materials and construction processes. Through tools such as Environmental Product Declarations (EPD) and Life Cycle Assessment (LCA), sustainability becomes quantifiable across the entire lifecycle of a building.

## DECARBONISATION AT SCALE

The conversation then expanded from buildings to infrastructure. Dr. Femi Bolaji of Jacobs London presented a broader view of decarbonisation, one that operates across policy, systems, and entire project lifecycles. At its core, decarbonisation is not a single intervention but a coordinated transformation, driven by regulation, market forces, and societal expectations.

The United Kingdom's journey offers a structured example. Anchored by the Climate Change Act 2008 and operationalised through the Net Zero Strategy 2021, the country has embedded carbon reduction into infrastructure delivery at every stage. Procurement now demands carbon management plans. Design incorporates low-carbon materials. Construction adopts cleaner technologies. Even post-delivery, performance remains under scrutiny.

One case stood out. The District Heat Network in Stoke-on-Trent demonstrates how cities can rethink energy systems entirely. By harnessing geothermal sources and integrating hybrid energy solutions, the project reduces emissions while improving efficiency and affordability. It is not simply an engineering solution; it is a systems solution.

## LESSONS THAT TRAVEL, CHALLENGES THAT REMAIN

As the session moved into discussion, a critical tension emerged. Can these practices be transferred directly to Malaysia?

The answer, perhaps unsurprisingly, is nuanced.

Frameworks can be adopted, but data cannot be imported. Effective carbon accounting depends on localised conversion factors, regulatory support, and institutional commitment. Without these, even the most advanced tools risk becoming underutilised.

Another challenge lies in existing assets, particularly heritage buildings. The constraints observed in the UK, where modifications are heavily restricted, highlight a broader issue. Sustainability goals often collide with preservation requirements, forcing practitioners to navigate trade-offs between environmental performance and cultural value.

## A SHIFT IN PROFESSIONAL THINKING

What the webinar ultimately revealed is not just a set of tools or strategies, but a shift in mindset.

Sustainability is no longer an add-on. It is becoming embedded in how projects are conceived, measured, and delivered. Carbon is now a metric that sits alongside cost, time, and quality. Digital technologies are no longer optional enhancements; they are essential enablers of accuracy and accountability.

For built environment professionals, including Quantity Surveyors, this signals a clear direction. The role is expanding. It demands not only commercial expertise but also the ability to interpret carbon data, evaluate lifecycle impacts, and support decisions that align with broader environmental goals.

## LOOKING FORWARD

As the session concluded, one message remained clear. The path to a low-carbon future is not defined by a single solution, but by integration, of policy, technology, data, and professional practice.

Webinars like this do more than share knowledge. They challenge assumptions, expose gaps, and, most importantly, inspire action.

In an industry shaped by complexity and constraint, that may be the most valuable outcome of all.

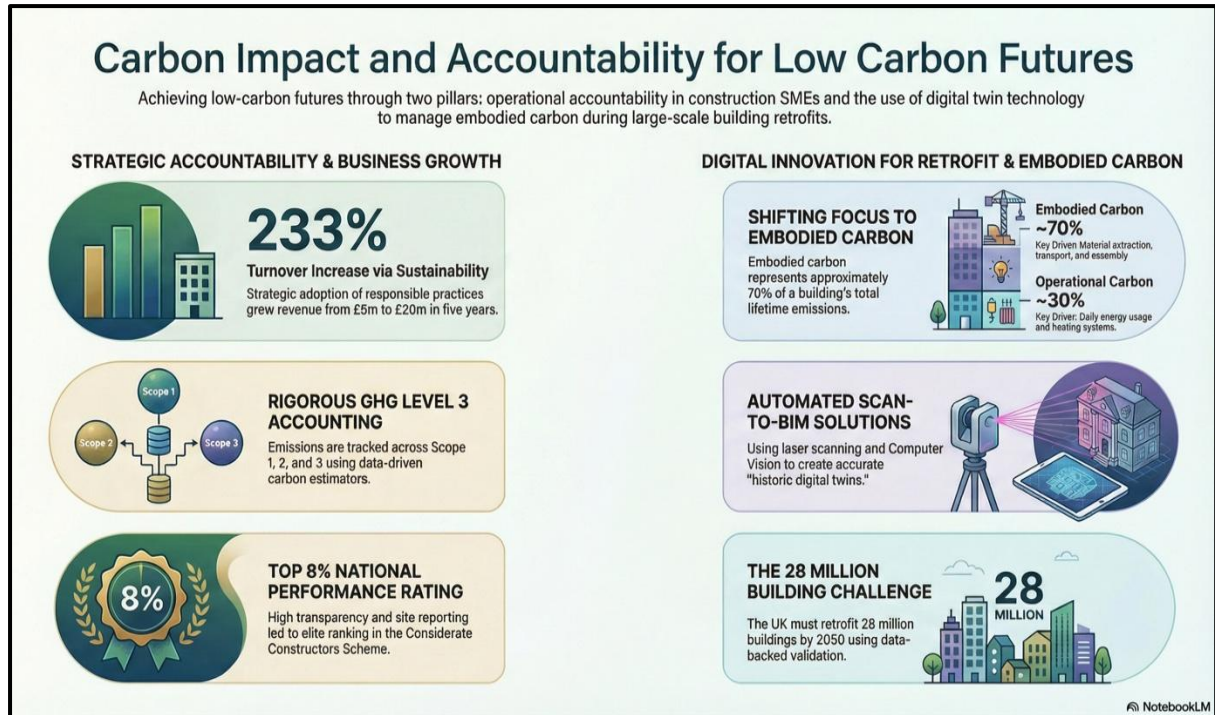


Figure 1: Carbon Impact and Accountability for Low Carbon Futures by Dr. Eric Lou from Manchester Metropolitan University (Source: generated using NotebookLM)

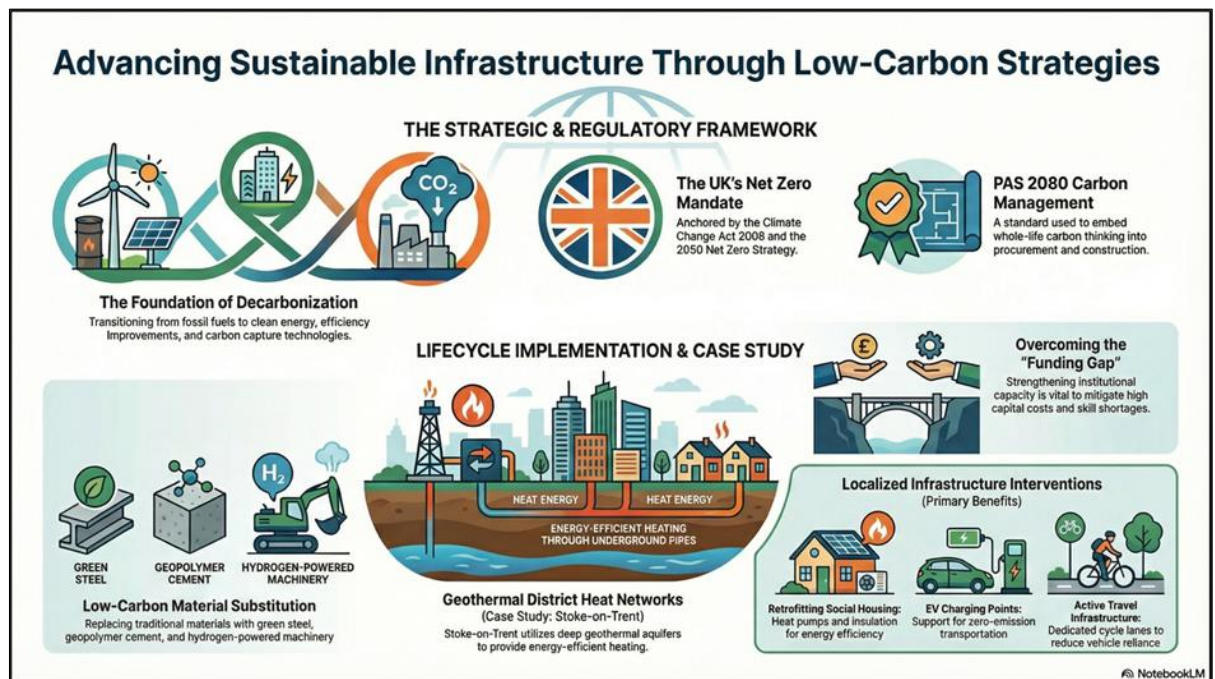


Figure 2: Advancing Sustainable Infrastructure Through Low-Carbon Strategies by Dr. Femi Bolaji from Jacobs London (Source: generated using NotebookLM)



## Driving Connections on and off the Course:

### MAPMA Golf Tournament 2026

On a vibrant morning of **7 February 2026**, set against the scenic backdrop of rolling greens and fairways at **Sungai Long Golf & Country Club**, the **MAPMA Golf Tournament 2026**, organised by the **Malaysian Asset and Project Management Association (MAPMA)** has brought together a vibrant mix of industry leaders, sponsors, and key stakeholders.

Bringing together **132 participants**, the tournament was more than just a day of sport. It was a dynamic gathering of industry leaders, corporate sponsors, and key stakeholders, all united by a shared goal to strengthen professional ties within the asset and project management community. The relaxed setting of the golf course created the perfect environment for conversations that go beyond boardrooms, fostering genuine connections and future collaborations.



The **QS Division** proudly marked its presence with eight (8) committee and sub-committee members taking part in the event. Their participation reflects a proactive commitment to staying visible, relevant, and engaged within the industry landscape. Moments like these highlight the importance of informal platforms in building trust, exchanging insights, and reinforcing professional networks.



This engagement directly supports the QS Division's broader strategic direction:

- Elevating industry presence through active participation
- Strengthening stakeholder relationships in meaningful ways
- Enhancing organisational visibility within influential circles



Adding to the day's achievements, **Sr Aminuddin Yahia** delivered an impressive performance by securing 5th place in the Medal A category — a testament to both skill and sportsmanship.

As the tournament concluded, it left behind more than just scorecards and accolades. It reinforced the value of connection, collaboration, and community, reminding us that sometimes the most impactful professional conversations happen far from the office, on the fairways.



## RISM INTER-DIVISION FUTSAL 2026

The RISM Inter-Division Futsal Tournament 2026 was successfully concluded as a vibrant and high-impact internal engagement initiative, aligned with the institution's broader agenda of strengthening organizational cohesion, enhancing members' well-being, and fostering a performance-driven culture. The tournament provided a strategic platform for cross-divisional interaction, encouraging collaboration within an informal yet well-structured environment.

Held on 14 February 2026 at Sportizza Shah Alam, the event brought together four key divisions—Quantity Surveying Division, Building Surveying Division, Property Surveying Division, and Geomatics and Land Surveying Division. A total of 16 teams participated, reflecting strong engagement

and reinforcing the continued relevance of such initiatives in promoting member camaraderie.

The competition was organized in a group-stage followed by a knockout format, ensuring a balanced and engaging progression. A total of 56 matches were played, showcasing fast-paced and high-intensity gameplay. The event was executed smoothly, supported by effective coordination and commitment from the organizing committee, contributing to a positive experience for participants and spectators.

From a performance perspective, Zali FC representing the Quantity Surveying Division delivered an outstanding display of tactical discipline and teamwork, emerging as tournament champions after securing a decisive

2–0 victory against JUBM FT (QS Division) in an exciting final match. JUBM FT demonstrated remarkable consistency and resilience throughout the tournament to claim the runner-up position, while the Building Surveying Division secured third place following a competitive playoff against ARH (QS Division).

Individual excellence was recognized with Muhammad Afzar bin Zulkifli from Zali FC being awarded Best Player of the Tournament, in acknowledgement of his outstanding contribution and performance.

In conclusion, the RISM Inter-Division Futsal Tournament 2026 successfully demonstrated its value as an engaging and impactful platform for fostering unity, teamwork, and healthy competition among members. With continued support and further enhancements, the tournament holds strong potential to be institutionalized as a flagship annual event, contributing meaningfully towards strengthening organizational culture and driving sustained member engagement













Est. 1961

**Session 2025/2026**

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Ref. No.: RISM-HQ/QS/2025-2026/GCL (132)

Date: 21 Oktober 2025

Assalamualaikum Warahmatullahi Wabarakatuh dan Salam Sejahtera

## PEMAKLUMAN TARIKH DAN KAEDAH PELAKSANAAN KAEDAH PENGUKURAN SETARA/STANDARD METHOD OF MEASUREMENT (SMM3) TERBITAN TAHUN 2024

### 1.0 TUJUAN

1.1 Pemakluman ini dikeluarkan untuk memaklumkan bahawa Bahagian Ukur Bahan Pertubuhan Juruukur DiRaja Malaysia (RISM) telah melaksanakan penambahbaikan ke atas Kaedah Pengukuran Setara/Standard Method of Measurement (SMM2) yang telah digunakan sejak tahun 2001 dalam industri pembinaan di Malaysia dengan penerbitan baharu *Standard Method of Measurement* (SMM3) yang telah dilancarkan pada Oktober 2024.

1.2 Surat Pemakluman ini bertujuan untuk memberi panduan dan saranan ke atas penggunaan SMM3. Surat Pemakluman ini juga menerangkan proses pelaksanaan penggunaan secara sistematik kepada perunding Ukur Bahan, pihak kerajaan dan pihak swasta bagi menjamin kelancaran pelaksanaan SMM3 dalam membangunkan Senarai Bahan (Bills of Quantities) dalam projek pembinaan di Malaysia.

### 2.0 LATAR BELAKANG

2.1 Berdasarkan perkembangan teknologi dan meletakkan amalan dan praktis ukur bahan dan kejuruteraan kos memenuhi keperluan antarabangsa, pihak RISM telah melaksanakan kajian awalan dan menubuhkan Jawatankuasa SMM3 pada tahun 2017 yang diberi tanggungjawab untuk pembangunan SMM3 dengan format lebih menyeluruh dan berasaskan sistem pengkodan yang sistematik.

2.2 SMM3 telah diterbitkan mengandungi 29 Seksyen Kerja (Work Sections) sebagai kerangka utama bagi membangunkan Senarai Bahan (Bill of Quantities) yang lengkap. Kerja Permulaan (Preliminaries Works) juga dibangunkan dengan mengambilkira keperluan dalam memastikan kualiti kerja yang selamat dan memberi penekanan kepada komponen kualiti bahan binaan, keselamatan, kesihatan di tapak bina dan penjagaan alam sekitar.

*The prefix 'Sr' has been registered to Royal Institution of Surveyors Malaysia under Class 42 of the Trade Marks Act 1976 and the Trade Marks Regulations 1997 (Trade Mark No. 2017059786) with effect from 30<sup>th</sup> May 2017.*

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- 2.3 Tiga Seksyen Kerja (Work Section) baharu diperkenalkan bagi membolehkan Senarai Bahan (Bill of Quantities) dibangunkan untuk Kerja *Industrialised Building System* (IBS), Kerja Kejuruteraan Mekanikal dan Elektrikal (M&E Works) dan Kerja Pengurusan Fasiliti (FM Works).

### **3.0 KAEDAH PELAKSANAAN DAN TARIKH PELAKSANAAN**

- 3.1 Adalah penting bagi pihak berkepentingan industri pembinaan untuk mengguna pakai SMM3 yang boleh diintegrasikan dengan teknologi *Building Information Modeling* (BIM) dan panduan data kos bagi projek pembinaan seperti sistem N3C untuk memastikan penghasilan Senarai Bahan (Bills of Quantities) yang sistematik dengan sokongan data kos terkini.
- 3.2 Tarikh Pelaksanaan penggunaan SMM3 adalah pada **1 Jun 2026**.
- 3.3 RISM telah merangka strategi untuk melaksanakan SMM3 dalam projek pembinaan. Pendekatan pelaksanaan ini termasuk aktiviti-aktiviti berikut:

#### **a) Kerjasama strategik dengan Agensi Teknikal Kerajaan.**

JKR Malaysia dan JPS Malaysia merupakan agensi teknikal untuk pelaksanaan projek Kerajaan termasuk pengurusan kos dan pentadbiran kontrak projek keseluruhan dalam projek awam. Pelaksanaan SMM3 oleh JKR dan JPS boleh meningkatkan prestasi penyampaian projek awam.

#### **b) Kerjasama dengan instituti pengajian tinggi awam dan swasta.**

Melaksanakan program *Train the Trainer* (TTT) kepada 50 tenaga pengajar dari 21 instituti pengajian tinggi awam dan swasta yang menawarkan program Ukur Bahan yang telah menandatangani perjanjian persefahaman dengan RISM untuk memastikan penggunaan SMM3 diterapkan dalam silibus pengajaran.

#### **c) Kerjasama strategik dengan Pemaju Utama.**

Pemaju Utama memberi tumpuan kepada pembangunan projek pembinaan yang mampan dengan menerapkan elemen *Building Information Modeling* (BIM) dengan menggabungkan amalan bangunan hijau dan teknologi pintar ke dalam pembangunan yang dilaksanakan. SMM3 boleh digunakan sebagai asas dalam pengurusan kos yang sistematik bagi bangunan hijau dan bangunan pintar.

**d) Sokongan Pelaksanaan BIM 5D oleh Pembekal Perisian Pembinaan.**

RISM akan bekerjasama dengan penyedia perisian pembinaan seperti Glodon, CYPE, Cost X, dan Autodesk Revit untuk membangunkan pengukuran pembinaan BIM 5D berdasarkan format dan rangka kerja SMM3, yang membolehkan proses pengurusan kos diintegrasikan dengan pengurusan sumber bahan binaan utama dalam pelaksanaan projek.

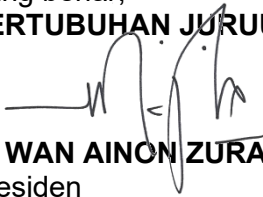
**4.0 PERTANYAAN**

- 4.1 Untuk sebarang pertanyaan atau maklumat lanjut, sila hubungi Bahagian Ukur Bahan, RISM melalui e-mel di [qsdiv@rism.org.my](mailto:qsdiv@rism.org.my).

Sekian, terima kasih

Yang benar,

**PERTUBUHAN JURUUKUR DIRAJA MALAYSIA**



**Sr WAN AINON ZURAIHA BINTI WAN ABDUL KHALID**

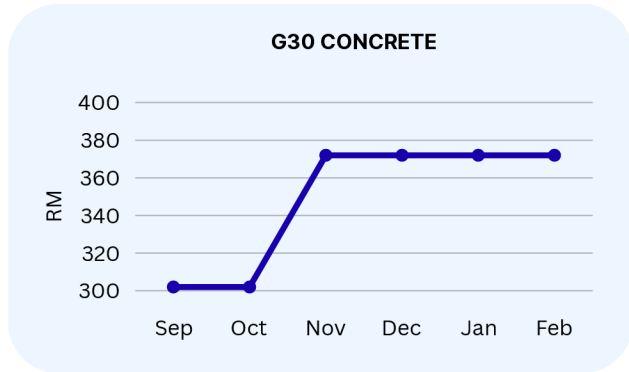
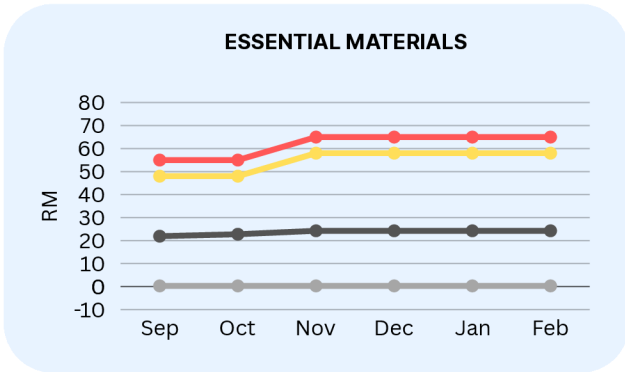
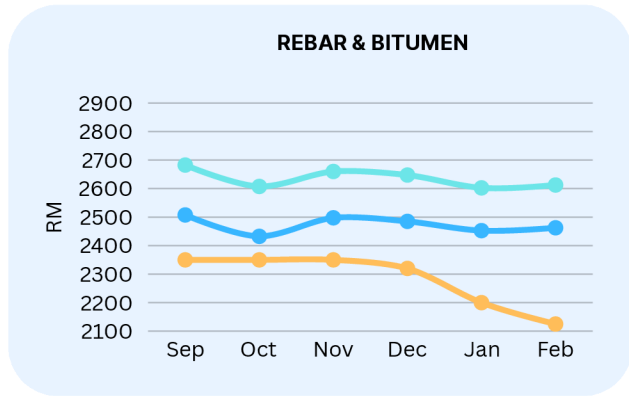
Presiden

Pertubuhan Juruukur DiRaja Malaysia (RISM)

- s.k. Sr Nazir Bin Muhamad Nor  
Naib Presiden (Ukur Bahan)  
Pertubuhan Juruukur DiRaja Malaysia

# BUILDING MATERIAL PRICES (FEBRUARY 2026)

Material	Unit	Price (RM)	Last Change	
			RM	%
R10 Rebar	tonne	2,612.50	+10.00	+0.38
Y12 Rebar	tonne	2,462.50	+10.00	+0.41
G30 Concrete	m <sup>3</sup>	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	2,125.00	-75.00	-3.41



Rebar's modest uptick in February was underpinned by tightening domestic supply conditions, as several Malaysian mills undertook equipment maintenance and production adjustments, while some redirected output to export markets, limiting local availability. This was compounded by persistent cost pressure from electricity tariff hikes, given that power accounts for roughly 35–40% of total rebar production costs under electric arc furnace operations. Regionally, post-Lunar New Year construction site resumptions and contractor restocking from mid-February onward added incremental demand pressure across Southeast Asian steel markets.

Bitumen's sharp fall was primarily a crude oil story. Oil prices declined more than 20% over 2025, the steepest annual drop since the pandemic, as global supply consistently outpaced demand. OPEC+ reaffirmed a pause on production increases through Q1 2026, citing seasonality, but the broader market remained weighed down by surplus fears. With Brent languishing near multi-year lows and refinery margins compressed, the cost relief fed directly into bitumen prices, though this would prove short-lived, as a major geopolitical escalation at the very end of February triggered an energy price shock that reversed the trend dramatically in the months ahead.

Access more historical price data and updates at [n3c.cidb.gov.my](http://n3c.cidb.gov.my)

