

ROYAL INSTITUTION
OF SURVEYORS MALAYSIA



EDITION: SESSION 2025/2026
COMPILATION BUMPER ISSUE

BERITA QS

THE MAN BEHIND THE JUDGE

EXCLUSIVE INTERVIEW WITH

YA DATO'
LIM CHONG FONG

FROM
QUANTITY SURVEYOR
TO **JUDGE**

A LIFETIME OF PROFESSIONAL
EXCELLENCE, INTEGRITY AND SERVICE

BUILDING TRUST
UPHOLDING JUSTICE
INSPIRING GENERATIONS

FOR MEMBERS ONLY

BERITA QS

SESSION 2025/2026



A MESSAGE FROM CHAIR OF THE RISM QS DIVISION, SESSION 2025/2026

Dear Esteemed Readers,

As Chair of the Quantity Surveying Division, it is my honour to introduce the bumper issue of Berita QS for the 2025/2026 session. This edition continues our tradition of serving as a dynamic platform for knowledge sharing, collaboration, and innovation within our field. Through a collection of insightful research articles and thought-provoking opinion pieces, each contribution enhances our collective understanding and practice of Quantity Surveying.

This special issue highlights various significant activities and events organised by the RISM QS Division. Our division has been active in hosting seminars, workshops, and collaborative events that aim to advance the profession and foster a sense of community among Quantity Surveyors.

These events are not only educational but also offer opportunities for professional growth and networking, contributing to the overall development of our field.

I extend my deepest appreciation to the authors, reviewers, editors, and the entire Publication Committee for their tireless efforts in curating this exceptional issue. Your dedication ensures that Berita QS remains a beacon of excellence in our profession.

As we look forward to the next session, I am confident that Berita QS will continue to be a beacon of knowledge and innovation. Let us continue to uphold the values of excellence, professionalism, and camaraderie that define our community.

Warm regards,

Sr Nazir Muhamad Nor, CQS, FRISM, ICECA
Chair, Quantity Surveying (QS) Division,
Session 2025/2026

A MESSAGE FROM THE CHAIR OF THE RISM QS DIVISION PUBLICATION COMMITTEE

Dear Esteemed Readers,

As we bring the 2025, 2026 Berita QS session to its close, I would like to extend my sincere appreciation and deep gratitude for the unwavering effort and commitment demonstrated by the Publication Committee of the RISM QS Division. It has been a true honour to serve as Chair of this Committee, and I am genuinely proud of what we have collectively achieved throughout this period.

Throughout the past year, Berita QS has continued to function as a dynamic platform for the exchange of knowledge, professional dialogue, and innovation within the Quantity Surveying discipline. The wide range of contributions, from research based articles to reflective commentaries, has significantly enriched our collective understanding and strengthened professional practice within the field.

A considerable amount of dedication and meticulous effort has taken place behind the scenes to ensure the quality of each publication. I would like to express my heartfelt thanks to all authors, reviewers, editors, and committee

members who have contributed their time, expertise, and commitment to the publication process. Your professionalism and consistency have been central to upholding the standard of excellence associated with Berita QS.

I would also like to acknowledge and thank our readers for your continuous support and engagement throughout this session. Your interest, encouragement, and active participation in advancing the Quantity Surveying profession remain highly valued and deeply appreciated.

Although this session is concluding, our pursuit of knowledge, improvement, and innovation continues forward without pause. I am confident that the ideas shared and relationships built through Berita QS will continue to foster meaningful collaboration and progress within our professional community.

In closing, I extend my best wishes to all RISM members as we move into new opportunities and challenges in the sessions ahead. May we continue to uphold the principles of excellence, professionalism, and unity that define our profession.

With sincere appreciation and warm regards,

Sr Tee Wei Kin, CQS, MRISM
Chair, Publication Committee, Session 2025/2026
RISM Quantity Surveying (QS) Division

CONGRATULATIONS

TO THE NEWLY ELECTED COMMITTEE RISM QS DIVISION
SESSION 2025/2026



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DEPUTY CHAIR

Sr MASNIZAN BIN CHE MAT

Chair of Alternative Dispute Resolution & Principals' Dialogue

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Co-Chair of Young QS

Sr AMINUDIN BIN YAHIA

Chair of Innovative Construction

Sr Dr. LOO SIAW CHUING, ANGELINE

Chair of QS Academy
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Sr NORHISHAM ABDUL GHANI

Chair of Publicity and Surveyors' Social Responsibility
Co-Chair of Innovative Construction

Sr ONG HOCK TEK

Co-Chair of Alternative Dispute Resolution

Sr AMNAH BINTI MOHAMMED SALLEH

Co-Chair of Publicity and Surveyors' Social Responsibility

The RISM Quantity Surveying (QS) Division kicked off the 2025/2026 session with its first meeting on 5th July 2025, held in a hybrid format with participants joining physically at RISM Headquarters as well as online. Bringing together, the meeting marked an energetic start to the new session, fostering collaboration, setting priorities, and paving the way for a year of impactful initiatives and professional engagement.



*Committee members from left to right
Sr Mohd Syazwan Bin Samsudin,
Sr Dr. Angeline Loo,
Sr Norhisham Bin Abdul Ghani,
Sr Azury Binti Kamaruddin,
Sr Nazir Bin Muhamad Nor,
Sr Saravanan A/L Subramaniam,
Sr Aminudin Bin Yahia,
Sr Azwan Bin Mohd Hashim*

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RISM QS DIVISION

PUBLICATION SUB-COMMITTEE

SESSION 2025/2026



Sr Tee Wei Kin
Chair, Publication Committee



Sr Dr. Loo Siaw Chuing, Angeline
Co-Chair, Publication Committee



Sr Ng Tiat Leong
Sub-Committee, Publication



Wong Zhong Hao
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Sr Lim Huan Fen
Sub-Committee, Publication



Ts. Dr. Mazura Mahdzir
Sub-Committee, Publication



Sr Dr. Ani Saifuza Abd Shukor
Sub-Committee, Publication

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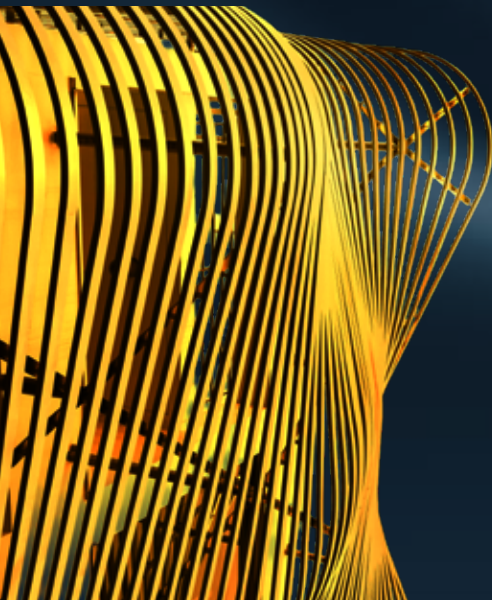
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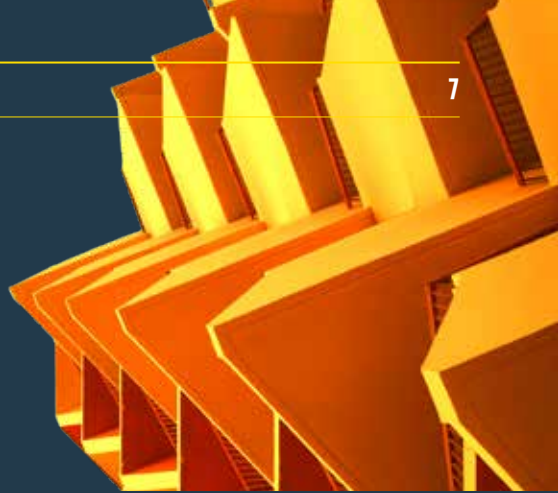
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ICEC WEBINAR



INTERVIEW

WITH YA DATO' LIM CHONG FONG

THE MAN BEHIND THE JUDGE



Congratulations on receiving the RISM Lifetime Achievement Award. What were your first thoughts when informed of the award?

It was indeed a great honour to receive the award. At the time, however, it came as an unexpected recognition, as I was no longer actively practising as a quantity surveyor, although I have already been a Fellow of RISM for a considerable number of years. I received the award in 2017, at the age of 55, making the recognition all the more meaningful and memorable.

Looking back over your life's journey, what experiences most influenced the person you became?

Looking back over my life journey, I would say it spans more than six decades of experiences that have shaped who I am today. I was born into a family where my father was a salesman and my mother a housewife. On my mother's side, her siblings were all professionals, including my grandfather, the late Sr Chong Toong Choong, who was a land surveyor. This family environment exposed me early to a strong appreciation for professional careers and discipline.

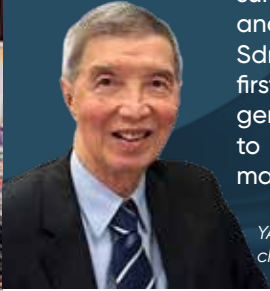
My mother played a particularly influential role in encouraging me to pursue a professional path, much like her siblings who became a town planner, electrical engineer, doctor, quantity surveyor, and accountant respectively. When I was young, my parents even consulted a family astrologist friend, who remarked that I might become a judge, noting that I am a Libran and observing that many judges share that star sign. These influences collectively reinforced the importance of professional careers within my family.

My mother herself had hoped that I would become a doctor, inspired by my third uncle who is a specialist obstetrician and gynaecologist. Looking back, I am actually glad I did not become a doctor, as I once joked that if I had, I might have ended up as a psychiatrist.

After my High School Certificate (HSC, now known as STPM) exams, I hoped to apply to take up medicine in order to fulfil my mother's wish but it was not possible due to circumstances beyond my control. At the same time, my grandfather encouraged me to pursue quantity surveying instead, similar to my fourth uncle, Sr Chong Sun Ming. Eventually, I decided to pursue a Bachelor

of Science in Building at the National University of Singapore. My grandfather also supported my studies by sponsoring my tuition fees in Singapore, which at that time was about 1,200 Singapore dollars per year.

In 1982, I undertook internship at Sukat Bahan Malaysia at Jalan Imbi, where my uncle, Sr Chong Sun Ming was a partner which exposed me to the quantity surveying professional environment and thereafter in 1983 at Faber Union Sdn Bhd at Taman Desa, where my first uncle TPr. Chong Sun Yit was the general manager which exposed me to both project and site construction management.



YA Dato' Sr Lim Chong Fong's uncle who is a chartered quantity surveyor, Sr Chong Sun Ming

Looking back, the most defining influence came from my grandfather, the late Sr Chong Toong Choong because I took up his advice and that guided me towards the building and construction field and ultimately set me on the path that led me into the profession I am in today.



YA Dato' Sr Lim Chong Fong's grandfather who is a chartered land surveyor, the late Sr Chong Toong Choong

Who were the individuals that had the greatest impact on your personal and professional development?

Among the individuals who had the greatest impact on my personal and professional development in construction law, Mr. Chow Kok Fong stands out as the earliest and most significant influence. In 1983, I have not met him yet but came across his casebook: The Law Relating to Building Contracts – Cases and Materials that left a strong impression on me. His multi-disciplinary qualifications in quantity surveying, law, and business administration, together with his professional standing as then an Associate of both the Institute of Quantity Surveyors and the Chartered Institute of Arbitrators, made me realise that he is very uniquely qualified professionally. At that time, I found his profile particularly compelling, and it was through this exposure that I thought I should perhaps emulate him. It dawned upon me that qualifying in building and law is awesome.

Although my grandfather paid my tuition fees, I was also under a tuition grant scheme and was required to serve a three years employment bond in Singapore.

Upon graduation, I was therefore working under Mr. Ng Cheng Huat, the General Manager of Hytech Builders Pte Ltd, a Singapore contractor organisation at that time. My role involved a wide range of quantity surveying duties, including tendering, awarding and administration of subcontracts, procurement responsibilities, and material quantity checking. I was fortunate to secure this position during a recession period, which provided me with valuable practical exposure in the construction industry at an early stage of my career.



YA Dato' Sr Lim Chong Fong as a quantity surveyor in the construction industry in Singapore.

Subsequently upon the completion of my Bachelor of Laws degree at the University of London through part time self-study externally while working full time in Hytech Builders Pte Ltd, I contemplated joining the legal profession in 1991 in Malaysia to practice construction law principally because there are more construction cases in Malaysia than Singapore. Upon my inquiry, several eminent Malaysian lawyers emerged, particularly Dato' WSW Davidson, the late Vinayak Pradhan, and Wilfred Abraham. I am privileged that Dato' Davidson became my *sifu* at Azman Davidson & Co. In addition, the late Professor Vincent Powell-Smith, who was best known for his commentary on the PAM Standard Form of

Building Contract, had a notable influence on my academic and professional development after having appeared as counsel before him in two construction arbitrations. He later even requested me to co-author another commentary on the PWD Standard Form of Construction Contract, which further deepened my involvement in construction law related work. I eventually undertook the same after his passing in the late 1990s.

Another key influence was the late Tan Sri Dato' Edgar Joseph Jr (retired Federal Court Judge) who played an important role in shaping my perspective towards the bench. I had the opportunity to be involved in two lengthy construction arbitrations before him too, and I would regard him as the best person to assess my capabilities and to provide me with a sense of assurance in my professional standing. He believed I have the requisite temperament to function as a judge.

It is also worth highlighting Mr. Nigel Robinson, a quantity surveyor with a strong passion for construction law, who contributed significantly to teaching the subject at the National University of Singapore. He is a colleague of my uncle Sr Chong Sun Ming and they were both teaching at the School of Building and Estate Management after I had graduated. My uncle recently made a remark that "Nigel would be proud to know" in response to my recent appointment as the chairman of the Property and Construction Panel of the Malaysian Court of Appeal, to a group of senior lawyers, his close contemporaries from their days

actualisation. My professional journey had already exposed me to multiple dimensions of the construction industry and the law. I spent approximately 6 years in the Singapore construction industry, followed by about 22 years in legal practice (excluding 9 months as a chambering pupil), before serving more than 12 years now in the Malaysian Judiciary. I joined the bench at the age of 51, naturally bringing together a breadth of practical legal and construction industry experience in my transition to the bench.

What personal values have guided your decisions throughout your career?

Throughout my career, my decisions have been anchored by three core values, namely: determination, direction, and passion, each playing a distinct and essential role in shaping my professional journey. Determination has been the driving force that enabled me to persevere through challenges and setbacks, ensuring that I remained committed to my goals regardless of the difficulties encountered along the way. Direction has provided me with clarity of purpose, allowing me to make deliberate choices aligned with a long-term vision for my personal and professional growth. Passion has been the sustaining energy that kept me engaged and motivated, particularly during demanding periods, ensuring that my work was not merely an obligation but a meaningful pursuit. Collectively, these three values have formed the foundation of my career decisions and guided me consistently throughout my journey.

What is your daily routine as a judge?

During my working days as a judge, my daily routine mainly involves reading case files, conducting hearings, and writing decisions. A large part of my time is spent on writing decisions, as it requires careful analysis and consideration of each case.

Before each hearing at the Court of Appeal presently, I will read and prepare for about three to five cases a day, making sure I understand the core issues and essential facts. I will also jot down my own notes to help me stay focused and prepared during the hearing.



studying in England. It was particularly meaningful to me, as it represented a rare expression of praise from my uncle, and indeed the first such commendation I had received after many years.

Book "Construction Law in Singapore and Malaysia" co-authored by Nigel M. Robinson

Why you choose to become a judge from a construction lawyer?

I would describe my decision to become a judge as a form of national service, as well as a step towards fulfilling my own sense of self

Technical background

Do you find that it is an advantage to coming in as a practising lawyer as a judge, compared to those already in the public service then promoted to judge, are there any difference in terms of judgement?

Generally, I would not say there is a clear advantage in terms of judicial quality between a practising lawyer appointed as a judge and those who come from the public service. In fact, government lawyers can be stronger in certain areas particularly in criminal law and administrative law due to their exposure and experience, while commercial lawyers are stronger in areas such as matters involving insolvency or winding up of companies. Judges will eventually be familiar and comfortable to deal with a wide variety of areas in dispute after several years of exposure and experience on the bench.

From my perspective, having a technical background as a quantity surveyor is an added advantage in construction law, as it provides valuable practical industry insight. However, I consider the more important aspect to be the legal competence itself. Ultimately, it is about how clients perceive you as a lawyer and stakeholders perceive you as a judge, and whether you are able to communicate effectively in their language. If you are able to do so, it builds confidence and trust, which is essential in legal practice and in the administration of justice too.

BUILDING A DISTINGUISHED LEGAL CAREER

Your career spans private practice, the judiciary and leadership in construction law. How would you describe that journey?

I would describe my career journey in one word, exciting. It has never been dull, as each stage of my professional life has brought different experiences and challenges.

I see it as a snowballing process, where one builds progressively on what has already been accumulated. Over time, experience, knowledge, and exposure naturally grow and reinforce one another. For this reason, I believe it is important not to keep changing professions frequently, but instead to build depth and continuity in one's chosen field so that expertise can mature meaningfully over time.

What attracted you to construction law at a time when it was still a relatively specialised field?

My attraction to construction law stemmed from my experience working in Hytech Builders Pte Ltd in Singapore. During that period, I became involved in a dispute arising from an MRT project, which was related to unexpected ground conditions. That experience was particularly interesting to me, as it revealed how technical site conditions could directly give rise to complex legal issues.

Another influence to become a lawyer, although more on a personal level, was the television series *LA Law*. The programme presented an engaging portrayal of legal practice, including episodes involving court litigation, which added a certain sense of appeal to the profession. However, I was also conscious that the portrayal of a lawyer's life in *LA Law* was far from the realities of actual legal practice.

Were there any mentors who helped shape your understanding of the profession?

In terms of construction law, my understanding of the profession has been shaped by a combination of early intellectual influences, seminal texts, and leading practitioners in the field. From my research, as early as the nineteenth century, figures such as John Cassan Wait, an American civil engineer and lawyer, contributed significantly through works like *Engineering and Architectural Jurisprudence*, published in 1898, which presented the law of construction for engineers, architects, contractors, builders, public officers, and attorneys at law. Similarly, Alfred Hudson KC, author of *Hudson's Building Contracts*, first published in 1891, has been a foundational reference in the field. Hudson himself was a British architect and a barrister, and his work remains highly influential.

At a more personal level, Mr. Chow Kok Fong (whom I finally met after I became a lawyer) who is a famous Singapore construction arbitrator and adjudicator played an important role in inspiring my interest in construction law and deepening my appreciation of the subject. I was also influenced by Sir Vivian Ramsey KC who is a chartered civil engineer and barrister, who served as a Judge of the Technology and Construction Court from 2007 to 2010, as well as Anthony Bingham who is a chartered quantity surveyor and barrister, who was instrumental in advancing adjudication in the United Kingdom under the Housing Grants, Construction and Regeneration Act 1996.

On a personal note, during my third year in building school, I purchased the tenth edition of Hudson's book while I was undergoing internship training at Faber Union Sdn Bhd with a modest monthly allowance. A significant portion of that allowance was spent on acquiring the book, which I still recall from that stage of my studies. This is because it was stated in the preface of Mr. Chow Kok Fong's book that:

“Finally there must be no illusion that this work will ever replace a standard work like Hudson's Building Contracts as a complete exposition of the law on this subject.”



What were some of the most memorable lessons from your years in legal practice?

One of the most memorable lessons from my years in legal practice came from my very first trial in the High Court in 1993. It involved a dispute relating to painting works, where the client had not paid for the work done on the basis that the painting was allegedly defective and did not meet the required standard, resulting in peeling of the paint.

During the proceedings, the issue turned on the cause of the defect, particularly whether the work had been carried out on a wet wall. In explaining the circumstances, my client clarified that the work had been done on a wall that was not sufficiently dry. The distinction, became significant in the way the matter was interpreted, particularly in relation to whether there had been a breach of contract. The case ultimately demonstrated how factual clarification and precise technical understanding can materially influence legal interpretation. In the end, both the claim and counterclaim were dismissed because the judge could not appreciate the technical subtlety; hence my realisation of the need for a specialist construction court to be established in Malaysia.

Another memorable experience involved a complex tunnel construction arbitration concerning unforeseen ground conditions. The proceedings were conducted under a very strict chess clock time constraints before a panel of three eminent arbitrators, with a limited allocation of hearing hours despite the substantial value and complexity of the dispute. This required a disciplined and highly focused presentation of the case. Despite the pressure of time, my team and I were able to complete the hearing within the allocated timeframe, which reinforced the importance of preparation, clarity, and effective case presentation in complex construction disputes. That gave me the impetus and confidence in conducting construction trials in a similar fashion when I sat in the specialist construction court in Kuala Lumpur from 2019 to 2022.

Looking back, what professional achievement gives you the greatest satisfaction?

Looking back, the professional achievement that gives me the greatest satisfaction is the recognition of being regarded as a specialist and expert in Malaysian construction law.

This acknowledgment by peers within the profession carries particular significance, as it reflects trust and respect earned over many years of practice and contribution to the field.

In addition, I am deeply honoured to have recently been invited by peer invitation to be admitted to the International Academy of Construction Lawyers, an institution comprising only about sixty members worldwide. This invitation was a meaningful recognition of my work and standing in construction law at an international level, and it remains one of the most memorable milestones in my professional journey besides also having been made a Fellow of the Construction Industry Development Board Malaysia in 2023.

THE CONSTRUCTION COURT AND INDUSTRY DEVELOPMENT

As Malaysia's High Court construction judge, you had a unique vantage point on the industry's evolution. How has the construction sector changed over the decades?

From my observation over the decades, the construction sector has not changed as much as one might expect in certain fundamental aspects. Demand for construction work remains strong, but some recurring issues continue to surface over time and again.

On the employer or developer side, there is often an eagerness to commence projects without adequate financial readiness. In some private residential developments in particular, projects proceed without full funding certainty or sufficient bridging finance, which later leads to financial strain, delayed payments, and in some cases, distressed or "sick" projects.

From the contractor's perspective, challenges often arise in the area of resource planning and execution. Even where a work programme is properly established, there can still be shortcomings in proactively managing resources effectively and efficiently on site.

On the consultancy side, particularly for quantity surveyors, there is an increasing need to focus on contract administration and ensuring that contractual mechanisms are properly implemented and managed throughout the project lifecycle.

At the same time, it is encouraging to see examples of well executed mega projects globally, such as the Huajiang Grand Canyon Bridge in China, which demonstrates what can be achieved when projects are delivered within timeframe, technical requirements, and standards, with effective problem solving and prompt resolution of issues along the way.

What recurring issues have you observed as the root causes of construction disputes?

The recurring root causes of construction disputes can generally be summarised as the "4Ds", namely design issues, defects, delay, and determination. These factors often form the core of most disputes encountered in practice, whether in contract administration, project execution, or dispute resolution.

Arising from the above, non-payment is also a significant and frequent cause of disputes between parties. When payment issues arise, they tend to escalate quickly and often trigger or compound other contractual and operational problems within construction projects.

In your view, how can industry stakeholders better prevent disputes before they arise?

In my view, dispute avoidance in the construction industry fundamentally depends on each party properly performing its respective obligations. Employers must ensure sufficient financial readiness before committing to projects, contractors must undertake proper planning and resource management, and contract administrators must exercise diligence in administering the contract effectively and proactively.

When any one of these elements is weak, the risk of issues arising increases. When all three elements are deficient at the same time, it will result in significant project failure and disputes. Therefore, the key to dispute avoidance lies in discipline, accountability, and proper contract management by all stakeholders from the outset.

What role does sound contract administration play in successful project delivery?

Sound contract administration plays an important role in successful project delivery, especially in dispute avoidance. It ensures that work is properly done in accordance with the contract and that payment is properly certified based on work completed. When contract administration is done well, it helps keep the project in order and reduces the likelihood of disputes between the parties.

How important are quantity surveyors in ensuring commercial fairness and project success?

Quantity surveyors play a vital role in ensuring commercial fairness and project success. Their core expertise lies in cost management and providing construction contract advice, and when these responsibilities are properly carried out, a reasonable level of commercial fairness is generally achieved within a project.

At the same time, the role of quantity surveyors is evolving with technological advancements. While Building Information Modelling is gradually taking over aspects of Bills of Quantities preparation, costing functions are increasingly being supported and enhanced by artificial intelligence tools,

In this context, it is important for young quantity surveyors to continuously upgrade their capabilities and move towards a higher level of professional competence, beyond traditional functions, in order to remain relevant and effective in the construction industry.

What qualities distinguish exceptional construction professionals from average practitioners?

Exceptional construction professionals are distinguished from average practitioners by the depth of their professional knowledge and their passion for execution. Strong technical and contractual understanding allows them to make sound decisions in complex situations.

At the same time, passion ensures commitment, consistency, and care in carrying out their work.

When both are present, the quality of performance is naturally higher and more reliable.

Eventually, specialisation in a particular field of quantity surveying is still the best thing to do.

Have you observed improvements in professionalism and governance within the industry over the years?

In my observation, there are both improvements and continuing challenges in terms of professionalism and governance within the construction industry over the years. There is no doubt that certain areas have seen progress and upgrading, particularly in standards and awareness of professional practices.

At the same time, some challenges remain persistent because the construction industry by its nature is inherently dispute prone. The industry needs to continue embracing change and adapting to new expectations in order to further strengthen professionalism and governance going forward.

REFLECTIONS ON JUSTICE AND LEADERSHIP

Moving from advocate to judge is a profound transition. What was the most significant adjustment?

The most significant adjustment when moving from advocate to judge was the change in workload and working style. As a lawyer, I had the support of an assistant, whereas as a judge, there is generally no such direct support structure, although I do have a research officer who assists with certain administrative tasks and helps in case research when needed.

The role of a judge is definitely far more individualistic, as it is largely centred on personal decision making responsibility. A significant portion of the work involves independent analysis and decision writing, which requires discipline, focus, and a structured approach in dealing with each case.



What guiding principles shaped your approach to dispensing justice?

My guiding principles in dispensing justice are centred on timeously delivering decisions that are just and legally correct. By just, I mean decisions that are fair, reasonable, and supported by evidence placed before the court. By legally correct, it requires the proper application of the law to the facts of each case, in accordance with established legal principles and precedent.

The doctrine of stare decisis is fundamental in this regard, as it ensures consistency and certainty in the application of the law. These principles together provide a clear framework for reaching sound judicial decisions.

How do you maintain independence, objectivity and fairness when faced with highly complex disputes?

In dealing with highly complex disputes, I maintain independence, objectivity, and fairness by focusing on structured and disciplined issue management. Even in cases involving multiple and complicated issues, it is important to arrange them in the proper sequence, as one issue often leads to another and ultimately determines the final outcome of the case. It is the norm in the Malaysian Judiciary nowadays that judgment writing is issue based.

By addressing the issues in a logical and orderly manner, it becomes clearer how the final conclusion should be reached. Throughout this process, the guiding principle remains that every decision must be just and legally correct.

What leadership lessons have you learned from serving in both legal practice and the judiciary vis a vis the construction industry?

One of the key leadership lessons I have learned from serving in both legal practice and the judiciary is the importance of effective dispute resolution mechanisms in the construction industry. In earlier times, before the introduction of CIPAA, dispute resolution often involved significant delay and could become highly protracted, which created serious difficulties for all parties involved. Many contractors and sub-contractors have been put out of business.

With the introduction of CIPAA, the process has become much more structured and efficient, providing a clearer pathway for resolving payment related disputes. While parties may still attempt to apply for setting aside adjudication decisions or seek a stay pending arbitration, in practice only a small proportion of adjudicated cases proceed further to arbitration or litigation for final determination.

This experience has reinforced the importance of having an effective, timely, and practical dispute resolution framework, as well as the role of leadership in ensuring that such systems are properly understood and utilised by industry stakeholders.

In your opinion, what qualities should future leaders cultivate in an increasingly complex world, what are the greatest opportunities and challenges facing Malaysia's construction industry today, and what skills will future quantity surveyors need that previous generations may not have required?

In my opinion, future leaders must first and foremost be passionate in what they do, as passion provides the drive and commitment needed to navigate complexity and sustain long term performance.

At the same time, they must be open to change and willing to embrace new technologies, including artificial intelligence. In an increasingly complex world, the ability to adapt and leverage AI effectively will be an important part of remaining relevant and effective as a leader.

FUTURE OF CONSTRUCTION AND THE PROFESSION

How do you see technology, digitalisation and artificial intelligence changing the industry's future?

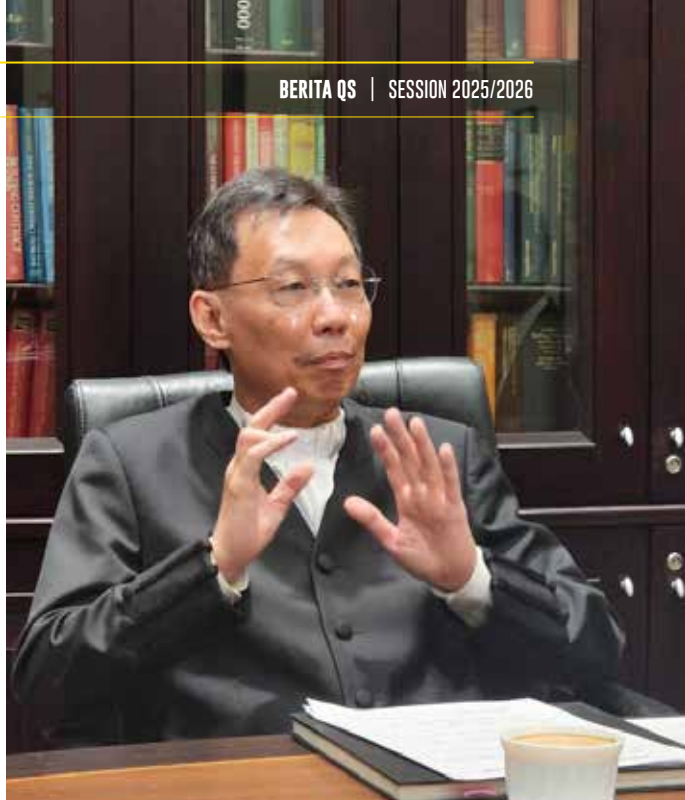
There is no doubt that technology, digitalisation, and artificial intelligence will continue to transform the construction industry and the legal profession. AI will increasingly play a supporting role in enhancing efficiency and decision making; however, it still cannot replace the human element, particularly in law. The intuitive and judgement based aspects of decision making, especially the "just" element of being both just and legally correct, remain areas where human judgement is indispensable and, in my view, inevitable.

For quantity surveying, the impact may be more sensitive. With the advancement of Building Information Modelling and increasing digital integration, certain traditional functions of quantity surveyors may be taken over or shared by architects and engineers. There is therefore a real possibility that parts of the quantity surveyor's role could be reduced or redefined over time.

In contrast, the practice of law remains inherently professional and exclusive to legally qualified practitioners. Only lawyers are authorised to perform legal work, and this exclusivity provides a level of protection against substitution by other professions, even in an era of rapid technological change.

How can professional institutions such as RISM continue to strengthen the profession and serve society?

Professional institutions such as RISM can continue to strengthen the profession and serve society by organising more continuous professional development programmes and ensuring that the quantity surveying in Malaysia remains relevant and up to date with industry needs.



In the era of artificial intelligence and rapid technological change, it is important for the institution to continuously evolve so that the profession remains visible and relevant within the broader construction industry. By doing so, the role and value of quantity surveyors can be further reinforced and positioned to play a more meaningful part in the future development of the industry.

What reforms or developments would you most like to see in the construction sector over the next decade?

Over the next decade, I would like to see greater emphasis on dispute avoidance within the construction sector, with increased use of mediation as a primary means of resolving conflicts. However, the current approach to mediation, particularly when its fee structure is benchmarked against arbitration, may not always be practical or sustainable.

In my observation, mediation tends to be more successful in disputes between developers and purchasers, whereas disputes between contractors and subcontractors are often more complex and difficult to resolve through mediation alone. This suggests that the effectiveness of mediation can vary depending on the nature of the parties and the contractual relationship involved.

There is also potential for the industry to move towards more collaborative partnering based contracting models, although this would require a more fundamental shift in the mindset of developers and other stakeholders. In the United Kingdom, for example, there is a Pre Action Protocol which encourages parties to explore alternative dispute resolution before commencing court proceedings, and failure to do so may result in cost consequences imposed by the court. A similar approach could encourage earlier and more meaningful engagement in dispute resolution.

Looking ahead, there is also room to explore more structured and selective use of mediation in dispute resolution, including evaluative and solution oriented approaches that may support mediation and early case assessment, provided they are implemented appropriately within the legal framework.

Would you agree mediation is more stressful?

My view is that mediation is not necessarily more stressful; it depends on the context and the parties involved. In terms of time, mediation is generally less time consuming compared to other dispute resolution methods, which can make it more efficient and less burdensome overall.

However, its success rate is highly dependent on the individuals and their willingness to engage constructively. Mediation can take different forms, including facilitative, evaluative, and solution oriented approaches, and there is also increasing discussion on the role of artificial intelligence in supporting solution based outcomes.

There is already the Judicial Dispute Resolution Network (JDRN) established by the Singapore Judiciary, which forms part of an international network exploring more structured and court supported resolution methods, including concepts such as AI supported mediation. I am presently representing the Malaysian Judiciary in JDRN. These developments reflect a growing shift towards more integrated and technology assisted dispute resolution approaches.



RISM Logo designed by YA Dato' Sr Lim Chong Fong's grandfather in year 1960+

RISM LOGO

I understand your grandfather was involved in designing the RISM logo. Could you share a bit more about that story and how it came about?

My late grandfather, Sr Chong Toong Choong, who was a chartered land surveyor and photogrammetry engineer, was involved in the design of the RISM logo in the early 1960s. It was part of his contribution during the formative years of the profession, reflecting his involvement in the development of the surveying community in Malaysia at that time. He was also very skilled in art and once painted a self portrait of himself, which reflects another side of his talent beyond his professional work.



Self-portrait painted by YA Dato' Sr Lim Chong Fong's grandfather, the late Sr Chong Tong Chong himself



YA Dato' Lim Chong Fong in the CIDB's Fellows

LEGACY AND PERSONAL REFLECTIONS

Many young professionals will read this interview. What advice would you offer those starting their careers today?

My advice to young professionals starting their careers today is to first focus on becoming very good at their work. Strong fundamentals and solid grounding in the early stages of one's career are essential, as they form the foundation for long term development.

It is also important not to be overly ambitious at the beginning. Instead, build experience step by step and ensure that the basics are well established. With time, this will naturally open opportunities to specialise and grow into more advanced areas of practice.



How would you define success after a lifetime of service, and what legacy would you hope to leave for the legal profession, the construction industry, and future generations?

After a lifetime of service, I would define success as being satisfied with what I have contributed to the construction industry. In particular, I take satisfaction from having been involved in the formulation of CIPAA, which has played an important role in improving dispute resolution in the industry.

In addition, my lobby for the establishment of the Construction Court as the then chairman of the Malaysian Bar Council's construction law sub-committee is another meaningful milestone, as it reflects a more structured and specialised approach to resolving construction related disputes.

I also consider my involvement in the conceptualisation of the establishment of the Construction Industry Law Centre to offer post graduate degree construction law and dispute resolution programme in Malaysia as also part of this broader contribution towards strengthening the legal and professional framework of the industry. I hope this will come into fruition in 2027.

Ultimately, these contributions give me a sense of fulfilment in my career.

Finally, what message would you like to share with RISM members and the wider built environment community?

“
Practice the profession passionately. Stay positive, specialise and soldier on. There is no shortcut to success.
”



PACIFIC ASSOCIATION OF QUANTITY SURVEYORS (PAQS) 2025

The Pacific Association of Quantity Surveyors (PAQS) proudly hosted its highly anticipated Annual Congress 2025 at the iconic Raffles Hotel in Jakarta, Indonesia, from 22nd to 26th August 2025.

The prestigious gathering drew together an exciting mix of professionals, academics, and industry leaders from across the Asia Pacific, and Western Pacific regions, creating an energetic hub of knowledge exchange and collaboration. With the powerful theme Harnessing AI and Digital Technology for Smart Construction Towards Net Zero, Decarbonising and Innovative Building Materials, the congress buzzed with forward-looking discussions on sustainable construction, digital transformation, and the evolving role of the profession. Energy-filled sessions revolved around four cutting-edge subthemes: AI-driven construction innovations, pathways to net zero and decarbonisation, breakthroughs in sustainable building materials, and the growing momentum of modular and prefabricated construction techniques.



Adding to the excitement, RISM's call for participation was met with overwhelming enthusiasm, as 49 delegates proudly represented the society, marking a strong presence and reflecting its commitment to driving innovation and sustainability within the industry.



YOUNG QUANTITY SURVEYORS (YQS) PROGRAMME

The congress commenced with great energy through the Young Quantity Surveyors (YQS) Programme held on 22, 23 August, setting the tone for an inspiring week ahead. The programme was filled with seminars and workshops that sparked fresh ideas, together with essay and research competitions that highlighted the talent and creativity of emerging QS professionals. Networking opportunities provided a lively platform for young participants to connect with peers and industry leaders, reinforcing the spirit of collaboration and mentorship.

To further enrich the experience, participants embarked on a technical visit to the Jakarta MRT Phase 2 project, gaining first-hand insight into cutting-edge urban infrastructure, while also experiencing the charm of the city through guided tours of its iconic attractions, seamlessly blending professional growth with cultural discovery.



YQS delegates from various countries of the Pan Pacific region

PAQS CONGRESS COMMITTEE MEETINGS AND BOARD MEETING

The momentum of the congress continued with a series of impactful internal PAQS committee meetings on education, digitalisation, research, and sustainability, alongside leadership board meetings among member countries on 23, 24 August. These sessions became dynamic platforms for sharing updates, aligning priorities, and forging collaborative strategies to drive regional growth and strengthen the profession across borders. Capping off the day's formalities in style, the prestigious Presidential Dinner was hosted at the elegant Raffles Jakarta Hotel on 24 August 2025, offering an evening of camaraderie and celebration.



PAQS Board Meeting at the Raffles Jakarta Hotel



PAQS Board Members Meeting

RISM was strongly represented throughout the committee and board meetings, demonstrating its leadership and active role within PAQS. The list of representatives are as follows:

CHAIR

REPRESENTATIVES

Board Meeting

Sr Wan Ainon Zuraiha (President RISM)
 Assoc. Prof. Sr Dr. Umi Kalsum Zolkafli @ Zulkifly (Secretary General RISM)
 Sr Ts. Masnizan Che Mat (Vice Chair, QSD RISM)
 Sr Kwan Hock Hai

Education and Accreditation

Assoc. Prof. Sr Dr. Saipol Bari Abd Karim
 Sr Dr. Wan Maimun Wan Abdullah

Research Committee

Assoc. Prof. Sr Dr. Saipol Bari Abd Karim
 Assoc. Prof. Sr Dr. Umi Kalsum Zolkafli @ Zulkifly
 Sr Dr. Loo Siaw Chuing (Angeline)

Sustainability Committee

Sr Azury Kamaruddin
 Sr Dr. Loo Siaw Chuing (Angeline)
 Sr Ina Abu Bakar

Digitalisation Committee

Sr Aminudin Yahia
 Sr Saravanan A/L Subramaniam
 Sr Sharifah Noraini Noreen Syed Ibrahim Al Jamalullail
 Sr Quek Jin Keat

Young QS Group

Sr Muhammad Hafizuddin Idris
 Sr Mohd Syazwan Samsudin
 Sr Goh Chuan Yang
 Ahmad Aqil Zaidi



PAQS CONGRESS DIGITALISATION SUB-COMMITTEE MEETINGS

On 23 August 2025, the Pacific Association of Quantity Surveyors (PAQS) convened its Digitalisation Sub-Committee meetings in the vibrant city of Jakarta, Indonesia. The event brought together 29 representatives from 12 member countries across the Asia-Pacific region, all eager to share insights, strengthen regional collaboration, and chart the profession's digital future.

RISM's QS Division proudly flew the Malaysian flag through the participation of Sr Aminuddin Yahia, Sr Quek, and Sr Saravanan. The sessions buzzed with energy as delegates delved into three main themes that defined the day's discussions.

The conversation on Digital Transformation was particularly inspiring, as participants explored how BIM and AI are revolutionising quantity surveying practice. Thought-provoking presentations, including



AI in QS (HKIS) and Malaysia's SMM3 (RISM), sparked lively debate and reaffirmed that digitalisation empowers rather than replaces QS professionals.

Attention then turned to Regional Challenges, where delegates from ASEAN nations such as Indonesia, Brunei, Sri Lanka, and the Philippines candidly discussed the barriers and limitations they face in adopting new technologies. Despite these challenges, a shared sense of optimism filled the room, with participants committed to finding collective solutions.

Malaysia's leadership in Digital Initiatives stood out as a highlight. The QS Division of RISM had formally endorsed the establishment of the National BIM Hub in collaboration with MyBIM Centre (CIDB eConstruct Services). Designed as a central repository for BIM materials and documentation, the Hub aimed to become a go-to reference for researchers and industry stakeholders alike. In BIM QTO applications, software such as Glodon, CostX, and Cype were already being widely utilised.



Recognising the current shortage of entry- and mid-level quantity surveyors, delegates discussed alternative collaboration models between firms and individuals, including the forward-looking concept of code-sharing. Tools such as BlenderBIM and BrisCad, both supporting the IFC file format, were being evaluated for compatibility with SMM3, while further research into Uniclass and COBIE was encouraged to strengthen standardisation across Works and FM. Navisworks also emerged as a promising option for future quantification efforts.

In conclusion, the Jakarta meetings underscored RISM QS Division's unwavering commitment to advancing digitalisation and ensuring that Malaysia's voice remains strong and influential in the regional and global QS arena. The sense of momentum was unmistakable, proof that the future of quantity surveying in the digital age is brighter than ever.



Follow up discussion on Memorandum of Understanding (MOU) execution between Royal Institution of Surveyors Malaysia (RISM) and Singapore Institute of Surveyors and Valuers (SISV)



Memento from RISM to host- Ikatan Quantity Surveyor Indonesia (IQSI). From left: Ir. Widaditomo Hari Puntoadi (Chairman IQSI), Sr Ts. Masnizan Che Mat (Vice Chair QSD, RISM), Sr Wan Ainon Zuraiha (President RISM)



Presidential Dinner at Raffles Jakarta Hotel



PAQS CONGRESS 2025

The main congress, held on 25th and 26th August 2025, opened in spectacular fashion with vibrant traditional Indonesian performances and inspiring keynote speeches, setting the tone for two days of rich engagement and discovery. The programme brimmed with parallel sessions that brought together technical presentations, dynamic panel discussions, and impressive research showcases from across the globe, each spotlighting the latest advancements in construction and quantity surveying.

With knowledge-sharing at its heart, the congress became a true hub of innovation and collaboration, energising professionals eager to harness the power of AI, digital tools, and sustainable practices to shape the future of the built environment.

The event drew to a memorable close on 26th August with the ceremonial PAQS Flag Handover, marking the transition from Indonesia to the next host country, Sri Lanka, for PAQS 2026.

That evening, the celebrations reached their peak at a grand gala dinner, an unforgettable occasion graced with captivating performances by Indonesia's Ministry of Tourism, formal addresses, and the official PAQS presidential handover from Professor Anthony Mills (2024–2025) to Sr Goh Ngan Hong (2025–2026).

Guests were also treated to the premiere of the PAQS 2026 teaser video, sparking anticipation for the next congress. The highlight of the evening was the prestigious PAQS Awards Ceremony, where excellence was recognised across categories such as Young QS of the Year, Education and Training, Innovation, and Sustainability.

The night concluded on a high with colourful cultural performances from participating countries, a fitting finale that celebrated both the diversity and unity of the PAQS community.

The list of awards won by the Royal Institution of Surveyors Malaysia (RISM) is as follows:

PAQS SERVICE
EXCELLENCE AWARD

Sr Nazir Muhamad Nor



PAQS CONGRESS 2025
JAKARTA INDONESIA

PAQS SERVICE EXCELLENCE
AWARD

Sr Nazir Muhamad Nor

Royal Institution of Surveyors Malaysia (RISM)
Malaysia





PAQS CONGRESS 2025
JAKARTA INDONESIA

PAQS ACADEMIC EXCELLENCE
AWARD

Sr Dr. Fara Diva Mustapa

Royal Institution of Surveyors Malaysia (RISM)
Malaysia

PAQS ACADEMIC
EXCELLENCE AWARD

Sr Dr. Fara Diva Mustapa



PAQS YOUNG
ACHIEVER AWARD

Sr Muhamad Hafizuddin Idris



PAQS CONGRESS 2025
JAKARTA INDONESIA

PAQS YOUNG ACHIEVER
AWARD

Sr Muhamad Hafizuddin bin Idris

Royal Institution of Surveyors Malaysia (RISM)
Malaysia



PAQS TECHNICAL
INNOVATION
EXCELLENCE AWARD

BCISM Sdn Bhd

BEST PRESENTER
AWARD

Sr Sharifah Huda Syed Mohd



The PAQS Congress 2025 in Jakarta concluded on a truly high note, leaving delegates inspired, energised, and united by a shared vision for the future of the profession. Over two unforgettable days, the congress showcased how quantity surveyors are leading the charge in smart, efficient, and sustainable construction practices, sparking conversations that will shape the industry for years to come. The energy was electric as knowledge, innovation, and cultural exchange came together in a celebration of progress and collaboration. With the curtain now closed on Jakarta's resounding success, anticipation is already building for PAQS 2026 in Sri Lanka, where the community is set to take this momentum even further and write the next exciting chapter in the evolution of the profession.

HEARTIEST
Congratulations

Sr Nazir Muhamad Nor
Vice President (QS), Session 2025/2026
CEO, ODB E-Construct Services Sdn Bhd

on being awarded the
PAQS Service Excellence Award 2025

during the
 **PAQS**
CONGRESS 2025
26 August 2025

with best compliments from

Quantity Surveying Division
Session 2025/2026



Ngah QZ Division 

HEARTIEST
Congratulations

Sr Dr. Fara Diva Mustapa
Senior Lecturer
Department of Quantity Surveying
Faculty of Built Environment & Surveying
Universiti Teknologi Malaysia

on being awarded the
PAQS Academic Excellence Award 2025

during the
 **PAQS**
CONGRESS 2025
26 August 2025

with best compliments from

Quantity Surveying Division
Session 2025/2026



Ngah QZ Division 

HEARTIEST
Congratulations

BCISM
BCHSM Sdn Bhd

on being awarded the
PAQS Technical Innovation Excellence Award 2025

during the
 **PAQS**
CONGRESS 2025
26 August 2025

with best compliments from

Quantity Surveying Division
Session 2025/2026



Ngah QZ Division 

HEARTIEST
Congratulations

Sr Muhamad Hafizuddin Idris
RISM Councilor, Session 2025/2026

on being awarded the
PAQS Young Achiever Award 2025

during the
 **PAQS**
CONGRESS 2025
26 August 2025

with best compliments from

Quantity Surveying Division
Session 2025/2026



Ngah QZ Division 

RISM APPOINTED AS ICEC GLOBAL SECRETARIAT

RISM is proud to announce a meaningful milestone in international collaboration with the International Cost Engineering Council (ICEC), marked by the official signing of the Secretariat Administration Agreement.

Effective 1 August 2025, the Royal Institution of Surveyors Malaysia (RISM), through its Quantity Surveying (QS) Division, officially takes on the role of Global Secretariat for ICEC.

RISM now provides administrative and communication support to ICEC and its international network of member associations, including communication management, platform maintenance, meeting coordination, accreditation support, and professional outreach through webinars and newsletters. This appointment places Malaysia, through RISM, at the heart of global cost engineering coordination, a proud and historic milestone that reflects the confidence of the international community in Malaysian professional leadership.





The administrative agreement is signed on 28 July 2025 at the RISM office by YBrs. Sr Wan Ainon Zuraiha Khalid, President of RISM for the 2025/2026 session, and Associate Professor Sr Dr. Eugene Seah, Chairman of ICEC, in the presence of Professor Peter Smith, Secretary General of ICEC, who delivers a briefing and formally hands over the Secretariat responsibilities to RISM. The signing ceremony carries a sense of celebration and significance, symbolising the beginning of a new chapter of collaboration under RISM's stewardship.

This collaboration highlights the pivotal role of RISM's QS Division in advancing the cost engineering profession globally, while reinforcing a shared commitment to international cooperation, professional excellence, and community growth. More than just a formal agreement, it represents an inspiring milestone for Malaysia and RISM, one that reaffirms their dedication to shaping the future of the cost engineering profession worldwide.

RISM QS DIVISION SPORTS & SOCIAL COMMITTEE SESSION 2025/26

Hike, Bond, and Breathe 1.0
– Bukit Dinding Hiking

On 26 July 2025, the RISM QS Division Sports & Social Committee organised an exhilarating hiking event at Bukit Dinding in the Wangsa Maju area of Kuala Lumpur. This event, part of the Division's ongoing commitment to promoting health and wellness, brought together 13 participants, including RISM members, families, and committee members, for a day of outdoor adventure, bonding, and fresh air. The initiative aimed to encourage a healthy and active lifestyle among members, strengthen camaraderie through team activities, and foster appreciation for local natural gems like Bukit Dinding, all while providing a platform for informal networking within the community.





The hike began early at 7:00 am, with participants gathering for a brief warm-up session before setting off at 7:30 am. The moderate difficulty trail, spanning 3.3 km with an elevation of 291 metres, offered stunning panoramic views of Kuala Lumpur and a lush green environment. As the group made their way up, trail leaders ensured safety and coordination, guiding participants through scenic routes with rest stops that provided opportunities to admire the views, take photos, and catch their breath. At the summit, everyone gathered for a moment to enjoy the breathtaking scenery, snapping group photos before continuing their descent.

Afterward, participants were treated to a light breakfast and refreshments, offering a chance to relax and socialise. A short closing session followed, where appreciation remarks were shared, and the day wrapped up with another group photo to capture the memories of the experience. The positive feedback from participants highlighted how well-organised the event was and how enjoyable it was to connect with fellow members in such a healthy and fun environment. Many expressed their desire to see outdoor activities like this become a

regular part of the QS Division's recreational calendar.

Overall, the Bukit Dinding hiking programme was a resounding success, fulfilling its goals of promoting physical wellness and fostering stronger bonds among members. It not only provided an opportunity to enjoy the outdoors but also strengthened the sense of community within the RISM QS Division. The organising committee extends heartfelt thanks to all participants and partners who made the event possible, and with its success, there is a clear desire to continue offering such initiatives in the future to ensure a vibrant and active community for all.



DURIAN FEAST AT RISM

On 28 July 2025, the Royal Institution of Surveyors Malaysia (RISM) hosted a Durian Feast at its headquarters in Petaling Jaya, Selangor. Held from 4:30 pm to 6:30 pm, the event brought together 30 participants, including newly appointed committee members, RISM staff, and fellow members.

The gathering featured premium durian varieties such as Musang King and Black Thorn, creating a relaxed and informal setting where participants connected, exchanged views, and strengthened camaraderie within the RISM community. The event concluded on a positive note, with many expressing hopes that the Durian Feast would become an annual tradition.





RISM QS DIVISION SURVEYORS' SOCIAL RESPONSIBILITY (SSR) SESSION 2025/26

Contribution to the "Kampung Angkat Madani 2025",
Gerik, Perak



The “Kampung Angkat Madani” initiative, introduced by Prime Minister Dato’ Sri Anwar Ibrahim, carries a bold vision of uplifting rural communities through the values of Madani development. Universiti Teknologi Malaysia (UTM) has embraced this mission with great enthusiasm, taking the lead in Kampung Plang, Gerik, Perak, as part of the Kampung Angkat Madani 2025 programme. From 7 to 10 August, forty (40) dedicated UTM students immersed themselves in village life through a host family programme, contributing their energy and ideas to a series of projects that reflected collaboration, innovation, and community spirit.

Centred on inclusivity, prosperity, and sustainability, the programme introduced impactful initiatives such as repairing bridges, planting Roselle to create a new source of income, providing online tuition for schoolchildren, and developing community-based ecotourism. These efforts, led by UTM’s Centre for Community and Industry Network (CCIN) in partnership with researchers from various faculties, showcased how higher education can make a real difference when it engages directly with society.

Adding to this momentum, RISM proudly contributed RM4,500 towards the upgrading of the computer laboratory at Sekolah Menengah Kebangsaan (SMK) Plang, Gerik, and presented a SMART TV to Sekolah Kebangsaan Kampung Plang. This contribution was made during the official launch of the Madani Adopted Village Programme 2025, officiated by Datuk Wira Dr. Asyraf Wajdi Dusuki, Chairman of Majlis Amanah Rakyat (MARA). The event was a lively celebration of partnerships and generosity, with other sponsors also making contributions, outstanding students being recognised for their achievements in both academics and sports, and villagers warmly welcoming guests with light refreshments.

For RISM, this effort was more than financial support, it was about opening doors, creating opportunities, and bringing hope to students who are striving for excellence despite limited facilities. The joy on their faces reflected the true impact of the initiative, and it strengthened RISM’s commitment to charitable and CSR activities. Building on this success, RISM looks forward with excitement to continuing its mission of uplifting communities through future programmes.

HALF-DAY HYBRID SEMINAR

**The Future Of
Construction Contracts**
Reimagining PAM 2018,
PWD 203A, FIDIC 2017,
NEC4, NZS3910:2023, and
STCC-RSP 2015 for 2030

The Half-Day Hybrid Seminar titled The Future of Construction Contracts: Reimagining PAM 2018, PWD 203A, FIDIC 2017, NEC4, NZS3910:2023, and STCC-RSP 2015 for 2030 took place on 3 September 2025 at the RISM Resource Centre, Bangunan Juruukur, Jalan 52/4, 46200 Petaling Jaya. The event attracted an impressive turnout of 180 participants and carried two CPD points accredited by BQSM. The seminar brought together industry professionals, academics, and contract specialists to explore how construction contract drafting is evolving towards plain language by 2030, with a focus on clarity, accessibility, and the growing role of artificial intelligence. The atmosphere was one of enthusiasm and engagement as participants delved into how adopting plain language in contracts could enhance comprehension, efficiency, and professional competitiveness across the construction sector.

By 2030, construction contracts are anticipated to embrace plain language as the new standard, making them clearer, simpler, and more user-friendly.



The speakers, Sr Juwita Radzi and Associate Professor Sr Dr. Naseem Ameer Ali, captivated the audience as they discussed this transformation, referencing key standard forms such as PAM 2018, PWD 203A, FIDIC 2017, NEC4, NZS3910:2023, and STCC-RSP 2015. They introduced the 18-point Plain Language Drafting Guidelines for the Construction Industry, presented contract scorecards, and demonstrated before and after comparisons that highlighted the advantages of simplification. The discussion also extended to international developments including ISO 24495, the New Zealand Plain Language Act 2022, and the influence of AI in contract drafting. Drawing from her doctoral research using the Think Aloud Protocol and survey data, Sr Juwita demonstrated that rewritten clauses in plain language significantly improved readers' understanding.

Both speakers concluded that while AI will not replace professionals, those who adopt plain language will advance ahead of those who resist change.

The morning began with registration and light refreshments, setting a welcoming tone for participants to mingle before the session commenced. The seminar was moderated by Vice President (QS) Session 2025/2026, Sr Nazir Muhamad Nor, who also serves as the CEO of CIDB E-Construct Services Sdn Bhd.

Plain language drafting guidelines for the construction industry

Plain language drafting guidelines for the construction industry - November 2024

No.	Heading	Summary of guidelines
1	Contract structure	Structure the contract clauses in a logical order by grouping clauses relating to items, scope, and quality clustered together
2	Definitions	Avoid excessive definitions regarding definitions of ordinary English words
3	Sentence length	Keep the average words per sentence to about 20
4	Active and passive sentence	Prefer active sentence structures over passive ones, aim for 80% in most active sentences. Give the contractor most relevant the programme instead of the programme must be submitted by the contractor
5	Brevity	Keep the clauses and the whole contract as brief as possible, but not at the expense of clarity
6	Cross referencing	Minimise multiple cross referencing
7	Links and headings	Use links and numbering systematically
8	Headings	Use clear headings and sub-headings
9	Font, spacing, and margin	Use an appropriate font type and size. Use white space generously and keep left hand margins justified
10	Active language	Do not use archaic language in business and legal documents
11	Clarity and clarity	Use plain language and avoid jargon
12	Simple words	Use the simplest word that conveys the meaning intended eg use instead of unless
13	Legal terms of art	Use words that are consistent with established industry practice and provide necessary legal sense of an agreement if there are no plain alternatives
14	Consistent use of words	Use words consistently to mean one thing throughout the contract eg the word 'contract' instead of 'agreement' / 'contract'
15	Consistent use of words	Use words consistently to mean one thing throughout the contract eg the word 'contract' instead of 'agreement' / 'contract'
16	Consistent use of words	Use words consistently to mean one thing throughout the contract eg the word 'contract' instead of 'agreement' / 'contract'
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18	Consistent use of words	Use words consistently to mean one thing throughout the contract eg the word 'contract' instead of 'agreement' / 'contract'

Sr Dr. Naseem's 18-points plain language drafting guidelines



Criteria	Civil Engineering	Quantity Surveying	Software / AI Engineering
Minimum Body of Knowledge	✓ Globally accredited certificate (Bachelors) Accred. Degrees + professional training required	✓ Accredited degrees (RICS, NZQS, DOB, AQIS) Structured pathways	✗ No universal standard. Degrees exist but entry also via self study/test camps
Membership of Professional Body	✓ ICE (UK), Engineers Australia, EngNZ, etc. Chartership required for registration. Title "engineer" often legally protected	✓ RICS, NZQS, DOB, AQIS, etc. Membership required for "Chartered QS"	✗ RICS, IEEE, ACM exist but voluntary. "Software engineer" title not protected in most countries except Canada
Code of Ethics (Enforceable)	✓ Binding codes (ICE, Engineers Australia) Breach = discipline, suspension, loss of license	✓ Binding codes (RICS, NZQS, DOB) Sanctions include fines, suspension, expulsion	✗ Codes (RICS, IEEE, ACM) exist, but only apply to voluntary members. No universal enforcement
Mission / Duty to Public	✓ Explicit duty to protect public safety, health, and welfare. Legal & institutional obligation	✓ Explicit duty to act in public, client, and profession's interest before self	✗ Stated reputationally in some codes (e.g., RICS) but not binding on all practitioners
Overall Status	**Full profession** (meets all tests)	**Full profession** (meets all tests)	**Not yet a profession** in most Commonwealth jurisdictions (linked occupation with partial professionalisation)

Ref: <https://www.rics.org/what-we-do/our-services/quality-surveying/quality-surveying-standards>
Not fact-checked yet

He outlined the housekeeping rules and warmly introduced the speakers who had travelled from Auckland, the City of Sails.

The first presentation was delivered by Associate Professor Sr Dr. Naseem Ameer Ali of Massey University, New Zealand, Past President of RISM and author of the world's first construction contract, STCC-RSP 2015, to be awarded the Plain Language Commission UK's Clear English Standard accreditation. His presentation immediately

captured the audience's attention as he demonstrated how Generative AI could assist in drafting contracts, impressively using only his mobile phone. He shared practical techniques for prompting AI effectively, including one particularly useful instruction, "Ask me questions before answering," which encourages ChatGPT to verify content more thoroughly. Dr. Naseem reminded participants to always fact check AI generated material with experts and credible references, while also addressing the environmental implications of AI technology. He went on to introduce his 18 points plain language drafting guidelines specifically tailored for the construction industry, earning thoughtful engagement from the audience.

The session continued with a presentation by Sr Juwita Radzi, a Quantity Surveyor at Icon Co Pty (New Zealand), who holds three degrees from Universiti Malaya, a Bachelor of Quantity Surveying, a Master of Project Management, and a Bachelor of Jurisprudence, and is currently pursuing her PhD part time at Massey University under the supervision of Dr Naseem. Her

talk, titled Confessions of Confused Contract Readers, A Think Aloud Study on Four Standard Forms of Construction Contracts (SFCC), resonated strongly with attendees. She highlighted that although nearly half of construction professionals speak English, about 74.7% are non-native speakers, underscoring the need for simpler, more accessible contract language. Using real world examples, she demonstrated how complex clauses from FIDIC 2017, NEC4, NZS 3910:2023, and PAM 2018 could be rewritten using fewer words while retaining their meaning. She dissected PAM 2018 Clause 30.1 (second sentence), originally containing 66 words, and showed how it could be reduced to three clear ideas. Her Think Aloud Protocol (TAP) methodology provided compelling evidence of improved understanding among readers. She also unveiled her enhanced version of the 18 point plain language drafting guideline and invited participants to validate contract meanings through a QR code exercise, which prompted lively participation from both in person and online attendees.

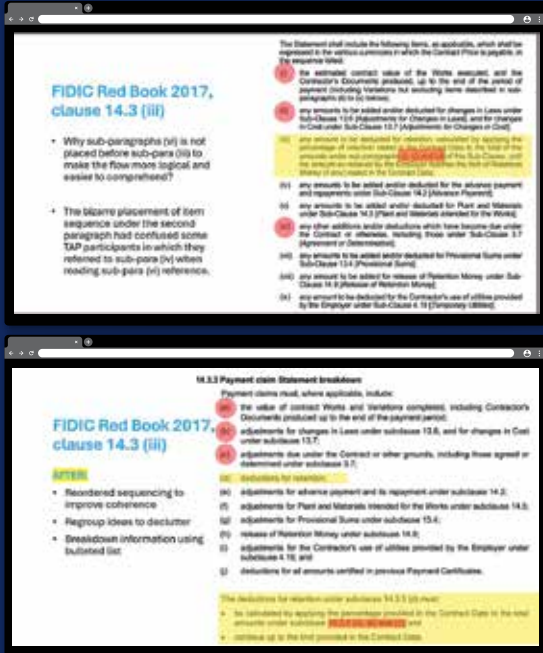
After a short 15 minute break, the seminar resumed with Dr. Naseem's second presentation on the ISO 24495,1 Plain Language, Part 1 standard. He explained that this international standard sets out principles and guidelines for developing plain language documents based on four key pillars, relevance, findability, understandability, and usability.

He emphasised that plain language contracts should be established before developing smart contracts to ensure clarity and mutual understanding. The audience was particularly intrigued as he demonstrated practical applications of the 18 drafting guidelines, showing how they could be integrated into standard forms of construction contracts.

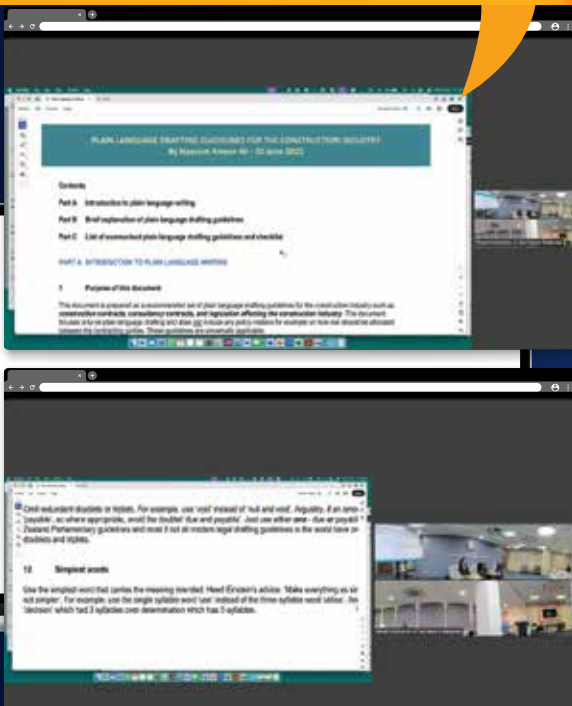


English or Native Speakers Distribution

The event concluded with a lively Q&A session moderated by Sr Nazir, during which participants both in person and online raised insightful questions about the future of contract drafting, the ethical use of AI, and global best practices. The exchange of ideas reflected the enthusiasm and forward thinking approach of the construction community. The seminar closed with refreshments and a networking session, offering participants the opportunity to connect, share experiences, and continue the stimulating discussions that had unfolded throughout the morning. The session concluded at 1:15 pm. RISM QS Academy and Education subcommittee expressed its sincere appreciation to the moderator, Sr Nazir Muhamad Nor, and the distinguished speakers, Associate Professor Sr Dr. Naseem Ameer Ali and Sr Juwita Radzi, for their inspiring presentations and invaluable contributions, which left participants energised and optimistic about the evolving future of construction contracts.



Before and After of Clause 14.3 (iii) FIDIC Red Book 2017



Plain Language Drafting Guidelines for the Construction Industry



Certificate of Appreciation presented by RISM President YBrs. Sr Wan Ainon Zuraiha Khalid to Sr Juwita Radzi



Certificate of Appreciation presented by RISM President YBrs. Sr Wan Ainon Zuraiha Khalid to Sr Nazir bin Muhamad Nor



Certificate of Appreciation presented by RISM President YBrs. Sr Wan Ainon Zuraiha Khalid to Sr Dr. Naseem Ameer Ali

**More participants are
needed to validate the
contract meaning!**

- Please scan the QR code to support this study 😊

- Alternatively, copy and paste the link below to complete the survey:

https://massey.au1.qualtrics.com/jfe/form/SV_eVVkfJBUjLKLdcy



Feel free to scan the QR code to participate in Sr Juwita Radzi's research on the study examines the degree of similarity in meaning between different versions of construction contract clauses. The result will help enhance clarity in construction contracts.

WEBINAR ADVANCING SUSTAINABILITY AND INNOVATION

Insights from the International Cost
Management Standards (ICMS) and
the Global Construction Market
Insights (GCMI)

WEBINAR ADVANCING SUSTAINABILITY AND INNOVATION:

Insights from the International Cost Management Standards (ICMS) and the Global Construction Market Insights (GCMI)



EST. 1961
RISM QS Division
QS Academy Sub-Committee

Held on 10 September 2025, the RISM QS Academy & Education Subcommittee successfully hosted an engaging webinar via Zoom, attracting an impressive turnout of 80 participants. The session offered 2 CPD points (BQSM) and captivated attendees with a dynamic exchange of knowledge, reflections, and global insights.

The webinar set out to reflect on the decade-long evolution of the International Construction Measurement Standards (ICMS), which has now matured into the International Cost Management Standards, a global framework that unites lifecycle cost and carbon reporting. This transformation marks a milestone in promoting transparency, informed decision-making, and sustainability across the built environment. Participants were also treated to valuable highlights from the 2025 Turner & Townsend Global Construction Market Intelligence (GCMI) Report, which shed light on current and emerging market trends, challenges, and opportunities within both global and Malaysian contexts.

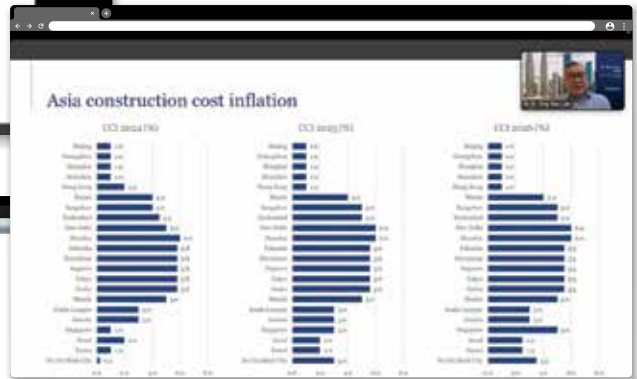
Moderated by Sr Dr. Angeline Loo Siaw Chuing, Chair of the RISM QS Academy & Education Subcommittee (Session 2025/2026), the webinar commenced promptly at 9:30 a.m. (MYT) and 9:30 p.m. (EST) for international speaker Dr. Anil Sawhney, Head of Sustainability at RICS and Chair of the ICMS Standard Setting Committee. Dr. Anil opened the session with an insightful presentation titled "A Decade of ICMS: Shaping the Future of Life Cycle Cost and Carbon Management." He traced ICMS's transformative journey over the past ten years, from a cost measurement standard to a comprehensive system integrating lifecycle cost and carbon emissions reporting. Dr. Anil introduced the third edition (ICMS3), which features a detailed taxonomy with four classification levels, providing global consistency in cost and carbon reporting. He also showcased multilingual accessibility of ICMS3 and highlighted essential resources such as the RICS Carbon Toolkit, Built Environment Carbon Database (BECD), and Life Cycle Cost and Carbon Learning Modules, all designed to guide the industry towards a sustainable, net-zero future.



Presentation by Dr. Anil Sawhney

Following an engaging Q&A and Dr. Anil's heartfelt sign-off from Washington, D.C., the session continued with Sr Dr. Ong See Lian, Director & Strategic Adviser at Turner & Townsend Malaysia and former ICMS Committee Chair (2015–2020). His presentation on the 2025 Turner & Townsend GCMI Report revealed a cautiously optimistic global outlook, with construction inflation easing to around 3.9% and markets showing signs of stabilisation despite persistent skilled labour shortages. He noted that sectors such as data centres, life sciences, and advanced manufacturing are driving growth, supported by increasing digitalisation and sustainability in project delivery.

Dr. Ong's focus then shifted to the Malaysian construction landscape, where costs average US\$1,354/m², presenting strong value for investors. He highlighted significant growth driven by major infrastructure projects like MRT3, Penang LRT, and the Pan Borneo Highway, alongside the booming data centre developments in Johor and Cyberjaya. Despite challenges such as labour constraints and tax implications,



Presentation by Sr Dr. Ong See Lian

Malaysia continues to shine as a competitive and stable investment hub. Backed by a 19% year-on-year increase in private investments, totalling MYR190.3 billion in H1 2025, and a robust Bursa Malaysia Construction Index, the country is well-positioned for sustainable growth.

Dr. Ong concluded with an inspiring remark, "Malaysia may no longer be the cheapest, but it is one of the smartest investment choices in Southeast Asia." The session concluded around 12:00 p.m. (MYT) after an engaging round of questions and discussions.

In closing, the RISM QS Academy & Education Subcommittee extended heartfelt appreciation to both esteemed speakers, Dr. Anil Sawhney and Sr Dr. Ong See Lian, for their invaluable contributions and thought-provoking insights. Their presentations not only deepened understanding of the evolving cost management standards, but also inspired professionals to embrace sustainability, innovation, and data-driven decision-making in shaping the future of the construction industry.

THE ROAD TO RISM INTER-DIVISION PICKLEBALL

Forging the Foundation for Tournament Play

Held on 9 September 2025 at Hyprground Pickleball, Petaling Jaya, this milestone marked the culmination of a month-long basic training programme that transformed a group of enthusiastic players into a confident and competitive pickleball team. What began as casual play soon evolved into disciplined preparation, blending athletic energy with the finesse and strategy required for the upcoming RISM Inter-Division Pickleball Tournament.

The training journey began with mastering the fundamentals, the serve, the return, and the rhythm of controlled placement. Participants learned that pickleball is not merely a contest of strength, but a game of precision, patience, and tactical thinking. Early sessions focused on consistent deep serves and strategic returns that immediately placed opponents under pressure. The sacred Non-Volley Zone (NVZ), affectionately known as "The Kitchen," became the team's prime area of study. Understanding its seven-foot geometry and the etiquette governing it proved essential, transforming hesitant newcomers into players with disciplined control and clear court awareness.

As the sessions progressed, the training shifted to the heart of the game, the mid-court exchanges where finesse triumphs over force. Here, participants embraced the subtleties of the "soft game," learning to wield the dink shot not as a timid play, but as a calculated move to lure opponents into error. Precision replaced power as volleys became sharper, and transitions from defense to offense grew more fluid.





GOOD PLAYERS INSPIRE THEMSELVES.



With each rally, players developed a keen sense of timing and control, dictating the pace of play from the NVZ line with newfound confidence.

The final phase of training synthesised all skills into competitive doubles strategy. Individual technique evolved into team coordination, emphasising communication, coverage, and the all-important third shot drop, the shot that decides who earns control of the net. Simulated match play sessions recreated tournament intensity, preparing players for real-world pressure and refining their ability to perform under competitive conditions. These sessions revealed



the importance of seamless partner communication, swift positional switching, and mental resilience during high-stakes points.

By the conclusion of the programme, the transformation was unmistakable. The team moved with greater cohesion, anticipation, and purpose, embodying not only technical mastery but also the sportsmanship that defines pickleball. The basic training program was a resounding success, laying a strong foundation for tournament play. While refinement under pressure remains a continuous pursuit, the team now steps confidently into the competition phase, ready to test their skills, strategy, and synergy on the RISM court.



***GREAT COACHES
INSPIRE EVERYONE.***

2025 RISM QS DIVISION OPEN BOWLING TOURNAMENT

A Strike of Camaraderie
Hosted by the QS Division
Sports & Social Committee

The Quantity Surveying Division of the Royal Institution of Surveyors Malaysia (RISM) successfully organised the 2025/2026 RISM QS Division Open Bowling Tournament on 25 October 2025 at Wangsa Bowl, Wangsa Walk Shopping Mall. The annual sporting event brought together members from various RISM divisions for an engaging day of camaraderie, healthy competition, and community building.

Hosted by the QS Division Sports & Social Committee, the tournament aimed to promote teamwork, strengthen professional and inter-division relationships within the institution. The committee's meticulous planning, attention to detail, and commitment to member engagement ensured a smooth, enjoyable, and well-received event from start to finish.

This year's tournament recorded a strong participation of 22 teams, filling the venue with an atmosphere of excitement, unity, and friendly competition. Participants of all skill levels showcased their enthusiasm as the lanes came alive with cheers, laughter, and uplifting sportsmanship.





Participants registering for the 2025 RISM QS Division Open Bowling Tournament



After an exciting series of matches, Cove Building Surveyors emerged as the Champion Team, securing the top spot with an impressive 1,847 points. Close behind was Raine Horne Strikes, claiming the 1st Runner-up position with 1,816 points, followed by QS Division A with 1,584 points as the 2nd Runner-up.

In the individual categories, Darren from Cove Building Surveyors clinched the Top Striker Award with an outstanding 565 points. The Men's Best Player title was awarded to Syafiq of Raine Horne Strikes, while Siti Suhaila claimed the Women's Best Player award with a remarkable performance.

**SMILES,
TEAMWORK, AND
GREAT SPIRITS
CAPTURING THE
UNITY**





All Winners for the 2025 QS Division Open Bowling Tournament

FULL TOURNAMENT RESULTS

TEAM CATEGORY			INDIVIDUAL CATEGORY		
	CHAMPION COVE BUILDING SURVEYORS	1,847 POINTS		TOP STRIKER DARREN (COVE BUILDING SURVEYORS)	565 POINTS
	1 ST RUNNER-UP RAINE HORNE STRIKES	1,816 POINTS		MEN'S (INDIVIDUAL) BEST PLAYER SYAFIQ (RAINE HORNE STRIKES)	565 POINTS
	2 ND RUNNER-UP QS DIVISION A	1,584 POINTS		1 ST RUNNER-UP KEVIN (COVE BUILDING SURVEYORS)	470 POINTS
	4 TH PLACE TEAM BOY (CKUB)	1,573 POINTS		2 ND RUNNER-UP SHAMIR (QS DIVISION A)	465 POINTS
	5 TH PLACE QS DIVISION A+	1,475 POINTS		4 TH PLACE MOHD FAIZ (RAINE HORNE STRIKES)	453 POINTS
	6 TH PLACE PINK POWER	1,444 POINTS		5 TH PLACE ANNAS AKMAL (LUMUT PORT)	440 POINTS
	7 TH PLACE LUMUT PORT	1,411 POINTS		WOMEN'S (INDIVIDUAL) BEST PLAYER SITI SUHAILA (RAINE HORNE STRIKES)	455 POINTS
	8 TH PLACE RED GIANT	1,341 POINTS		1 ST RUNNER-UP ANGELINE (PINK POWER)	449 POINTS
	9 TH PLACE ART ALLSTAR	1,318 POINTS		2 ND RUNNER-UP VIVIAN (PINK POWER)	401 POINTS
	10 TH PLACE KAS - STRIKE	1,264 POINTS		4 TH PLACE HUSNA (ART ALLSTAR)	370 POINTS
				5 TH PLACE NUR HAMIRAH (TEAM 1(JKR))	350 POINTS

ALL IN THE GAME

BOWLING LIKE A PRO

STRIKING WITH SKILL



The event concluded with an energetic prize presentation ceremony and group photo session, capturing the laughter and joy shared among participants, marking a memorable end to a day filled with excitement and unity. Beyond the competition, the tournament reaffirmed RISM's commitment to nurturing a strong, connected, and vibrant professional community.



High-fiving in joyful shouts and cheers as the strike lit up the lanes



The lucky draw session : The heart-racing moment

A special appreciation is extended to the QS Division Sports & Social Committee, whose dedication, teamwork, and behind-the-scenes effort played a pivotal role in delivering a successful and memorable event. Their contribution reflects the division's ongoing commitment to organising meaningful activities that support member well-being and professional camaraderie.



Strikes, smiles, and team spirit capturing the joy of the tournament together

RISM looks forward to organising more social, sporting, and community-focused events that continue to strengthen relationships and foster a vibrant professional network. Here's to more strikes, more smiles, and even stronger connections at future RISM gatherings.

GLODON MALAYSIA AND RISM CO-HOST QS DAY FORUM 2025

Innovating, Connecting,
Advancing with SMM3

On October 16, the QS Day Forum 2025 was successfully held in Petaling Jaya, jointly organised by Glodon Malaysia and the Royal Institution of Surveyors Malaysia (RISM). The forum bringing together over 120 participants from across the QS community, including professionals, educators, and industry leaders.

Under the banner "Innovating, Connecting, Advancing with SMM3", the forum set the tone for a future where digital tools and new measurement standards converge to strengthen the way QS professionals measure, manage, and communicate in the built environment. What could have been a technical forum transformed into an inspiring day of shared vision, updated knowledge, and real-world innovation.





A DEFINING STEP FORWARD FOR QS PRACTICE

This year's forum symbolised a significant milestone, the first-ever collaboration between Glodon Malaysia and RISM, uniting two major forces with a shared mission: to elevate Malaysia's QS profession through digital transformation and internationally aligned measurement standards.

A highlight of the day was Glodon Malaysia's announcement that Cubicost is now fully embedded with SMM3, a breakthrough that promises greater accuracy, consistency, and efficiency in quantity measurement and cost management. This integration serves not only as a technological upgrade but also as a commitment to supporting QS professionals as Malaysia transitions into the era of standardised digital practice.

A WALK THROUGH THE DAY'S HIGHLIGHTS

In the opening session, Joyce Chan, Country Director of Glodon Malaysia, welcomed all participants and emphasised that QS professionals today are not only responsible for measurement but also play a vital role in driving technological transformation.





The momentum continued with an insightful introduction to SMM3 delivered by Sr Dr. Syed Abdul Haris Syed Mustapa, Chair of RISM's SMM3 Task Force. He emphasised that SMM3 is not merely a technical document; it is a unifying digital language that enhances transparency, improves communication, and promotes best practices aligned with international standards.

To demonstrate the power of SMM3 in practice, Ts. Sam, Kor, and Eric from Glodon conducted a live demonstration of Cubicost enhanced with SMM3 capabilities. The demonstration showcased how Glodon continues to refine its software to meet local industry requirements, ensuring that technology evolves hand-in-hand with Malaysia's QS landscape. Participants witnessed firsthand how digital tools can simplify complex measurement processes and support more reliable, standardised outputs.



Adding real-world depth to the technology narrative, Teh Jing Hieng, Project Manager at JQS International Sdn Bhd, shared his personal digital transformation journey. As a Cubicost user for over five years, he illustrated how transitioning from manual workflows to fully digital QS practice has saved valuable time, reduced errors, and improved transparency. His story became a testament to how embracing technology is no longer a luxury.





NETWORKING, COLLABORATION, AND A TOUCH OF FUN

The forum concluded on a lively and engaging note with a networking session that brought together participants from diverse backgrounds. The atmosphere was animated with conversations, refreshments, and interactive activities, including the popular "Connection Card" game and a lucky draw that sparked plenty of excitement. Congratulations to all lucky draw winners, and special appreciation to Sr Ts Masnizan, Vice Chair of the QS Division, for gracing the occasion and supporting the event's objectives.

BRIDGING HEARTS THROUGH SERVICE

A Meaningful Charity
Visit at Rumah
Kebajikan dan
Bimbingan
At-Taqwa, Puchong

Held on 17 October 2025 at Rumah Kebajikan dan Bimbingan At-Taqwa, Puchong, this year's Surveyor's Social Responsibility (SSR) initiative once again demonstrated the spirit of compassion embedded within the Quantity Surveying Division of RISM. The event gathered seven dedicated committee members from the Quantity Surveying Division and about 100 participants including residents, volunteers, and staff of the welfare home.

More than just a charity visit, the programme was a powerful reminder of how the surveying fraternity continues to engage with the community and uplift those in need through meaningful acts of kindness. The welfare home caring for orphans and underprivileged children became the heart of the evening's gathering.

The official handover then took place, received by Tuan Haji Kamaruddin, Head of Rumah Kebajikan. He expressed heartfelt gratitude to RISM for not only delivering assistance but also bringing genuine joy and encouragement to the residents. His message underscored the importance of such visits in uplifting the children's spirits and strengthening community ties.

The evening ended with a cheerful group photo, a visual reminder of the unity and goodwill shared throughout the event.





Arrival with purpose

The delegation of seven committee members arrived at 6.30 pm, warmly welcomed by the smiles of the children and caretakers. The team immediately set to work unloading donations prepared earlier: groceries, toiletries, daily essentials, and carefully packed dinner boxes. The preparation phase was lively, filled with shared effort and genuine camaraderie the kind that transforms a simple visit into a meaningful connection.

Spiritual reflections: A moment of calm and unity

As the Maghrib call to prayer echoed through the hall, everyone gathered for congregational prayers, followed by a Tahlil led by one of the students. The recitation was dedicated to the late Sr Shazali, a respected former committee member whose commitment to charity work lives on through efforts like this.

The solemnity of Maghrib and Isyak prayers gave the evening a serene rhythm, grounding all present in gratitude, remembrance, and unity. It was a moment that highlighted not only spiritual connection, but also the shared humanity that links every individual in the room.

The ambience, lit with warmth and anticipation, set the tone for what would unfold as a heartfelt and memorable engagement between RISM members, volunteers, and the young residents.

Handover ceremony: Celebrating compassion

The formal session began with welcoming remarks by Sr Norhisham, representing RISM and the Quantity Surveying Division. His address highlighted RISM's continued commitment to community engagement and acknowledged the immense dedication of the caretakers who nurture the children daily.

Dinner, laughter, and heartfelt stories

A hearty serving of Nasi Arab became the centrepiece of fellowship. Children chatted excitedly as they enjoyed their meal, their voices filling the space with warmth and joy. Committee members mingled with the residents, asking about their studies, routines, hobbies, and dreams.

It was in these simple exchanges that the true impact of the programme could be felt the kind of joy that comes not from material donations alone, but from being seen, heard, and valued.

Reflection: Small gestures, lasting impact

This SSR programme was more than a charity activity it was a celebration of empathy. It showcased how a few hours of presence, sharing, and sincere interaction can brighten the lives of those facing hardship. It also reminded participants of the value of compassion in both professional and personal spheres.

RISM extends its appreciation to all committee members, contributors, and volunteers who supported this initiative. Their collective effort reaffirms our belief that when small acts of kindness come together, they can create meaningful and lasting change.

The Quantity Surveying Division remains committed to continuing this legacy of giving, reaching more communities, and nurturing a culture of service within the profession.

RISM QS DIVISION SESSION 2025/26

Donation to UiTM
PERAK Community
Service Programme

The Royal Institution of Surveyors Malaysia (RISM) QS Division took part in the Program Khidmat Masyarakat organised by the Jabatan Pengajian Alam Bina dan Teknologi, Fakulti Alam Bina, Universiti Teknologi MARA (UiTM) Cawangan Perak, held on 25 October 2025 at Sekolah Kebangsaan Kampung Baharu Redang Ponggor, Langkap, Perak. The rural school, serving a close-knit community of 89 pupils, nearly 80% of whom are from the Orang Asli community, has long navigated challenges related to limited resources and learning facilities.

In support of UiTM's community effort and under RISM's QS Division Surveyor's Social Responsibility (SSR) programme, RISM contributed four Samsung tablets to the school. The contribution aims to strengthen teaching and learning experiences, especially by supporting digital literacy among students with minimal access to technological tools.

The event began at 8.30 a.m. with a warm welcome from the school's Guru Besar and teaching staff, followed by a lively morning aerobics session that set a cheerful mood for the day. Representatives from RISM QS Division, UiTM academic staff, student volunteers and the PIBG then gathered to commence the day's activities.



A vibrant highlight of the programme was the mural painting session led by UiTM students from the Architecture and Quantity Surveying programmes. Their creativity brought new life to the school grounds, transforming its walls with colourful and inspiring illustrations that reflected themes of knowledge, unity and aspiration. Volunteers and pupils worked side by side, adding charm and character to the school environment.

At the same time, UiTM volunteers organised various interactive games that drew enthusiastic participation from the children. The activities created a lively atmosphere filled with laughter, teamwork and curiosity. In the spirit of community, PIBG members provided refreshments, including locally sourced durians sponsored by one of the parents, giving everyone a delightful cultural treat.

As the programme approached noon, a closing ceremony was held, officiated by Sr Norhisham, who represented RISM QS Division for the event. In his remarks, he conveyed RISM's appreciation to UiTM Perak for the invitation and highlighted the importance of continuous educational support for rural and underserved communities.



RISM then officially handed over the four Samsung tablets to the school, accepted with sincere gratitude by the headmaster. These devices will support digital-based learning and serve as valuable tools for both teachers and pupils.

The ceremony concluded with a prize presentation to students who actively participated in the day's activities, drawing the programme to a close on a warm and uplifting note. The Program Khidmat Masyarakat at SK Kampung Baharu Redang Ponggor demonstrated the meaningful impact that collaborative efforts between academia, professional bodies and local communities can create. RISM is honoured to have played a part in this initiative and remains committed to advancing education, encouraging community development and cultivating a spirit of volunteerism through its ongoing CSR and SSR programmes.

RISM also expresses its appreciation to UiTM Perak, PIBG, the school community and all volunteers for their hospitality and contributions toward the success of the programme. The institution looks forward to future initiatives that continue to uplift educational opportunities and community well-being.

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 organised 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.

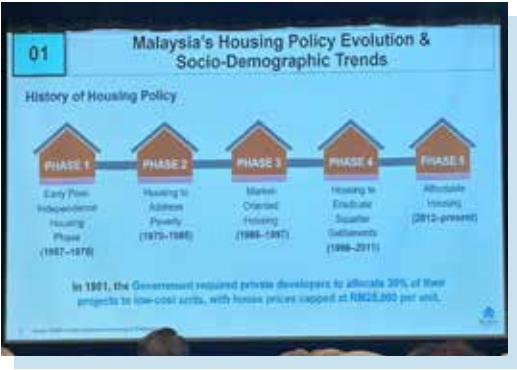
The workshop highlighted the evolution of Malaysia's housing policies alongside international approaches to inclusive housing, providing timely insights as the industry continued to face challenges surrounding affordability and financial feasibility. During the discussion session, the RISM QS Division 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.



Challenges to Sustainable & Accessible Housing: Stakeholder Perspectives

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.



Malaysia's Housing Policy Evolution & Socio-Demographic Trends



In addition, the RISM QS Division emphasised 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.

WEBINAR

Cost of Carbon: Opportunity for Quantity Surveyors in Building Sustainable and Low Carbon Future

The webinar titled Cost Carbon: Opportunity for Quantity Surveyors in Building Sustainable and Low-Carbon Futures was successfully conducted on 5 November 2025 via Zoom and attracted a total of 80 participants. The session was accredited with 2 CPD points under BQSM and served as an engaging platform for industry practitioners to examine the expanding role of Quantity Surveyors in sustainability and low-carbon development.

The webinar aimed to examine the critical role of Quantity Surveyors in advancing sustainable and low-carbon practices within the construction industry. It provided participants with an in-depth understanding of global and national climate policies, carbon reduction strategies, and regulatory frameworks that influence cost planning and project delivery. Strong emphasis was placed on the integration of Sustainable Development Goals and Environmental, Social, and Governance principles into quantity surveying practices, highlighting professional opportunities to contribute meaningfully to the development of resilient and low-carbon cities. The overarching intention was to equip practitioners with relevant knowledge and practical perspectives to align professional responsibilities with climate change mitigation and adaptation strategies.





Presentation by Mr. Ismail Abdullah

The session provided a comprehensive overview of climate-related challenges and their growing implications for urban development. It began by addressing the escalating climate crisis in cities, where rising temperatures driven by the urban heat island effect and intensified rainfall patterns had led to frequent flooding and increasing strain on infrastructure systems. A case study of Kuala Lumpur was presented, referencing the catastrophic flood event of December 2021 that displaced more than 70,000 people and resulted in property damage estimated at USD 4 billion.

The webinar commenced at 9.00 a.m. and was moderated by Sr Aminudin Yahia, Chair of the Innovative Construction Sub-Committee of RISM, who provided an overview of the programme and introduced the speakers, namely Mr. Ismail Abdullah, President and Chief Sustainability Officer of International Green Trends Cockpit Sdn Bhd, and TPr. Ts. Norliza Hashim, Chief Executive of Urbanics Malaysia.

Mr. Ismail Abdullah opened the session by addressing the escalating climate crisis and its direct impact on urban environments. He highlighted the increasing severity of flooding events caused by the urban heat island effect



Mr. Ismail Bin Abdullah explained on SDG & ESD

and intensified rainfall, supported by temperature distribution maps of Kuala Lumpur. He elaborated on global and national climate policies, Malaysia's international commitments, and the implications of carbon pricing mechanisms such as the Carbon Border Adjustment Mechanism. Discussions also covered greenhouse gas emission types, carbon accounting principles, and the global pathway toward achieving net-zero emissions by 2050. He emphasised the evolving responsibilities of Quantity Surveyors in embedding sustainability into cost engineering practices through lifecycle costing, carbon measurement, and ESG compliance.

The evolution of global and national climate frameworks was then discussed, tracing developments from the Kyoto Protocol in 1997 through to Malaysia's current initiatives, including the Low Carbon City Framework and the SDG Cities Programme. These initiatives reflected Malaysia's commitment to reducing greenhouse gas emissions by 40 percent by 2030, later enhanced to 45 percent under the Nationally Determined Contributions.

Key climate strategies were explained, covering mitigation approaches such as clean energy adoption and energy efficiency, adaptation measures including flood protection and resilient infrastructure, and hybrid strategies that combine both approaches to enhance climate resilience.

Carbon pricing mechanisms were examined in detail, with particular focus on the European Union's Carbon Border Adjustment Mechanism, which is designed to prevent carbon leakage. The projected carbon price of €64.4 per tonne of CO₂ under the EU and Swiss Emissions Trading System in 2025 was highlighted as having significant implications for global supply chains and construction material costs, reinforcing the need for Quantity Surveyors to incorporate carbon considerations into cost planning and procurement strategies.

Further discussions centred on sustainability frameworks, particularly the Sustainable Development Goals and ESG reporting standards, which provide structured approaches for measuring and communicating sustainability performance. Sustainability was presented as a solution-based response to climate change, requiring a balanced integration of economic viability, environmental protection, and social well-being.

Urban planning strategies were also highlighted, showcasing renewable energy integration, sustainable architecture, waste management systems, and urban farming initiatives. Malaysia's coastal vulnerability mapping was introduced as a strategic planning tool for guiding development in areas exposed to physical, biodiversity, and socio-economic risks.

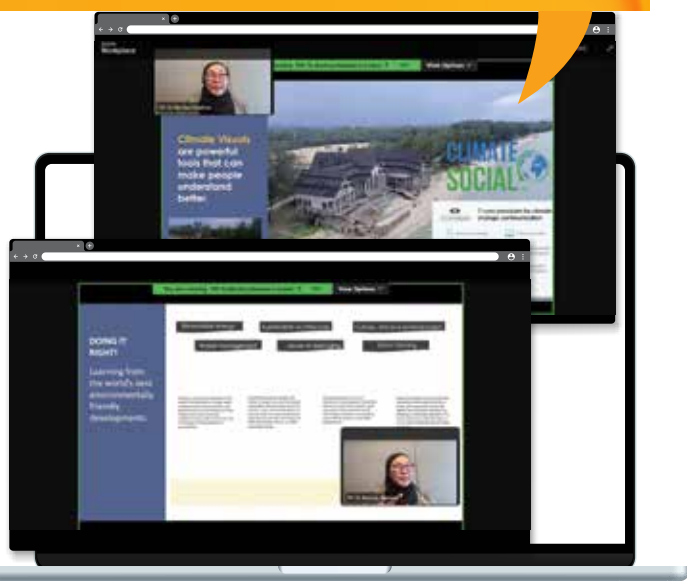
The session further underscored Malaysia's environmental challenges, including significant loss of tree cover and the expansion of built-up areas, reinforcing the urgency of adopting sustainable development practices.

The session concluded with an interactive question and answer segment, where participants actively discussed implementation challenges, cost implications of low-carbon materials, and methods for integrating carbon considerations into tender evaluations.

After a short intermission, TPr. Ts. Norliza Hashim continued the session with a focus on urban planning strategies for low-carbon, resilient, and sustainable cities. She highlighted the compounding effects of climate change in urban areas, including rising temperatures, flooding, and soil erosion, and emphasised the importance of proactive planning. Coastal vulnerability mapping was presented as a vital tool to support climate adaptation and guide development decisions in high-risk areas. The presentation showcased global best practices in environmentally responsible urban development, emphasising renewable energy use, sustainable architecture, efficient waste management, urban farming, and cultural initiatives that strengthen community identity and livability. Active engagement from participants reinforced the critical role of Quantity Surveyors in influencing policy development, project design, and sustainable urban outcomes.

The RISM QS Academy extended its sincere appreciation to Mr. Ismail Abdullah and TPr. Ts. Norliza Hashim for their insightful and impactful presentations. Their contributions provided participants with a deeper understanding of the strategic role of Quantity Surveyors in advancing sustainability and low-carbon practices within the built environment, while strengthening collective commitment toward Malaysia's climate and sustainability objectives.

Presentation by TPr Ts Norliza Hashim



CONSTRUCTION TECHNOLOGY IN PRACTICE:
Slope and Hydrology Works Explained
for QS

**WEBINAR
(IN DUAL-LANGUAGE)**

**ROYAL INSTITUTION OF SURVEYORS
MALAYSIA**
Est. 1961
Organised by:
RISM QS Division
QS Academy & Education
Sub-Committee

10 DEC 2025
WEDNESDAY

9:00AM - 1:00PM

**Ir. Ts. Gs.
Mohd Hambali Noh**
Technical Manager, River
Care Associates Sdn Bhd

**Sr Saravanan
Subramaniam**
QS Divisional Secretary
/ Moderator

**Ir. Ts. Wan Muhammad
Hafiz Zakaria**
Geotechnical & Research
Engineer, JKR

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.



Professional insights shared live

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

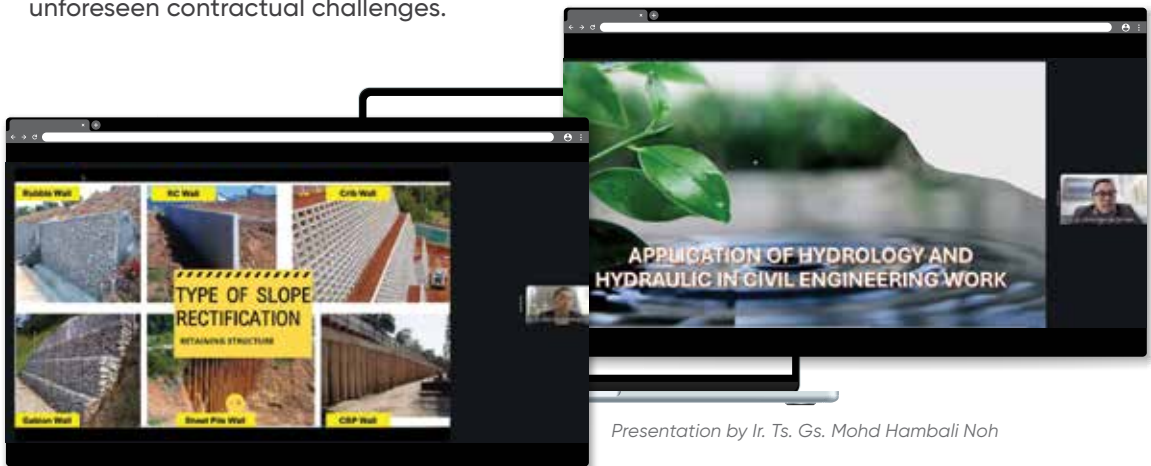
Ir. Ts. Gs. Mohd Hambali Noh (Technical Manager, River Care Associates Sdn Bhd) continued the session by guiding participants through hydrology and hydraulic principles relevant to drainage design, flood risk management, and river engineering.

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.



Presentation by Ir. Ts. Wan Muhammad Hafiz Zakaria

Presentation by Ir. Ts. Gs. Mohd Hambali Noh

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.

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 programme 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.



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.





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

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.

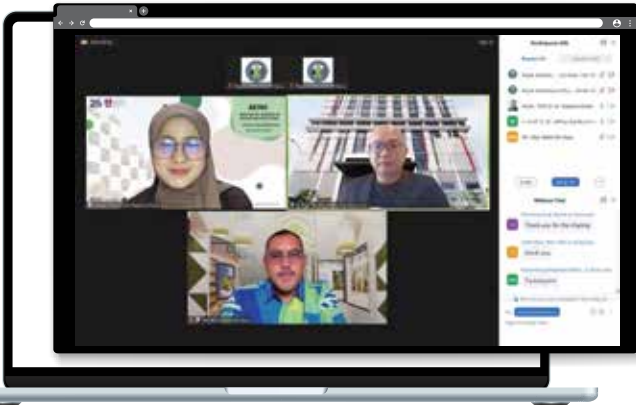
WEBINAR

Going Green
Transforming
Construction
Procurement

This webinar, held on Wednesday, 21 January 2026, from 9.00 am to 1.00 pm with a total of 115 participants, featured two prominent experts in the field of green procurement, with Prof. Ir. Ts. Dr. Jeffrey Yap from Lee Kong Chian Faculty of Engineering and Science, UTAR, serving as the moderator.

The first part of the webinar features Mr. Abdul Malik bin Atan, Director of Sustainable Procurement, Malaysian Green Technology and Climate Change Corporation (MGTC). Mr. Abdul Malik outlines the current landscape of Green Procurement in Malaysia, drawing on insights regarding government policy direction and practical implementation. As Malaysia transitions from conventional procurement to Government Green Procurement (GGP) and eventually Sustainable Public Procurement (SPP) by 2030, professional practitioners must understand the regulatory frameworks, economic justifications, and available incentives.





(Clockwise) Associate Professor Sr Dr. Natasha Khalil from UiTM Perak (Speaker 2), Prof. Ir. Ts. Dr. Jeffrey Yap from UTAR (Moderator), and Mr. Abdul Malik bin Atan from MGTC (Speaker 1)

A primary concern for practitioners is the perceived high cost of green procurement. However, the webinar highlights the necessity of adopting Life Cycle Costing (LCC) over simple acquisition cost. The MGTC Green Energy Office (GEO) building serves as a definitive case study. While the green construction required an additional investment of RM4 million (totaling RM24 million), the operational savings are substantial. Through features such as solar panels, daylight harvesting, and rainwater collection, the building reduced monthly energy bills from a projected RM40,000 to RM6,000 (an 80-90% saving) and water bills from RM4,000 to RM800. Consequently, the Return on Investment (ROI) for the additional green expenditure was achieved within 10 years. This demonstrates that while upfront costs are higher, long-term operational and maintenance costs are significantly lower.

The government has established a clear roadmap for GGP. Initiated in 2013, the policy aims to integrate environmental and social criteria such as minimum wages and safety into the procurement process. The 12th Malaysia Plan set a GGP target of 30%, which has been surpassed with a 40.7% achievement rate between 2021 and 2024. The target for the 13th Malaysia Plan is to reach 50% by 2030. Practitioners must note that the Ministry of Finance (MOF) has

mandated the use of green specifications for specific product groups. Mandatory items now include ICT equipment, indoor lighting, paper, printers, air conditioning, packaging, electrical equipment, street lighting, and solar systems. Additionally, services such as cleaning and catering are encouraged to adopt green practices, such as using biodegradable cleaning agents to reduce chemical exposure.

To facilitate compliance, practitioners should utilise the MyHIJAU Mark, the official government recognition for green products and services. This recognition validates products based on international standards, including ISO 14024 (Type 1 Eco-labels) and ISO 14025 (Type 3 Carbon Footprint). The MyHIJAU Directory and mobile app serve as a central database for professionals to source verified green suppliers and avoid "greenwashing". To support the private sector and supply chain transition, the government offers significant financial incentives:

1. Green Investment Tax Allowance (GITA): Provides investment tax allowances for purchasing green assets or undertaking green projects.
2. Green Income Tax Exemption (GITE): Offers tax exemptions for green service providers.
3. Green Technology Financing Scheme (GTFS): Offers a 1.5% interest rebate and a government guarantee of 60-80% on loans to encourage financial institutions to fund green projects.

The transition to sustainable procurement is no longer optional but a strategic imperative driven by government policy. Practitioners should leverage LCC methodologies to justify capital expenditure and utilise government incentives like GITA and GTFS to mitigate transition costs. By aligning with the MyHIJAU standards, the industry can meet the 2030 sustainable procurement targets while ensuring long-term economic and environmental resilience.



Charting a Sustainable Path: Government Direction for Green Procurement Initiatives by Mr. Abdul Malik bin Atan, Director of Sustainable Procurement, Malaysian Green Technology and Climate Change Corporation (MGTC)

Following the presentation by Encik Abdul Malik bin Atan, the Q&A session was moderated by Prof. Ir. Ts. Dr. Jeffrey Yap, first question was about the critical lessons learned in balancing sustainability goals with cost competitiveness. In response, Encik Malik outlined three key factors for success: the necessity of clear government policy, the need for the government to serve as a role model to drive private sector adoption, and the importance of strengthening the local supply chain to avoid reliance on expensive imports.

The next question was regarding how the government measures the impact of initiatives like MyHIJAU against cost concerns. Encik Malik explained that the focus must shift from acquisition cost to Life Cycle Costing (LCC), citing the MGTC building as a prime example where a RM4 million additional investment yielded 80-90% energy savings and a return on investment within 10 years. The session concluded with Prof. Jeffrey summarising the importance of data-driven cost-benefit analysis to justify Capital Expenditure (CAPEX) through lower Operational Expenditure (OPEX), followed by the announcement of a 10-minute break.

The second part of the webinar features Associate Professor Sr Dr. Natasha Khalil from UiTM Perak, Programme Coordinator of Master of Science in Green Architecture. She touches on the guidelines and best practices for Government Green Procurement (GGP) in construction. The construction industry is a major contributor to environmental degradation, with Malaysia currently ranked 30th globally in carbon emissions. To mitigate this, the industry must transition from a linear economy to a circular economy. Her presentation outlines the framework for Government Green Procurement (GGP) in construction, providing professional practitioners with a roadmap for implementation across the project lifecycle.

Green Procurement is not a new form of contract or a separate set of legal conditions. Rather, it is the integration of environmental criteria into existing purchasing activities for products, services, and works. The goal is to minimise adverse environmental impacts by selecting materials and methods that are sustainable, renewable, and energy-efficient. The government is rapidly formalising these practices. While the 12th Malaysia Plan introduced GGP Works, the 13th Malaysia Plan (2026-2030) aims to fully enforce these guidelines. Consequently, familiarity with tools such as the Green Product Scoring System (GPSS) and rating systems like Penarafan Hijau JKR (PHJKR), Green Building Index (GBI), and MyCREST is becoming mandatory for government projects.

Assoc. Prof. Dr. Natasha outlines four critical stages for successful GGP implementation across the project lifecycle :

1. Inception and Planning: GGP must begin with clear client instructions. The project brief must explicitly detail green objectives, such as specific energy efficiency targets or green certifications. If green criteria are not established here, retrospective implementation becomes costly and disruptive.

2. Design: Designers must align projects with green rating tools while adhering to the budget. A key challenge is sourcing certified materials. Practitioners are advised to use verified platforms such as the MyHIJAU Directory, Green Pages Malaysia, and CIDB Sustain.Market to locate certified green products.
3. Tendering: Green requirements must be transparent in the tender documents. The Instructions to Tenderers (ITT) should clearly state the targeted green rating, and the Bill of Quantities (BQ) must identify green material specifications. This ensures contractors are aware of their obligations prior to bidding.
4. Construction: This stage focuses on compliance and verification. Officers must verify that materials delivered to the site match the green specifications approved in the contract. Incentives, such as recognising contractors through Green Construction Awards, can effectively drive compliance.

The primary barrier to adopting GGP is the higher initial capital cost. To overcome this, practitioners should utilise Life Cycle Costing (LCC) as a decision-making tool. LCC moves the focus from upfront acquisition costs to total ownership costs. For example, while a 5-star energy-efficient air conditioning system has a higher purchase price than a 3-star unit, LCC analysis reveals that the long-term savings in energy consumption and maintenance significantly outweigh the initial premium. A case in point is the Lembaga Pelabuhan Johor (LPJ) building, which improved its performance rating from 3-star to 4-star during operation due to the efficiency gains secured through early green procurement decisions.

In a nutshell, green procurement is shifting from a voluntary best practice to a regulatory standard. By embedding green criteria into the client brief and utilising LCC to demonstrate value, professional practitioners can successfully navigate the transition to sustainable construction, ensuring projects are both environmentally responsible and economically sound.



Driving Sustainable Construction: Government Initiatives and Green Procurement Implementation in Malaysia by Associate Professor Sr Dr. Natasha Khalil, UiTM Perak

After Assoc. Prof. Dr. Natasha concluded her session on Government Green Procurement (GGP), Prof. Jeffrey transitioned to the Q&A session, inviting the audience to post questions in the chat while initiating the discussion with his own inquiries to stimulate dialogue.

The Q&A session featured several key strategic questions posed by the moderator. Prof. Jeffrey asked for the top three factors project teams must consider regarding client readiness. Assoc. Prof. Dr. Natasha identified budget constraints, legal authority (punca kuasa), and green rating certifications as the primary drivers. He queried what teams should prioritise aside from energy efficiency. The speaker highlighted passive design as a cost-effective alternative to expensive green materials. Prof. Jeffrey followed up with the speaker on how green procurement adds value for developers in "build-to-sell" scenarios where they do not retain the building. Assoc. Prof. Dr. Natasha explained that operational savings and performance metrics serve as value-added selling points for end-users.

The session concluded with Prof. Jeffrey addressing administrative matters, confirming that the presentation slides would be distributed to participants.

WEBINAR

Sustainable
Infrastructure in
a Low-Carbon
Future: Insights from
UK Research and
Practice

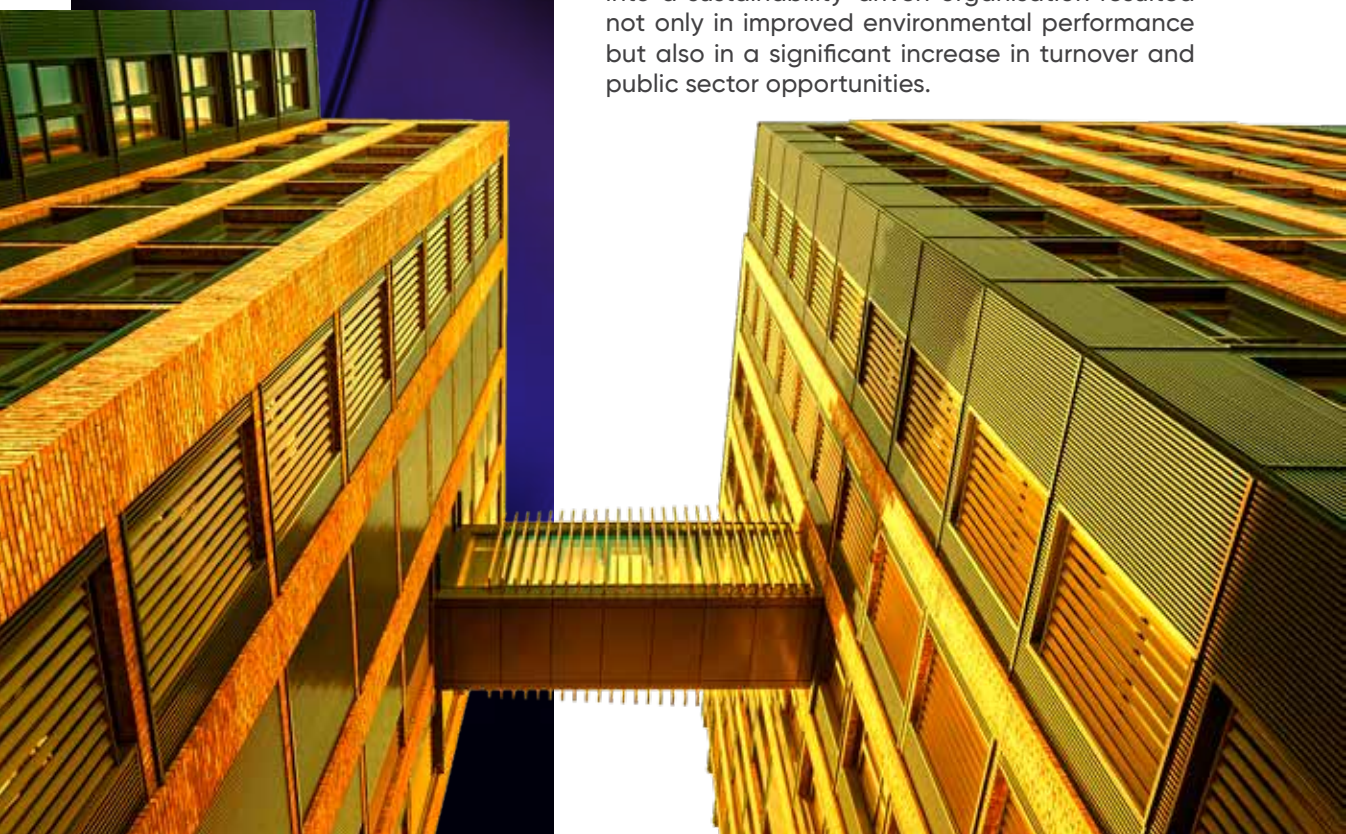
On Monday afternoon, 2 March 2026, a group of 42 participants gathered online, not merely for another webinar, but for a timely conversation about the future of construction. Titled Sustainable Infrastructure in a Low-Carbon Future: Insights from UK Research and Practice, the session brought together 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.

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.



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.

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.

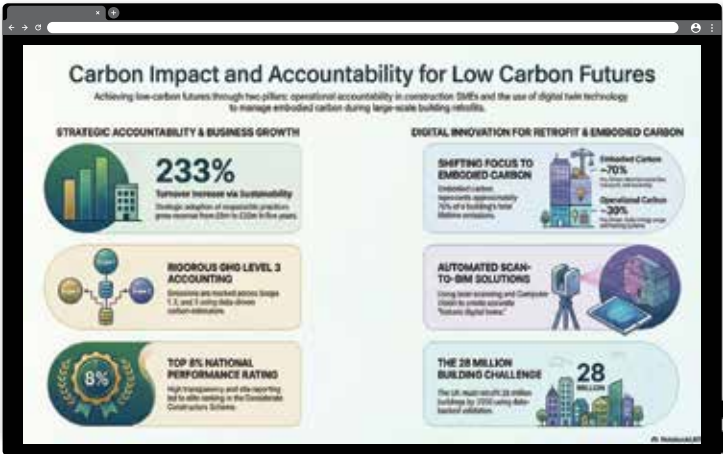


Figure 1: Carbon Impact and Accountability for Low Carbon Futures by Dr. Eric Lou from Manchester Metropolitan University (Source: Generated using NotebookLM)



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

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.

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 organisational 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 organised 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 organising 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 recognised 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 institutionalised as a flagship annual event, contributing meaningfully towards strengthening organisational culture and driving sustained member engagement.



HYBRID SEMINAR

Beyond Borders:
Navigating Construction
Law and Evolving QS
Roles Across Australasia

On 12 March 2026, the Australian Institute of Quantity Surveyors (AIQS) and the Royal Institution of Surveyors Malaysia (RISM), Quantity Surveying Division, successfully delivered a landmark hybrid seminar titled "Beyond Borders: Navigating Construction Law and Evolving QS Roles Across Australasia." Hosted physically at the CIDB E-Construct/myBIM Centre in Kuala Lumpur and virtually across the region, the event marked a significant professional collaboration aimed at addressing the evolving complexities of construction law, international market expansion, and the future trajectory of the Quantity Surveying (QS) profession.



Welcome remarks from Sr Nazir Muhamad Nor, Vice President of RISM's QS Division

The seminar commenced with opening remarks from Sr Nazir Muhamad Nor, Vice President of RISM's QS Division, and Dr. James Cameron, Chief Executive Officer of AIQS, both of whom emphasised the importance of strengthening international professional collaboration, safeguarding industry standards, and enhancing the global relevance of QS practitioners.

The exchange of commemorative tokens between AIQS President Sr Fiona Doherty and Sr Nazir Muhamad Nor symbolised their shared commitment to advancing the profession. Following this meaningful ceremonial gesture, the seminar smoothly transitioned to its core technical presentations, during which distinguished speakers explored critical developments in construction law, evolving roles in quantity surveying, and emerging opportunities for cross-border professional practice across Australasia.



TECHNICAL SESSION 1: NAVIGATING MALAYSIAN CONSTRUCTION RISKS

Speaker

Sr Ong Hock Tek

Managing Director, BK AsiaPacific /BK Entrustly

LIQUIDATED DAMAGES, PREVENTION PRINCIPLE & TIME BARS: CURRENT RISK ISSUES IN THE MALAYSIAN CONSTRUCTION INDUSTRY

Technical Session 1 was delivered by Sr Ong Hock Tek, who opened the programme with an insightful session by examining the legal intricacies of project delays and risk allocation in Malaysia, focusing on the recent change in Liquidated and Ascertained Damages (LAD) enforcement. Highlighting the 2019 Federal Court decision in *Cubic Electronic S/B v Mars Telecommunication S/B*, Sr Ong noted that the innocent party need not prove actual loss to enforce LAD; instead, the defaulting party must now prove the LAD stipulated is unreasonable.

Sr Ong further unpacked the Prevention Principle and "Time at Large." He explained that if an employer causes a delay and fails to grant an Extension of Time (EOT), "time becomes at large," meaning the contractor is only obligated to complete works within a "reasonable time," and the employer loses the right to impose LAD. However, he strongly warned that the Prevention Principle is not a reliable safety net. Contrasting international cases (like the Australian *Gaymark* case) with Malaysian jurisprudence (such as the *Syarikat Pembinaan Anggerik* case), he demonstrated that Malaysian courts now mandate strict compliance with contractual time bars. Missing a mandatory notice deadline can be fatal to an EOT claim, regardless of who caused the delay. Furthermore, Architects and Contract Administrators do not have the



inherent authority to waive these strict notice requirements on behalf of the employer.

Another important point raised is about surviving these stringent legal realities. Sr. Ong urged QS professionals to shift from mere "technical estimation" to proactive "contractual administration and risk management". He recommended establishing robust "Core Documentation Pillars," including highly detailed daily site diaries, date- and geo-tagged progress photography, immediate written confirmation of all verbal instructions, and formal "Notice Trackers". He also provided a brief overview of the Construction Industry Payment and Adjudication Act (CIPAA) 2012, highlighting its 100-working-day fast-tracked statutory adjudication process and its "pay now, argue later" mechanism designed to protect industry cash flow.

Overall, the session provided delegates with critical legal insight and practical professional awareness, reinforcing the necessity of disciplined contract administration, meticulous documentation, proactive risk management, and strict procedural compliance in effectively navigating contemporary construction challenges and legal risks in Malaysia.

TECHNICAL SESSION 2: DE-RISKING INTERNATIONAL EXPANSION

Speaker

Sr Vincent C. F. Chu and Sr Richard Y. Xiao

HOW A LOCAL QS CAN DE-RISK ENTRY INTO A NEW CONSTRUCTION MARKET

Technical Session 2 expanded the conference's perspective beyond Malaysia's borders by focusing on how local Quantity Surveying professionals can strategically position themselves for international construction opportunities while effectively managing the risks associated with entering unfamiliar markets.

Importantly, the speakers stressed that effective claims management, delay analysis, and strategic contract administration are indispensable survival tools when operating abroad. Their real-world project case studies vividly illustrated how technical oversight, local sensitivities, and legal preparedness can determine project success or failure.

Sr Richard Xiao and Sr Vincent Chu began the session by outlining the immediate challenges faced by local QS professionals transitioning into the global construction arena. Key barriers identified included limited cross-cultural understanding, a scarcity of reliable cost data, differing project management practices, and unfamiliarity with international contract forms. They noted that Malaysian practitioners accustomed to PAM Contract conditions must adapt significantly when engaging with FIDIC contracts, which are more commonly used in markets such as the Middle East and other global regions.

Despite challenges, speakers stressed that lucrative opportunities, such as Saudi Arabia's \$500 billion "The Line" (NEOM) and the \$250 billion Gulf Railway, far outweigh the risks when managed effectively. In Engineering, Procurement, and Construction (EPC) contracts, Engineering is the highest-risk



phase, requiring rigorous attention to technical discrepancies across borders. Logistics and Procurement also require a robust understanding and mastery of Incoterms 2020.

The speakers strongly advocated proactive claims management, calling Extension of Time (EOT) claims the project's "life belt" and reminding the audience that "Variations do not always equal Claims." They illustrated these lessons through real-world case studies: the Poland A2 Expressway (where failure to relocate local frogs led to project termination), the Mecca Light Rail (managing strict religious labor constraints and extreme weather), and the Sabah 750 Units Apartment Project (successfully using Time Impact Analysis, which assesses schedule impacts of delays, for EOT claims).

Overall, Technical Session 2 provided delegates with valuable strategic insights into the realities of international market expansion. The session underscored that while global opportunities can be highly rewarding, successful entry requires more than technical QS knowledge, it demands adaptability, contractual competence, cultural intelligence, and robust risk management. For local QS professionals aspiring to operate on the global stage, the message was clear: international success depends on preparation, precision, and the ability to de-risk every stage of market entry.

TECHNICAL SESSION 3: SECURITY OF PAYMENTS ACTS (SOPA) IN AUSTRALIA

Speaker

Sr Fiona Doherty

President, Australian Institute of Quantity Surveyors (AIQS)



AN INTRODUCTION TO SECURITY OF PAYMENTS ACTS (SOPA) – AUSTRALIA

Technical Session 3 featured Sr Fiona Doherty, President of AIQS, who shared valuable insights into Australia's Security of Payments Acts (SoPA) and its critical role in safeguarding cash flow across the construction supply chain.

Sr Fiona Doherty drew on her 36 years of global QS experience to present on Australia's legislative frameworks protecting supply chain cash flow. She explained that SoPA operates on a "pay now, argue later" principle. This creates a statutory right to progress payments. It also strictly invalidates

"pay when paid" clauses. As a result, smaller subcontractors are not held hostage by upstream financial issues.

She outlined the two main Australian models: the highly structured East Coast Model (used in NSW, Victoria, Queensland, etc.) and the less formal West Coast Model. For NSW, she mapped the strict 7-step process: identifying the Reference Date, serving a Payment Claim, then Rapid Adjudication and Enforcement. Ms. Fiona concluded by highlighting the QS's central role. The rapid SoPA process depends on accurate measurements and strict timelines, so QS professionals are invaluable for preparing claims, responding to schedules, and providing adjudication support.

AN INTRODUCTION TO SECURITY OF PAYMENTS ACTS (SOPA) – AUSTRALIA

One of the key highlights of the seminar was the highly engaging panel discussion moderated by Sr Dr. Wan Maimun W Abdullah, Past President of RISMA, which brought together distinguished industry leaders and legal experts to explore the evolving role of Quantity Surveyors within construction law across Australasia and beyond.

The esteemed panel featured Sr Fiona Doherty, President of AIQS; Court of Appeal Judge The Hon. Justice Dato' Sr Lim Chong

Fong; Sr Vincent C.F. Chu; Sr Richard Yao Xiao; and Sr Ong Hock Teck. Collectively, the panel delivered a dynamic exchange of perspectives spanning legal practice, international market realities, contract administration, and the future trajectory of the QS profession.

Central discussion themes included:

- **Cross-Border Cultural Nuances:** The panel emphasised that working internationally requires acute cultural intelligence, from understanding religious practices to navigating regional risks like war and terrorism insurance in the Middle East.



- The Four Pillars of Disputes:** Construction disputes were expertly categorised into four main drivers: Design, Delay, Defects, and Default in Payment (the most frequent catalyst). The panel noted that disputes often arise from a rushed tender period and flawed procurement systems that blindly transfer risks to contractors.
- Best Practices & Contract Administration:** To avoid disputes, panelists advised conducting joint valuations to sign off on progress claims progressively. They warned against the “Rojak” approach (lumping unassessed variations into the final account) and cautioned professionals not to over-rely on AI tools like ChatGPT for critical contractual communications. Furthermore, subcontractors were advised to aggressively negotiate and cap back-to-back LADs, and to meticulously review drawings before accepting lump-sum contracts.
- The Impact of AI:** As Artificial Intelligence automates basic quantity take-offs, the panel had a clear consensus: the modern QS must evolve. The profession’s future relies on high-value, nuanced advisory roles, including strategic claims management, delay analysis, ESG reporting, lifecycle costing, and carbon management.
- Advice for Aspiring Expatriates:** For those seeking international careers, the panel advised deeply studying local laws (never assuming foreign contracts mirror Malaysian ones), being bold enough to “speak up” in meetings, and managing personal and professional expectations.

The seminar concluded with a vibrant hybrid Q&A session, during which panelists responded to a wide range of questions from both in-person participants at the myBIM Centre and Zoom attendees. This interactive segment further enriched the session, providing the experts with highly practical advice on pressing industry issues, such as the need for subcontractors to proactively negotiate and cap disproportionate Liquidated and Ascertained Damages (LAD). Furthermore, the panel addressed the future of the profession, urging practitioners to pivot towards high-value, nuanced contract management in the face of advancing AI capabilities, while also offering crucial, strategic tips for young professionals looking to expand their careers into competitive international markets.



A symbolic exchange of commemorative tokens between AIQS President Sr Fiona Doherty and Sr Nazir Muhamad Nor, Vice President of RISM's QS Division, marking a shared commitment to strengthening global collaboration within the Quantity Surveying profession

CLOSING REMARKS

Associate Professor Sr Dr. Umi Kalsum Zolkafli @ Zulkifly, Secretary General of the RISM council, delivered the closing remarks on behalf of Sr Wan Ainon Zuraiha Khalid, President of RISM. The seminar concluded with heartfelt appreciation extended to all the distinguished speakers, panelists, and moderators, including Sr Fiona Doherty, Sr Vincent C.F. Chu, and Sr Richard Yao Xiao, Dr. James Cameron, Sr Nazir Muhammad Nor, The Hon. Justice Dato' Sr Lim Chong Fong, Sr Ong Hock Teck and Sr Dr Wan Maimun W Abdullah.

Attending the AIQS x RISM Hybrid Seminar, "Beyond Borders: Navigating Construction Law & Evolving QS Roles Across Australasia," at CIDB E-Construct / myBIM Centre, Kuala Lumpur, provided a timely and thought-provoking reflection on the evolving trajectory of the Quantity Surveying profession.

By successfully bridging rigorous legal theory with practical quantity surveying realities, the seminar highlighted critical contemporary issues, including liquidated damages, the prevention principle, time bars in Malaysian construction contracts, and Security of Payment practices in Australia.

Beyond its technical legal discourse, the seminar also sparked meaningful discussion on the cross-border mobility of QS services, particularly the longstanding question of how effectively Malaysian practitioners are exporting upstream consultancy expertise, such as cost planning, procurement strategy, and commercial advisory, rather than merely following contractors into downstream foreign market participation. As AI, digitalisation, and evolving global procurement systems continue to reshape the construction landscape, the event served as a powerful reminder that the future QS must transcend traditional technical functions by embracing adaptability, strategic advisory capabilities, legal literacy, and global commercial competence.



Group photo of speakers and moderator with the Secretary General of RISM

After decades of discussing QS mobility between Asia and Australasia, the profession may need to reflect on its report card so far. Are Malaysian QS practitioners content serving predominantly local markets, or are they ready to expand beyond borders?

The seminar reinforced that success in today's construction industry belongs to professionals who combine technical excellence with legal mastery and cultural intelligence. By highlighting the evolving trajectory of quantity surveying, it underscored the importance of adaptability and competence in guiding complex international projects to successful, dispute-free outcomes.



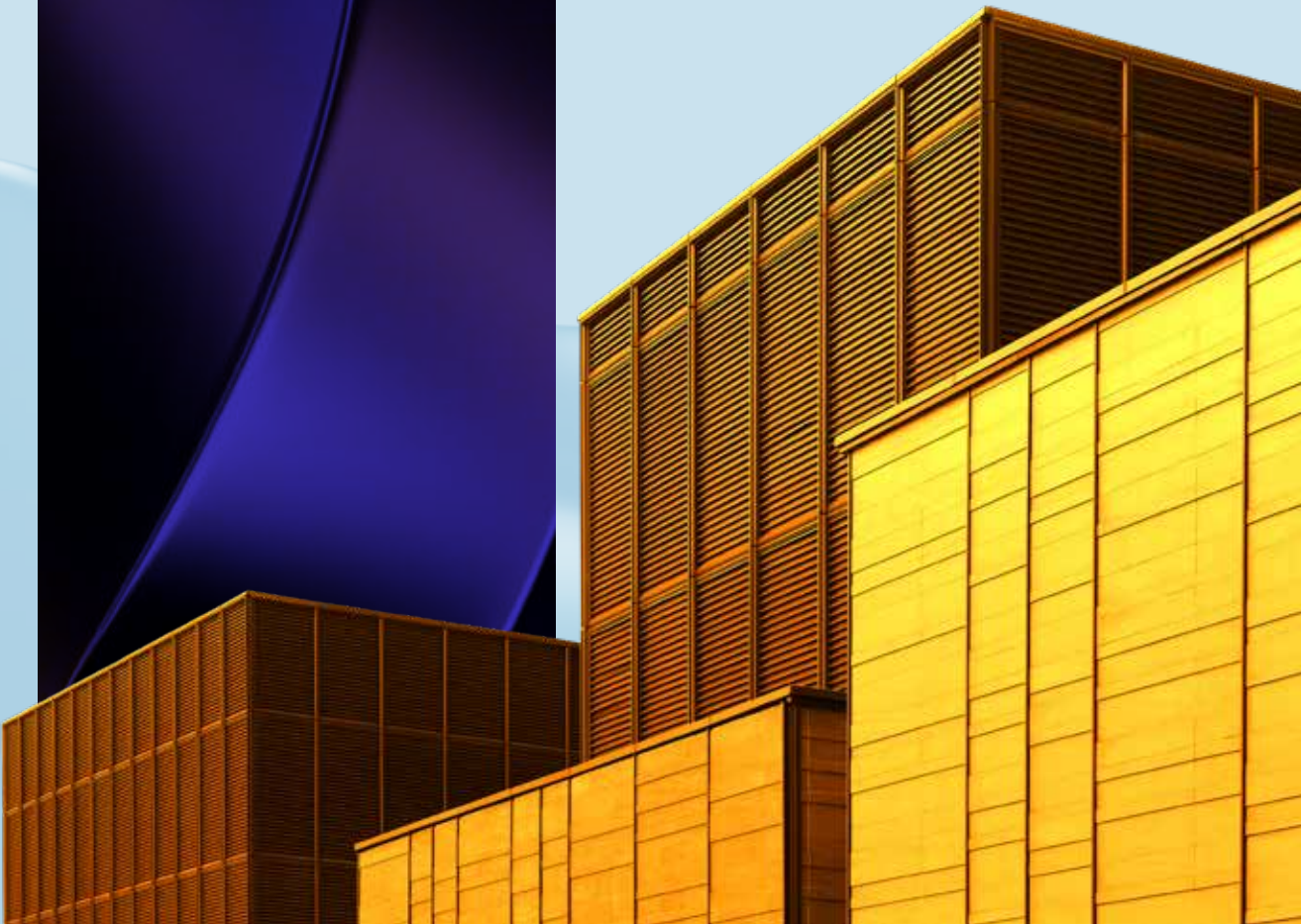
Group photo with fellow attendees and organising team with the Secretary General of RISM

RISM QUANTITY SURVEYING DIVISION

Standard Method of
Measurement 3 (SMM3)

Implementation Notice

The Royal Institution of Surveyors Malaysia is excited to announce the launch of the new Standard Method of Measurement 3 (SMM3) in October 2024, marking a significant advancement from SMM2, which has guided the industry since 2001. Key details are excerpted below:





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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 membangunkan 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 mengambil kira 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. 2017050786) with effect from 30th 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.

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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.

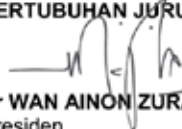
4.0 PERTANYAAN

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

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

TECHNICAL VISIT TO NS BLUESCOPE MALAYSIA SDN BHD

16 April 2026 – A technical visit to NS BlueScope Malaysia Sdn Bhd was successfully conducted with the participation of 15 participants. The visit carried 2 CPD points awarded by BQSM.

The technical visit to NS BlueScope Malaysia Sdn Bhd, a prominent player in the steel manufacturing industry, offered participants valuable insights into the company's advanced production processes, stringent quality control systems, and strong commitment to sustainability.

Participants had the opportunity to interact with experienced quality engineers and the technical team, observe real-time manufacturing operations, and gain a deeper understanding of the comprehensive testing procedures applied to steel products. The visit also highlighted the diverse applications of BlueScope's products across the construction and manufacturing sectors.

Group 1 photo





Presentation by Ms. Nicole Ling, Consultation Manager of NS BlueScope Malaysia Sdn Bhd



Group 2 photo

Established in Malaysia in 1991, NS BlueScope Malaysia Sdn Bhd builds upon a legacy rooted in the Australian steel industry dating back to 1915. The company operates on a robust business model supported by global partnerships and guided by its BOND principles.

Serving a broad market, including numerous Fortune 500 companies, BlueScope offers a range of high-quality steel solutions such as LYSAGHT®, COLORBOND®, and ZINCALUME®, catering to diverse building and construction needs. With over 100 facilities across 17 countries and a workforce of approximately 14,000 employees,

BlueScope continues to drive innovation while maintaining a strong focus on sustainability. As a publicly listed company on the ASX, it remains committed to meeting the evolving demands of the global construction and manufacturing industries.

The visit began with participant registration at 10:00 am at the welcome centre of the Kapar plant in Selangor, accompanied by light refreshments.

The programme officially commenced shortly after with an introduction by Ms. Nicole Ling, Consultation Manager, who provided an overview of the company's history and operations. This was followed by a technical presentation covering key products, including COLORBOND®, ZINCALUME®, and other proprietary steel solutions. A safety briefing was also conducted prior to the plant tour.

Participants were then divided into two groups and guided through the manufacturing facility by experienced quality engineers. The tour offered a close-up view of the production line, including machinery operations, quality assurance processes, and strict safety practices. Photography was not permitted during the tour.



Group photo at the closing session

Throughout the tour, participants actively engaged with the technical team, gaining practical insights into how raw materials are transformed into finished steel products using advanced technologies and processes.

The visit also highlighted the company's environmental initiatives, including effluent treatment systems, rainwater harvesting, a solar energy farm, and industrial emissions management, demonstrating BlueScope's commitment to sustainable operations.

Following the plant tour, participants took part in a hands-on session where they tested steel samples for hardness and flexibility. Various steel types and thicknesses were presented to illustrate product performance characteristics.

To further engage participants, interactive quizzes were conducted, with exclusive COLORBOND® building block sets awarded as prizes.

The programme concluded with a networking session over refreshments, providing attendees with the opportunity to exchange ideas and build professional connections. The visit officially ended at 1:30 pm.

RISM QS Academy extends its sincere appreciation to NS BlueScope Malaysia Sdn Bhd for their warm hospitality and for facilitating an insightful and well-organised technical visit. Their willingness to share knowledge and expertise made the experience both educational and memorable for all participants.



Token from RISM QS Division (represented by Sr Nazir Muhammad Nor, Chair of RISM QS Division) to NS BlueScope Malaysia (received by Ms. Nicole Ling, Consultation Manager)

TECHNICAL SITE VISIT TO THE CITY OF ELMINA

On 21 May 2026, approximately 20 participants took part in a technical site visit to the City of Elmina, hosted by Sime Darby Property at the Elmina Sales Gallery, Elmina Lakeside Mall, Shah Alam. The visit offered participants an excellent opportunity to gain first hand exposure to the planning principles, sustainable initiatives, and construction practices behind one of Malaysia's leading township developments.

The programme commenced with a safety briefing, during which participants were guided through the site's emergency procedures via a fire evacuation video, ensuring a safe and informed start to the day's activities.

The highlight of the morning was an insightful presentation titled City of Elmina, Shaping a Thriving Township through Sustainable Innovation, delivered by Ms. Lai Sook Fun, Head of Township, Elmina East and Elmina West, Sime Darby Property. The session provided an overview of the Selangor Vision City Masterplan and demonstrated how the City of Elmina had been carefully planned to embrace climate adaptive urban development while preserving biodiversity. Participants also learned about the township's impressive scale, with an estimated Gross Development Value of



RM42 billion, as well as the 300 acre Elmina Central Park, which serves as a key recreational and ecological asset within the development. The presentation concluded with an engaging question and answer session, allowing participants to gain deeper insights into the township's long term planning strategies and sustainability aspirations. As a token of appreciation, a souvenir was presented to the Sime Darby Property team for their warm hospitality and informative sharing.

The technical site visit continued with a guided tour of the sales gallery, where participants were introduced to the township's overall masterplan and future development vision. The group then proceeded to the public park, where Sime Darby Property explained the integrated stormwater management system, highlighting how the water discharge and flow system had been designed to work in harmony with the surrounding natural environment. The walkthrough offered participants a valuable perspective on the incorporation of sustainable infrastructure into modern township planning.



Briefing on the overall township development in the sales gallery

As the tour progressed, participants explored several public art sculptures before arriving at the township's iconic bridge. The engineering team shared that the bridge had been completed within a tight construction period of just 15 months through the adoption of a steel structural system together with the Industrialised Building System, demonstrating how innovative construction methods could significantly accelerate project delivery while maintaining quality standards.



Briefing on Selangor Masterplan



Briefing on 300-acre climate-resilient Central Park



Briefing on 15-minute city living in ECC



Appreciation from RISM QS Division Deputy Chair Sr Mashizan Bin Che Mat to Sime Darby representative's M/S Ms. Lai Sook Fun

The visit also included a walk through Elmina Lakeside Mall, where participants observed how commercial developments had been thoughtfully integrated with landscaped public spaces to create a vibrant community environment. The programme concluded with a visit to Elmina Ridge 1, an ongoing residential development, where participants gained a closer appreciation of the construction progress, site management practices, and residential development approach adopted by the project team.

The site visit concluded at approximately 1.30 p.m., marking the end of a rewarding and informative programme. Beyond showcasing innovative engineering and sustainable township planning, the visit provided participants with valuable industry insights and practical exposure that complemented their professional knowledge. The experience also fostered meaningful engagement between participants and industry practitioners, making it a memorable and enriching learning opportunity.



Group photo session



Appreciation from Sime Darby to RISM QS's Division Deputy Chair M/S Sr Masnizan Bin Che Mat



Group photo session on the bridge



Briefing on the water discharge and water flow mechanisms beside the river



Site visit to Elmina Ridge 1

QS DIVISION PICKLEBALL INTER- VARSITY CUP 2026

The QS Division Pickleball Inter-Varsity Cup 2026 was successfully held on 16 May 2026 at 91 Sports Arena, Subang, Selangor, from 9.00 a.m. to 1.00 p.m. Organised under the Young Quantity Surveyors (YQS) Initiative of the Quantity Surveying Division Committee, the tournament brought together 18 enthusiastic players representing nine teams from three universities. The event provided a vibrant platform for aspiring Quantity Surveyors to connect, build friendships, and demonstrate teamwork and sportsmanship while embracing a healthy and active lifestyle.

The programme commenced with an opening briefing on the tournament rules and competition format delivered by Sr Muhammad Hafizuddin Idris and Sr Al Nazril Kamil Bin Farid Kamil. Participants then proceeded into the tournament rounds, where teams competed with great energy, determination, and skill. The atmosphere throughout the event was lively and engaging, with players showcasing impressive performances and strong team spirit in a series of closely contested matches.





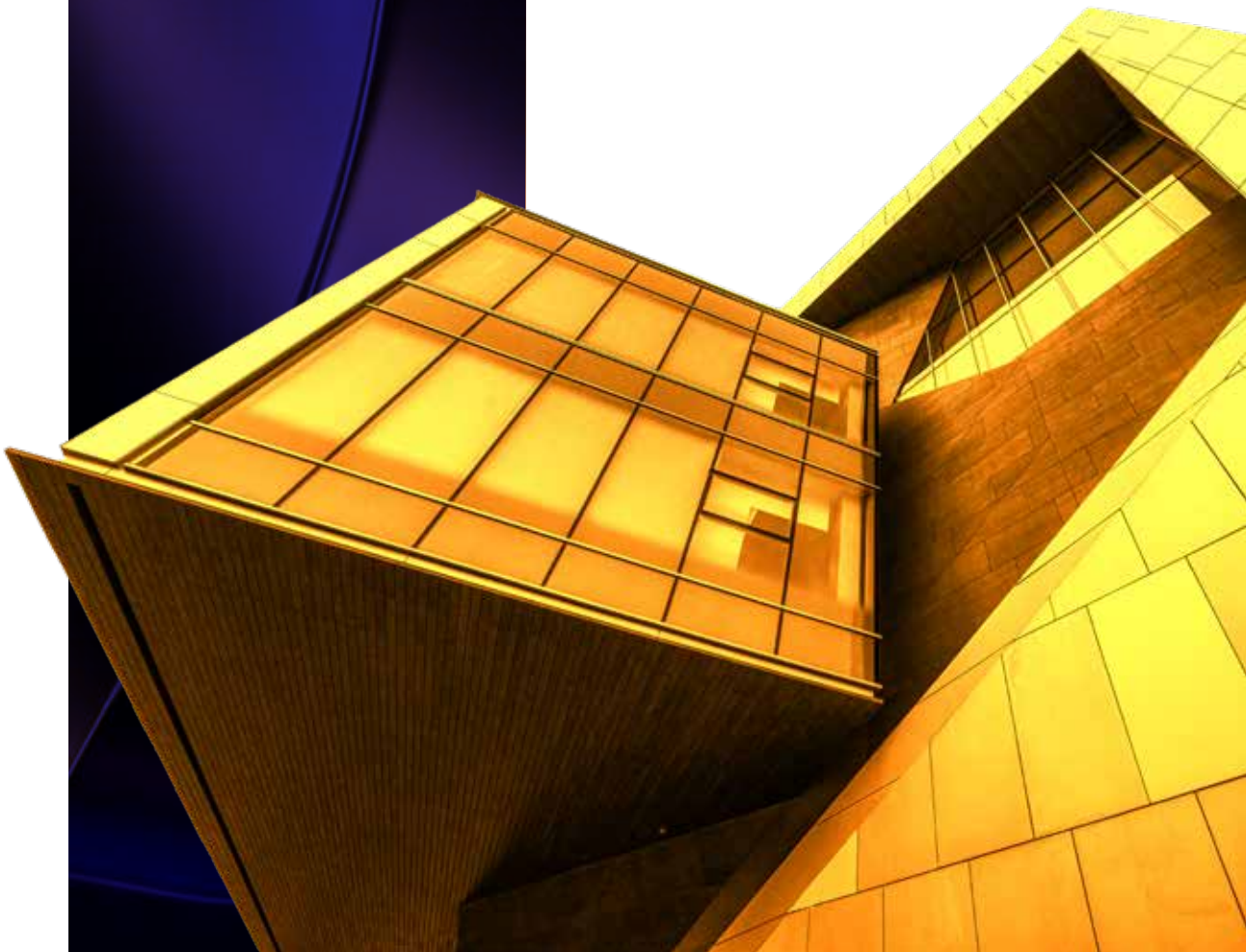
Following an exciting competition, Universiti Malaya A emerged as Champion, while Universiti Teknologi MARA (UiTM) secured the Runner-up position and Universiti Malaya B claimed Third Place. The prize-giving ceremony was officiated by Sr Ts. Masnizan Che Mat, who presented trophies and prizes to the winning teams in recognition of their outstanding achievements. A memorable highlight of the event followed when the champion team was invited to participate in a friendly match against members of the QS Division Committee, adding a unique and enjoyable conclusion to the tournament.

The programme successfully achieved its objectives of supporting and engaging young and aspiring Quantity Surveyors while strengthening relationships among Quantity Surveying students from different universities. It also created valuable opportunities for interaction between students, lecturers, and industry practitioners, encouraging professional networking and fostering closer collaboration within the Quantity Surveying community. In addition, the tournament promoted teamwork, leadership, and camaraderie among participants, while reinforcing the importance of maintaining a healthy and active lifestyle through sports.

ICEC WEBINAR

Did You Know?
RISM Members Are
Eligible to Use the
ICECA Suffix

On Tuesday, 16 June 2026, from 2.00 pm to 6.00 pm, over 70 professional members gathered for a highly informative webinar titled "Did You Know? RISM Members Are Eligible to Use the ICECA Suffix". Organised by the RISM QS Division QS Academy & Education Sub-Committee in collaboration with the International Cost Engineering Council (ICEC), the session was moderated by Sr Dr. Angeline Loo Siaw Chuing. Setting the stage for a comprehensive afternoon, the webinar's opening remarks immediately introduced the robust lineup of speakers: Sr Wan Ainon Zuraiha Khalid (President, RISM), Assoc. Prof. Sr Dr. Eugene Seah (Chair, ICEC), and the third speaker, Sr Aminudin Yahia (PETRONAS).

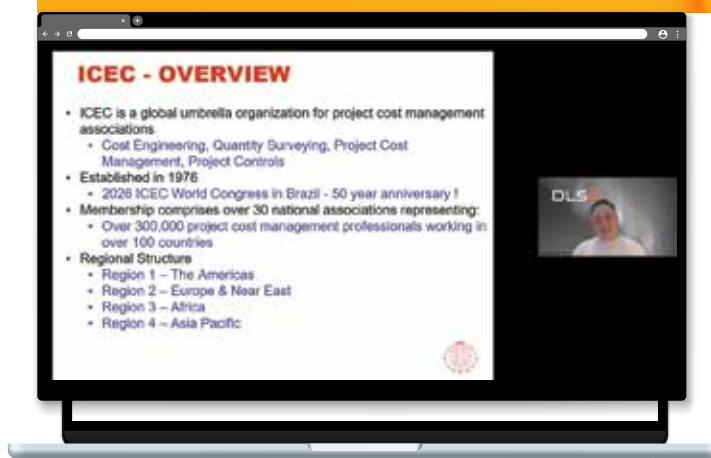




Sr Wan Ainon Zuraiha Khalid detailing the collaborative history between the ICEC and the RISM QS Division

The event commenced with Sr Wan Ainon Zuraiha Khalid detailing the collaborative history between the ICEC and the RISM QS Division, highlighting a major milestone for local professionals regarding global mobility and accreditation. She traced the roots of this partnership back to the 2009 KL Pact, signed during the 13th PAQS Congress, which established a vital framework among international surveying bodies for the mutual recognition of professional qualifications, much like the Washington Accord does for engineers. Building on this foundation, Malaysia's global leadership was further solidified on July 28, 2025, when RISM, supported by BCISM Sdn Bhd, signed a landmark Administration Agreement to provide dedicated administrative support to the ICEC secretariat in Sydney, Australia. For RISM's roughly 12,000 members, this strengthening alliance delivers powerful, tangible advantages. It opens doors to exceptional international networking opportunities, enhances cross-border career mobility, and elevates their global standing by granting them the eligibility to append the prestigious ICECA (International Cost Engineering Council Accredited) suffix to their professional titles.

Following this, ICEC Chair Assoc. Prof. Sr Dr. Eugene Seah provided an in-depth overview of the council's global initiatives, unique membership benefits, and upcoming activities. Before diving into his main presentation, he took the time to address several participant questions, explaining that the best way to engage with the decentralised council is via the ICEC website and regional association seminars like PAQS. He also noted that ICEC webinars are typically co-organised with affiliated associations, much like this very event. Prof. Eugene highlighted the rapid globalisation of the quantity surveying profession, pointing out that many Malaysian QS firms are already achieving significant success in regions such as Africa and the Middle East. He further elaborated on the professional value of the ICECA suffix, which grants instant international recognition, credibility, and a standardised mark of quality that is exceptionally advantageous when working on multinational projects or serving as an expert witness. Because RISM covers the annual fee, its members are automatically eligible to use this designation; while no physical certificate is issued, members are highly encouraged to append the ICECA suffix to their names on business cards, CVs, and professional profiles.



Prof. Sr Dr. Eugene Seah provided an in-depth overview of the ICEC's global initiatives, unique membership benefits, and upcoming activities

Following the Q&A, Prof. Eugene continues with his special presentation focused on Artificial Intelligence for Quantity Surveyors. In a compelling presentation on the future of the built environment, a recent webinar delved into the profound impact of Artificial Intelligence (AI) and Digital Twins on the Quantity Surveying (QS) profession. Prof. Eugene opened his session by introducing "Billy the Platypus" as the mascot for Quantity Surveyors, a fitting symbol for a profession that acts as a unique hybrid of law, accounting, and construction management. His talk centered on the rapid technological disruption sweeping the industry, noting that while the internet took roughly a decade to fundamentally change the world, AI has achieved massive disruption in just two years. Looking ahead, he warned of "Q-Day" (Quantum Day), predicted to arrive around 2029 to 2030, which will mark a milestone where quantum computing instantly breaks current encryption codes and drastically multiplies computing power. Furthermore, he highlighted that the introduction of humanoid robots in construction will soon revolutionise both site verification and labour.

The core message of the session was clear: AI is not here to replace the Quantity Surveyor; rather, it is here to elevate the profession. The traditional QS model, heavily reliant on manual extraction, 2D

drawings, and retrospective, measurement-centric reporting, is rapidly becoming obsolete. In its place, the AI-empowered QS utilises AI core engines, Building Information Modeling (BIM) integration, and Natural Language Processing (NLP) analytics to shift toward proactive strategic advisory and predictive forecasting. With AI currently being utilised to automate up to 80 percent of routine tasks, such as Quantity Take-Offs (QTO), early-stage estimating, tender anomaly detection, and root cause analysis in facilities management via Digital Twins, professionals are freed to dedicate their time to high-level analysis, risk mitigation, and complex problem-solving.

Despite the incredible speed and automation capabilities of AI, Prof. Eugene emphasised the absolute necessity of keeping a "Human in the Loop." AI systems are prone to critical errors if parameters are poorly defined, such as missing deep basement structural layers due to a misinterpretation of standard measurement rules. Therefore, the QS remains critical for validating AI outputs, conducting spot checks, and identifying anomalies. The focus of the profession must transition from basic Bill of Materials (BOM) accuracy to comprehensive decision assurance, ensuring that professionals possess the deep foundational knowledge required to effectively challenge and validate AI-generated data.



To facilitate this industry-wide transformation, the presentation proposed five distinct integration models designed for educational institutions and professional practices. The first model, the Digital Twin Studio Laboratory, utilises live digital twin models rather than static BIM exports to create dynamic cost dashboards that integrate time, cost, carbon, and performance indicators. The second model, the Predictive Cost Analytics Module, leverages machine learning and inflation scenario modeling to help professionals stress-test forecasts and explain complex financial scenarios. The third model focuses on VR/AR Immersive Learning, enhancing contextualised education through virtual site walkthroughs where users can visually overlay cost zones and identify risks. The fourth model introduces Carbon and Cost Integration, preparing the modern QS to manage dual ledgers that track both financial costs and embodied carbon costs using AI-linked material passports. Finally, the fifth model champions Industry-Embedded Digital Projects, fostering direct collaboration with public agencies, developers, and contractors to ensure that training is grounded in authentic data and real-world stakes, ultimately culminating in board-level cost intelligence reports.

To build this next generation of professionals, Institutes of Higher Learning (IHLs) must fundamentally overhaul their curricula, pivoting from simply teaching measurement to teaching data synthesis and interpretation. A proposed four-year curriculum framework begins with Digital Foundations, advances through BIM and Cost Integration, explores AI and Predictive Analytics, and culminates in Digital Twin Studios and Contract Simulation. Assessments must simultaneously modernise, moving away from traditional exams and static BOQ submissions toward AI audit reports, predictive modeling submissions, and real-life industry-based defenses that prioritise accuracy, explanation, auditability, and decision usefulness. This massive transition requires a collaborative implementation roadmap involving staff upskilling, industry data partnerships, and accreditation alignment, with organisations like RISM and PAQS uniquely positioned to spearhead the effort. Ultimately, the session crystallised one vital takeaway: the Quantity Surveyor of the future is not merely a measurer of cost, but a governor of digital construction intelligence. This thought-provoking session was followed by further Q&A, a brief 10-minute break, and the continuity of answering two additional questions from the attendees.





Sr Aminudin Yahia presenting 5 Myths About Cost Estimation

The final speaker of the afternoon was Sr Aminudin Yahia, *CCP, PQS, MRISM, ICECA* from PETRONAS. His presentation, "5 Myths About Cost Estimation," advocated for a higher standard of accuracy within the industry. He debunked common misconceptions and provided a thorough breakdown of the cost estimating plan across various stages of a project. Throughout his presentation, Sr Aminudin heavily stressed that working with accurate data is of critical importance to ensuring reliable and successful project outcomes.

The first misconception he addressed is the widespread belief that estimates are exact predictions. In reality, they are approximations, educated guesses based on available data and assumptions that inherently include uncertainties. Using Gate 1, 2, and 3 oil and gas projects as examples, Sr Aminudin demonstrated how contingency reserves naturally reduce as the maturity level of project deliverables increases. He then tackled the related assumption that estimates are always inherently underestimated. In truth, estimates can land either over or under target due to a lack of

early information, inaccurate assumptions, or human bias. To counter this, he advised teams to utilise historical data, break projects down into smaller, manageable components, and actively involve stakeholders in the process.

Building on the importance of stakeholder involvement, he challenged the idea that estimates are crafted solely by isolated experts. Accurate estimation is a highly collaborative effort that requires diverse perspectives to navigate unique project challenges and reduce errors. He shared the standard cost estimating plan used in oil and gas, which mandates thorough detail checks and defines clear roles for key personnel to prepare, review, endorse, and approve the estimates. Furthermore, he stressed that cost estimation is not a one-time event, but an ongoing, iterative process. It must be continuously revisited throughout the project lifecycle. In the oil and gas sector, estimation accuracy is tied to the maturity level of project definition deliverables, which are classified into five tiers ranging from Class 5 (the lowest at 0–20% definition) up to Class 1 (the highest at 65–100% definition).

Finally, Sr Aminudin debunked the myth that early estimates are final. Initial estimates are made when the least is known about a project, making them the least accurate by default. Because baselines will inevitably change at each project stage, cost performance and controlling should always be measured against the latest approved cost estimate baseline rather than the initial guess.

He closed his session by reminding attendees that cost estimation is a foundational element of project delivery that can ultimately dictate a project's success or failure. By adhering to these best practices and embracing estimation as a collaborative, evolving process, organisations can effectively avoid cost overruns and reliably meet their strategic objectives. He heavily stressed the critical importance of working on data accuracy

to ensure reliable outcomes. Following his presentation, he took one final question from the engaged audience.

The webinar officially concluded at 6.00 pm with the moderator wrapping up the day's events. Sr Dr. Angeline Loo extended her heartfelt thanks to all the well-known speakers, the dedicated participants, the ICEC secretariat Sr Amnah, the QSD secretariat Cik Zarinah, and the Chair of QSD, QSD main committees, QS Academy & Education organising committees for their unwavering support. On a poignant note, she shared that this webinar officially marked the final CPD event of her second term serving as the Chair of the QS Academy and Education for the 2025/2026 session, bringing a highly successful and educational afternoon to a fitting close.



Sr Dr. Angeline Loo, moderator of the session, expressing appreciation to the speakers: Sr Wan Ainon Zuraiha Khalid (President, RISM), Prof. Eugene Seah (Chair, ICEC), and Sr Aminudin Yahia (Chair, Innovative Construction Subcommittee)

Building Material Prices

April 2025



Building Material Prices for April 2025



CIBB



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 construction cost information for the industry and its stakeholders.



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

In April 2025, steel prices in Malaysia declined across states, driven by global oversupply, weaker construction demand, and a surge in cheaper Chinese imports. Local producers were also forced to lower prices to stay competitive.

Head over to www.bcism.org.my for 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

Building Material Prices
May 2025

 R10 Rebar per mt RM 2,597.50 +27.50 +1.07%	 Y12 Rebar per mt RM 2,475.83 +18.33 +0.75%
 G30 Concrete per mt ³ RM 302.00 0.00 0.00%	 Normal River Sand per mt ³ RM 48.00 0.00 0.00%
 OP Cement per bag RM 22.45 0.00 0.00%	 Aggregate 3/4" per mt ³ RM 55.00 0.00 0.00%
 Cement Sand Brick per 1000 RM 0.29 0.00 0.00%	 Bitumen 60/70 per mt ² RM 2,300.00 0.00 0.00%

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

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

Building Material Prices for May 2025

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.

In May 2025, steel prices ticked up slightly after Malaysia enforced anti-dumping duties up to 36.80% on underpriced steel imports. These targeted tariffs are designed to protect Malaysian steel mills, ensuring pricing stays fair and sustainable even if global prices fall.

Head over to **www.bcism.org.my** for more comprehensive N3C construction cost data.

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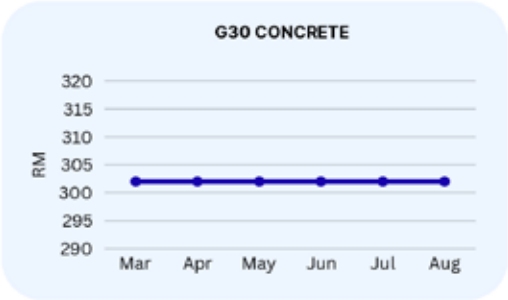
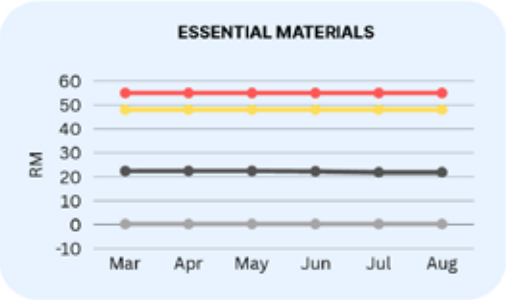
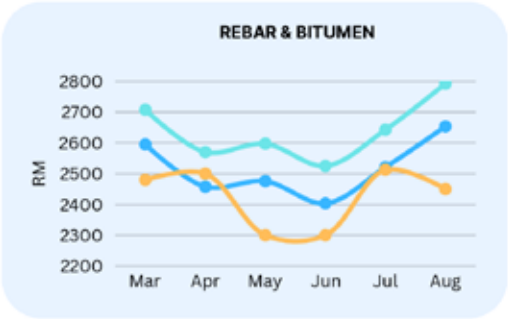
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BUILDING MATERIAL PRICES (AUGUST 2025)



Material	Unit	Price (RM)	Last Change	
			RM	%
R10 Rebar	tonne	2,792.50	+150.00	+5.68
Y12 Rebar	tonne	2,653.33	+132.50	+5.26
G30 Concrete	m³	302.00	unch	unch
Normal River Sand	tonne	48.00	unch	unch
OP Cement	bag	21.90	unch	unch
Aggregate 3/4"	tonne	55.00	unch	unch
Cement Sand Brick	piece	0.29	unch	unch
Bitumen 60/70	tonne	2,450	-62.50	-2.49



Malaysia's August 2025 building material prices reflect a sector regaining momentum but still uneven in its recovery. Steel led the movement, with R10 and Y12 rebar climbing around 5–6 percent. The surge aligns with renewed government infrastructure spending and spillover demand from China's mid-year economic stimulus, which boosted regional steel consumption. This signals growing contractor confidence and stronger project pipelines heading into the final quarter.

Bitumen prices, however, slipped about 2.5 percent, tracking weaker global crude oil trends and OPEC+ production shifts. The decline also suggests that local road construction and maintenance activity slowed after heavy procurement earlier in the year, leaving a short-term surplus in supply.

Meanwhile, concrete, sand, cement, and aggregate prices held steady, pointing to a balanced domestic market and stable demand. Altogether, August's data shows Malaysia's construction sector in a state of gradual normalisation. Steel rebounding with optimism, bitumen easing with global oil cycles, and other materials maintaining stability as the industry transitions toward sustained recovery.

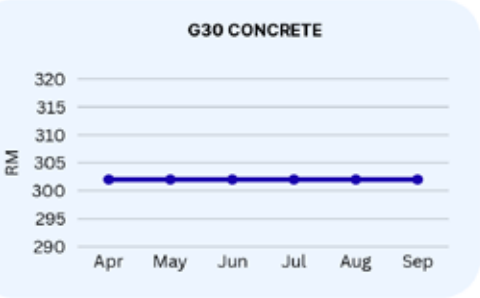
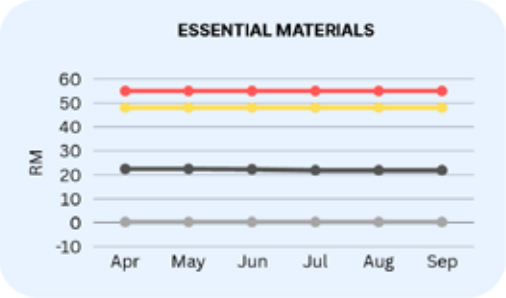
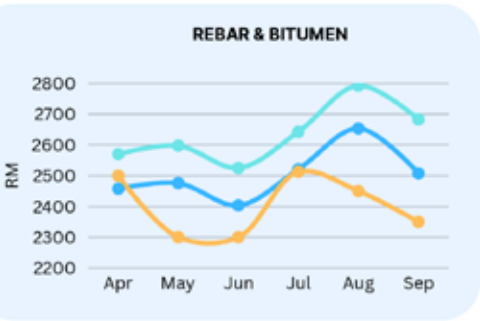
Access more historical price data and updates at n3c.cidb.gov.my



BUILDING MATERIAL PRICES (SEPTEMBER 2025)



Material	Unit	Price (RM)	Last Change	
			RM	%
R10 Rebar	tonne	2,682.50	-110.00	-3.94
Y12 Rebar	tonne	2,507.50	-145.83	-5.50
G30 Concrete	m³	302.00	unch	unch
Normal River Sand	tonne	48.00	unch	unch
OP Cement	bag	21.90	unch	unch
Aggregate 3/4"	tonne	55.00	unch	unch
Cement Sand Brick	piece	0.29	unch	unch
Bitumen 60/70	tonne	2,350.00	-100.00	-4.08



Building material prices in September 2025 show a continued softening across key construction commodities, particularly in steel and bitumen. R10 and Y12 rebar prices fell by 3.94% and 5.5% respectively, reflecting the global oversupply of steel caused by China's slower construction activity and reduced infrastructure stimulus. Meanwhile, bitumen dropped 4.08%, a downstream effect of moderating crude oil prices after months of geopolitical uncertainty in the Middle East stabilised and OPEC+ maintained output discipline. These downward shifts suggest the market is normalising after earlier supply chain tensions and energy price spikes, easing cost pressures for infrastructure and property developers.

However, stability in materials such as G30 concrete, cement, and aggregates signals that domestic demand in Malaysia remains resilient despite the global slowdown. The unchanged prices for essential materials suggest steady construction activity supported by government-led housing and industrial projects. Yet, this equilibrium could be fragile. Any resurgence in global energy prices or escalation in geopolitical conflicts affecting trade routes could quickly reverse these gains. For now, the data paints a cautiously optimistic picture, localised resilience amid a globally deflating commodities cycle.

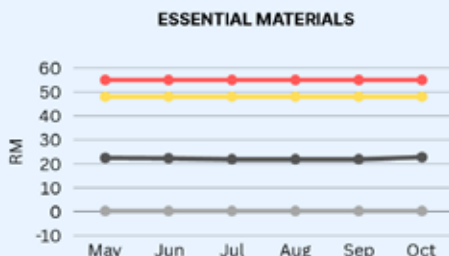
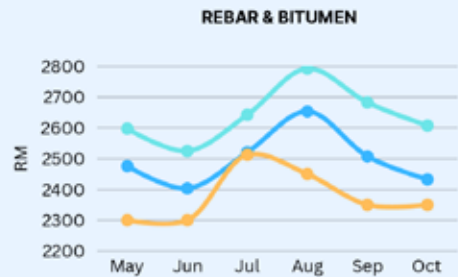
Access more historical price data and updates at n3c.cidb.gov.my



BUILDING MATERIAL PRICES (OCTOBER 2025)



Material	Unit	Price (RM)	Last Change	
			RM	%
R10 Rebar	tonne	2,607.50	-75.00	-2.80
Y12 Rebar	tonne	2,432.50	-75.00	-2.99
G30 Concrete	m ³	302.00	unch	unch
Normal River Sand	tonne	48.00	unch	unch
OP Cement	bag	22.75	+0.85	+3.88
Aggregate 3/4"	tonne	55.00	unch	unch
Cement Sand Brick	piece	0.29	unch	unch
Bitumen 60/70	tonne	2,350.00	unch	unch



October 2025 material prices remain broadly stable, with the key movement being a decline in reinforcement steel, aligning with the wider softening of global steel markets as iron ore prices ease and China's construction sector slows. Malaysia's own demand has also moderated. Private residential projects remain cautious due to financing conditions, while major public works are progressing in a steadier, less resource-intensive phase. This combination of softer regional demand, improved supply chain stability, and lower freight rates has helped ease steel prices.

Other essential materials including G30 concrete, aggregates, river sand, bricks, and bitumen remain unchanged this month, reflecting a period of price consolidation in the construction sector. The only upward adjustment is a small increase in OP Cement (+3.88%), driven by marginal rises in energy and clinker costs. Overall, October's data signals a more predictable and calmer cost environment for contractors and developers, positioning the industry for more stable tendering and budgeting as it heads toward 2026.

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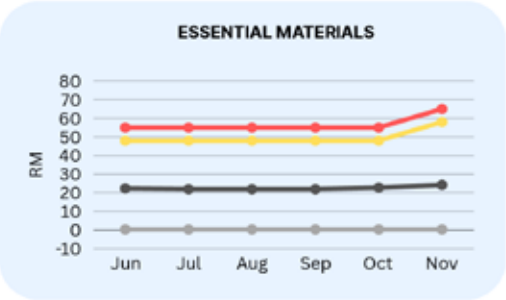
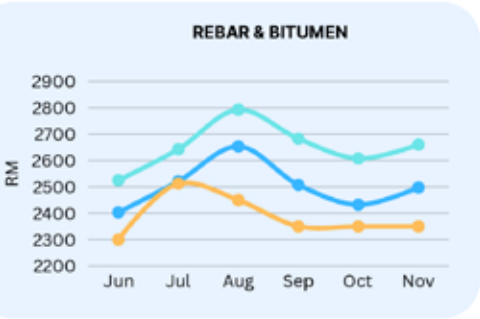
1-31 DEC 2025

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BUILDING MATERIAL PRICES (NOVEMBER 2025)



Material	Unit	Price (RM)	Last Change	
			RM	%
R10 Rebar	tonne	2,660.00	+52.50	+2.01
Y12 Rebar	tonne	2,497.50	+65.00	+2.67
G30 Concrete	m ³	372.00	+70.00	+23.81
Normal River Sand	tonne	58.00	+10.00	+20.83
OP Cement	bag	24.25	+1.50	+6.59
Aggregate 3/4"	tonne	65.00	+10.00	+18.18
Cement Sand Brick	piece	0.30	+0.01	+3.45
Bitumen 60/70	tonne	2,350.00	unch	unch



November marked a clear turning point in construction material pricing, where accumulated cost pressures finally surfaced in market prices. After several months of relatively stable or suppressed levels, rebar prices edged higher as local suppliers eased earlier discounting and contractors replenished stocks ahead of year-end works and progress claims. Cement prices continued their upward adjustment, reflecting the gradual pass-through of higher energy, compliance, and operating costs that had been building through the second half of the year rather than any sudden change in demand.

More pronounced movements were seen in essential, locally sourced materials. Sand and aggregates experienced sharp price increases, driven by a combination of quarry supply constraints, rain-affected production, higher haulage costs, and tighter availability as activity picked up toward year-end. These increases fed directly into ready-mix concrete pricing. Having absorbed rising input and operating costs for several months, batching plants reset margins in November, resulting in a sudden jump in concrete prices after a prolonged period of stability. Bitumen remained largely unchanged due to stable oil prices and contract-based supply arrangements. Overall, the price movements reflect an intensification of on-the-ground construction cost pressure in November, signalling higher tender and execution risk moving into the following months.

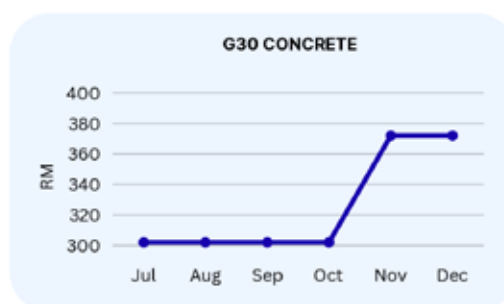
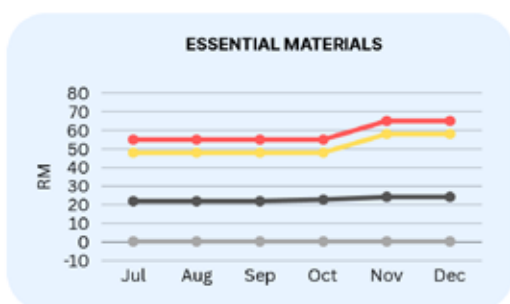
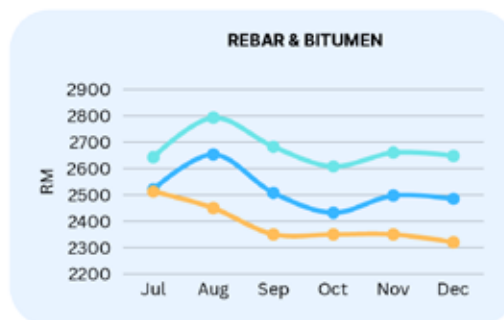
Access more historical price data and updates at n3c.cidb.gov.my



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.

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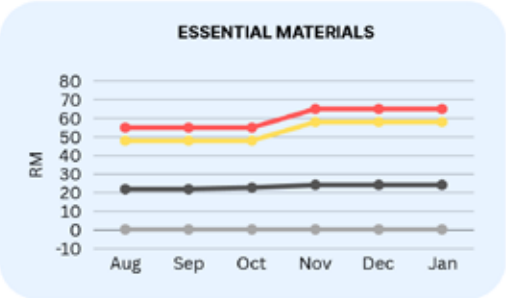
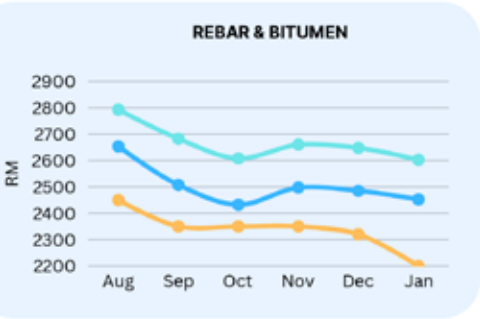
1 - 14 FEB 2026

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BUILDING MATERIAL PRICES (JANUARY 2026)



Material	Unit	Price (RM)	Last Change	
			RM	%
R10 Rebar	tonne	2,602.50	-45.00	-1.70
Y12 Rebar	tonne	2,485.00	-32.50	-1.31
G30 Concrete	m³	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	2,200.00	-120.00	-5.17



The movement in construction material prices leading into January 2026 is primarily shaped by broader global economic moderation rather than sudden domestic shifts. The easing of steel prices reflects a continued slowdown in China's property sector, which has significantly reduced global demand for construction steel and stabilised upstream raw materials such as iron ore. At the same time, the more pronounced decline in bitumen is closely linked to softer crude oil prices toward the end of 2025, alongside improved refinery supply conditions and more measured infrastructure spending cycles across the region. These trends point to a wider transition in global commodities from the inflationary pressures of previous years into a phase of normalization, where demand is steady but no longer accelerating.

In contrast, materials tied more closely to domestic production, particularly concrete and cement-related inputs, remain firm due to structural cost factors within the local supply chain. Earlier increases in energy costs, production constraints, and industry consolidation have already been absorbed into pricing, establishing a higher baseline that persists into 2026. This creates a divergence in the market, where globally traded materials are experiencing downward pressure while locally driven materials remain stable. The overall environment suggests that although external conditions are providing some cost relief, domestic supply dynamics and sustained construction activity continue to anchor prices, preventing a broad-based decline across the sector.

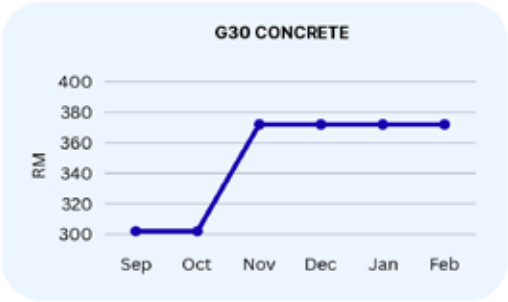
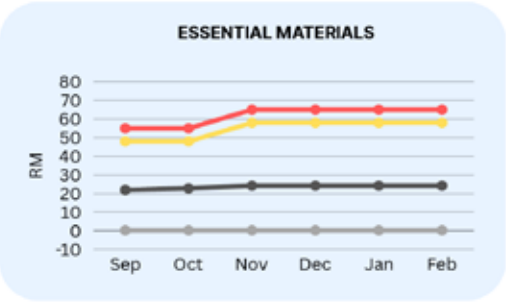
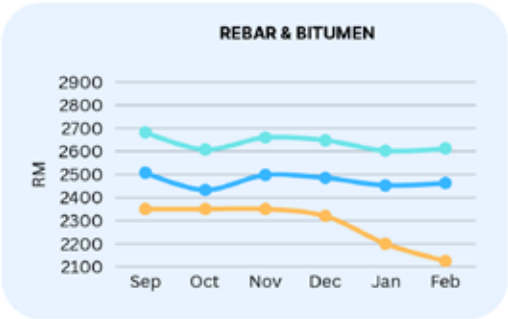
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BUILDING MATERIAL PRICES (FEBRUARY 2026)



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	m³	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.

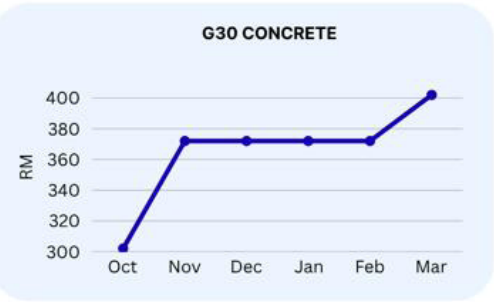
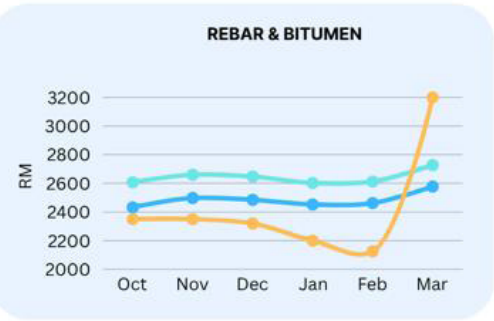
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BUILDING MATERIAL PRICES (MARCH 2026)



Material	Unit	Price (RM)	Last Change	
			RM	%
R10 Rebar	tonne	2,727.50	+115.00	+4.40
Y12 Rebar	tonne	2,577.50	+115.00	+4.67
G30 Concrete	m³	402.00	+30.00	+8.06
Normal River Sand	tonne	63.00	+5.00	+8.62
OP Cement	bag	24.25	unch	unch
Aggregate 3/4"	tonne	70.00	+5.00	+7.69
Cement Sand Brick	piece	0.30	unch	unch
Bitumen 60/70	tonne	3,200.00	+1,075.00	+50.59



The standout movement this month is the 50.59% surge in Bitumen 60/70 to RM3,200 per tonne, which tracks a sharp escalation in global asphalt benchmarks as bitumen futures rose nearly 30% month-on-month in March. The primary driver is the Iran, US and Israel conflict that has disrupted Iran's role as the world's largest bitumen exporter, with Brent crude hovering near USD 120 per barrel forcing Malaysia, Vietnam and Taiwan to compete for tightening Gulf-origin cargoes. The timing is awkward given continued Pan-Borneo and federal road maintenance offtake, meaning the cost shock flows almost directly into paving contracts and JKR rate revisions.

The rebar, concrete and aggregate increases tell a more structural story. R10 and Y12 rebar each rose by RM115 per tonne, or roughly 4.4 to 4.7%, reflecting Tenaga Nasional's 14.2% industrial tariff hike, which is significant given that electricity accounts for 35 to 40% of EAF steelmaking costs, alongside post Chinese New Year restocking and tighter mill output following maintenance shutdowns. The 8% jumps in G30 concrete, river sand and 3/4" aggregate are essentially the downstream effect, supported by sustained demand from Klang Valley data centre builds, MRT3 enabling works and a steady residential pipeline, while clinker import delays and higher haulage costs squeezed ready mix margins. OP cement and cement sand bricks held flat, suggesting the pressure remains concentrated in energy intensive and oil linked inputs rather than spreading across the board.

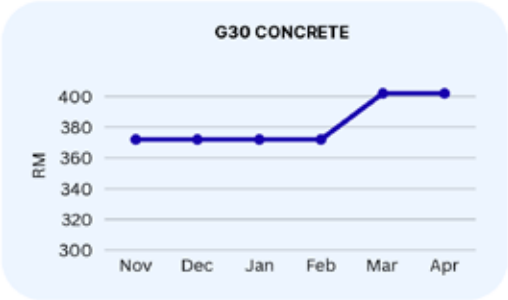
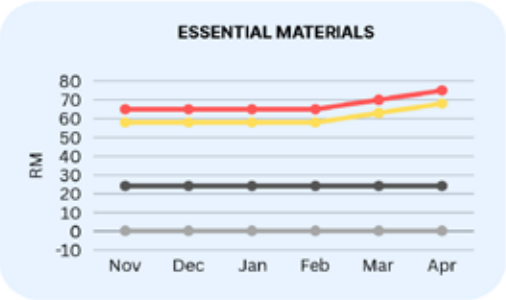
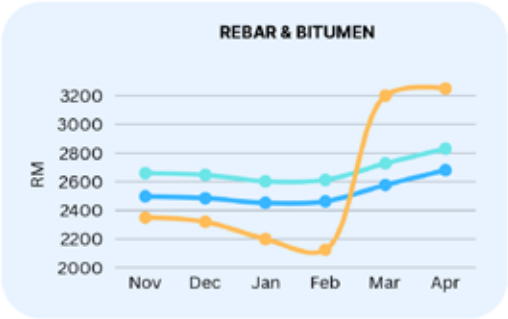
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BUILDING MATERIAL PRICES (APRIL 2026)



Material	Unit	Price (RM)	Last Change	
			RM	%
R10 Rebar	tonne	2,830.00	+102.50	+3.76
Y12 Rebar	tonne	2,680.00	+102.50	+3.98
G30 Concrete	m³	402.00	unch	unch
Normal River Sand	tonne	68.00	+5.00	+7.94
OP Cement	bag	24.25	unch	unch
Aggregate 3/4"	tonne	75.00	+5.00	+7.14
Cement Sand Brick	piece	0.30	unch	unch
Bitumen 60/70	tonne	3,250.00	+50.00	+1.56



The Malaysian construction sector experienced a distinct upward trajectory in material costs entering the second quarter of 2026. Heavy bulk commodities reliant on domestic transport, such as river sand and aggregates, registered the most aggressive proportional price hikes. Concurrently, essential foundational elements like steel rebars and bitumen continued a steady upward climb. Meanwhile, heavy-mix materials like concrete sustained elevated rates after absorbing significant production cost shocks earlier in the year, leaving only manufactured goods like cement and bricks relatively insulated from the immediate volatility.

These pricing trends correlate directly with energy shocks and operational strains that impacted the broader economy in early 2026. Driven by a peak in global oil prices in late March, cascading increases in diesel and logistics expenses severely inflated domestic transport overheads. Because foundational raw materials account for a massive portion of total construction expenditure, suppliers were unable to absorb the inflated haulage costs. Consequently, these logistical burdens were immediately passed down the supply chain, manifesting directly as the sharp April price escalations for transport-reliant bulk materials.

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