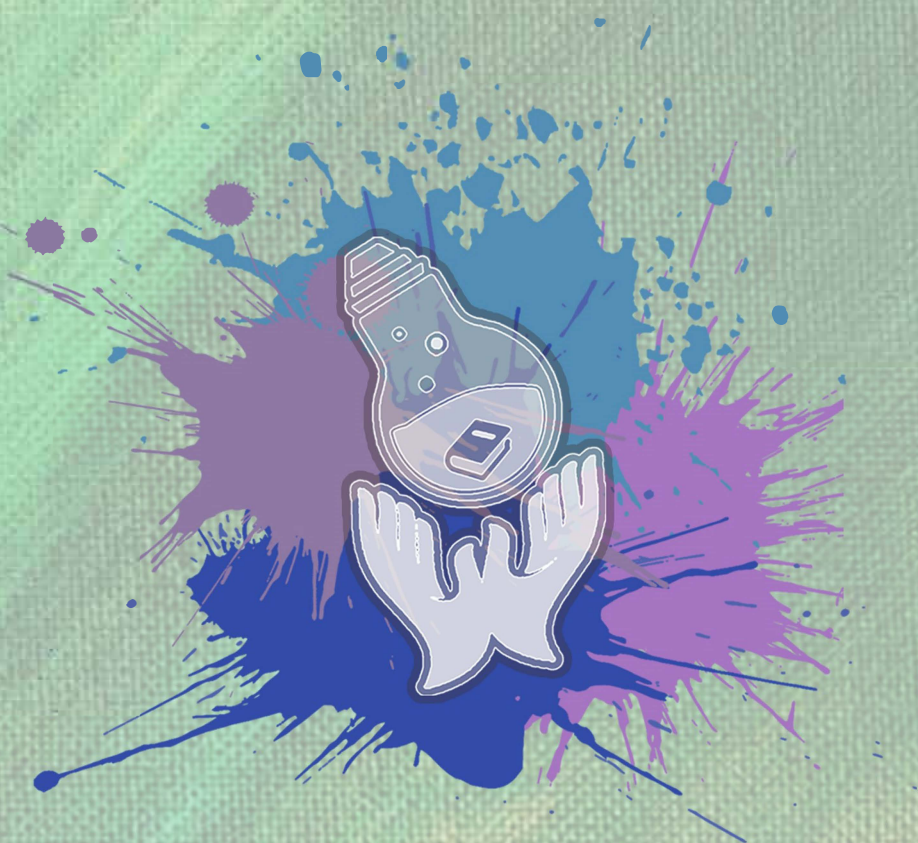




UNIVERSITI  
TEKNOLOGI  
MARA

F|S|P|U  
FACULTY OF ARCHITECTURE,  
PLANNING AND SURVEYING

2019



---

# 4<sup>th</sup> UNDERGRADUATE **SEMINAR** 2019

---

BUILT ENVIRONMENT & TECHNOLOGY

---

**e-PROCEEDING**

eISBN-978-967-5741-97-5



organised by

**FACULTY OF ARCHITECTURE, PLANNING & SURVEYING**

UNIVERSITI TEKNOLOGI MARA PERAK BRANCH

SERI ISKANDAR CAMPUS

# THE CHALLENGES OF BUILDING SURVEYOR GRADUATES IN MALAYSIA

Nurul Haziqah Aziz<sup>1</sup> and Nadira Ahzahar<sup>2</sup>

<sup>1,2</sup> Department of Building Surveying, Faculty of Architecture, Planning and Surveying, Universiti Teknologi MARA, Perak Branch, Seri Iskandar Campus, 32610 Seri Iskandar, Perak  
Email: [ajieqhaziqah96@gmail.com](mailto:ajieqhaziqah96@gmail.com)<sup>1</sup>, [nadira754@uitm.edu.my](mailto:nadira754@uitm.edu.my)<sup>2</sup>

## **Abstract:**

Building surveying is one of profession that has been established since 1950s. Building surveying is a course that included the study of building maintenance, building design, building construction and study of defects occurred in a building. Although building surveyor profession has been established almost 50 years, but building surveyor is still not well popular among Malaysian. This problem will affect the survival of building surveyor's students and graduates as they must strive and established the profession along with getting a job. Therefore, this paper is to identify the challenges faced by building surveyor graduates. A set of questionnaires were distributed to respondents that graduates from building surveyor course and the data collected was analyzed using SPSS. It was found that awareness and knowledge on BS are still low as they lack information on the profession and professional recognitions. The cause may have resulted in problems on public recognition and poor understanding of the surveyor's skills. Several suggested the profession to have a clear, coherent and relevant identity, with strong professional structures for the profession to survive and gain recognition from the government. Graduates are also recommended to acquire other skills and training for them to be significant to the construction industry.

## **Keywords:**

Building surveyor; Challenges; Establishment; Graduates; Professional recognitions

## **1.0 INTRODUCTION**

A building surveyor should be equipped with a thorough understanding of construction techniques, building materials, repair methods and technology skills as well as knowledge of the building's significance and building regulations. (Azlan Shah ali & Woon, 2013). Building surveyor graduates can enter various jobs which related to the study in building surveying course. It is important for the students and graduates of building surveying to understand and able to adapt to any jobs related to building surveying course. The maintenance and operation of the building from the start of the operation until demolished also can be done by a building surveyor. Building surveyor have knowledge to plan maintenance program that suitable with the building. Building surveying is a course that included the study of building maintenance, building design and building construction.

However, building surveyor profession is still lack in terms of establishment of the profession itself. Although the profession of building surveyor has been established in Malaysia since 1950s and started formed in RICS in 1990s, but the profession of building survey has still not been well established in Malaysia. (Isnin, Badrol Hisham, Ramele, & Ahmad Zawawi, 2016)

## **2.0 LITERATURE REVIEW**

Generally, a professional building surveyor is a qualified person, by examination and experience, and a member of the Royal Institution of Surveyors Malaysia. As what have been clearly outlined in the 2016 Building Surveying Division, Royal Institution of Surveyors Malaysia (RISM) website, building Surveyor is a construction professional who provides professional advice on property and construction. A building surveyor also must get recognition and certificate from Royal Institution of Surveyors



Malaysia in order to be a professional building surveyor. (Royal Institution of Surveyors Malaysia, 2018). The building surveyor service started in Kuala Lumpur Municipal Council (KLMC) in the 1950s. The profession of BS was introduced in 1990s by the Royal Institution of Surveyors Malaysia (RISM). Despite this relatively long period of establishment, the profession is still in the process of gaining recognition because awareness level of the significance of building surveyor services is comparatively low. (Exami, 2018). BS is a professional profession and registered under Malaysia Public Service Department (JPA). It is placed under the SMM Service Scheme in ENGINEERING Classification (J) and pay scale of J41, J44, J48, J52 and J54. The position is equally significant with other professional services as recognized by government (Ahmad, 2003).

### 2.1 Challenges in Building Survey graduates

In Malaysia, there are four universities that offer a degree program on building surveying. They are Universiti Sains Malaysia (USM), Universiti Malaya (UM), Universiti Teknologi Mara (UiTM) and Twintech International University College of Technology (since 2012). The challenges faced by building surveyor graduates are lack of public awareness for building surveyor profession, gain recognition from others profession, no specific regulated act, lack of awareness among BS graduates, low response from government, lack of promotion, lack of skills and lack of hands-on experience during study. Based on other profession's perspective about establishment of building surveying graduates, it is because of lack of hands-on practice, lack of public awareness about the significant of building surveyor profession and a better relationship with other professional is required in order to increase the understanding of other profession about the scope of work for building surveyor profession.

## 3.0 METHODOLOGY

This research mainly focused within the graduates of building surveying course in any universities that and among employers in construction players. 100 sets of questionnaires were provided and distributed to graduates of building surveyor and the employers among constructions players such as contractors of construction and maintenance. The questionnaire given will help to determine the establishment of building surveyor profession in construction industry, the survival of building surveyor students after graduates and the challenges faced by building surveyor graduates after graduation.

## 4.0 ANALYSIS AND FINDINGS

The total number of respondents are 100 which is randomly from graduates of building surveyor and within employers among construction players such as contractors of construction and maintenance. The data is analyzed using SPSS.

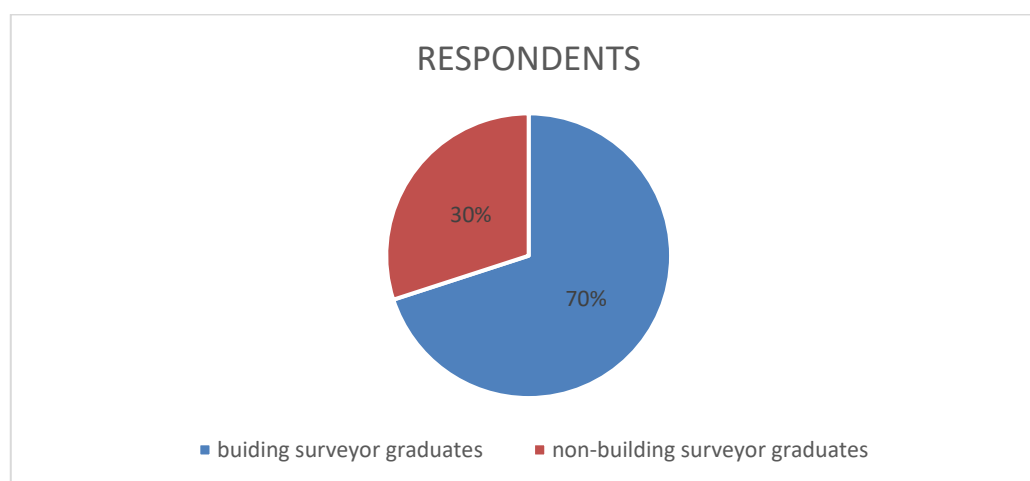


Figure 1: Expertise of each respondents of respondents

Table 1: Statistics of challenges faced by BS graduates

NO.	CHALLENGES OF BUILDING SURVEYOR GRADUATES	PERCENTAGE (%)		FREQUENCY (n)	
		Agree	Strongly agree	Agree	Strongly agree
1.	Building surveyor is not well established	48.0	34.0	48	34
2.	Unsatisfying of courses in building surveying	8.0	6.0	8	6
3.	Compete with other well-established profession	16.0	84.0	16	84
4.	Increase knowledge to satisfy current demand	42.0	58.0	42	58
5.	Establishment of building surveyor act	75.0	16.0	75	16
6.	Lack of promotions	50.0	50.0	50	50
7.	Lack of skills among building surveyor graduates	18.0	16.0	18	16
8.	Lack of demands for building surveyor graduates	9.0	16.0	9	16
9.	Lack of soft skills among graduates	58.0	16.0	58	16
10.	Increase understanding about building surveyor profession	34.0	58.0	34	58

Based on the questionnaire that distributed among building surveyor graduates, the highest challenges faced by building surveyor graduates is they must compete with other well-established profession such as engineer and architect. Lack of understanding about building surveyor profession in Malaysia also one of the challenges that the graduates have to face after graduate.

## 5.0 CONCLUSION

As a conclusion, building surveyor profession is one of professional profession that should be acknowledged by other profession in Malaysia. BS practices such as maintenance, asset and facilities management companies, and in heritage conservation projects.

Proper establish planning about building surveyor profession such as career talk can help to increase the awareness among publics and reduce the misunderstanding about the scope of work and skills that building surveyor graduates have.

## REFERENCES

- Ahmad. (2003). ACADEMIC TRAINING AND EMPLOYMENT FOR BUILDING SURVEYORS IN MALAYSIA Azlan Shah Ali \*, Umi Kalsum Zolkafli and Chen Jia Woon, 1–10.
- Azlan Shah ali. (2018). Building surveyors protect public interest. Retrieved from <http://www.focusmalaysia.my/Columns/building-surveyors-protect-public-interest>
- Azlan Shah ali, & Woon, C. J. (2013). Issues and challenges faced by building surveyors in Malaysia. *Structural Survey*, 31(1), 35–42. <https://doi.org/10.1108/02630801311304404>
- Bussey, A., & Hoxley, M. (1998). Domestic subsidence insurance claims - is there a role for the chartered building surveyor? *Structural Survey*, 16(1), 7–14. <https://doi.org/10.1108/02630809810210857>
- Bussey, A., & Hoxley, M. (1998). Domestic subsidence insurance claims - is there a role for the chartered building surveyor? *Structural Survey*, 16(1), 7–14. <https://doi.org/10.1108/02630809810210857>
- Exami, H. (2018). 12/3/2018 Examination | Royal Institution of Surveyors Malaysia, 1–4.
- Isnin, Z., Badrol Hisham, S. S. D., Ramele, R., & Ahmad Zawawi, E. M. (2016). Challenges to Building Surveyors From The Perspectives Of Non Surveyors. *MATEC Web of Conferences*, 66, 00097. <https://doi.org/10.1051/mateconf/20166600097>
- Royal Institution of Surveyors Malaysia. (2018). Building Surveying Division (BS), pp. 1–3. Retrieved from <http://www.rism.org.my/building-surveying-division-bs/>

Navigation, M. (2015). *Building Surveying* □, 1–2.

Pengurusan, K. (2018). *Juruukur Bangunan Gred J41, (ii)*, 27721.