

# Education and Training for Valuers in Malaysia

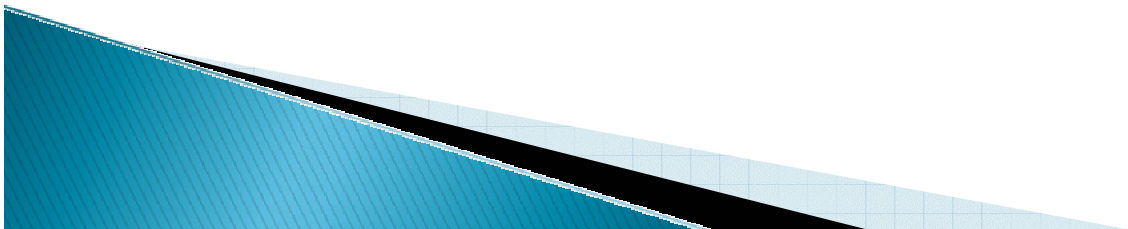
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Assoc. Prof. Sr. Abd Rahman Mohd Noor, FISM, MRICS, M.PEPS

This paper covers the following areas:

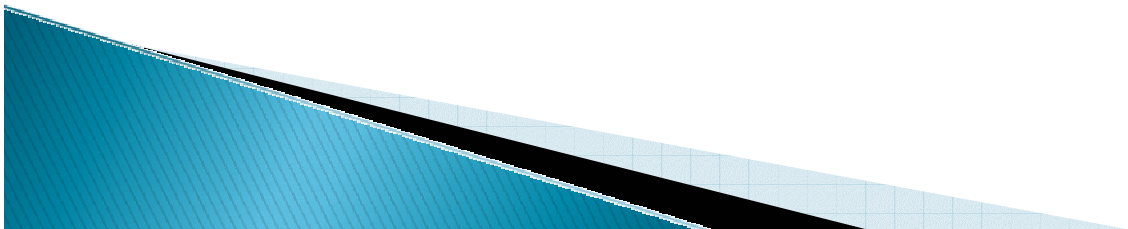
- Education
- Training
- Real Estate Practice Development and
- Continuous Professional Development

# 1.0 INTRODUCTION

- **Valuation Profession:**
  - Appraiser
  - Property consultancy & valuation services
  - Land economist
  - Estate management



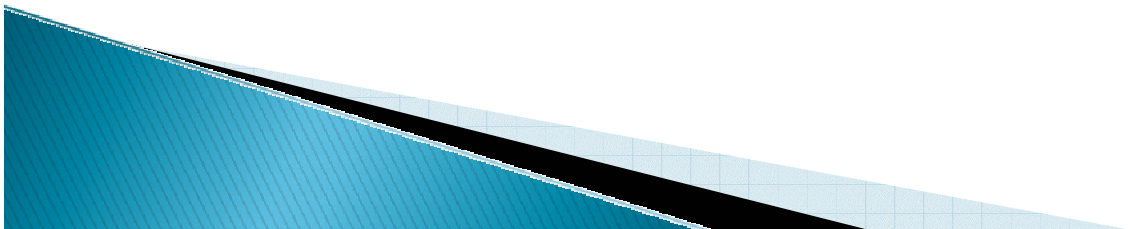
- **Scope of Work**
  - Valuation of Land & Properties
  - Tangible assets
  - Feasibility studies
  - Property consultancy
  - Land taxation
  - Property management
  - Real estate agency
  - Project and urban planning



## ▶ List of Subjects

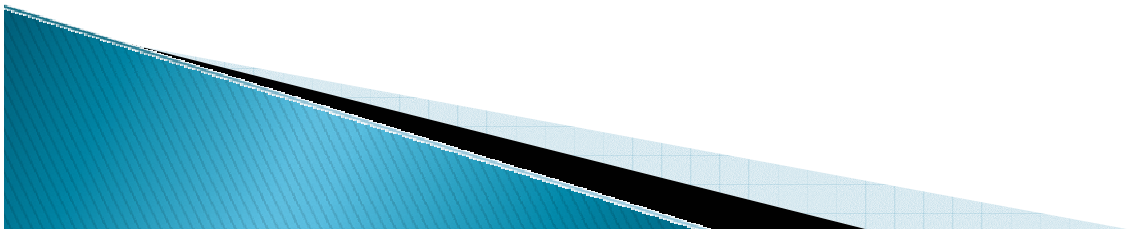
### YEAR ONE

1. Principles of Economics
2. Introduction to Valuation
3. Principles of Law
4. Statistics and Computing
5. Building Technology I
6. Principles of Accounting



## **YEAR TWO**

1. Land Economics
2. Valuation Techniques
3. Law of Property
4. Applied Town & Country Planning
5. Building Technology II
6. Property Management I

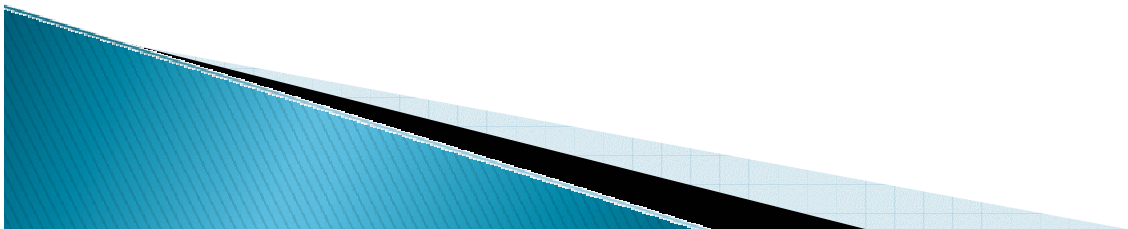


## **YEAR THREE**

1. Applied Valuation
2. Professional Practice
3. Property Management II
4. Building Maintenance
5. Agency and Marketing
6. Land Administration and Taxation

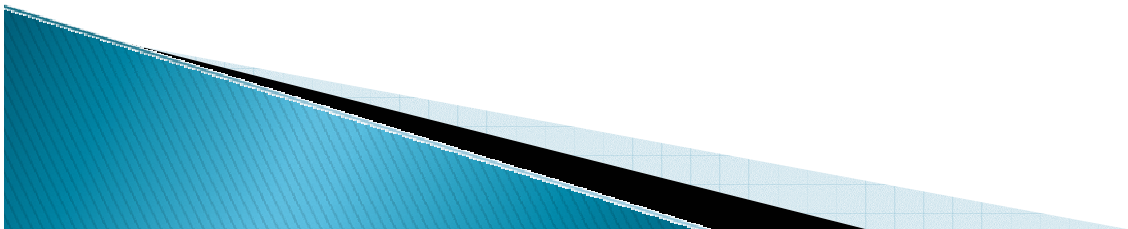
## **YEAR FOUR**

1. Six(6) months Practical Training

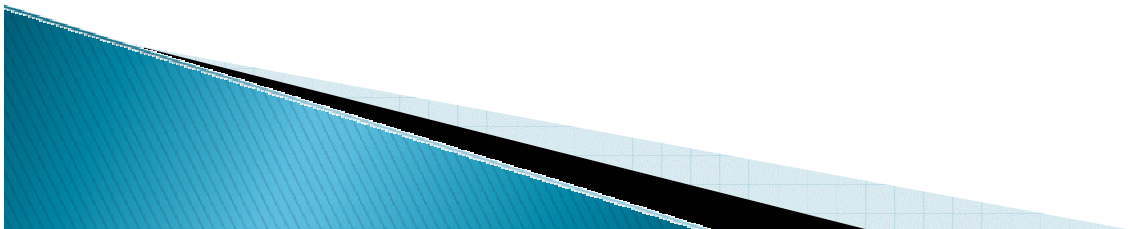


## 2.0 BRIEF HISTORY

- Brought by British before Independence 1957
- Appraiser Enactment 1907
- After Independence
- Valuation Division (Ministry of Finance)
- 1<sup>st</sup> Malaysian DG  
Mr. Ravindra Dass
- 1961 – Institution of Surveyors
- Similar modes of Royal Institution of Chartered Surveyors (UK) RICS.

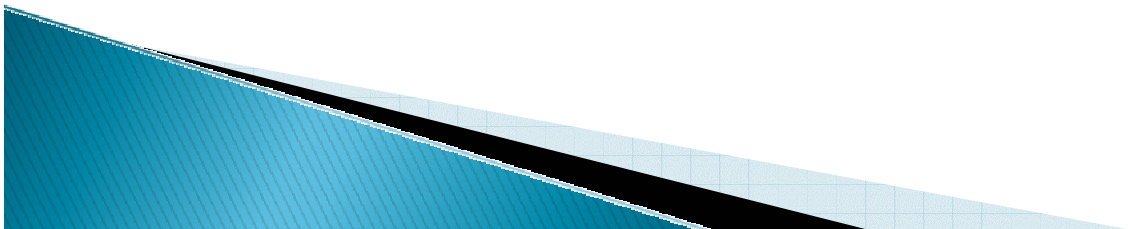


- 1967 – Regulation of Surveyors Act
- Regulate and control qualified valuers and quantity surveyors
- Left out unqualified Appraisers (Appraisers Enactment 1933)
- That time – go to UK to study or take exam by professional institution



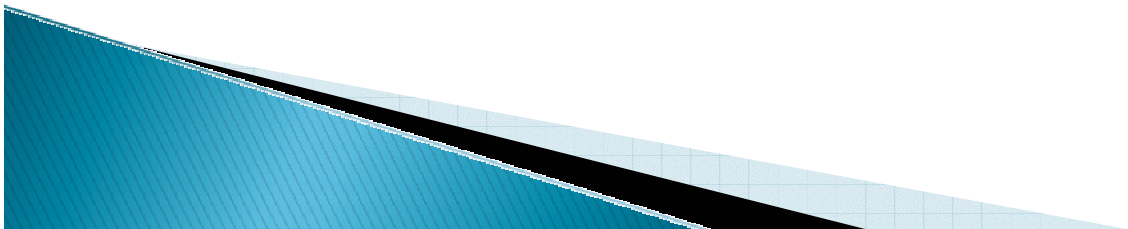


- 1969 – Institut Teknologi MARA  
First Diploma Program in Valuation
- 1973 – Diploma in Estate Management
- 1981 – Valuers', Appraisers' and Estate Agents Act  
Single body
- 1982 – ITM two year program Advance Diploma in  
Estate Management



## 3.0 EDUCATION IN VALUATION (ESTATE MANAGEMENT)

- Formal Education by Public and Private Institution
- 3 years Full Time Study
- Part Time Longer Time
- Entry Requirements:
  - High School Certificate (STPM)
  - National Matriculation
  - Diploma in Estate Management



## 4.0 TEACHING AND LEARNING PROCESS

### Academic Staff

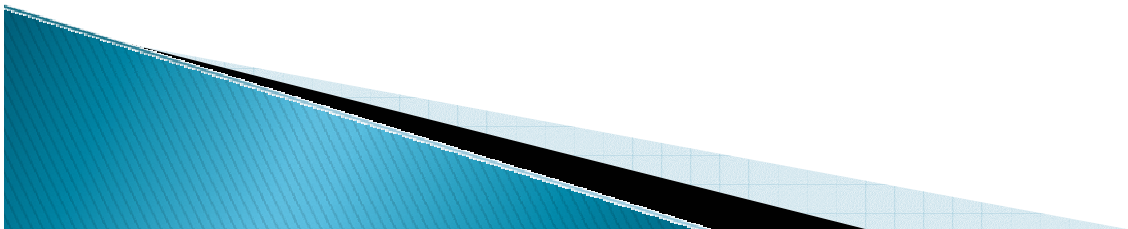
Qualification/ Professional Membership	No. of Staff			
	UiTM	UTM	UM	UTHM
BSc (Hon) Degree	4	14	3	2
MSc Degree	11	7	5	14
PhD Degree	3	8	5	2
<b>Registered Valuer</b>	<b>9</b>	<b>3</b>	<b>4</b>	<b>Nil</b>
Pursuing MSc	5	6	3	2
Pursuing PhD	3	3	3	2
<b>TOTAL</b>	<b>35</b>	<b>41</b>	<b>23</b>	<b>22</b>

*Source: Own survey, 2008*

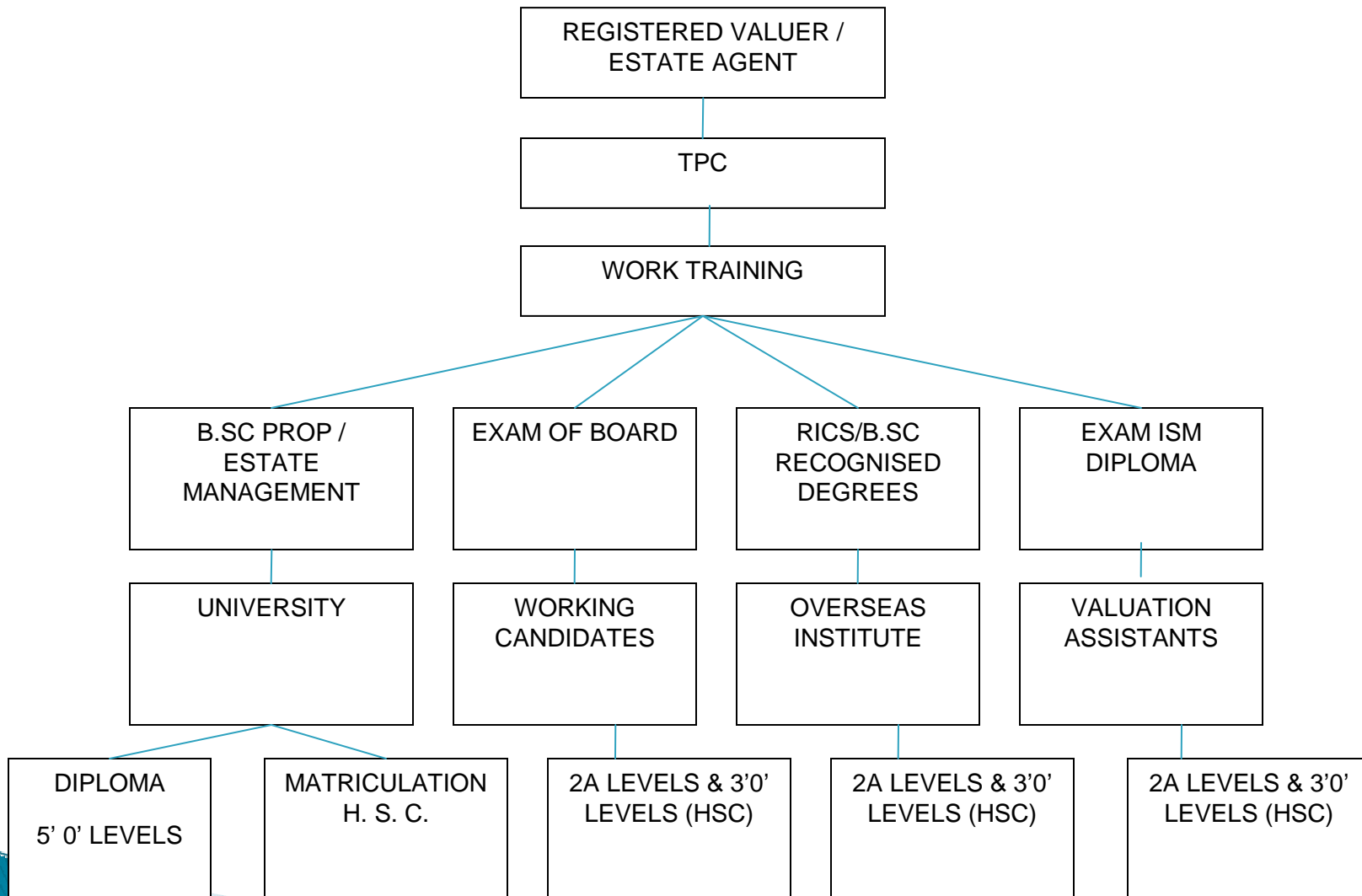


## 5.0 POST GRADUATE STUDY

- MSc in Facilities Management
- MSc in Property Investment
- PhD in Built Environment

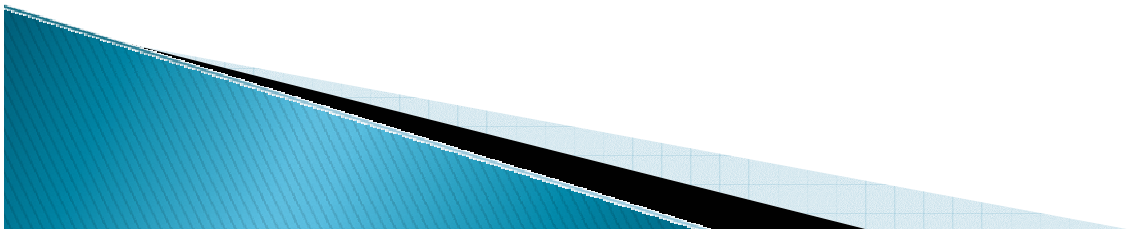


# 6.0 THE LADDER TOWARDS A REGISTERED VALUER / ESTATE AGENT



## 7.0 POST QUALIFYING WORKING EXPERIENCE

- Register with the Board as a probationary Valuer
- Two year full-time work training under supervision of Registered Valuer
- Record work in diary (2 years)



- **Areas of Specialization for TPC BOVAEA**

Valuation/Property Management	Estate Agency
Valuation of Landed Properties including Plant and Machinery	Sale and Purchase of Residential, Commercial, Industrial and Agriculture Property
Rating/Local Taxation	Tenancies/Leasing of Residential, Commercial, Industrial and Agriculture Property
Property Management	Marketing of Property For Sale/Letting
Real Estate Agency-Sales, Lettings and Purchase of Land and buildings	
Compulsory Land Acquisition and Compensation	
National Taxation-Stamp duty, Real Property Gains Tax, Renewal Premiums	
Property Development and Investment	
Property Consultancy and Research	

## 8.0 TEST OF PROFESSIONAL COMPETENCE

- Two working submission (task)
- Interview
- Areas of Interviewers

Valuation		Estate Agency	
1.	Property Laws and Taxation	1.	Property Laws and Taxation
2.	Property Management, Development and Investment	2.	Estate Agency Laws
3.	Estate Agency Law and Practice	3.	Estate Agency Practice
4.	Valuation	4.	Topical Matters (Current matters relating to property)

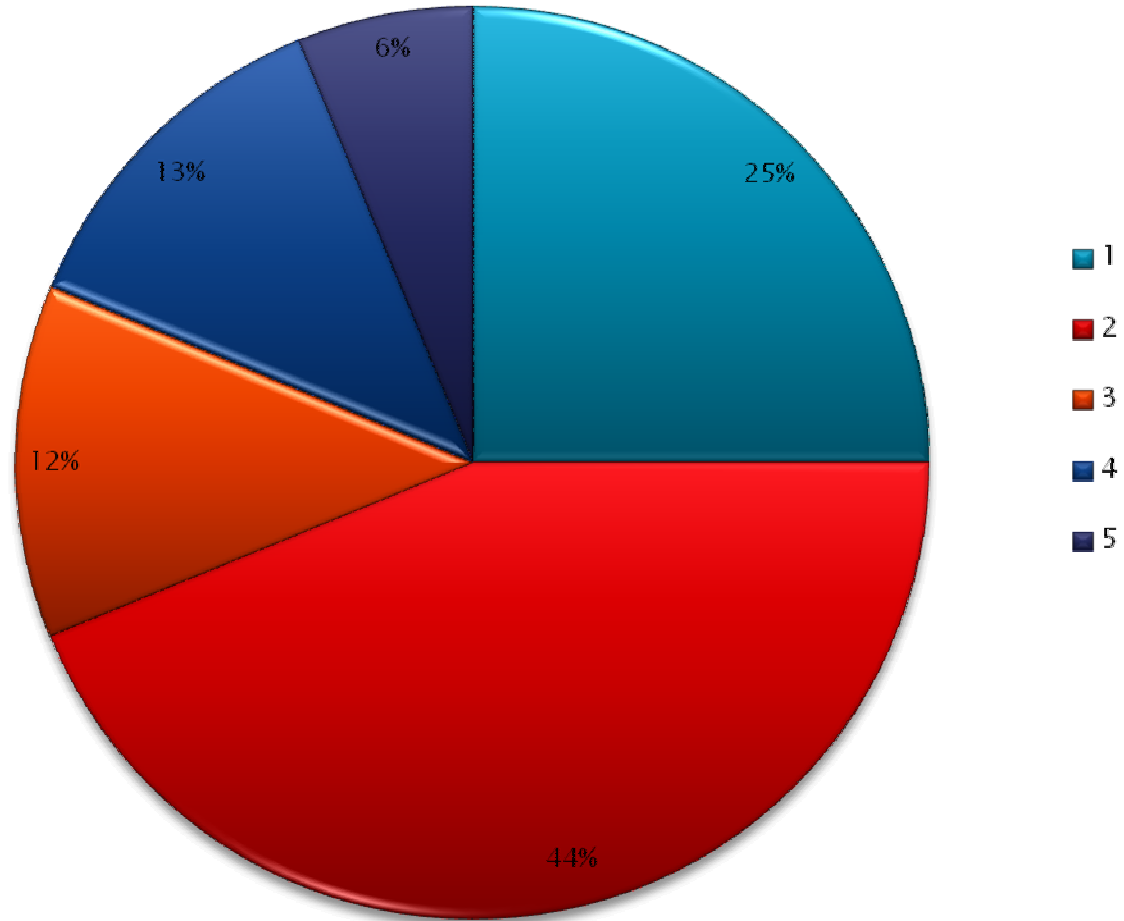
*BOVAEA (2008) Rules and Guidelines to the Test of Competence Board of Valuers, Estate Agents and Appraisers*

*Source: BOVAEA (2008)*



# Passes rate of TPC

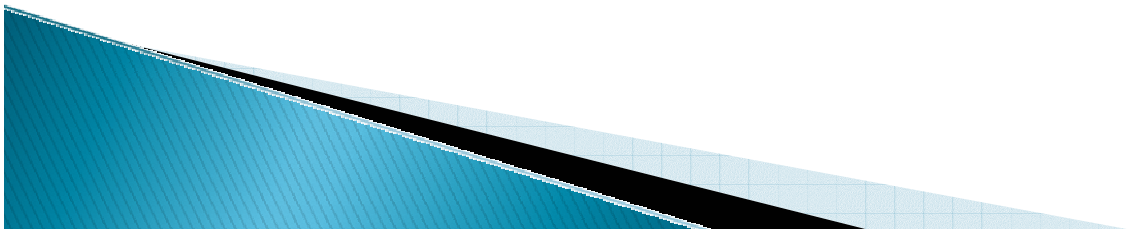
Chart Title



# 9.0 CONTINUOUS PROFESSIONAL DEVELOPMENT

## **Student Requirements:**

- Credit Hours – 10 hours
- Forms of CPD
  - a) Professional meetings such as  
ISM, PEPS, Board, AVA
  - b) Seminars, Conferences, Congresses, Conventions and workshops
  - c) Full time studies (6 months)
  - d) Research, Publication, and Presentation on Professional Matters
  - e) Private studies
- Proof of Attendance



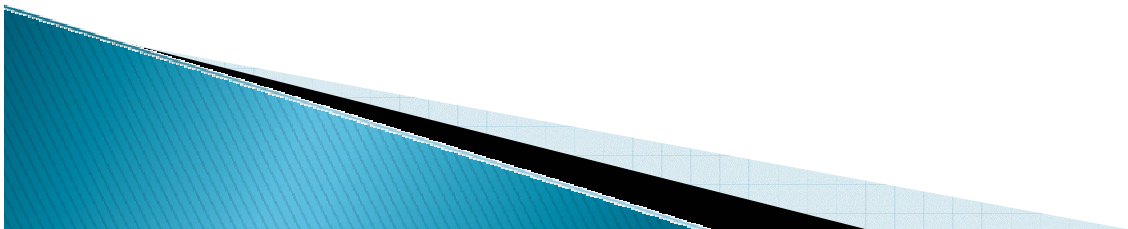
# 10.0 CONCLUSION

## **To be a registered valuer:**

- Education in universities
- 2 years training
- TPC
- CPD to renew licence

## **Under the law, BOVAEA registers can practice:**

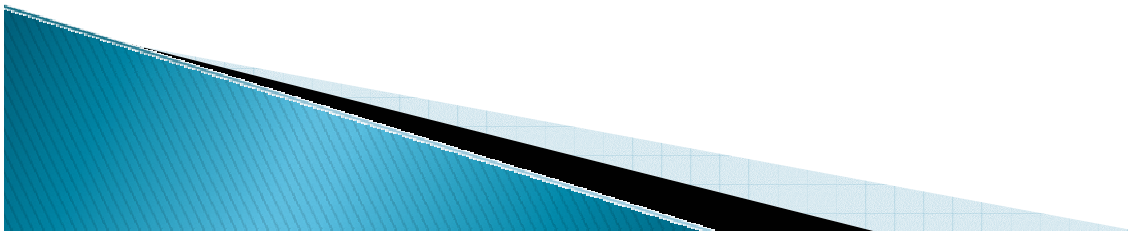
- Valuation
- Estate Agency
- Property Management



## Thai Poem

**High High Sun High,  
Son Cow Die Tie,  
Long Time Search I,  
Next Time Find I.**

THANK YOU.



# TEST OF PROFESSIONAL COMPETENCE IN ESTATE AGENCY PRACTICE

## WORK DIARY

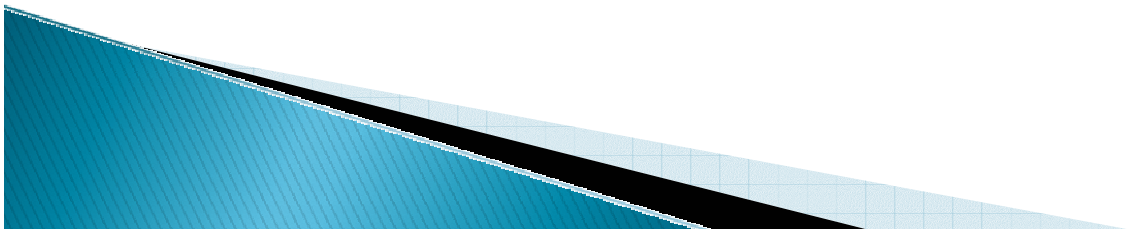
CANDIDATE'S NAME : .....  
(AS PER NRIC)

SUPERVISOR'S NAME : .....

EMPLOYER'S NAME : .....

DATE OF COMMENCEMENT: .....

DATE OF COMPLETION : .....



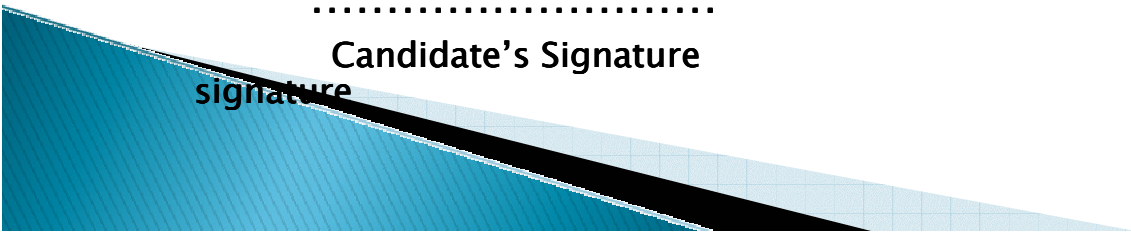
WEEK.....

Date	Nature of professional work carried out	Code of training area

.....  
.....

Candidate's Signature  
signature

Supervisor's  
Names in block letters



**WORK DIARY  
&  
LOG BOOK**

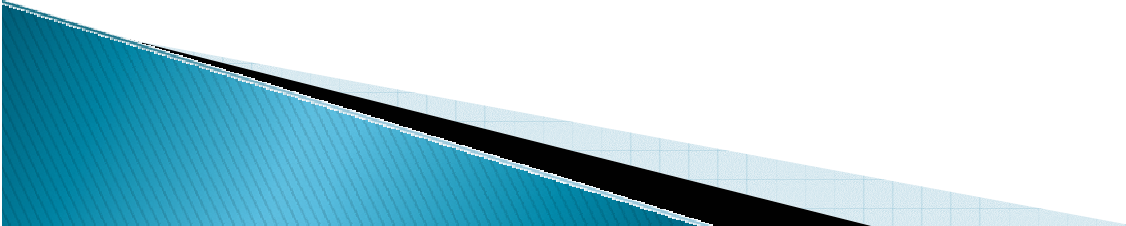
**Candidate's Name** : .....

**Supervisor's Name** : .....

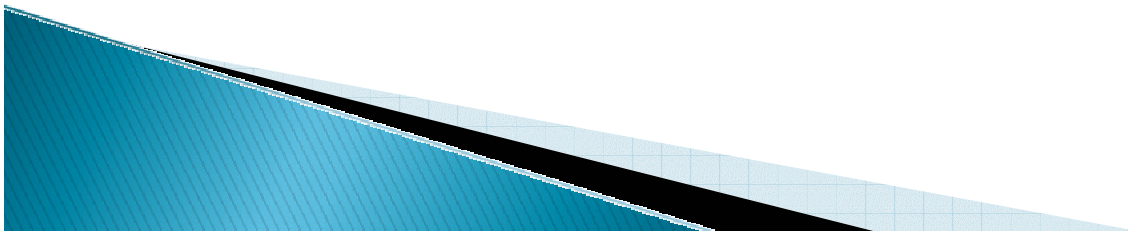
**Employer's Name** : .....

**Date of Commencement:** .....

**Date of Completion** : .....



# WORK DIARY





## WEEK: 1 (20-4-1998 – 25-4-1998) (Example)

Date	Nature of professional work carried out	Code of training area
20-4-98	Inspection of Lot 2 Mukim Senang Daerah Mewah Negeri Emas to determine the market Value and other compensations for compulsory of land acquisition. Other works included title search, planning enquiries and gathering of evidence.	5.1
21-4-98	Assembly of comparisons and other evidences and analyzing the evidences.	5.3
22-4-98	Preparation of valuation and claims of compensation.	5.2
23-4-98	Preparation of valuation and claims of compensation and preparation of Valuation Report.	5.2
24-4-98	Preparation of Valuation Report	5.3