

# JPPH - REAL ESTATE EDUCATION AND TRAINING



**VALUATION AND PROPERTY SERVICES DEPARTMENT  
MINISTRY OF FINANCE MALAYSIA**

BY  
YUSDIRA YUSOF  
HEAD OF DEVELOPMENT, RESEARCH  
AND EXPERTISE  
INSPEN



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- 1** OVERVIEW OF VALUATION AND PROPERTY SERVICES DEPARTMENT (JPPH) & NATIONAL INSTITUTE OF VALUATION (INSPEN)
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- 3** EDUCATION SERVICES
- 4** TRAINING SERVICES
- 5** CHALLENGES & WAY FORWARD



## OBJECTIVE

To share the insight of human capital developments and services in JPPH as well as future visions in real estate focussing on education and training



1

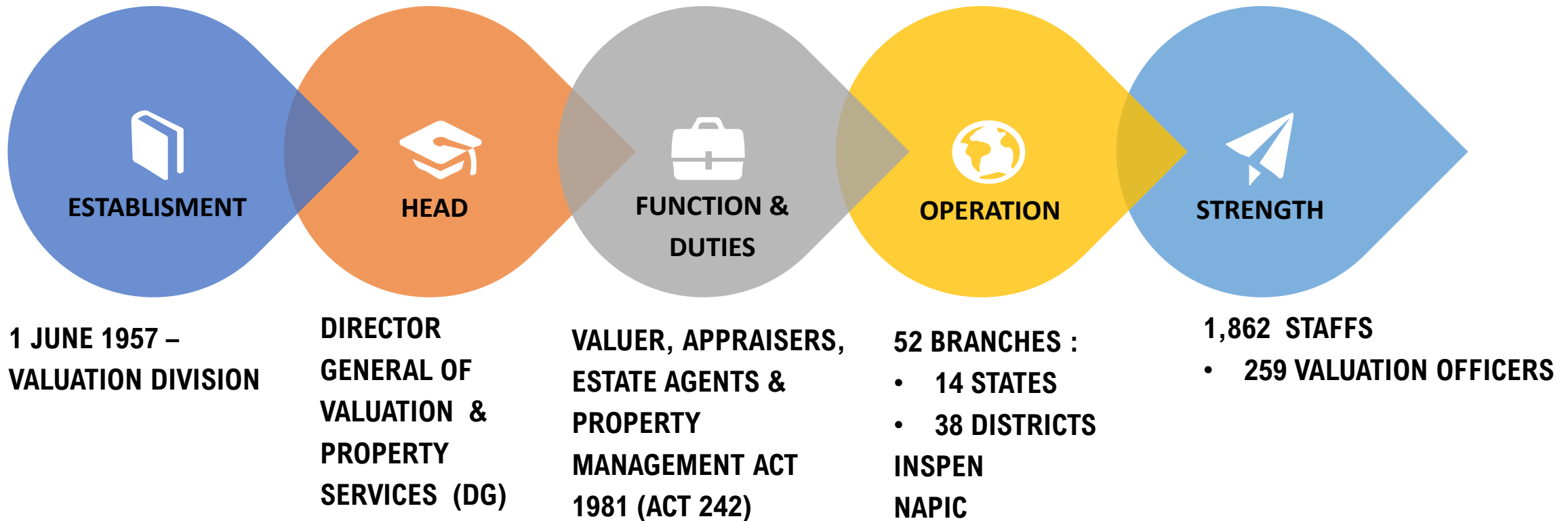
VALUATION AND PROPERTY  
SERVICE DEPARTMENT (JPPH)/  
NATIONAL INSTITUTE OF VALUATION (INSPEN)  
MINISTRY OF FINANCE MALAYSIA



# ORGANISATION



VPSD/JPPH - department under Ministry of Finance (MOF), Malaysia.





MINISTRY OF FINANCE

# ORGANIZATION CHART MINISTRY OF FINANCE



**MINISTER OF FINANCE**  
YAB DATO' SERI ANWAR BIN IBRAHIM



**DEPUTY MINISTER OF FINANCE**  
YB DATUK SERI AHMAD MASLAN



**DEPUTY MINISTER OF FINANCE**  
YB STEVEN SIM CHEE KEONG

## DEPARTMENT UNDER MINISTRY OF FINANCE



**MALAYSIA TREASURY**  
SECRETARY GENERAL OF TREASURY  
DATUK JOHAN BIN MAHMOOD MERICAN



**ROYAL MALAYSIAN CUSTOMS DEPARTMENT**  
DIRECTOR GENERAL  
DATO' HAJI ZAZULI BIN JOHAN



**ACCOUNTANT GENERAL'S DEPARTMENT OF MALAYSIA**  
ACCOUNTANT GENERAL  
VACANT



**VALUATION AND PROPERTY SERVICES DEPARTMENT**  
DIRECTOR GENERAL  
Sr ABDUL RAZAK YUSAK



**LANGKAWI DEVELOPMENT AUTHORITY**  
CHIEF EXECUTIVE OFFICER  
VACANT

## AGENCY UNDER MINISTRY OF FINANCE



**BANK SIMPANAN NASIONAL**  
CHIEF EXECUTIVE OFFICER  
JAY KHAIRIL JEREMY ABDULLAH



**BURSA MALAYSIA BERHAD**  
CHIEF EXECUTIVE OFFICER  
DATUK MUHAMMAD UMAR SWIFT



**THE CENTRAL BANK OF MALAYSIA**  
GOVERNOR  
DATUK SHAIK ABDUL RASHEED  
ABDUL GHAFFOUR



**SECURITIES COMMISSION MALAYSIA**  
CHAIRMAN  
DATO' SERI DR. AWANG ADEK  
HAJI HUSSIN



**PUBLIC SECTOR HOME FINANCING BOARD**  
CHIEF EXECUTIVE OFFICER  
MOHD FARID DATO' HAJI NAWAWI



**RETIREMENT FUND (INCORPORATED)**  
CHIEF EXECUTIVE OFFICER  
DATUK NIK AMLIZAN MOHAMED



**MALAYSIA DEPOSIT INSURANCE CORPORATION**  
CHIEF EXECUTIVE OFFICER  
RAFIZ AZUAN ABDULLAH



**INLAND REVENUE BOARD OF MALAYSIA**  
CHIEF EXECUTIVE OFFICER  
DATUK DR. MOHD NIZOM SAIRI



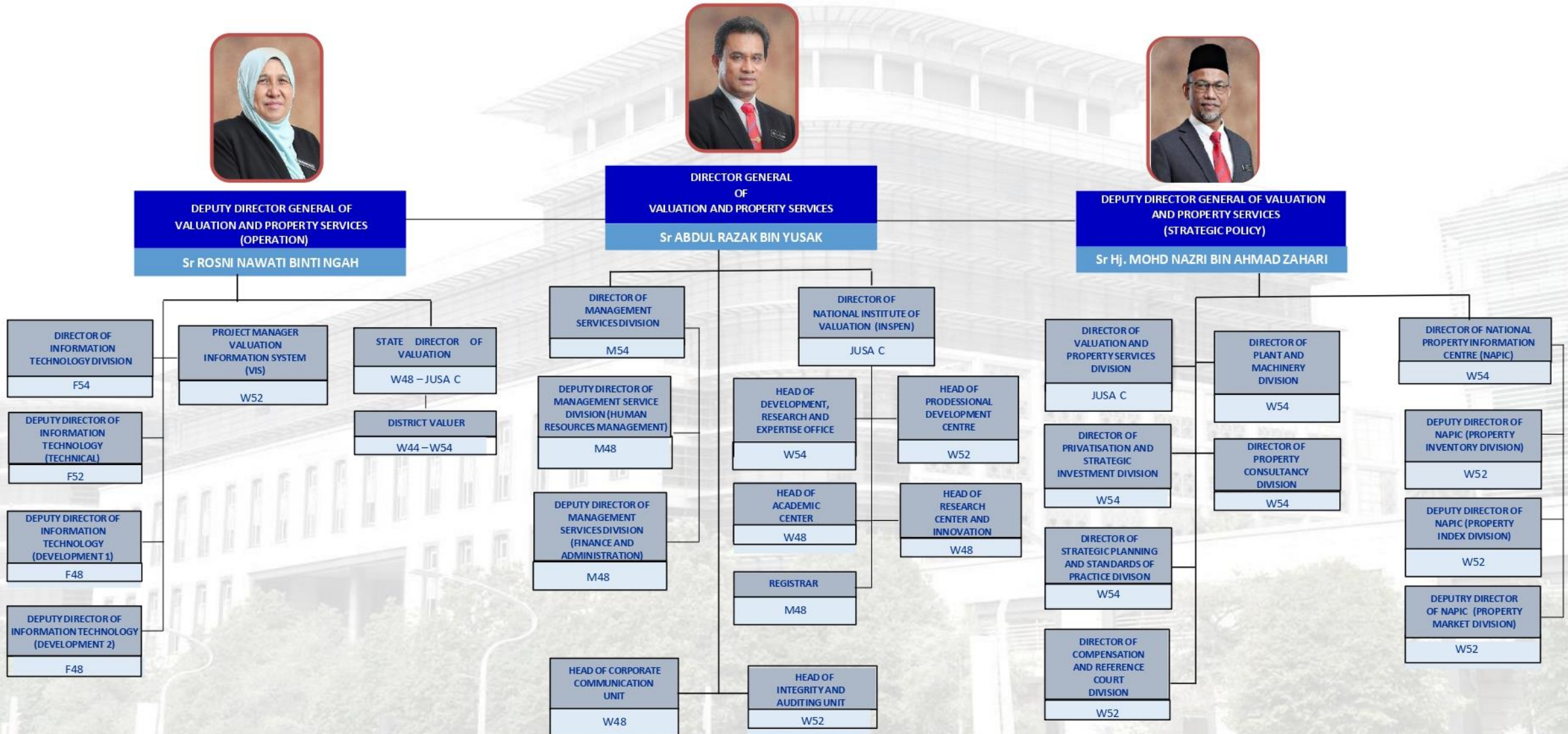
**EMPLOYEES PROVIDENT FUND**  
CHIEF EXECUTIVE OFFICER  
DATUK SERI AMIR HAMZAH AZIZAN



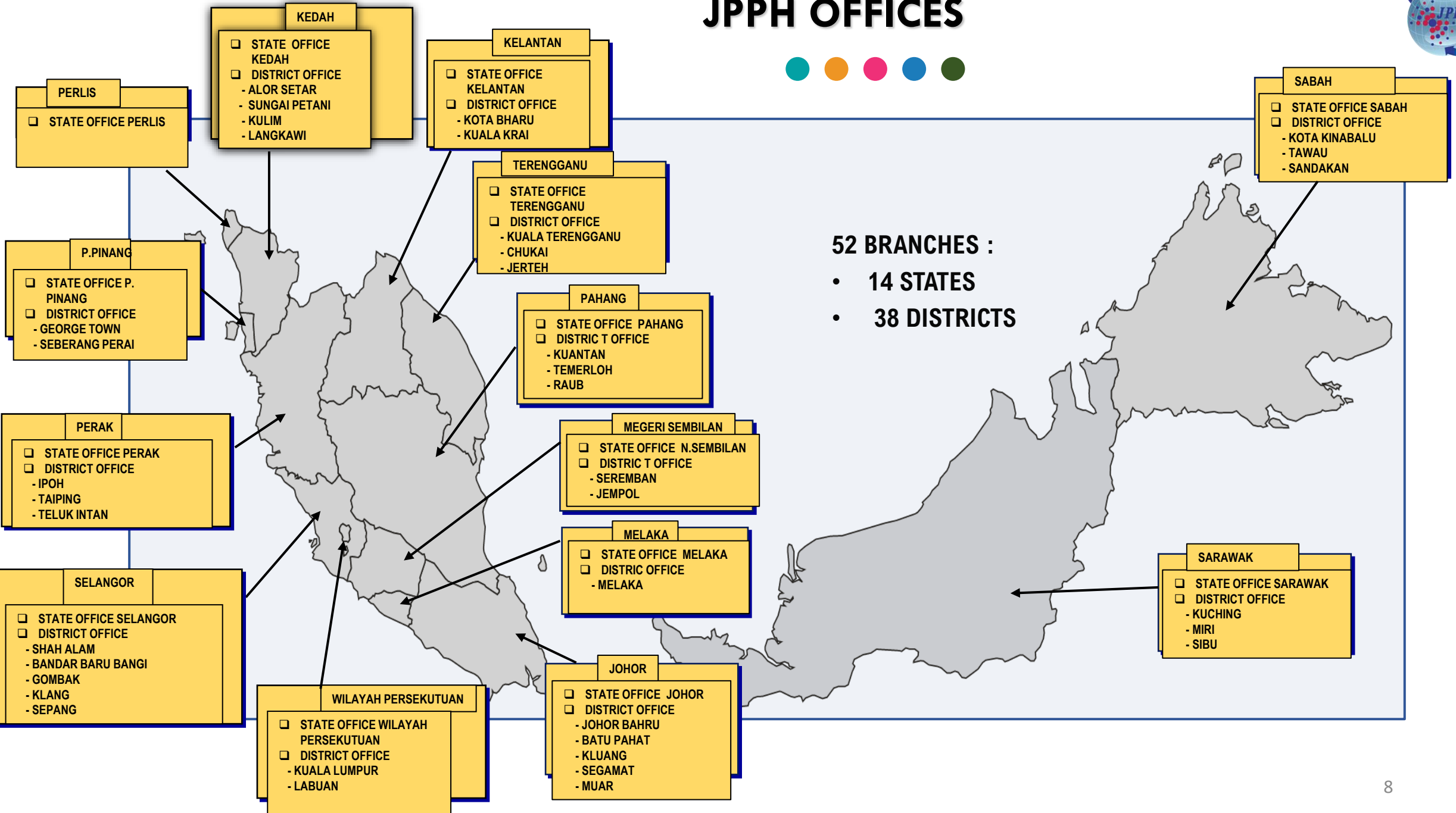
**LABUAN FINANCIAL SERVICES AUTHORITY**  
DIRECTOR GENERAL  
NIK MOHAMED DIN NIK MUSA



**MALAYSIA TOTALISATOR BOARD**  
CHIEF EXECUTIVE OFFICER  
VACANT



# JPPH OFFICES



**52 BRANCHES :**

- 14 STATES
- 38 DISTRICTS



# NATIONAL INSTITUTE OF VALUATION (INSPEN)

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Established in 1985

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The arms of JPPH in  
providing training,  
research and education



# ROLE OF JPPH



## ● ADVISORY

As an advisor to the government on matter relating to the valuation of real estate, property development and management

## ● CONSULTANCY

Consultant to the government in providing property consultancy services about feasibility studies, property management and estate agency.

## ● RESEARCH & DEVELOPMENT

To carry out research and development in the field of real estate.

## ● IMPLEMENTATION POLICIES

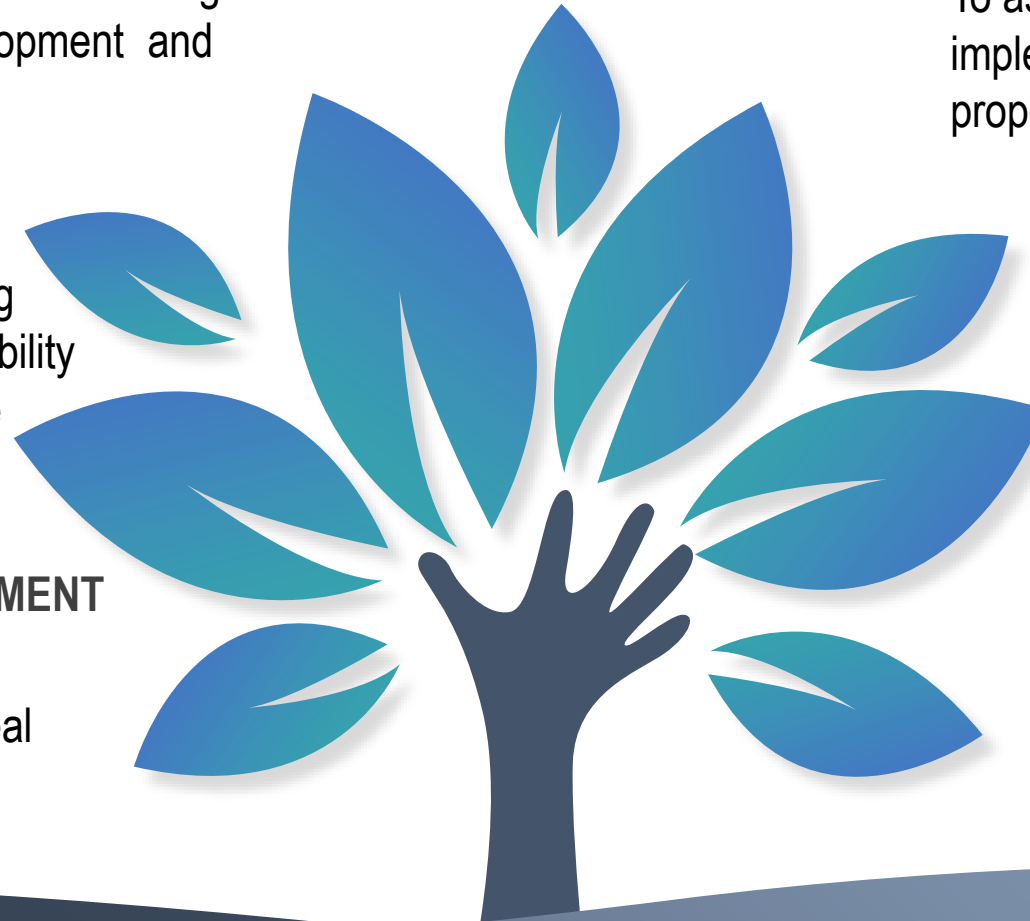
To assist the Ministry of Finance in the implementation of policies in relation to property.

## ● PROPERTY INFORMATION

To collect, publish and disseminate property information.

## ● TRAINING

To provide training in areas relating to property valuation and property services, management and information technology and Professional & Executive Development



# OUR CLIENTS




**FEDERAL  
GOVERNMENT**



**STATE  
GOVERNMENTS**




**LOCAL  
AUTHORITIES**



**STATUTORY  
BODIES**



**GOVERNMENT  
LINK AGENCIES  
(GLC)**



**INDUSTRY  
(TRANSACTION DATA)**

# CORE BUSINESS OF JPPH



**1**

**VALUATION AND  
PROPERTY  
SERVICES  
ACTIVITY**

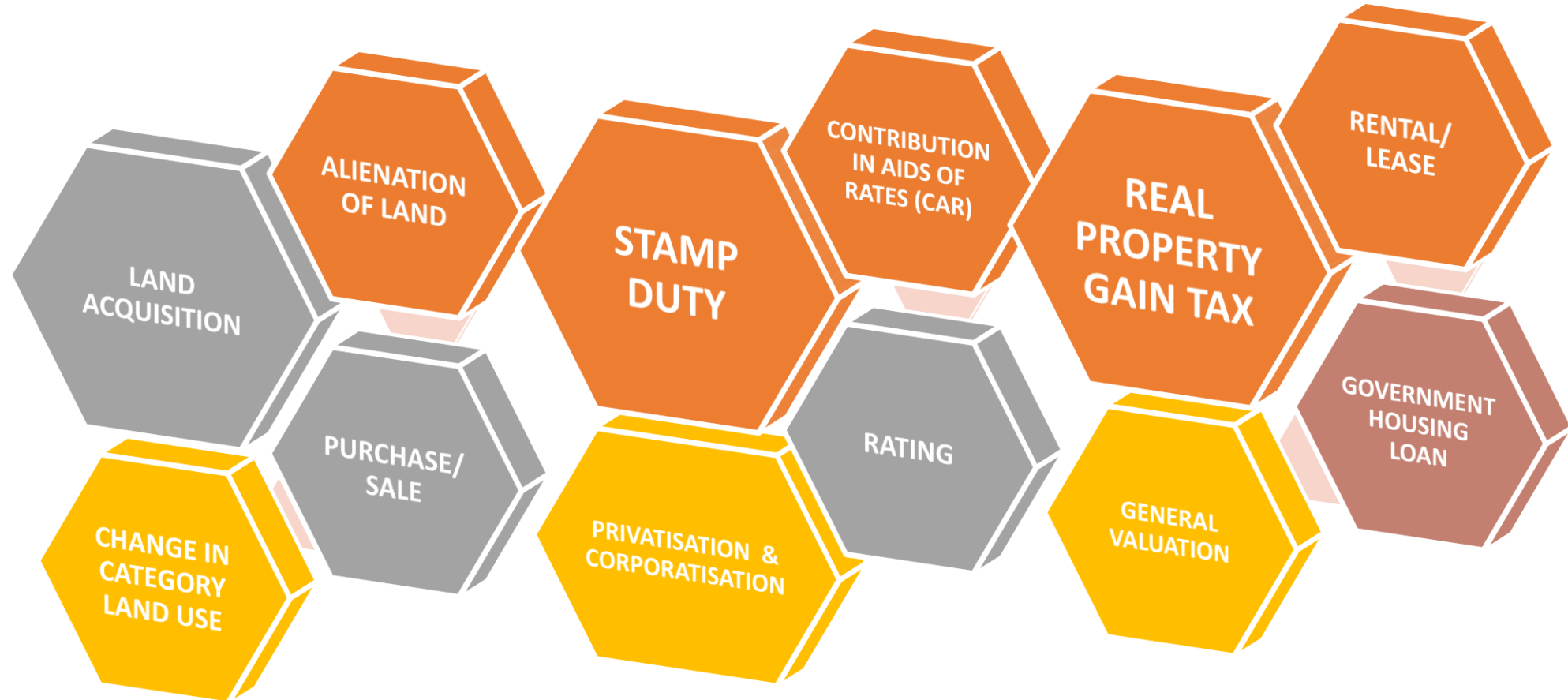
**2**

**TRAINING,  
RESEARCH AND  
EDUCATION  
ACTIVITY  
- NATIONAL  
INSTITUTE OF  
VALUATION  
(INSPEN)**

**3**

**PROPERTY  
INFORMATION  
ACTIVITY  
- NATIONAL  
PROPERTY  
INFORMATION  
CENTRE  
(NAPIC)**

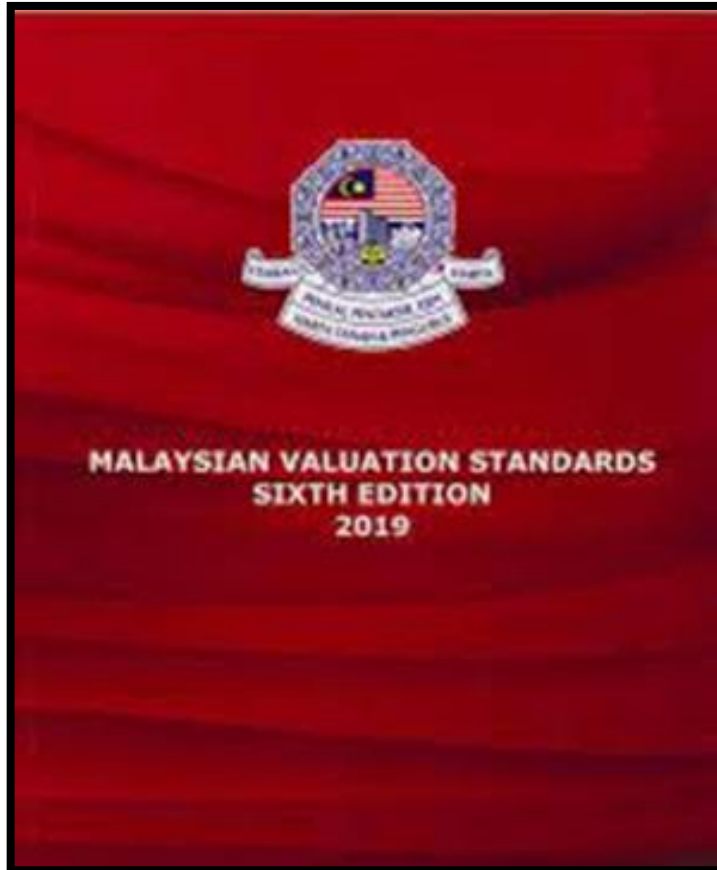
# PURPOSE OF VALUATION



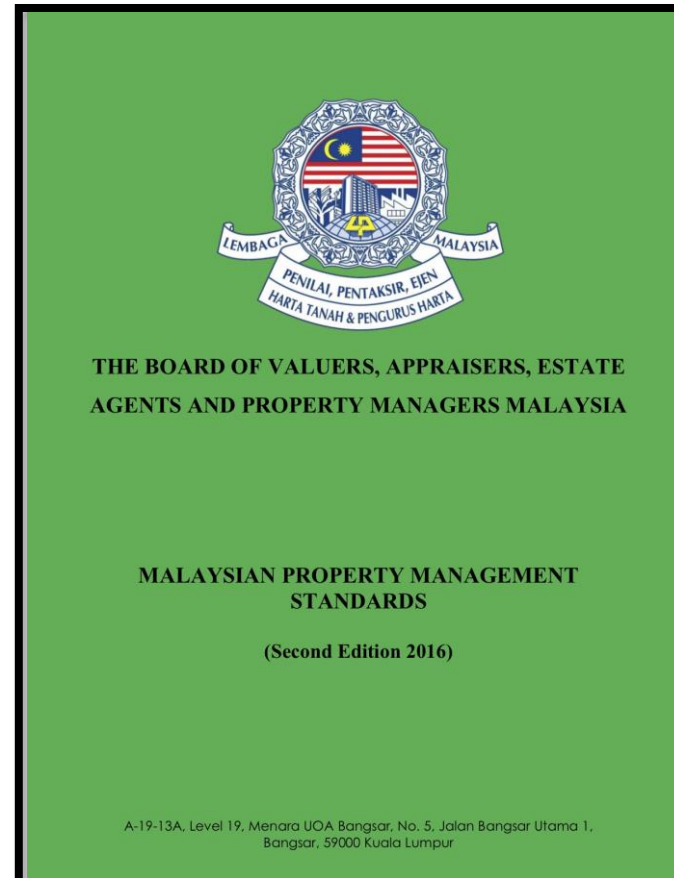
# QUALITY ASSURANCE

- **MALAYSIAN VALUATION STANDARD (MVS)**
- **MALAYSIAN PROPERTY MANAGEMENT STANDARD**
- **UNIFORM METHOD MEASUREMENT OF BUILDINGS**
- **MANUAL BOOKS/ SOPS**
- **INTERNAL CIRCULARS & GUIDELINES**

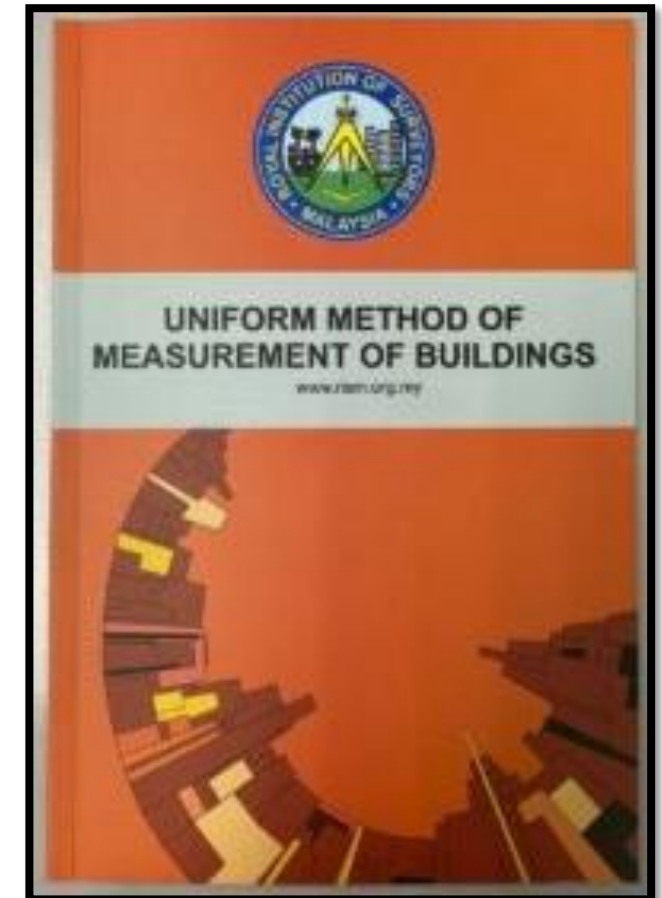
# STANDARDS



**MALAYSIAN VALUATION STANDARDS**

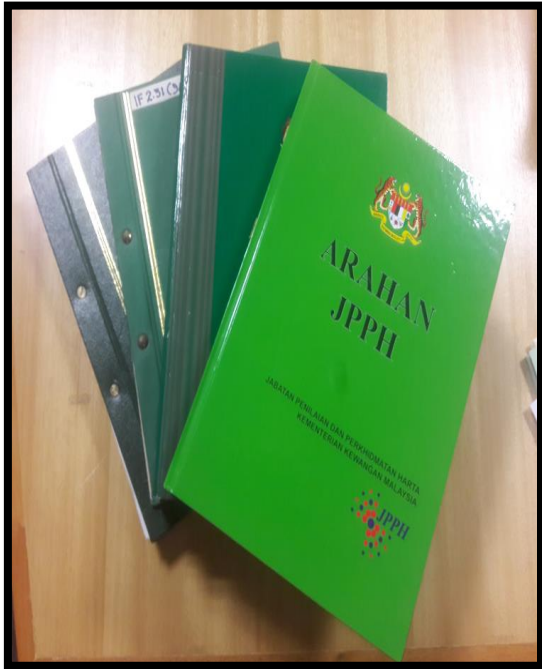


**MALAYSIAN PROPERTY MANAGEMENT STANDARDS**

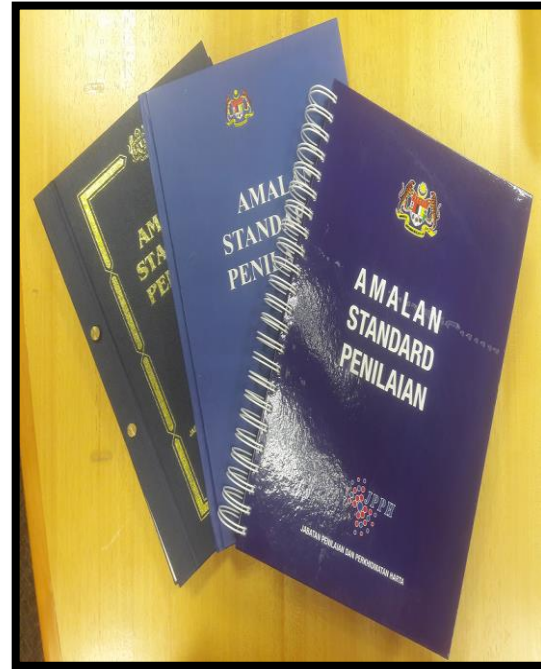


**UNIFORM METHOD OF MEASUREMENT OF BUILDINGS (RISM)**

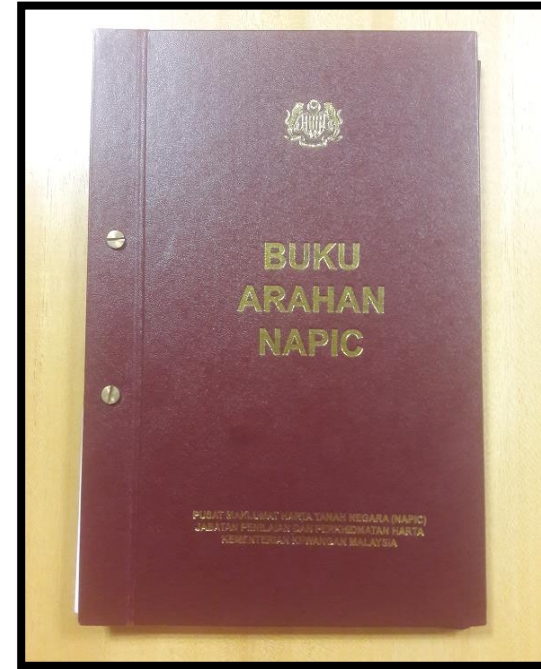
# MANUAL BOOKS / SOPs



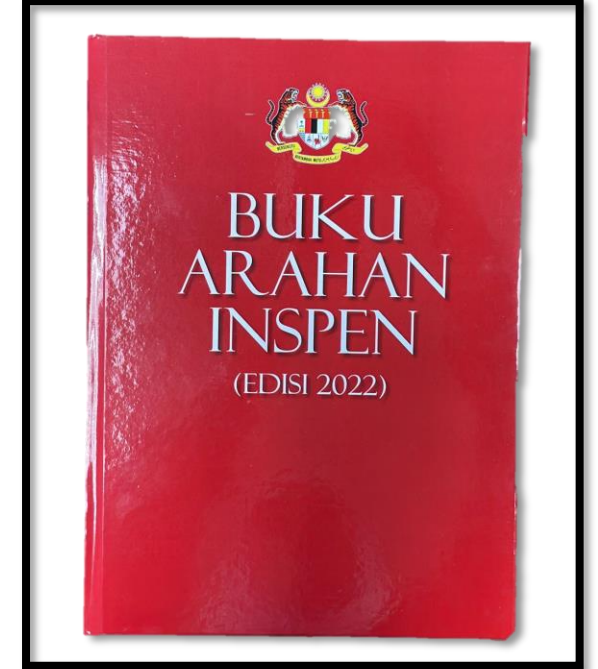
**BUKU ARAHAN JPPH  
(GREEN BOOK)**



**AMALAN STANDARD  
PENILAIAN  
(BLUE BOOK)**



**BUKU ARAHAN  
NAPIC  
(RED BOOK)**

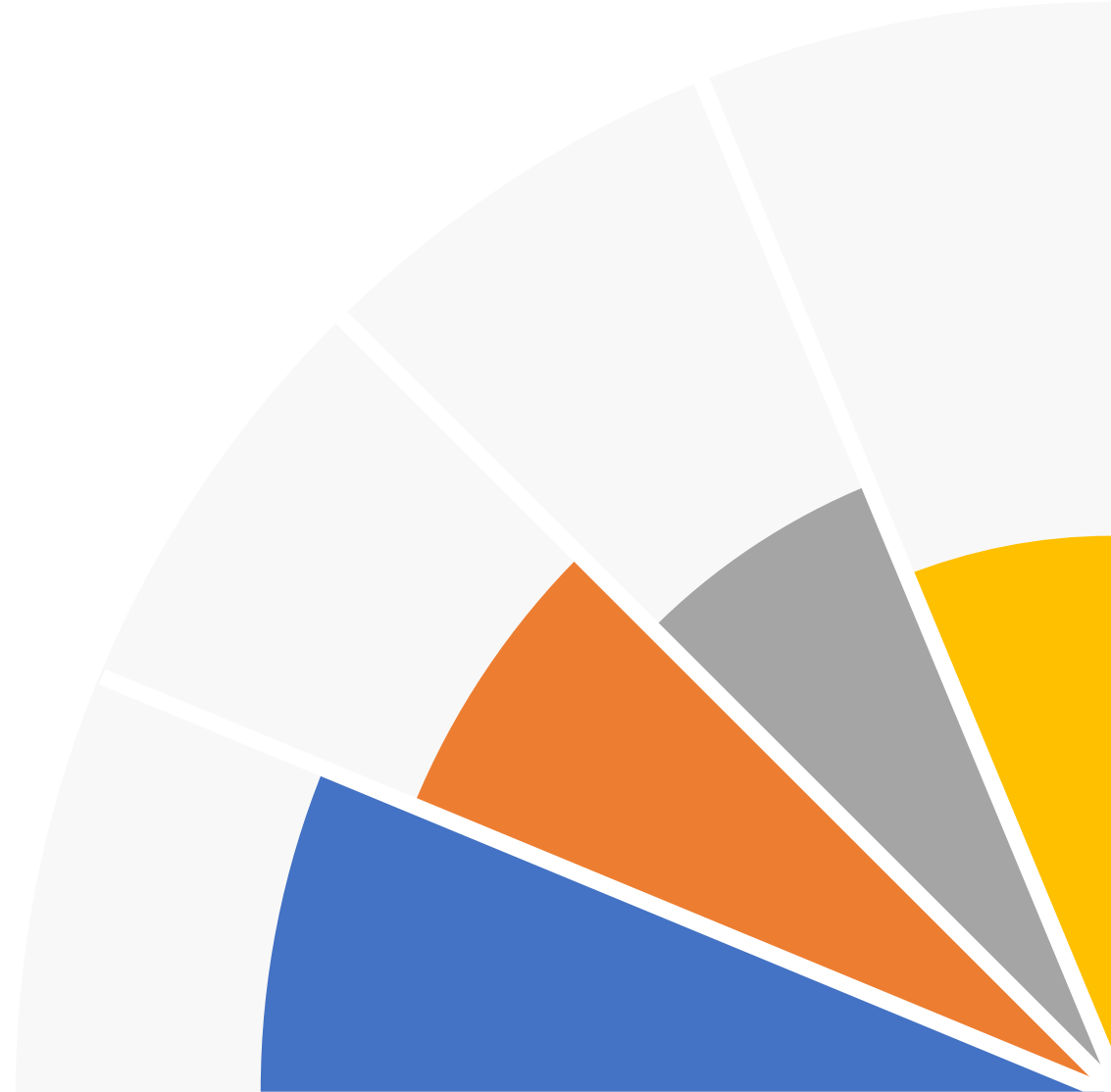


**BUKU ARAHAN  
INSPEN  
(RED BOOK)**

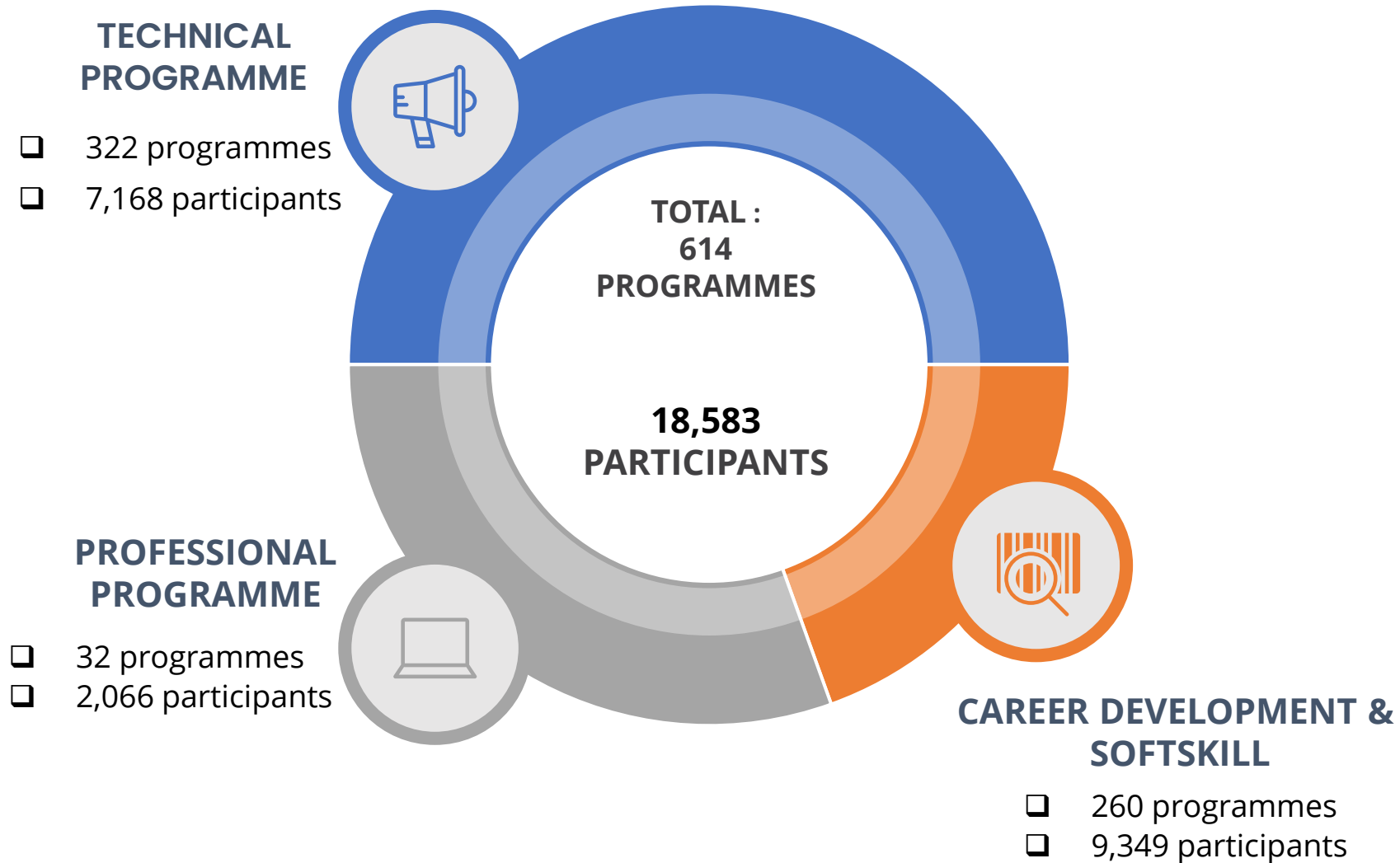


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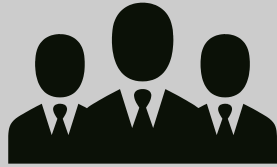
## DEVELOPMENT OF EXPERTISE IN JPPH



# TRAINING PROGRAMMES (2017 – AUGUST 2023)



## SUBJECT MATTER EXPERT



61  
OFFICERS



# REAL ESTATE

## ATTACHMENT

- Asset Revaluation Attachment Programme with DGSAM, Indonesia
- Estate Agency Attachment Programme with IQI Realty Pte Ltd

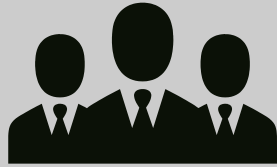
## COURSES OFFERED BY INSPEN

- Malaysian Technical Cooperation Programme (MTCP)
- Feasibility Study Course
- CPD: Transit Oriented Development (TOD): Issues and Challenges in Malaysia
- CPD: Environmental, Social & Governance (ESG) in Property Development
- CPD: Gig Economy on Real Estate Industry in Malaysia
- CPD: Stratum and Underground Valuation
- *Stratum Valuation*

## OTHER COURSES JOINED BY JPPH/INSPEN

- 3<sup>rd</sup> Annual Urban Underground Space and Tunnelling Conference, Singapore
- Fundamentals of the Valuation of Complex Properties No. 3, Thailand
- Market Study For Property Development
- Cost & Benefit Analysis for Real Estate Development
- Land Valuation Using Across the Fence Method, Indonesia
- Valuation Training for Financial Property Rights, Indonesia

## SUBJECT MATTER EXPERT



38  
OFFICERS



## PLANT, MACHINERY AND EQUIPMENT (PME)

## ATTACHMENT

- Attachment In Plant Machinery Valuation, DTZ New Zealand
- Attachment In Plant Machinery Valuation, Jones Lang LaSalle Limited, New Zealand
- Attachment In Plant Machinery Valuation, Darroch Limited, Wellington, New Zealand (2007-2013)

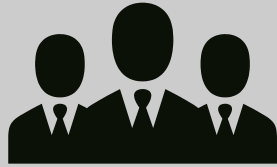
## COURSES OFFERED BY INSPEN

- Professional Programme of Plant, Machinery and Equipment Valuation (PPPMV)
- Vessel Valuation Course
- Airport Valuation Course
- PME Valuation for Oil and Gas Refinery
- Railway Asset Valuation Course
- Valuation of Oil & Palm Oil Refineries Course
- Water Treatment Plant Evaluation Course

## OTHER COURSES JOINED BY JPPH/INSPEN

- Evaluation of Canadian Oil and Gas Properties (Society of Petroleum Engineers, Canada)
- PME Valuation for Oil and Gas Refinery (INSTEP)
- Gas Processing Course (PetroEdge Asia, Singapore)
- Introduction to Railway Systems (School of Professional)
- Electric Power Distribution System for Industrial Plants (BMC Training and Development)

## SUBJECT MATTER EXPERT



30  
OFFICERS



## BUSINESS VALUATION

## ATTACHMENT

- Business Valuation Workshop, Indonesia

## COURSES OFFERED BY INSPEN

- Introduction to Business Valuation Course 2022
- Introduction to Business Valuation Course 2016

## OTHER COURSES JOINED BY JPPH/INSPEN

- Corporate Valuation Technique, London
- Advanced Business Valuation Training Course, London
- Business Valuation Training Course, Indonesia
- Feasibility Analysis Training for Property Business, Indonesia
- Professional Business Valuation Course, (BVAM)
- Course of Quantitative Analysis in Business Valuation, Indonesia
- Business Valuation Course: Government Stock/Share, Indonesia

## SUBJECT MATTER EXPERT



3  
OFFICERS



# INTELLECTUAL PROPERTY

## ATTACHMENT

- Attachment In Intellectual Property, London (2015)
- Attachment In Intellectual Property, London (2014)

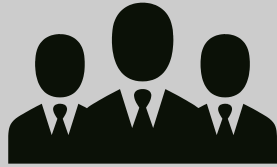
## COURSES OFFERED BY INSPEN

- Introduction to Intellectual Property Law Course
- Introduction to Intellectual Property Valuation Course 2022
- Introduction to Intellectual Property Valuation Course 2015
- Introduction to Intellectual Property Valuation Course 2014

## OTHER COURSES JOINED BY JPPH/INSPEN

- Intellectual Property Workshop
- Intellectual Property Valuation Certification Course by WTI, IACVA and MyIPO
- IP Manage : One IP Executive for Each Organization by WIPO, MyIPO, KIPO & KIPA
- APEC Promoting Innovation Through A Mechanism For IP Valuation, Financing And Leveraging IP Assets Phase 2, Philippines

## SUBJECT MATTER EXPERT



34  
OFFICERS



# PROPERTY MANAGEMENT

## ATTACHMENT

- Property Management - UDA Holdings SB (UTC-KL Pudu Sentral Building)
- Property Management - PKNS Real Estate SB (SACC Mall)
- Property Management - True Vest Property Consultants SB (Residential Building)
- Property Management - Rahim & Co. International Property Consultants SB (Office Building)

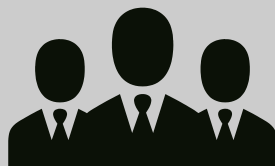
## COURSES OFFERED BY INSPEN

- CPD : Dynamics of Commercial Buildings : Maintenance Management
- Technical Development : Strata Management Regulations 2015
- Government Building Property and Facility Management Course
- Introduction to the Strata Management Act 2013 (Act 757) Course
- Preparation of Facility Contract Workshop
- Building Services and Maintenance Course

## OTHER COURSES JOINED BY JPPH/INSPEN

- Facilities Management Course - Level 2, London
- The Life Cycle Costing Analysis for Facilities Management: Technical Approach
- Building Maintenance, Defect and Safety
- Fire Protection Systems
- Chiller (Principles, Operation and Maintenance)
- Building Facilities Maintenance and Operation
- Planned Maintenance - Drive Toward Zero Unplanned Equipment Failures

## SUBJECT MATTER EXPERT



18  
OFFICERS



## NATURAL RESOURCES

## ATTACHMENT

- Forestry Valuation Attachment, Indonesia
- Subsoil Mineral Valuation Training, Indonesia

## COURSES OFFERED BY INSPEN

- Forest Valuation Workshop
- Forest Valuation Course – Introduction Module
- Forest Valuation Course : Intermediate Module
- Recreational Forest Valuation Course
- Marine Appraisal Course – Introduction Module
- Marine Ecosystem Economic Valuation Course : Intermediate Module
- Natural Resource Data Collection Course
- Valuation of Trees Course: Commercial Agriculture

## OTHER COURSES JOINED BY JPPH/INSPEN

- Industrial Forestry Valuation Course, Indonesia
- Marine and Fishery Valuation Course, Indonesia
- Geothermal Valuation Training Course, Indonesia
- Natural Resource Valuation Course: Production Forest, Indonesia



## SUBJECT MATTER EXPERT



4  
OFFICERS



## DATA MANAGEMENT

## ATTACHMENT

- Department of Statistics

## COURSES OFFERED BY INSPEN

- Inventory Data Entry Course
- Status Data Entry Course
- Introduction to Data Science Course
- Understanding NAPIC Data Course
- NAPIC Data Collection and Management Course
- Monitoring NAPIC Data Performance Course

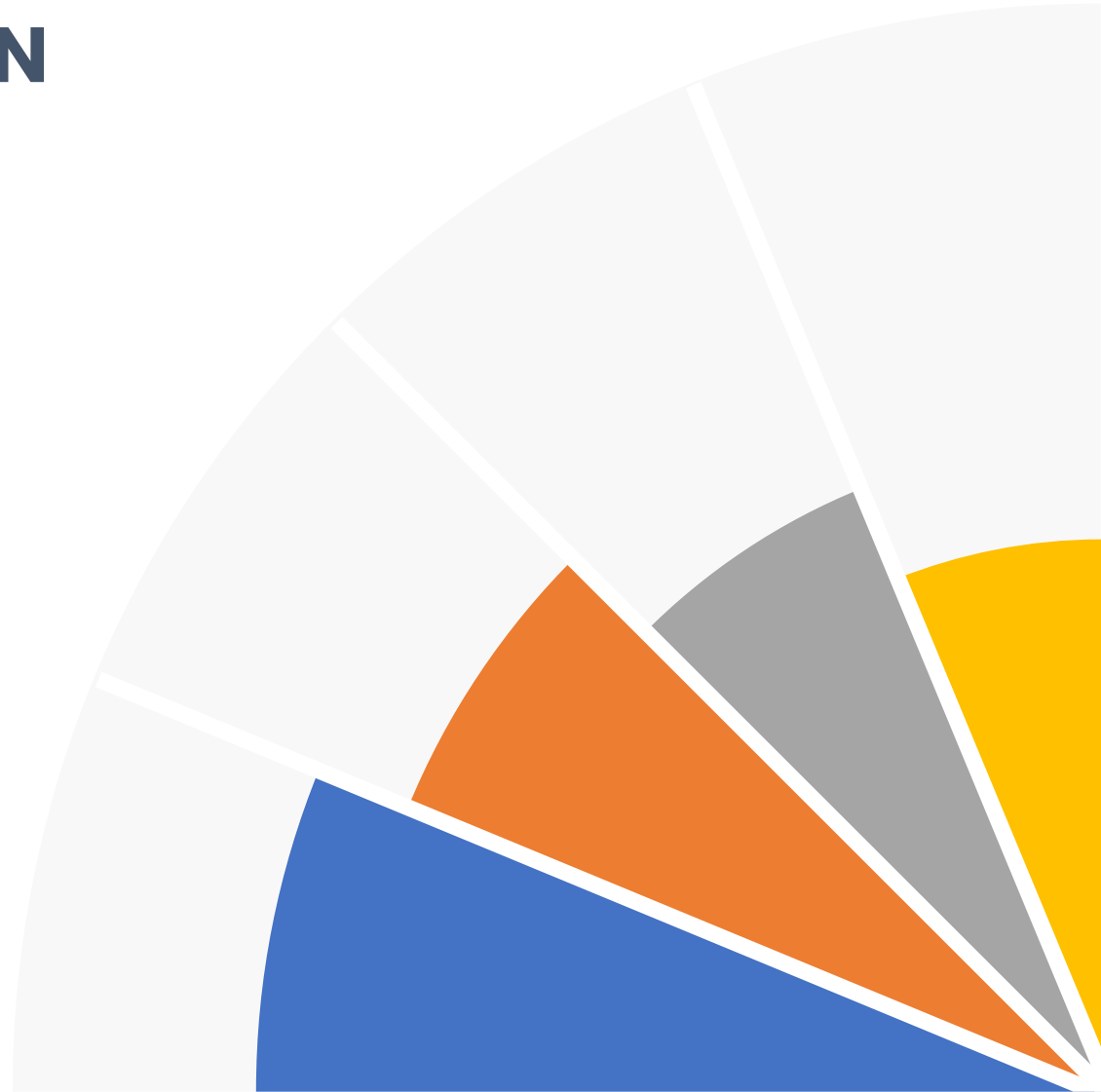
## OTHER COURSES JOINED BY JPPH/INSPEN

- Improving Data Quality, Washington DC, USA
- Gartner Data & Analytics Summit, Tokyo, Japan
- Big Data & Analytics Innovation Summit, Sydney, Australia
- Science Data Course



3

# CONSULTANCY AND PUBLICATION SERVICES



# CONSULTATION AND PUBLICATION SERVICES



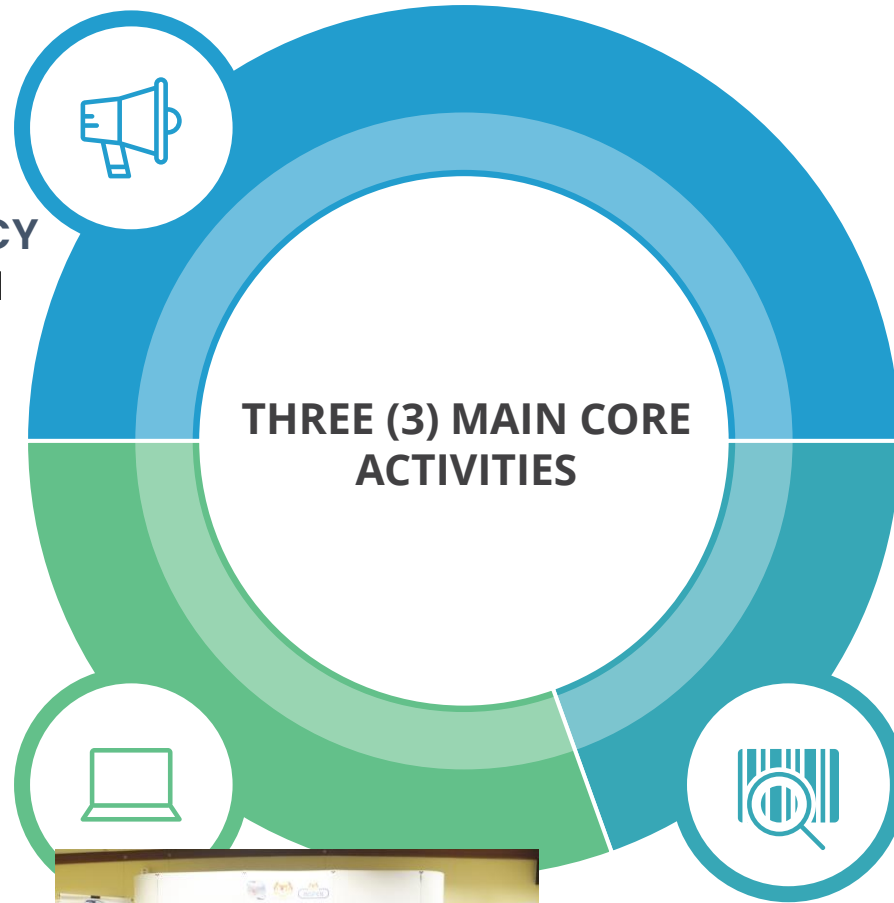
## CONSULTANCY

- International
- Local



## COLLABORATION

- International
- Local



## PUBLICATION

- Internal Use
- Commercial Use



## INTERNATIONAL CONSULTANCY



International - 2 Countries  
External - 4 Agencies

- Sharjah Directorate of Town Planning & Surveys, United Arab Emirates
  - Two (2) training module:
    1. Real Estate Valuation : Principles and Practice
    2. Basic to Real Estate Valuation
- Saudi Authority for Accredited Valuers (TAQEEM)
  - Phase 1 – Expert Consultancy
  - Phase 2 – Train The Trainers
  - Phase 3 – Plant and Machinery Module

# CONSULTANCY SERVICES

## LOCAL CONSULTANCY

### PELABURAN HARTANAH BERHAD – since 2010

#### RESEARCH

- Ownership of Office
- Ownership Status of Commercial Property
- Ownership Status of Hospital
- Ownership Status of Warehouse

### SME BANK – since 2009

#### TRAINING

- Plant and Machinery Training Course
- Real Estate Valuation
- Building Construction
- Telecommunication

### AMANAH RAYA BERHAD (ARB), MAIWP & TNB

#### TRAINING

- Real Estate Law
- Real Estate Valuation
- Property Management

### KONILAI/KESUPEN/PENILAISAMA

#### TRAINING

- Real Estate Law
- Real Estate Valuation
- Auction
- Housing
- Plant Machinery and Equipment Valuation



5 Agencies –  
International  
2 local universities

## TECHNICAL COOPERATION Directorate General of Asset Management (DGSAM) AND Financial Education and Training Agency (FETA)



### Program/Activities

- Joint Research – 4 papers (TCM, CAMA, Comparative Study)
- Training
- Publications in Real Estate
- Attachment Programme
- Sharing Knowledge – NAPIC, Academic Programme

## COLLABORATIONS

### Local - Memorandum Of Understanding (MoU) - Research, Training and Academic

- University Technology Malaysia (UTM)
  - University Technology MARA (UiTM)
  - Universiti Malaya (UM)
- } • Input/joint seminars
- } • Credit exemption for certificate student
- } • Joint research

### INTERNATIONAL -Memorandum Of Understanding (MoU) - Research, Training and Academic

- Western Sydney University (WSU), Australia
  - Queensland University of Technology (QUT)
  - Ulster University, Northern Ireland, United Kingdom
- } • Research Attachment
- } • Education Attachment
- } • Input/joint IRERS
- } • Joint Research
- } • Credit exemption for certificate student



# PUBLICATIONS



50  
PRODUCTS

# INTERNAL USES

- Building Cost Survey
- Research Papers
- Informative Paper
- Occasional Papers
- Writers Retreat for Valuation

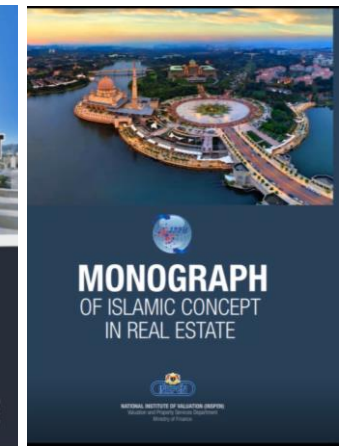
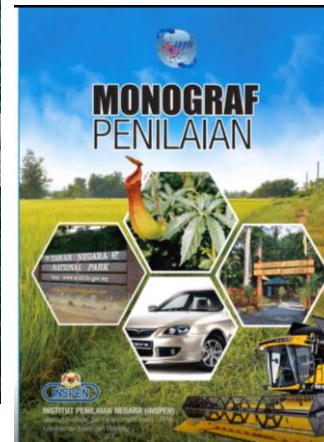
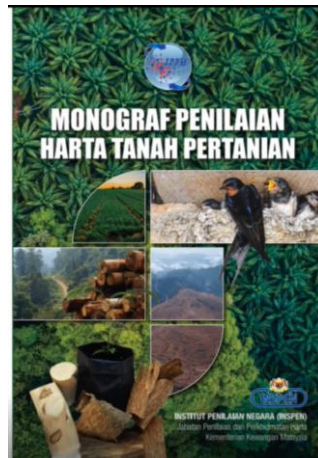
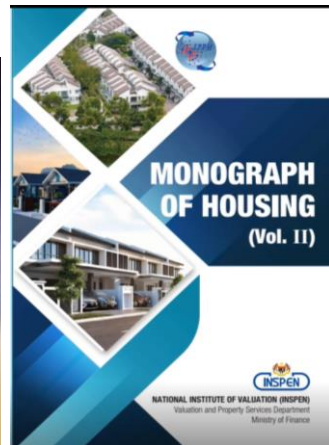
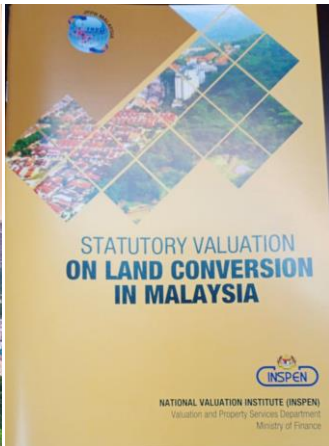
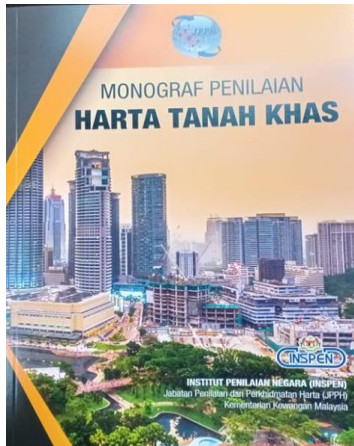
# COMMERCIALISATION OR INTERNAL USE

- Journal of Valuation & Property Services
- Monograph
- Handbook of Assessor
- Proceeding of International Real Estate Research Symposium (IRERS)

# AMONG NEW PRODUCTS



# PUBLICATIONS



# INTERNATIONAL REAL ESTATE RESEARCH SYMPOSIUM

- To provide a platform for discussion and exchange of ideas on the changing faces of today's real estate market dynamic.

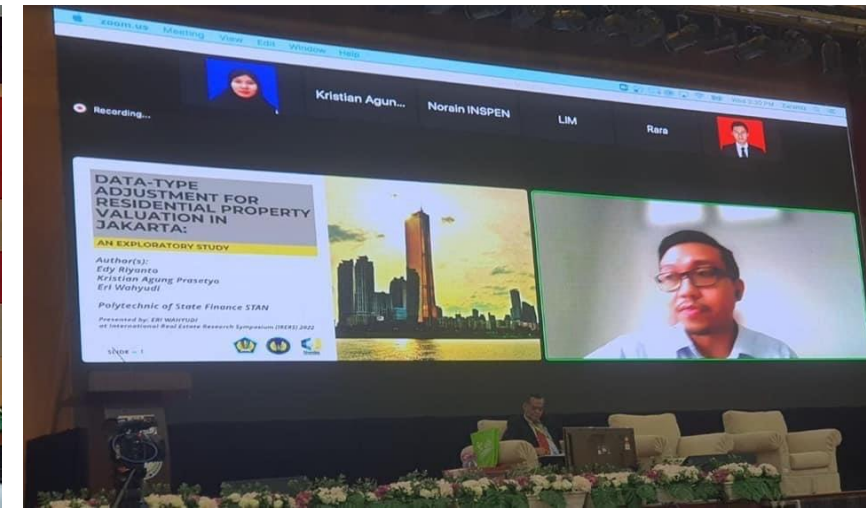
Participants (2002– 2022)

- Local Presenter : 482
- International Presenter : 148

## RESEARCH



International  
Research Paper





## Internal Research Paper



## RESEARCH

### INTERNAL RESEARCH

- Support the Department in producing research papers in the field of real estate through:
  - INSPEN Researcher – Research and Innovation Centre Officer
  - Research Intern was established 2016

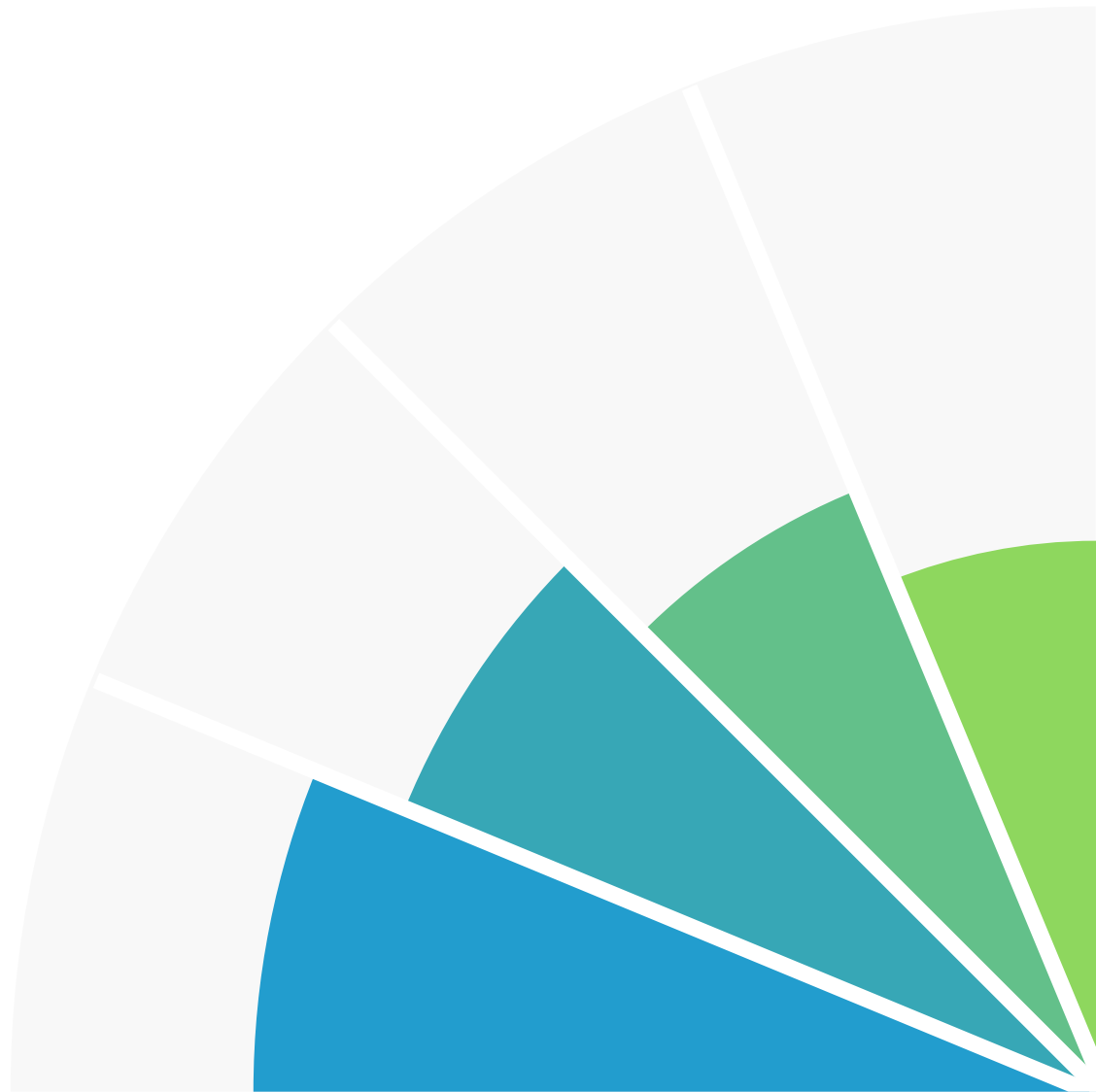
### RESEARCH SEMINAR

- An annual event organized by the Research and Innovation Center since 2010.
- Forum for Department researchers to publicize research findings.





# EDUCATION SERVICES



# EDUCATION SERVICES PROVIDED BY INSPEN



Since 2004

## CREV

Certificate in Real Estate Valuation

**602** graduates

Since 2008

## CPM

Certificate in Property Management

**257** graduates

Since 2011

## CEA

Certificate in Estate Agency

Full time : 203

Part time : 663

graduates

## MARKETABILITY RATES

CREV : 95.1%

CPM : 91.8%

CEA FT : 96.9%

CEA PT : 99.8%

## ACCREDITATIONS




Agensi Kelayakan Malaysia  
Malaysian Qualifications Agency



## RECOGNITIONS



# GRADUATE'S EDUCATION PATHWAY



## PURSUE DEGREE IN AUSTRALIA

**QUT** Queensland University of Technology


**W** WESTERN SYDNEY UNIVERSITY

Bachelor of Business and Commerce (Property)\*

**Duration of Study :**  
**INSPEN (2 years) + QUT (2 years)**

Bachelor of Property Economics\*

**Duration of study :**  
**INSPEN (2 years) + WSU (2 years)**



## PURSUE DEGREE IN MALAYSIA

**Duration of Study**

**INSPEN (2 years)**

+


**WORKING EXPERIENCE (1 year)**

+

**MQA EXAMINATION (APEL A)**

+

**BACHELOR DEGREE OF REAL ESTATE (3 years @ UM, UTM, UITM or UTHM)**




**DIPLOMA IN PROPERTY MANAGEMENT**  
UNIVERSITI TEKNOLOGI MALAYSIA (UTM)\*

**CREV**  
**CPM**

**Credit Transfers:**

SPHT - 18 credit hours  
SPGT - 15 credit hours




**DIPLOMA IN REAL ESTATE MANAGEMENT**  
UNIVERSITI TEKNOLOGI MARA (UITM)\*

**CREV**  
**CPM**

**Credit Transfers:**

SPHT - 19 credit hours  
SPGT - 20 credit hours



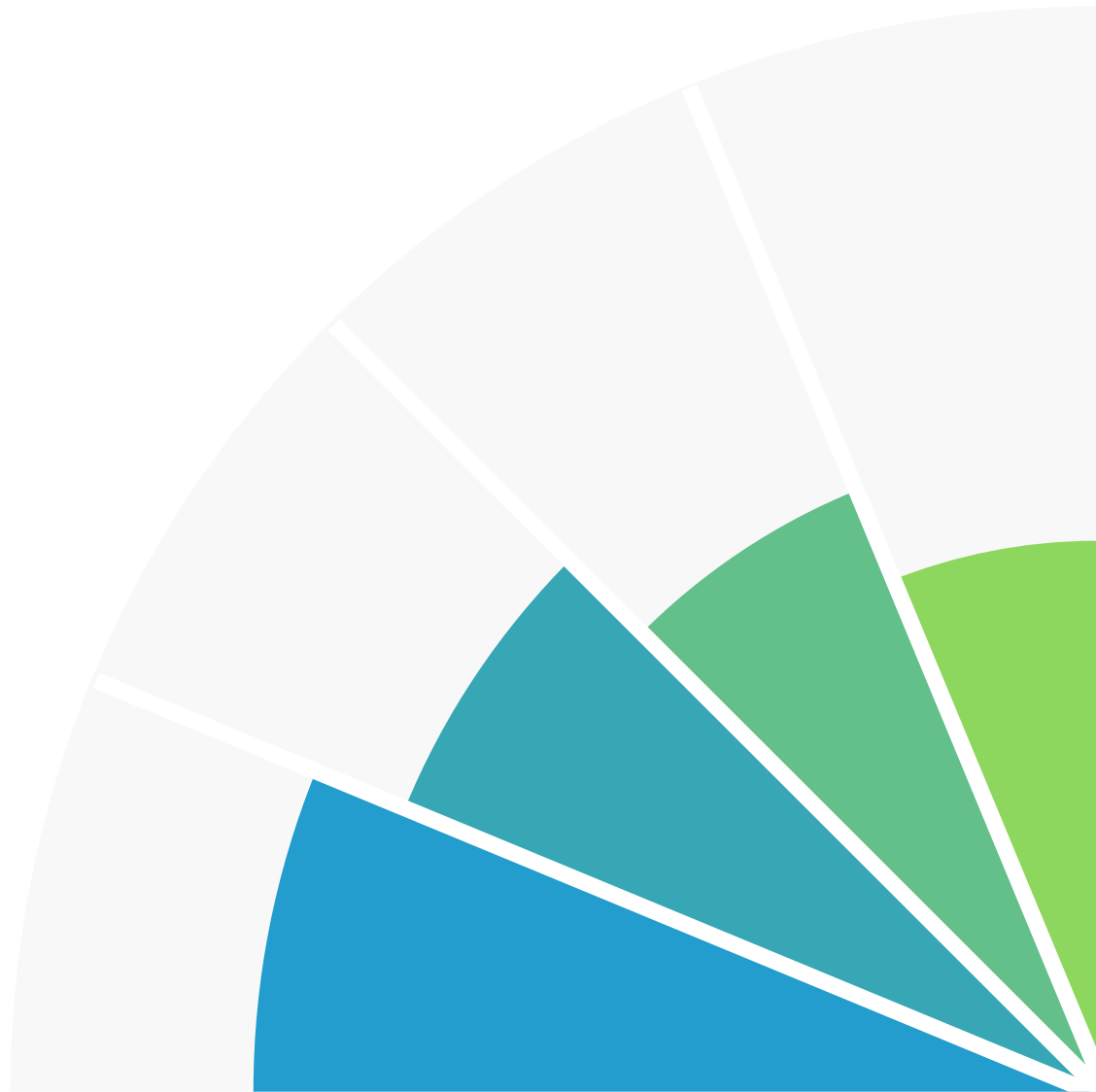
**DIPLOMA IN PROPERTY MANAGEMENT AND MAINTENANCE,**  
GEOMATIKA UNIVERSITY COLLEGE (GUC)\*

**INSPEN 2 years**  
+  
**GUC 1.5 years**



5

# CHALLENGES & WAY FORWARD



# CHALLENGES



- **TALENT RETAINMENT**
- **PERFORMANCE**
- **ACCREDITATION**
- **TALENT MANAGEMENT**
- **FUNDING**
- **PROFESSIONAL ACCEPTANCE**

# WAY FORWARD



Client-centric & industry driven

## EXTENSION OF COLLABORATION

Co-research, co-organizer, article publications

## EXPANSION TO NEW AREAS OF STUDY

Intangible Asset Valuation,  
Accrual accounting and  
Data Science

## ENHANCE COLLABORATION WITH HIGHER LEARNING INSTITUTIONS

Credit transfer, joint research & seminar, exchange of expertise

## SHARING KNOWLEDGE WITH RE COMMUNITY

via local forum and seminar  
– participants, presenters,  
and as co-organiser



**THANK YOU**