DEAN’S MESSAGE

Assalamu’alaikum Warahmatullahi wabarakatuh and Selamat Sejahtera.

Selamat Datang, Welcome to the Faculty of Built Environment, University of Malaya. In this Faculty we combine top teaching and learning facilities, state-of-the-art technology and stimulating academic programmes to produce highly sought-after graduates in the fields of Architecture, Building Surveying, Quantity Surveying, Real Estate and Urban and Regional Planning.

The Faculty offers a comprehensive range of degree programs that is distinctive within Malaysia and South East Asia Region. All programmes are accredited by the Malaysian Qualifying Agency (MQA). Our programs bring theory to practice through rigorous curricula led by experts in their fields, providing opportunities for students to excel academically and professionally. Together, the broad range of programs provides unique research; teaching and learning opportunities tailored to undergraduate in an environment which enables intellectual risk, choice and critical rigour to flourish.

The Bachelors programmes in Architecture, Building Surveying, Quantity Surveying, Real Estate and Urban and Regional Planning are also accredited by relevant local and international professional bodies, which is an indication of our quality.

International relations are of great importance to us and the faculty provides opportunities for international engagement in our teaching, learning and research through established collaborative relationships with leading universities around the world. Students may explore to undertake part of their courses in another country through our established network of international relationships.

The Faculty welcomes you into this vibrant environment where you will be part of a diverse student body in which students are holistically developed as confident, innovative and knowledgeable professionals.

Good Luck and enjoy your studies!

PROFESSOR DR. YAHAYA AHMAD
Dean
Faculty of Built Environment
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The University of Malaya (UM; Malay: Universiti Malaya) is a public research university located in Kuala Lumpur, Malaysia. It is the oldest university in Malaysia and is the highest ranking Malaysian institution of higher education according to several international ranking agencies. The university has graduated two Prime Ministers of Malaysia and other political, business, and cultural figures of national prominence.

The predecessor of the university, King Edward VII College of Medicine, was established on 28 September 1905 in Singapore, then a territory of the British Raj. In October 1949, the merger of the King Edward VII College of Medicine and Raffles College created the university. Rapid growth during its first decade caused the university to organize as two autonomous divisions on 15 January 1959, one located in Singapore and the other in Kuala Lumpur.

In 1960, the government of Malaysia indicated that these two divisions should become autonomous and separate national universities. One branch was located in Singapore, later becoming the National University of Singapore after the independence of Singapore from Malaysia, and the other branch was located in Kuala Lumpur, retaining the name University of Malaya. Legislation was passed in 1961 and the University of Malaya was established on 1 January 1962. In 2012, UM was granted autonomy by the Ministry of Higher Education.

Today, UM has more than 2,500 academic staff and 3,500 non-academic staff and divided into 13 faculties, two academies and three academic centres. In 2020 QS World University Rankings, UM ranked at 70th in the world, 19th in Asia, 3rd in Southeast Asia and the highest ranked learning institution in Malaysia.
The Faculty of Built Environment (FBE; Malay: Fakulti Alam Bina) offers five undergraduate professional programmes tailored to meet the nation’s construction and real estate sectors’ manpower needs. These programmes are accredited at the national and international levels.

The Bachelor of Science in Architecture programme is accredited with Part I recognition by the Board of Architects Malaysia (LAM). The same programme is also accredited by the Royal Institute of British Architecture (RIBA, UK) since 2005, which also leads to its Part I accreditation. This recognition is considered an achievement as it is the first programme in Malaysia recognised by RIBA and one of only five universities in East Asia.

The Bachelor of Building Surveying programme was developed based on the Programme Standards: Building Surveying by Malaysian Qualifications Agency (MQA). The programme is accredited by the Royal Institution of Surveyors Malaysia (RISM) and the Royal Institution of Surveyors (RICS, UK).

Meanwhile, the Bachelor of Real Estate programme is accredited by the Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia (BOVEAP) as well as Royal Institution of Chartered Surveyors (RICS, UK).

FBE’s Bachelor of Quantity Surveying programme earned its accreditation from the Board of Quantity Surveyors Malaysia (BQSM). Additionally, the programme is also accredited by the Royal Institution of Chartered Surveyors (RICS, UK) since 2004 as well as the Pacific Association of Quantity Surveyors (PAQS) since 2017. This programme was the first in Malaysia to receive the RICS accreditation and the second programme from public university accredited by PAQS.
Established in 2011 the Bachelor of Urban and Regional Planning is the fifth undergraduate programme in FBE and is accredited by the Board of Town Planners Malaysia (BTPM).

Since its establishment 24 years ago, FBE has always managed to attract the best achievers from high schools as well as from foundation and matriculation centres. Additionally, FBE also receives applications from other countries. This is well reflected by the high entry point requirements needed for candidates to be considered for intake. Some of our students have shown their achievements and competitiveness by winning numerous awards and medals both locally and internationally. In addition, our students also have an opportunity to be part of outbound exchange programmes abroad and to experience cross-cultural learning from international inbound students.

FBE’s graduates are not only highly demanded in Malaysia but also regularly employed in different parts of the world such as the United Kingdom, Australia, New Zealand, the Middle East countries, Singapore, China, Hong Kong SAR, Brunei and Indonesia. Thus, FBE is at the forefront of training students with a high degree of international recognition consistent with national aspirations of creating ‘Globalised Malaysians’.

The FBE offers 2 postgraduate research programmes namely PhD in Built Environment and Master of Built Environment. Additionally, FBE also offers 5 master by coursework programmes; Master of Real Estate (MRE), Master of Project Management (MPM), Master of Facilities and Maintenance Management (MFMM) and also Master of Architecture (M.Arch). Both MRE and MFMM programmes are accredited by the RICS (UK) while its 2-year M.Arch programme leads to Part II recognition by LAM and RIBA.

The challenges faced by FBE in the oldest and most prestigious university in Malaysia have inspired it to be regarded as a centre of excellence in the development and dissemination of knowledge and professionalism in the field of the built environment, both nationally and regionally. The FBE has occupied the 10-storey Mercu Alam Bina since October 2012, which is a state-of-the-art building while transforming it as a living lab for research.
VISION, MISSION AND OBJECTIVES

VISION

To be an internationally renowned Faculty of Built Environment in research, innovation, publication and teaching

MISSION

To advance knowledge and learning through quality research and education for the nation and for humanity

OBJECTIVES

- To be the centre of excellence in the built environment studies and to meet the demands of the construction industry in producing a responsible and competent professionals in the future.
- To create a healthy and conducive intellectual environment, equipping its graduates in the ever rapidly changing future.
- To strengthen research centres, in line with its position as the leading university in Malaysia, recognised on the territorial, national and international levels.
- To contribute knowledge and give consultation to society and the nation in the field of built environment for the development and the well-being of the world.
# ACADEMIC CALENDAR
## 2019/2020 SESSION

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<tr>
<th>SEMESTER I</th>
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<tr>
<td>Orientation Week</td>
<td>1 week*</td>
<td>01.09.2019 – 08.09.2019</td>
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<td>8 weeks*</td>
<td>09.09.2019 – 03.11.2019</td>
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<td>04.11.2019 – 10.11.2019</td>
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<td>30.12.2019 – 19.01.2020</td>
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<td>20.01.2020 – 16.02.2020</td>
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<td>17.02.2020 – 19.04.2020</td>
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<td>20.04.2020 – 26.04.2020</td>
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<th>SPECIAL SEMESTER</th>
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<td>Lectures</td>
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<td>Examination Special Semester</td>
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<td>17.08.2020 – 23.08.2020</td>
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<td>24.08.2020 – 13.09.2020</td>
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<td></td>
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<td>11 weeks</td>
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**Public Holiday (Malaysia)**

- Awal Muharam (01 September 2019)
- Yang dipertuan Agong’s Birthday (9 September 2019)
- Malaysia Day (16 September 2019)
- Deepavali (27 October 2019)
- Birthday of Prophet Muhammad s.a.w (09 November 2019)
- Christmas (25 December 2019)
- New Year (1 January 2020)
- Chinese New Year (25 & 26 February 2020)
- Federal Territory Day (01 February 2020)

- Thaipusam (08 February 2020)
- Labour Day (01 May 2020)
- Wesak Day (07 May 2020)
- Nuzul Al-Quran (10 May 2020)
- Eid al-Fitr (24 & 25 May 2020)
- Eid al-Adha (31 July 2020)
- Awal Muharam (20 August 2020)
- National Day (31 August 2020)
CALENDAR 2019 & 2020

JANUARY
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

FEBRUARY
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

MARCH
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

APRIL
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

MAY
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

JUNE
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

JULY
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

AUGUST
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

SEPTEMBER
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

OCTOBER
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

NOVEMBER
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

DECEMBER
Sun Mon Tue Wed Thu Fri Sat
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
STAFF DIRECTORIES
DEAN’S OFFICE

PROFESSOR DR. YAHAYA AHMAD  D.J.N [PP]
PhD, Conservation Management, University of Liverpool, UK
MA (Architecture), Washington University, USA
MConst Mgmt., Washington University, USA
BA, Washington University, USA
Registered Conservator, MRISM
Dean
03 – 7967 5395
yahaya@um.edu.my

NORHAYATI BINTI MAT
Office Secretary
03 – 7967 5395
yatley@um.edu.my

INTAN SHAFURA BINTI ABDULLAH
B.Corporate Admin, MARA University of Technology (UiTM)
Dip.Public Admin, MARA University of Technology (UiTM)
Assistant Administrative Officer
03 – 7967 6899
intansha@um.edu.my

NORHASANAH BINTI SUMADI
Administrative Assistant (Financial)
03 – 7967 5334
hasanah2004@um.edu.my

MOHD NAZRI ABU SAMAH
Administrative Assistant (Clerical and Operational)
03 – 7967 6807
nazri7069@um.edu.my

ZAINAL BIN MUSA
Senior Operational Assistant
03 – 7967 7955
zaenal@um.edu.my

MOHAMMAD BIN RENTAH
Operational Assistant
03 – 7967 7955
zezul@um.edu.my
ASSOCIATE PROFESSOR DR. TPr MELASUTRA MD DALI
PhD (Urban Planning), University of Melbourne, AUS
M. Sc. (Urban and Regional Planning), University of Wisconsin, Madison, USA
BSc. (Urban Studies & Env. Planning), University of Wisconsin, Green Bay, USA
Registered Town Planner of the Board of Town Planners Malaysia
Corporate Member of the Malaysian Institute of Planners,
Member of Malaysian Social Impact Assessment Association
Deputy Dean (Postgraduate)
03 – 7967 6880
melasutr@um.edu.my

MOHD NORAZLIN BIN MANSOR
MA(Communication), Universiti Putra Malaysia (UPM)
B.Com, Universiti Putra Malaysia (UPM)
Dip.Management, Universiti Teknologi Malaysia (UTM)
Assistant Registrar
03-7967 4449
muhammad@um.edu.my

AFIDAH BINTI ADIAT
Office Secretary
03 – 7967 6880
cdah@um.edu.my

NORIZAN BINTI ABD. RAJI
Senior Administrative Assistant (Clerical and Operational)
03 – 7967 5320
norizanabd@um.edu.my

SILA A/P BALAKERSNAN
B.Public Management, Universiti Utara Malaysia (UUM)
Administrative Assistant (Clerical and Operational)
03 – 7967 5320
sila@um.edu.my
DEPUTY DEAN (UNDERGRADUATE) OFFICE

ASSOCIATE PROFESSOR DR. Sr YASMIN MOHD ADNAN
PhD (Urban Land Economy), UM
MBA, UiTM
BSc. (Hons) [Land Management], University of Reading, UK
Registered Valuer, Estate Agent & Property Manager
FRISM, MRICS, MMIPFM
Deputy Dean (Undergraduate)
Tel: 03-7967 5372
e-mail: yasmin_alambina@um.edu.my

FAKHRIATUL AZHAN BINTI ABD AZIZ
MBA, Universiti Utara Malaysia [UUM]
BBA (Human Resource Management), MARA University of Technology (UiTM)
Senior Assistant Registrar
03 - 7967 5394
fakhriatulazhan@um.edu.my

SALMIZAH BINTI SAMSUDIN
Dip. Office Management & Technology, Universiti Teknologi MARA (UiTM)
Office Secretary
03 – 7967 5372
miza_s@um.edu.my
## DEPUTY DEAN (RESEARCH & DEVELOPMENT) OFFICE

**ASSOCIATE PROFESSOR DR. TsNAZLI CHE DIN**  
PhD (Engineering), Oita University, Japan  
M.Eng (Architecture), Oita University, Japan  
B.Eng (Architecture), Oita University, Japan  
Deputy Dean (Research & Development)  
03 – 7967 7673  
nazlichedin@um.edu.my

**NABILAH BINTI AHMAD**  
Office Secretary  
03 – 7967 7673  
nabilahahmad@um.edu.my

### RESEARCH & PUBLICATIONS

**MOHD NORAZLIN BIN MANSOR**  
MA (Communication), Universiti Putra Malaysia (UPM)  
B.Com. (Hons), Universiti Putra Malaysia (UPM)  
Diploma in Management, Universiti Teknologi Malaysia (UTM)  
Assistant Registrar  
03-7967 4449  
muhammad@um.edu.my

**NUR SHUHADA HILAL**  
BSc (Physics), MARA University of Technology (UiTM)  
Diploma in Science, MARA University of Technology (UiTM)  
Assistant Science Officer  
03- 7967 6889  
nurshuhadahilal@um.edu.my

**NURULFAZILA MOHD SAJUTI**  
BSc (Applied Chemistry), MARA University of Technology (UiTM)  
Diploma in Science, MARA University of Technology (UiTM)  
Assistant Science Officer  
03- 7967 7610  
nurulms@um.edu.my

### DEVELOPMENT

**FAKHRIATUL AZHAN BINTI ABD AZIZ**  
MBA, Universiti Utara Malaysia (UUM)  
BBA (Human Resource Management), MARA University of Technology (UiTM)  
Senior Assistant Registrar  
03 - 7967 5394  
fakhriatulazhan@um.edu.my

**AZZYATY BINTI RAZALI**  
BSc (Computer), Universiti Teknologi Malaysia (UTM)  
Diploma in Information Technology, Infolec MARA  
Senior Assistant Information Technology Officer  
03 – 7967 6857  
azzyaty@um.edu.my
MOHD FARHAN BIN IBRAHIM
Assistant Information Technology Officer
03- 7967 4498
frhan@um.edu.my

MOHD ANNUAR BIN JA’AFAR
Assistant Information Technology Officer
03- 7967 4498
annuar@um.edu.my

MUHAMMAD DAIM ZUHAIR CHE MAT
BSc (Hons.)Architecture, Universiti Kebangsaan Malaysia
Dip. Architecture, PoliPD
Assistant Architecture Officer
03-7967 6857

SYEDI BIN MUHAMAD
Assistant Engineer
03-7967  5374
syedi@um.edu.my

AHMAD FAUZI BIN MOHAMMAD ASHRI
Assistant Engineer
03 – 7967 6887
ahmadfauzi@um.edu.my
DEPARTMENT OF ARCHITECTURE

HEAD OF DEPARTMENT

DR. NORAFIDA AB. GHAFAR
PhD (Sustainable Architecture), University of Nottingham, UK
MA (Urban Design), Oxford Brookes University, UK
Pg.Dipl. (Architecture), Oxford Brookes University, UK
Dipl. (Architecture), Institute Technology Mara
Tel: 03- 7967 5392
E-mail: norafida@um.edu.my

PROFESSOR

PROFESSOR DR. YAHAYA AHMAD, D.J.N (PP)
PhD (Conservation Management), University of Liverpool, UK
MA (Architecture), Washington University, USA
MConst Mgmt., Washington University, USA
BA, Washington University, USA
Registered Conservator, MRISM
Tel: 03-7967 5395
E-mail: yahaya@um.edu.my

ASSOCIATE PROFESSORS

ASSOCIATE PROFESSOR DR. NAZIATY MOHD YAACOB
PhD (Universal Design), University of Salford, UK
MSc (Architecture), University of College London, UK
PG Dipl. (Architecture), North London Polytechnic, UK
BA (Architecture), Leicester Polytechnic, UK
Dipl. (Architecture), University Technology Malaysia
LAM/RIBA Part I & II
Tel: 03-7967 5396
E-mail: naziaty@um.edu.my

ASSOCIATE PROFESSOR DR. HAZREENA HUSSEIN
PhD (Landscape Architecture), Edinburgh College of Art, UK
MA (Landscape Research), Manchester Metropolitan University, UK
BA (Hons) Landscape Design, Manchester Metropolitan University, UK
Dipl. Seni (Rupabumi), Institute Technology Mara
Tel: 03-7967 7674
E-mail: reenalambina@um.edu.my

ASSOCIATE PROFESSOR DR. TS NAZLI CHE DIN
PhD (Engineering), Oita University, JAPAN
MEng, (Architecture), Oita University, JAPAN
BEng (Architecture), Oita University, JAPAN
Tel: 03-7967 7602
E-mail: nazlichedin@um.edu.my
ASSOCIATE PROFESSORS (INDUSTRY)

ASSOCIATE PROFESSOR (INDUSTRY) Ar SARLY ADRE SARKUM
B.Arch Hons, Universiti Sains Malaysia
LAM Professional Architect
Tel: 03-8688 3830
E-mail: sarly@um.edu.my

ASSOCIATE PROFESSOR (INDUSTRY) HIROYUKI SUBE
MArch, University College London (Bartlett), UK
BArch (Hons), Tokyo University of Science
LAM I & II
Tel: 03-7967 5373 / 5216
E-mail: hiroyuki.sube@um.edu.my

SENIOR LECTURERS

DR. ZUNAIBI ABDULLAH
PhD (Architecture Education), University of Nebraska, USA
MArch, University of Nebraska, USA
B.Sc (Architecture), University of Nebraska, USA
Tel: 03-7967 5396
E-mail: bonn@um.edu.my

ATI ROSEMARY MOHD ARIFFIN
MA (Urban Design), Oxford Brookes University, UK
Pg.Dip (Architecture), Oxford Brookes University, UK
Dipl. (Architecture), Institute Technology Mara
Tel: 03-7967 5393
E-mail: aa_alambina@um.edu.my

DR. Ar KONG SENG YEAP
PhD (Architecture), University of Malaya
B.Arch, University of Malaya
B.Sc (Architecture), University of Malaya
LAM/RIBA Part I & II
Tel: 03-7967 7613
E-mail: k_sengyeap@um.edu.my

DR. MUHAMMAD AZZAM ISMAIL
PhD (Built Environment), University of New South Wales, AUS
B.Arch (Hons), University of Malaya
B.Arch, University of Glasgow, UK
LAM/RIBA I & II
Tel: 03-7967 5373 / 7613
E-mail: ma.ismail@um.edu.my
DR. MASTURA ADAM  
PhD (Urban Design), University of Salford, UK  
MA (Urban Design), Oxford Brookes University, UK  
PG Dipl. (Architecture), Oxford Brookes University, UK  
Pg. Dipl. (Architecture), Institute Technology Mara  
Tel: 03-7967 5331  
E-mail: mastura@um.edu.my

DR. Ar HELENA AMAN HASHIM  
PhD, University of Malaya  
B.Arch, University of Miami, US  
APAM, LAM Professional Architect  
Tel: 03-7967 6839  
E-mail: helena@um.edu.my

Ar ANIZA ABDUL AZIZ  
B.Arch, Louisiana State University, USA  
APAM, LAM Professional Architect  
Tel: 03-7967 4586  
E-mail: anizaziz@um.edu.my

DR. HAZRINA HAJA BAVA MOHIDIN  
PhD (Architecture), University Technology of Malaysia (UTM)  
B.Arch, University Technology of Malaysia (UTM)  
Tel: 03-7967 5392  
E-mail: hazrinahaja@um.edu.my

DR. ASRUL MAHJUDDIN RESSANG AMINUDDIN  
M.Sc. (Construction Management), Institute Technology Mara  
Pg.Dipl. (Architecture), Polytechnic of Central London, UK  
Canterbury College of Art (RIBA Part I)  
Pg. Dipl. (Architecture), University Technology Malaysia  
Tel: 03-7967 2454  
E-mail: asrulmahjuddin@um.edu.my
LECTURERS

ASRUL SANI ABDUL RAZAK
M.Sc (Design & Digital Media), University of Edinburgh, UK  
MA (Hons), University of Edinburgh, UK  
B.Arch, University of Edinburgh, UK  
LAM/RIBA Part I & II  
Tel: 03-7967 5217
E-mail: asrulsani@um.edu.my

EXPERTS

Ar ZURAINA LEILI AWALUDDIN
B.Arch, University of Newcastle, UK  
Dipl. (Architecture), University Technology Malaysia  
APAM, LAM Professional Architect  
Tel: 03-7967 6825
E-mail: zurainaleily@um.edu.my

ADJUNCT PROFESSOR

PROFESSOR (DR.) Ar HIJJAS KASTURI
Honorary Doctorate Member, University of Malaya  
BSc.(Architecture), University of Adelaide, AUS  
B.(Architecture), University of Melbourne, AUS  
Diploma (Town and Regional Planning), University of Melbourne, AUS  
Principal of Hijjas Kasturi Associates Sdn. Bhd. Malaysia  
23rd Floor Menara KH, Jalan Sultan Ismail  
50250 Kuala Lumpur

EXTERNAL ASSESSORS

Ar DAVID TEH
Bachelor of Architecture, University of Melbourne  
Director of Pakatan Reka Arkitek Sdn Bhd  
44 Persiaran 65C  
Pekeliling Business Centre  
Off Jalan Pahang Barat  
53000 Kuala Lumpur

ADMINISTRATIVE STAFF

HASNITA BINTI MOHD ZHARI
Senior Administrative Assistant (Clerical and Operational)  
03 – 7967 6899
hash@um.edu.my
DEPARTMENT OF BUILDING SURVEYING

HEAD OF DEPARTMENT

DR. Sr Ts FARID WAJDI AKASHAH
PhD (Fire Risk Assessment), Ulster University, UK
B (Hons) (Building Surveying), University of Malaya
MRISM
Tel: 03-7967 6874/ 6813
e-mail: faridakashah@um.edu.my

PROFESSOR

PROFESSOR DR. Sr Ts AZLAN SHAH ALI
PhD (Built Environment) (Building Refurbishment), Universiti Teknologi MARA
MSc (Real Estate & Property Mgmt), University of Salford, UK
MSc (Integrated Construction Project Management), Universiti Teknologi MARA
B (Hons) (Building Surveying), Universiti Teknologi MARA
Prof. Dip. (Property Management Valuation Surveying), RISM
Dip (Estate Management), Universiti Teknologi MARA
Chartered Surveyor, P.Tech. (Building & Construction)
FRISM, FRICS, MSET
Tel: 03-7967 4494
e-mail: asafab@um.edu.my

ASSOCIATE PROFESSOR

ASSOCIATE PROFESSOR Sr DR. NORHAYATI MAHYUDDIN
PhD (Indoor Air Quality), University of Reading, UK
MSc (Integrated Construction Project Management), Universiti Teknologi MARA
BSc (Hons) (HBP-Architecture), University Science Malaysia
MISIAQ, MRISM, MBEng
Tel: 03-7967 6860
e-mail: hayati@um.edu.my

ASSOCIATE PROF. DR. Sr Ts SYAHRUL NIZAM KAMARUZZAMAN
PhD (Building), University of Manchester, UK
MSc (Building Technology), University Science Malaysia
BSc (Hons) (HBP), University Science Malaysia
Cert. Building Services Eng. (POLIMAS)
FRISM, MSET, MACBIST
Tel: 03-7967 6833
e-mail: syahrulnizam@um.edu.my

SENIOR LECTURERS

DR. Sr ZURAINI MD. ALI
PhD (Architectural Conservation), University of Sheffield, UK
MSc (Construction Management (Risk) with Distinction), Glasgow Caledonian University, UK
BSc (Architectural Studies), University of Illinois at Urbana-Champaign, USA
Registered Conservator, MRISM, ARCOMOS
Tel: 03-7967 4588
e-mail: zuraini_mdali@um.edu.my
DR. Sr NOR HANIZA ISHAK
PhD (Architecture), Universiti Kebangsaan Malaysia
MSc (Integrated Construction Project Management), Universiti Teknologi MARA
B (Hons) (Building Surveying), Universiti Teknologi MARA
Dip (Architecture), Universiti Teknologi MARA
MRISM, MSET
Tel: 03-7967 6858
e-mail: niza_alambina@um.edu.my

DR. Sr RODIAH ZAWAWI
PhD (Construction), Heriot-Watt University, UK
M. Civ.Eng (Env.Eng), University of Technology Malaysia
B. Civ.Eng (Hons), University of Technology Malaysia
MRISM
Tel: 03-7967 4450
e-mail: rodi31@um.edu.my

DR. Sr BRENNAN BRIT ANAK KAYAN
PhD (Construction Management), Heriot-Watt University, UK
MSc (Building), University of Malaya
BSc (Hons) (Building Surveying), University of Malaya
Registered Conservator: MRISM
Tel: 03-7967 6885
e-mail: brit284@um.edu.my

DR. MOHAMAD RIZAL BAHARUM
PhD (Facilities Management), Liverpool John Moores University, UK
MSc (Facilities Management), Heriot-Watt University, UK
B (Hons) (Building Surveying), University of Malaya
Dip (QS), University of Technology Malaysia
Tel: 03-7967 7608
e-mail: mrizal@um.edu.my

DR. AU YONG CHEONG PENG
PhD (Facilities Management), University of Malaya
B (Hons) (Building Surveying), University of Malaya
Graduate Member RISM
Tel: 03-7967 6822
e-mail: auyongcp@um.edu.my

DR. ZAHIRUDDIN FITRI ABU HASSAN
PhD (Civil Engineering), University of Dundee, UK
MSc (Building Surveying), University of the West of England, UK
B (Hons) (Building Surveying), University of Malaya
Dip (QS), University of Technology Malaysia
Graduate Member RISM
Tel: 03-7967 7601
e-mail: zahiruddin@um.edu.my

DR. NIK ELYNA MYEDA NIK MAT
PhD (Facilities Management), University College London, UK
MSc (Building), University of Malaya
B (Hons) (Building Surveying), University of Malaya
Graduate Member RISM
Tel: 03-7967 7022/2455
e-mail: elyna@um.edu.my
DR. NOOR SUZAINI BINTI MOHAMED ZAID
PhD (Planning and Development), University of New South Wales, AUS
MSc (Building and Urban Design Development), University College London, UK
B (Hons) (Building Surveying), University of Malaya
Graduate Member RISM
Tel: 03-7967 7603
e-mail: suzaini_zaid@um.edu.my

DR. SHIRLEY CHUA JIN LIN
PhD (Asset & Facilities Management), University of Malaya
B (Hons) (Building Surveying), University of Malaya
Graduate Member RISM
Tel : 03-7967 7952
e-mail: shirleychua88@um.edu.my

DR. PAYAM SHAFIGH
PhD (Structural Engineering & Materials), University of Malaya
MSc (Structural Engineering), University of Mazandaran, Iran
BSc (Civil Engineering), University of Mazandaran, Iran
Tel: 03-7967 2464
e-mail: pshafigh@um.edu.my

DR. NUR FARHANA AZMI
PhD (Building Control & Performance), University of Malaya
B (Hons) (Building Surveying), University of Malaya
Graduate Member RISM
Tel : 03-7967 5391
e-mail: farhanazmi@um.edu.my

LECTURERS

Dr. Sr RAHA SULAIMAN
PhD (Building Services), University of Malaya
MSc (Building Services Eng. Management), Heriot-Watt University, UK
B (Hons with Distinction)[Bldg. Surveying], University of Malaya
Dip (Architecture), Universiti Teknologi MARA
MRISM
Tel : 03-7967 6836
e-mail: rahasulaiman@um.edu.my

IMADUDDIN ABDUL HALIM
MSc (Building Technology), University Science Malaysia
BSc (Hons) (Building Technology), University Science Malaysia
Tel: 03-7967 2458
e-mail: imaduddin@um.edu.my
EXTERNAL ASSESSORS

PROFESSOR DR. MICHAEL RILEY
Doctor of Philosophy (Liverpool John Moores University, UK) 2013
Master of Science (Building Services Engineering) (Heriot-Watt University, UK) 1993
Bachelor of Science in Building Surveying (Salford University, UK) 1986
FRICS CEnv FRISM SFHEA
Head of Department of Built Environment
Department of the Built Environment
Faculty of Engineering & Technology
Liverpool John Moores University
Byrom Street, Liverpool L3 3AF
United Kingdom

MOHAMMAD SHAHRIZAL BIN MOHAMMAD IDRIS
MSc. (Facilities Management) (Universiti Teknologi Malaysia)
Bachelor Eng. (Hons.) (Mechanical) (Universiti Teknologi Malaysia)
Certified British Institute of Facilities Management (CIBFM), UK
CERTIFICATION Certified Energy Manager, Energy Commission Malaysia
Certified Member British Institute of Facilities Management (BIFM),
Ordinary Member Malaysian Association of Facility Management (MAFM)
Ordinary Member Harvard Business School Alumni Club Malaysia
Graduate Member Board of Engineers Malaysia (BEM)
Professional Member, International Facility Management Association (IFMA)
Director,
GFM Services Berhad,
257A, 1st Floor, Jalan Bandar 12,
Taman Melawati,
53100 Kuala Lumpur

ADMINISTRATIVE STAFF

JUNITA BINTI HALIM
Administrative Assistant (Clerical and Operational)
Tel: 03-7967 6856
e-mail: june1981@um.edu.my
DEPARTMENT OF QUANTITY SURVEYING

HEAD OF DEPARTMENT

DR. Sr SAIPOL BARI ABD KARIM, PQS
PhD (Project Risk Management), Manchester Business School, UK
MSc Management of Project, University of Manchester, UK
Bachelor of Quantity Surveying (Hons), University of Malaya
Reg. Professional QS (BQSM), FIVMM, MRISM, MAPM (UK), MACPM
Tel : 03-7967 5375/6834
e-mail: saipolbari@um.edu.my

HONORARY PROFESSOR

PROFESSOR DR. HAMZAH ABDUL RAHMAN
PhD (Quality & Project Management), UMIST, UK
MSc Construction Management, University of Florida
BSc. Construction Technology, Center Missouri State University
Diploma in Building, Universiti Teknologi MARA
FRICS, MCIOB, RISM, MIVMM
Tel : 03-7967 5252/3202
e-mail : arhamzah@um.edu.my / arhamzah@gmail.com

ASSOCIATE PROFESSORS

ASSOCIATE PROFESSOR DR. Sr FAIZUL AZLI MOHD RAHIM, PQS
PhD (Life Cycle Risk), University of Liverpool, UK
MSc Information Technology in Property & Construction, University of Salford, UK
BSc (Hons) Quantity Surveying, University of Salford, UK
Reg. Professional QS (BQSM), MRISM, MIVMM, MCIOB
Tel : 03-7967 5331
e-mail : azli@um.edu.my

ASSOCIATE PROFESSOR DR. Sr HAFEZ SALLEH, CQS
PhD (Strategic IT Management), University of Salford, UK
MSc (Information Technology in Property & Construction), University of Salford, UK
BSc (Hons) Quantity Surveying, University of Salford, UK
Diploma in Quantity Surveying, Universiti Teknologi MARA
Reg. Professional QS (BQSM), MRISM
Tel : 03-7967 4476
e-mail : hafez@um.edu.my

SENIOR LECTURERS

DR. Sr ZULKIFLEE ABDUL SAMAD, PMP
PhD (Project Management), University of Cambridge, UK
MSc (Project Management), Universiti Sains Malaysia
MBA ESG Paris, France
MAP Mgt (Architecture), University of Newcastle, Australia
B. (Hons) Quantity Surveying, Universiti Teknologi MARA
Proj. Mgmt, Professional (PMP), FAPM (UK), MRCs, MRISM, MCIOB
Tel : 03-7967 4474
e-mail : zulkiflee1969@um.edu.my
DR. Sr MOHD SUHAIMI MOHD DANURI, CQS
PhD (Business Law), Universiti Putra Malaysia
Master of Construction Law, University of Melbourne, Australia
B (Hons) Quantity Surveying, Universiti Teknologi Malaysia
Diploma in Quantity Surveying, Universiti Teknologi Malaysia
Reg. Consultant QS (BQSM), ACIArb, MRISM, MIVMM
Tel : 03-7967 4473
e-mail : msuhaimi@um.edu.my

DR. NORHANIM ZAKARIA
PhD (Real Estate/Project Management), Universiti Teknologi Malaysia
MSc (Construction Management), Universiti Teknologi Malaysia
B (Hons) Quantity Surveying, Universiti Teknologi Malaysia
Diploma in Quantity Surveying, Universiti Teknologi Malaysia
Reg. Provisional QS (BQSM), MIVMM, Graduate Member (RISM)
Tel : 03-7967 6875
e-mail : norhanimz@um.edu.my

DR. OTHMAN MOHAMED, PQS
PhD (Knowledge Management), University of Salford, UK
MSc Building Technology, Universiti Sains Malaysia
MSc Information Management, Universiti Teknologi Malaysia
B (Hons) Quantity Surveying, Universiti Teknologi Malaysia
Diploma in Quantity Surveying, Universiti Teknologi Malaysia
Reg. Professional QS (BQSM), Cert. in Edu (MPKB), Cert. in Value Mgmt (CIDB), MIVMM
Tel : 03-7967 5379
e-mail : othmanmohamed@um.edu.my

DR. MAHANIM HANID
PhD (Construction Management), University of Salford, UK
MSc Building Technology, Universiti Sains Malaysia
B (Hons) Quantity Surveying, Universiti Teknologi Malaysia
MIVMM, Graduate Member (RISM)
Tel : 03-7967 6872
e-mail : mahanim@um.edu.my

DR. Sr UMI KALSUM ZOLKAFI @ ZULKIFLY, CQS
PhD (Building Conservation), Universiti Teknologi MARA
MSc Construction Contract Management, Universiti Teknologi Malaysia
B. (Hons) Quantity Surveying, Universiti Teknologi MARA
Reg. Consultant QS (BQSM), FRISM
Tel : 03-7967 7604
e-mail : umi@um.edu.my

DR. NURSHUHADA ZAINON
PhD (IT Management), Universiti Malaya
MSc Construction Economics & Management, University College London, UK
B. (Hons) Quantity Surveying, Universiti Malaya
Reg. Provisional QS (BQSM), Graduate Member (RISM)
Tel : 03-7967 2461
e-mail: zshuhada@um.edu.my

DR. Sr KHO MEI YE, PQS
PhD (Project Management), Universiti Malaya
MSc (Building), Universiti Malaya
B. (Hons) Quantity Surveying, Universiti Malaya
Reg. Professional QS (BQSM), MRISM
Tel : 03-7967 2457
e-mail: meiye@um.edu.my
DR. NUR MARDHIYAH AZIZ  
PhD (IT in Construction), Universiti Malaya  
MSc Facilities Management, Universiti Teknologi MARA  
BSc (Hons) Housing, Planning & Building, Universiti Sains Malaysia  
Reg. Provisional QS (BQSM)  
Tel: 03-7967 4587  
e-mail: nurmardhiyah@um.edu.my

DR. LOO SIAW CHUING  
PhD (Project & Construction Management), Universiti Malaya  
MSc (Building), Universiti Malaya  
B (Hons) Quantity Surveying, Universiti Malaya  
Reg. Provisional QS (BQSM)  
Tel: 03-7967 7959  
e-mail: siawchuing@um.edu.my

LECTURERS

IMRAN ARIFF YAHYA, PQS  
MSc (Building), Universiti Malaya  
BSc (Hons) Quantity Surveying, University of Salford, UK  
Reg. Professional QS (BQSM), MIVMM  
Tel: 03-7967 6846  
e-mail: imranariff@um.edu.my

MAZNAH OTHMAN  
MSc (Project Management), Universiti Sains Malaysia  
BSc (Hons) Housing, Planning & Building, Universiti Sains Malaysia  
MIVMM  
Tel: 03-7967 6847  
e-mail: maznah_o@um.edu.my

EXTERNAL ASSESSORS

PROFESSOR DR. LING YEAN YNG, FLORENCE  
PhD, (1998) National University of Singapore  
MSc (Intl Constrn Mngt) (Guthrie Gold Medal)  
BSc (Building) (First Class Hons), (1987) National University of Singapore  
Member of the Royal Institution of Chartered Surveyors  
Fellow of Singapore Institute of Surveyors and Valuer  
Department of Building  
School of Design and Environment  
National University of Singapore (NUS)  
e-mail: bdglyy@nus.edu.sg

Sr JAILANI BIN JASMANI, CQS  
Bachelor of Applied Science (Quantity Surveying), WAIT  
Reg. Consultant QS (BQSM), MRISM, MICEC, MMWA  
Director, JUB Central Sdn Bhd (Consultant QS Practice)  
Director, Perunding Maju Arah Sdn Bhd (Multi-Disciplinary Practice)  
e-mail: jailani.jubc@gmail.com
ADMINISTRATIVE STAFF

NORLEELA BINTI AHMAD
Senior Administrative Assistant (Clerical and Operational)
Tel: 03 – 7967 6841
e-mail: norlela_a@um.edu.my
HEAD OF DEPARTMENT

DR. Sr HASNIYATI HAMZAH
PhD (Property), University of Auckland, NZ
Master (Property Law), University of Aberdeen, UK
BSc. (Land Management), University of Reading, UK
MRISM, MMIPFM
Tel: 03-7967 5389
e-mail: hasniyati@um.edu.my

ASSOCIATE PROFESSORS

ASSOCIATE PROFESSOR Sr. DR. ANUAR ALIAS
PhD (Property Development and Environment), UM
MSc. (Project Management), UTM
B.Surv. (Hons) (Property Management), UTM
Diploma (Valuation), UTM
PGCert. (Professional Development), UCONN
Registered Valuer & Estate Agent
MRISM, MAIPPM
Tel: 03-7967 6835
e-mail: anuar_a@um.edu.my

ASSOCIATE PROFESSOR DR. Sr NOOR ROSLY HANIF
PhD (Negotiation and Land Development), University of Dundee, UK
Masters Land Economy (Property Investment & Development), University of Aberdeen, UK
B. (Hons) (Estate Management), UTM
Diploma (Estate Management), UTM
Registered Valuer, Estate Agent & Property Manager
FRISM, MRICS
Tel: 03-7967 6827
e-mail: nroslyhanif@um.edu.my

ASSOCIATE PROFESSOR DR. Sr WAN NOR AZRIYATI WAN ABD. AZIZ
PhD (Housing and Planning), University of Dundee, UK
Masters (Environment), UPM
B. (Hons) (Estate Management), UTM
Diploma (Estate Management), UTM
Registered Valuer, Estate Agent & Property Manager
MRISM
Tel: 03-7967 4499
e-mail: wyati@um.edu.my

ASSOCIATE PROFESSOR DR. Sr ROSLI SAID
PhD (Real Estate Finance), University of Ulster, UK
MSc. (Urban Land Appraisal), University of Reading, UK
BSc. (Hons) (Land Management), University of Reading, UK
Diploma (Property Valuation), UTM
Chartered Surveyor, Registered Valuer, Estate Agent & Property Manager
MRISM, MAIPPM, MRICS
Tel: 03-7967 5378/ 6886
e-mail: rosli_alambina@um.edu.my

ASSOCIATE PROFESSOR DR. Sr YASMIN MOHD ADNAN
PhD (Urban Land Economy), UM
MBA, UTM
BSc. (Hons) (Land Management), University of Reading, UK
Registered Valuer, Estate Agent & Property Manager
FRISM, MRICS, MAIPPM
Tel: 03-7967 6845
e-mail: yasmin_alambina@um.edu.my
SENIOR LECTURERS

DR. SR. AINORIZA MOHD. AINI
PhD (Property Investment), Kingston University, UK
MSc. (Corporate Real Estate Finance & Strategy), City University of London, UK
B. (Hons) (Estate Management), UM
Reg. Probationary Valuer, MRISM
Tel: 03-7967 5396
e-mail: ainoriza@um.edu.my

DR. SR. ZAFIRAH AL SADAT BINTI ZYED
PhD (Housing Studies), UM
B. (Hons) (Estate Management), UM
Reg. Probationary Valuer, MRISM, MMIPFM
Tel: 03-7967 2454
e-mail: zafirahzyed@um.edu.my

DR. SR. ZAHIRIAH YAHYA
PhD (Urban Land Economy), UM
MSc. (Facilities Management), UM
B. (Hons) (Estate Management), UM
Diploma (Estate Management), UM
Registered Valuer, Estate Agent & Property Manager, MRISM
Tel: 03-7967 4590
e-mail: zahiriah@um.edu.my

DR. ZAIRUL NISHAM MUSA
PhD [Built Environment (Facilities Management)], Liverpool John Moores University, UK
MSc. (Facilities Management), University of Greenwich, UK
BSc. (Hons) (Estate Management), University of Luton, UK
Diploma (Valuation), UM
Tel: 03-7967 4490
e-mail: zairul@um.edu.my

DR. OLUSEGUN OLAOPIN OLANRELE
PhD (Real Estate Finance), UM
MSc (Estate Management) (Lagos)
B Sc (Hons) Estate Management (Ife)
Registered Valuer (E SVARRCON), NIESV
Tel: 03-7967 2463
e-mail: olanrelesegun@um.edu.my

LECTURERS

SR. ABDUL GHANI SARIP
MSc. Geomatics (Geographical Information System), UTM
B. (Hons) Estate Management, UM
Diploma (Valuation), UM
MRISM
Tel: 03-7967 6861
e-mail: garnae@um.edu.my

SR. ZULKIFLI ESHA
MSc. (Real Estate Development & Investment), University of Greenwich, UK
BSc. (Hons) (Estate Management), University of Luton, UK
Diploma (Valuation), UM
MRISM
Tel: 03-7967 6862
e-mail: zules@um.edu.my
ADJUNCT PROFESSOR

TAN SRI DATO' (DR.) SR ABDUL RAHIM BIN ABD RAHMAN
Executive Chairman, Rahim & Co International Sdn Bhd
BSc (London)
Registered Valuer, Estate Agent & Property Manager
FRISM, FRICS

Executive Chairman
Rahim & Co International Sdn Bhd
Level 17 Menara Liberty, 1008,
Jalan Sultan Ismail,
50250 Kuala Lumpur

EXTERNAL ASSESSORS

PROFESSOR DR. EDDIE HUI CHI-MAN, MH
PhD (Cantab), MPhil (Cantab), BSc(Hons) (Hong Kong)
MRICS, FHKIS, MHKICM, FHKIR

Department of Building & Real Estate
The Hong Kong Polytechnic University
Hong Kong
e-mail: eddie.hui@polyu.edu.hk

ADMINISTRATIVE STAFF

NORIZAN MAT SAMAN
Senior Administrative Assistant (Clerical and Operational)
Tel: 03-7967 6856
e-mail: izan2080@um.edu.my
URBAN AND REGIONAL PLANNING PROGRAMME

PROGRAMME COORDINATOR

DR. TPr GOH HONG CHING
Dr. rer. nat., Rheinische Friedrich-Wilhelms-Universitaet Bonn, GERMANY
M. Sc. (Urban Planning) UTM
B. UR, UTM
Corporate Member of the Malaysian Institute of Planners
Registered Town Planner of the Board of Town Planners Malaysia
Tel: 03-7967 7606/ 5376
e-mail: gohhc@um.edu.my

ASSOCIATE PROFESSORS

ASSOCIATE PROFESSOR DR. TPr MELASUTRA MD DALI
PhD (Urban Planning), University of Melbourne, AUS
M. Sc. (Urban and Regional Planning), University of Wisconsin, Madison, USA
BSc. (Urban Studies & Envi. Planning), University of Wisconsin, Green Bay, USA
Corporate Member of the Malaysian Institute of Planners,
Member of Malaysian Social Impact Assessment Association
Tel: 03-7967 7950
e-mail: melasutr@um.edu.my

ASSOCIATE PROFESSOR DR. Gs ROSILAWATI ZAINOL
PhD (Science), UiTM
BSc. (cum laude) Arkansas State University, Arkansas, USA
Professional Member of the Institution of Geospatial and Remote Sensing Malaysia (IGRSM)
Associate Member of the Malaysian Institute of Planners
Tel: 03-7967 5325
e-mail: rosilawatizai@um.edu.my

ASSOCIATE PROFESSORS (INDUSTRY)

ASSOCIATE PROFESSOR (INDUSTRY) TPr MOHAMED JAMIL AHMAD
MSc. Urban and Regional Planning, University of Strathclyde, SCOTLAND
BA. (Hons) Geography UIM
Advisory Board of the Malaysian Institute of Planners
Member of the Board of Town Planners Malaysia
Tel: 03-7967 5325
e-mail: jamil7798@um.edu.my
SENIOR LECTURERS

DR. NIKMATUL ADHA NORDIN
PhD (Urban Planning) USM
MSc. (Planning) USM
BSc. Housing, Building & Planning, USM
Graduate Member of the Malaysian Institute of Planners
Tel: 03-7967 6824
e-mail: nikmatul@um.edu.my

DR. YONG ADILAH BINTI SHAMSUL HARUMAIN
PhD (Land Use and Transport Planning), Utsunomiya University, JAPAN
MSc. (Land Administration and Development) UTM
BSc. Urban and Regional Planning UIA
Graduate Member of the Malaysian Institute of Planners
Tel: 03-7967 6811
e-mail: adilah_shamsul@um.edu.my

DR. PETER ANING TEDONG
PhD (Housing studies) UM
Master of Real Estate (MRE) UM
BA. (Major: Urban Studies and Planning, Minor: Geography) UM
Associate Member of the Malaysian Institute of Planners
Tel: 03-7967 7953
e-mail: peteraning@um.edu.my

DR. GS NUR AULIA ROSNI
PhD in Built Environment, IIUM
Master science in Built Environment, IIUM
Bachelor of Urban and Regional Planning, IIUM
Graduate member of the Malaysian Institute of Planners
Professional Member of Institute of Geospatial & Remote Sensing Malaysia
Tel : 03-7967 7607
Email : nurauliarosni@um.edu.my

DR. ZAKARIA ALCHEIKH MAHMOUD
PhD Urban Planning and Design, SPA, INDIA
MUP, SPA, INDIA
Bachelor of Architectural Eng. Al-Baath University Syria
Urban Planning Consultant, Syria
Member Architects Board, UAE
Tel: 03-7967 4493
e-mail: zakaria2009@um.edu.my

EXTERNAL ASSESSORS

TPr. ISHAK BIN ARIFIN
B. Sc. (Hons) Town Planning Studies (Wales)
Post-Graduate Diploma in Town Planning (Wales)
Corporate Member of the Malaysian Institute of Planners
Registered Town Planner of the Board of Town Planners Malaysia

23A, Jalan Bandar 1,
Taman Melawati,
53100 Kuala Lumpur
e-mail : ishak.ariffin@gmail.com
ADMINISTRATIVE STAFF

ROSAIDA ZEBEDI
Senior Administrative Assistant (Clerical and Operational),
03 – 7967 6856
rose_aida@um.edu.my
CENTRE FOR BUILDING CONSTRUCTION & TROPICAL ARCHITECTURE (BuCTA)

HEAD OF RESEARCH CENTRE

PROFESSOR DR. Sr Ts AZLAN SHAH ALI
PhD Built Environment (Building Refurbishment), Universiti Teknologi MARA
MSc (Real Estate & Property Mgmt), University of Salford, UK
MSc (Integ. Const.Proj.Mgmt), Universiti Teknologi MARA
B (Hons) (Bldg Surveying), Universiti Teknologi MARA
Prof. Dip. (Property Mgmt Valuation Surveying), RISM
Dip (Estate Mgmt), Universiti Teknologi MARA
Chartered Surveyor, P. Tech. (Building & Construction)
FRISM, FRICS, MSET
Tel: 03-7967 4494
e-mail: asafab@um.edu.my

CONSERVATION & CULTURAL HERITAGE

PROFESSOR DR. YAHAYA AHMAD, D.J.N (PP)
PhD (Conservation Management), University of Liverpool, UK
MA (Architecture), Washington University, USA
MConst Mgmt., Washington University, USA
BA, Washington University, USA
Registered Conservator, MRISM
Tel: 03-7967 5395
E-mail: yahaya@um.edu.my

ASSET, FACILITIES & MAINTENANCE

ASSOCIATE PROF. DR. Sr Ts SYAHRUL NIZAM KAMARUZZAMAN
PhD (Building), University of Manchester, UK
MSc (Bldg.Tech), University Science Malaysia
BSc (Hons) (HBP), University Science Malaysia
Cert. Building Services Eng, (POLIMAS)
Reg. Build. Surveyor, P. Tech. (Build. & Cons.)
FRISM, MSET, MACRT
Tel: 03-7967 6833
e-mail: syahrulnizam@um.edu.my

DESIGN & SUSTAINABLE ARCHITECTURE

DR. MUHAMMAD AZZAM ISMAIL
PhD (Built Environment), University of New South Wales, AUS
BArch (Hons), University of Malaya
BArch, University of Glasgow, UK
LAM/RIBA I & II
Tel: 03-7967 5373 / 7613
E-mail: ma.ismail@um.edu.my
ASSOCIATE PROFESSOR DR. Sr FAIZUL AZLI MOHD RAHIM, PQS
PhD (Life Cycle Risk), University of Liverpool, UK
MSc Information Technology in Property & Construction, University of Salford, UK
BSc (Hons) Quantity Surveying, University of Salford, UK
Reg. Professional QS (BQSM), MIRSM, MIVMM, MCIOB
Tel : 03-7967 7958
e-mail: azli@um.edu.my

BUILDING SCIENCE, TECHNOLOGY & PERFORMANCE

DR. PAYAM SHAFIGH
PhD (Structural Engineering & Materials), University of Malaya
MSc (Structural Engineering), University of Mazandaran, Iran
BSc (Civil Engineering), University of Mazandaran, Iran
Tel: 03-7967 2464
e-mail: pshafigh@um.edu.my

ADMINISTRATIVE STAFF

NUR SHUHADA HILAL
BSc (Physics), MARA University of Technology (UiTM)
Dip.Sc (Physics), MARA University of Technology (UiTM)
Assistant Science Officer
03- 7967 6889
nurshuhadahilal@um.edu.my
HEAD OF RESEARCH CENTRE

ASSOCIATE PROFESSOR DR. Sr WAN NOR AZRIYATI WAN ABD. AZIZ
PhD (Housing and Planning), University of Dundee, UK
Masters (Environment), UPM
B. (Hons) (Estate Management), UTM
Diploma (Estate Management), UTM
Registered Valuer, Estate Agent & Property Manager
MRISM
Tel: 03-7967 4499
e-mail: wyati@um.edu.my

HOUSING & SETTLEMENTS

ASSOCIATE PROFESSOR DR. Sr NOOR ROSLY HANIF
PhD (Negotiation and Land Development), University of Dundee, UK
Masters Land Economy (Property Investment & Development), University of Aberdeen, UK
B. (Hons) (Estate Management), UTM
Diploma (Estate Management), UTM
Registered Valuer, Estate Agent & Property Manager
FRISM, MRICS
Tel: 03-7967 6827
e-mail: nroslyhanif@um.edu.my

ENVIRONMENTAL & URBAN DESIGN

ASSOCIATE PROFESSOR DR. NAZIATY MOHD YAACOB
PhD (Universal Design), University of Salford, UK
MSc (Architecture), University of College London, UK
PG Dipl (Architecture), North London Polytechnic, UK
BA (Architecture), Leicester Polytechnic, UK
Dipl. (Architecture), University Technology Malaysia
LAM/RIBA Part I & II
Tel: 03-7967 5396
E-mail: naziaty@um.edu.my

REAL ESTATE DEVELOPMENT & MANAGEMENT

ASSOCIATE PROFESSOR DR. Sr ANUAR ALIAS
PhD (Property Development and Environment), UUM
MSc (Project Management), USM
B.Surv. (Hons) (Property Management), UTM
Diploma (Valuation), UTM
PGCert. (Professional Development), UCONN
Registered Valuer & Estate Agent
MRISM, MMIPPM
Tel: 03-7967 6835
e-mail: anuar_a@um.edu.my
SUSTAINABLE PLANNING & DEVELOPMENT

ASSOCIATE PROFESSOR DR. Gs ROSILAWATI ZAINOL
PhD (Science), UiTM
MIMT, UNITAR
BA (cum laude) Arkansas State University, Arkansas, USA
Professional Member of the Institution of Geospatial and Remote Sensing Malaysia (IGRSM)
Associate Member of the Malaysian Institute of Planners
Tel: 03-7967 5325
e-mail: rosilawatizai@um.edu.my

REAL ESTATE ECONOMICS, FINANCE & INVESTMENT

ASSOCIATE PROFESSOR DR. Sr YASMIN MOHD ADNAN
PhD (Urban Land Economy), UM
MBA, UiTM
BSc. (Hons) (Land Management), University of Reading, UK
Registered Valuer, Estate Agent & Property Manager
FRISM, MRICS, MMIPFM
Tel: 03-7967 6845 / 5378
e-mail: yasmin_alambina@um.edu.my

ADMINISTRATIVE STAFF

NURULFAZILA MOHD SAJUTI
BSc (Applied Chemistry), MARA University of Technology (UiTM)
Dip.Science, MARA University of Technology (UiTM)
Assistant Science Officer
03- 7967 7610
nurulms@um.edu.my
ASEAN UNIVERSITY NETWORK (AUN) – DISABILITY AND PUBLIC POLICY (DPPnet)

DIRECTOR

PROFESSOR DR. YAHAYA AHMAD, D.J.N (PP)
PhD (Conservation Management), University of Liverpool, UK
MA (Architecture), Washington University, USA
MCost Mgmt., Washington University, USA
BA, Washington University, USA
Registered Conservator, MRISM
Tel: 03-7967 5395
E-mail: yahaya@um.edu.my

OFFICERS

NASREEN ATHIRAH BINTI MOHD ALUDIN
B. Business Study, MARA University of Technology (UiTM)
Dip. Business Admin, MARA University of Technology (UiTM)
Project Officer
Tel: 03-7967 7618
E-mail: athirah@um.edu.my

ADMINISTRATIVE STAFF

VEL KALASHINI PATHMA SIVAN
Administrative Assistant (Clerical and Operational)
03- 7967 5334
shini@um.edu.my
DR. Sr AINORIZA MOHD. AINI
Coordinator for Doctor of Philosophy and Master by Research
PhD (Property Investment), Kingston University, UK
MSc. (Corporate Real Estate Finance & Strategy), City University of London, UK
B. (Hons) (Estate Management), UM
Reg. Probationary Valuer, MRISM
Tel: 03-7967 5396
e-mail: ainoriza@um.edu.my

DR. Ar KONG SENG YEAP
Coordinator for Master of Architecture (by coursework)
PhD (Architecture), University of Malaya
B.Arch, University of Malaya
LAM/RIBA Part I & II
Tel: 03-7967 7613
E-mail: k_sengyeap@um.edu.my

DR. NIK ELYNA MYEDA NIK MAT
Coordinator for Master of Facilities & Maintenance Management (by Coursework)
PhD (Facilities Management), University College London, UK
MSc (Building), University of Malaya
B (Hons) (Bldg. Surveying), University of Malaya
Graduate Member RISM
Tel: 03-7967 7022/2455
e-mail: elyna@um.edu.my

DR. Sr ZULKIFLEE ABDUL SAMAD, PMP
Coordinator for Master of Project Management (by Coursework)
PhD (Project Management), University of Cambridge, UK
MSc (Project Management), Universiti Sains Malaysia
MBA ESMP Paris, France
MAppMgt (Architecture), University of Newcastle, Australia
B. (Hons) Quantity Surveying, Universiti Teknologi MARA
Proj. Mgmt. Professional (PMP), FAPM (UK), MRICS, MRISM, MCIOB
Tel: 03-7967 4474
e-mail: zulkiflee1969@um.edu.my

DR. LOO SIAW CHUING
Coordinator for Master of Project Management (by Coursework)
PhD (Project & Construction Management), Universiti Malaya
MSc (Building), Universiti Malaya
B. (Hons) Quantity Surveying, Universiti Malaya
Reg. Provisional QS (BQSM)
Tel: 03-7967 7959
e-mail: siawchuing@um.edu.my

DR. Sr ZAFIRAH AL SADAT BINTI ZYED
Coordinator for Master of Real Estate (by Coursework)
PhD (Housing Studies), University of Malaya, Malaysia
B. (Hons) (Estate Management), University of Malaysia, Malaysia
Reg. Probationary Valuer, MRISM, MMIPFM
Tel: 03-7967 2454
e-mail: zafirahzyed@um.edu.my
GENERAL INFORMATION

PROGRAMMES

<table>
<thead>
<tr>
<th>Code</th>
<th>Programmes</th>
<th>Mode</th>
<th>Intake</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Semester II</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(February)</td>
</tr>
<tr>
<td>BVA</td>
<td>Doctor of Philosophy</td>
<td>Research</td>
<td>√</td>
</tr>
<tr>
<td>BMA</td>
<td>Master of Built Environment</td>
<td>Research</td>
<td>√</td>
</tr>
<tr>
<td>BVH</td>
<td>Master of Architecture</td>
<td>Coursework</td>
<td>-</td>
</tr>
<tr>
<td>BQC</td>
<td>Master of Project Management</td>
<td>Coursework</td>
<td>-</td>
</tr>
<tr>
<td>BQA</td>
<td>Master of Real Estate</td>
<td>Coursework</td>
<td>-</td>
</tr>
<tr>
<td>BQC</td>
<td>Master of Facilities and</td>
<td>Coursework</td>
<td>√</td>
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<tr>
<td></td>
<td>Maintenance Management</td>
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</tr>
</tbody>
</table>

ENTRY REQUIREMENTS FOR THE DOCTOR OF PHILOSOPHY (BY RESEARCH)

Non-University of Malaya Graduates

1. Master's degrees by research; OR
2. Master's degree by coursework or mixed mode with a CGPA of at least 3.70; OR
3. Master's degree by coursework or mixed mode with a CGPA of at least 2.00 to 3.69 AND Bachelor's degree with CGPA 2.50 to 2.99.

Can be considered if it meets one (1) of the following criteria

a. Have at least one (1) year of work experience in related field; OR
b. Produce publications in related fields; OR
c. Scholarship recipient; OR
d. A Malaysian Government agency personnel; OR
e. Passed an interview; OR
f. Pass Special Assessment.

4. Master's Degree by Course or mixed mode with a CGPA of 2.00 to 3.69 AND Bachelor with CGPA of 2.00 to 2.49.

Can be considered if it meets two (2) of the following criteria

a. Have at least five (5) year of work experience in related field; OR
b. Produce one (1) publication in related fields; OR
c. Passed an interview; OR
d. Pass Special Assessment.
University of Malaya Graduates (UM Alumni)

1. Master's degrees by research; OR
2. Master's degree by coursework or mixed mode with a CGPA of at least 3.70; OR
3. Master's degree by coursework or mixed mode with a CGPA of at least 2.00 to 3.69 AND Bachelor's degree with CGPA 2.50 to 2.99; OR
4. Master's Degree by Course or mixed mode with a CGPA of 2.00 to 3.69 AND Bachelor with CGPA of 2.00 to 2.49.

Can be considered if it meets one (1) of the following criteria

a. Have at least five (5) year of work experience in related field; OR
b. Produce one (1) publication in related fields; OR
c. Passed an interview; OR
d. Pass Special Assessment.

ENTRY REQUIREMENTS FOR MASTER'S PROGRAMMES

Non-University of Malaya Graduates

1. Bachelor of Science in Architecture, Urban & Regional Planning, Quantity Surveying, Building Surveying, Estate Management or equivalent in a related field from a recognized university with a CGPA of at least 3.00 or equivalent; OR
2. Bachelor's degree with a CGPA of 2.70 to 2.99.

Can be considered if it meets one (1) of the following criteria

a. Have at least one (1) year of work experience in related field; OR
b. Produce publications in related fields; OR
c. Scholarship recipient; OR
d. A Malaysian Government agency personnel; OR
e. Passed an interview; OR
f. Pass Special Assessment.

3. Bachelor's Degree with a CGPA of 2.50 to 2.69.

Can be considered if it meets two (2) of the following criteria

a. Have at least one (1) year of work experience in related field; OR
b. Produce publications in related fields; OR
c. Scholarship recipient; OR
d. A Malaysian Government agency personnel; OR
e. Passed an interview; OR
f. Pass Special Assessment.

Bachelor's Degree with a CGPA of 2.00 to 2.49.

Can be considered if it candidates passed an interview by the Faculty and meets one (1) of the following criteria
a. Have at least one (5) five year of work experience in related field; OR
b. Produce one (1) publication in related fields; OR
c. Pass Special Assessment.

University of Malaya Graduates (UM Alumni)

1. Bachelor of Science in Architecture, Urban & Regional Planning, Quantity Surveying, Building Surveying, Estate Management or equivalent in a related field from a recognized university with a CGPA of at least 3.00 or equivalent; OR

2. Bachelor’s degree with a CGPA of 2.70 to 2.99; OR

2. Bachelor’s degree with a CGPA of 2.50 to 2.69

Can be considered if it meets one (1) of the following criteria

a. Have at least one (1) year of work experience in related field; OR
b. Produce publications in related fields; OR
c. Scholarship recipient; OR
d. A Malaysian Government agency personnel; OR
e. Passed an interview; OR
f. Pass Special Assessment.

3. Bachelor’s Degree with a CGPA of 2.00 to 2.49.

Can be considered if it meets one (1) of the following criteria

a. Have at least five (5) years of work experience in related field; OR
b. Produce one (1) publication in related fields; OR
c. Scholarship recipient; OR
d. A Malaysian Government agency personnel; OR
e. Passed an interview; OR
f. Pass Special Assessment.

ADDITIONAL REQUIREMENTS

Additional requirements for candidates who is applying for the Master of Architecture (by Coursework):

a. Meet the requirements of Part I of the Board of Architects Malaysia (LAM); AND
b. Pass the technical test and portfolio interview.

ENGLISH LANGUAGE REQUIREMENTS FOR NON-CITIZEN APPLICANT

- A band 5.5 in the International English Language Testing System (IELTS) (Academic); or
- A score of 550 paper based total, a score of 213 for computer-based total or a score of 80 for internet-based total for Test of English as a Foreign Language (TOEFL); or
- Band 4 and above in the Malaysian University English Test (MUET); or
- A score of 42 and above in the Pearson Test of Academic English (PTE Academic); or
• A Grade C and above in English for General Certificate of Education (A Level), University of Cambridge; or
• A Grade C and above in the Cambridge Assessment English: First (FCE); or
• A Grade C and above in the Cambridge Assessment English: Advanced (CAE); or
• A Grade C and above in the Cambridge Assessment English: Proficiency (CPE).

BAHASA MALAYSIA REQUIREMENT

a. For **Malaysian citizen**, candidate shall be required to possess at least a Pass in Bahasa Melayu or Bahasa Malaysia at the level of Sijil Pelajaran Malaysia (SPM) or a Level III in Sijil Kecekapan Bahasa Malaysia or a Level III in the Sijil Intensif Bahasa Malaysia of the University or an equivalent level before being conferred the Degree.

b. **International candidate** shall be required to attend at a satisfactory level a Bahasa Malaysia course that is conducted by the University before being conferred the Degree. However candidate can be exempted from taking the Bahasa Malaysia course if they possesses at least a Pass in Bahasa Melayu or Bahasa Malaysia at the level of Sijil Pelajaran Malaysia or Level III in Sijil Kecekapan Bahasa Malaysia or Level II in the Sijil Intensif Bahasa Malaysia of the University or a Bahasa Malaysia course recognised by the University.

RESEARCH AREAS OR EXPERTISE

Below are listing of research field under the Faculty of Built Environment, UM for candidates who are taking the **[BVA] Doctor of Philosophy (by Research)** and **[BMA] Master of Built Environment (by Research)** base on the National Education Code (NEC)

<table>
<thead>
<tr>
<th>Architecture &amp; Town Planning (NEC code: 581)</th>
<th>Management &amp; Administration (NEC code: 345)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Design</td>
<td>Project Management</td>
</tr>
<tr>
<td>Architectural Technology</td>
<td>Programme Management</td>
</tr>
<tr>
<td>Architectural Education</td>
<td>Portfolio Management</td>
</tr>
<tr>
<td>Architectural Theory &amp; Philosophy</td>
<td>Performance Appraisal</td>
</tr>
<tr>
<td>Architectural History</td>
<td>Human Resource Management</td>
</tr>
<tr>
<td>Heritage &amp; Building Conservation</td>
<td>Organisational Theory &amp; Behaviour</td>
</tr>
<tr>
<td>Urban Design</td>
<td>Quality Management</td>
</tr>
<tr>
<td>Interior Architecture</td>
<td>Logistic Management</td>
</tr>
<tr>
<td>Landscape Architecture</td>
<td>Administration</td>
</tr>
<tr>
<td>Professional Practice</td>
<td>Business Administration</td>
</tr>
<tr>
<td>Contract Management</td>
<td>Management Science</td>
</tr>
<tr>
<td>Industry Design</td>
<td>Management Skills</td>
</tr>
<tr>
<td>Planning Theory &amp; Philosophy</td>
<td>Value Management / Value Engineering</td>
</tr>
<tr>
<td>Housing</td>
<td>Risk Management</td>
</tr>
<tr>
<td>Transportation Planning</td>
<td>Knowledge Management</td>
</tr>
<tr>
<td>Tourism &amp; Recreational Planning</td>
<td>Lean Management</td>
</tr>
<tr>
<td>Resource &amp; Environment Planning</td>
<td>Financial &amp; Cost Management</td>
</tr>
<tr>
<td>Land Use Planning</td>
<td>ICT Management</td>
</tr>
<tr>
<td>Urban Management &amp; Governance</td>
<td>Space Planning &amp; Management</td>
</tr>
<tr>
<td>Technology for Planning</td>
<td>Strategic Facilities Planning</td>
</tr>
<tr>
<td>Public &amp; Urban Policy</td>
<td>Asset &amp; Facilities Management</td>
</tr>
<tr>
<td>Sustainable Planning &amp; Development</td>
<td>Facilities Procurement</td>
</tr>
<tr>
<td>Universal Design</td>
<td>Performance Management</td>
</tr>
<tr>
<td>Sustainable Design</td>
<td>Maintenance Management</td>
</tr>
<tr>
<td>Visual Digital Media in Architecture</td>
<td>Workplace Productivity</td>
</tr>
</tbody>
</table>

43
**Urban Planning**  
Regional Planning

<table>
<thead>
<tr>
<th>Wholesale and Retail Sales (NEC code: 341)</th>
<th>Environmental Protection (NEC code: 850)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate Valuation &amp; Taxation</td>
<td>Environmental Conservation</td>
</tr>
<tr>
<td>Real Estate Development &amp; Planning</td>
<td>Environmental Protection</td>
</tr>
<tr>
<td>Real Estate Finance &amp; Investment</td>
<td>Environmental Studies</td>
</tr>
<tr>
<td>Real Estate Economics &amp; Performance</td>
<td>Natural Resources Use Programme</td>
</tr>
<tr>
<td>Real Estate Analytics</td>
<td>Natural Resources Conservation</td>
</tr>
<tr>
<td>Real Estate Management &amp; Marketing</td>
<td>Soil &amp; Water Conservation</td>
</tr>
<tr>
<td>Real Estate Training &amp; Professional</td>
<td>Air Pollution Control</td>
</tr>
<tr>
<td>Development</td>
<td>Environmental Control</td>
</tr>
<tr>
<td>Housing Management &amp; Strata Management</td>
<td>Noise Pollution Control</td>
</tr>
<tr>
<td></td>
<td>Recycling</td>
</tr>
<tr>
<td></td>
<td>Conservation &amp; Land Management</td>
</tr>
<tr>
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<td>National Parks &amp; Wildlife</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Law (NEC code: 380)</th>
<th>Design (NEC code: 214)</th>
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</thead>
<tbody>
<tr>
<td>Property Law</td>
<td>Interior Design</td>
</tr>
<tr>
<td>Construction Law</td>
<td>Interior Architecture</td>
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<td>Building Law</td>
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</table>

<table>
<thead>
<tr>
<th>Civil Engineering (NEC code: 526)</th>
<th>Security Service (NEC code: 860)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Technology</td>
<td>Fire Technology</td>
</tr>
<tr>
<td>Civil Engineering</td>
<td>Fire Protection</td>
</tr>
<tr>
<td>Quantity Surveying</td>
<td>Ergonomics (occupational Health &amp; Safety)</td>
</tr>
<tr>
<td></td>
<td>Health &amp; Safety in the Work Place</td>
</tr>
<tr>
<td></td>
<td>Occupational Health &amp; Industry Hygiene</td>
</tr>
<tr>
<td></td>
<td>Occupational Health &amp; Safety</td>
</tr>
<tr>
<td></td>
<td>Stress at Work</td>
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<td>Work Environment</td>
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</table>

<table>
<thead>
<tr>
<th>Building (NEC code: 582)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Construction Economics</td>
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</tbody>
</table>


**LEGISLATIONS AND PRESCRIBED RULES**

A Doctoral candidate is governed by the University of Malaya (Doctoral Degrees) Rules and Regulations, 2019 and for Master’s candidate is governed by the University of Malaya (Master’s Degrees) Rules and Regulations, 2019.
LIBRARY

The University of Malaya Library established since 1962 in Kuala Lumpur is a network of 17 Libraries, fully computerized and integrated in its operation and services. The Built Environment Library is one of the special subject libraries in the University of Malaya Library network. Prior to 2003, the collections were kept in the Engineering Library, at the Faculty of Engineering. At the present location, the Built Environment Library is conveniently located for access and is open to all students during office hours. The library is manned by two full-time staff members and one senior librarian which is covers a floor space of about 835 sq. meters with seating capacity for 133 students.

The Library’s core function is to support the learning, teaching and research needs of undergraduate, postgraduate students, and the academic staff and researchers of the Faculty of Built Environment. However, it is also opened to other registered users of the University of Malaya Library network, subject to some limitation in borrowings.

The collection gives priority on the learning and teaching programme of the Built Environment Faculty especially in the areas of architecture, real estate, quantity surveying, building surveying and urban planning. The library materials include both primary and secondary sources, such as books, journals, reference books, dissertation and theses, conference proceedings and electronic resources. The library online catalogue, known as Pendeta WebPAC is a union catalogue of the University of Malaya Library network which provides access to holdings of collection of materials and can be accessed by others via the Internet.

<table>
<thead>
<tr>
<th>Library Collections</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
</tr>
<tr>
<td>Dissertations, Theses and Academic Exercises</td>
</tr>
<tr>
<td>Conference Papers</td>
</tr>
<tr>
<td>Journal, Online databases and e-Books</td>
</tr>
<tr>
<td>Others</td>
</tr>
</tbody>
</table>
## Library Services

| **Loans, Online Renewal and Reservation** | Most books are allowed borrowings, except the Reference and special collection such as dissertation/theses and conference proceedings. The library-computerized system allows online renewal by the individual by each patron; and also reservation of books when materials on loan to other user. |
| **Discussion Area ("Ruang Bicara")** | This Discussion Area is located beside the library office and accommodate with 16 seats. This area is spacious and very interesting for any discussion and meeting. It is open to anyone who interested and users only need to make a reservation at counter services. Projectors are also provided for teaching and learning facilities. |
| **Books Donation Corner (by Faculty Members)** | This corner was initiated by faculty members to keep books donation as a library collection. All of these materials can be referred and borrowed. |
| **Inter-library loan and Document Supply Services** | Inter-library loan facilities and document delivery services are available for postgraduate students, researchers and academic staff of the Faculty of Built Environment. Requests to these services are facilitated via the Library interactive portal, which can be submitted to the Library management electronically. A special budget is allocated for this purpose with deposit accounts established at the British Library (U.K) and National University of Singapore (Singapore). |
| **Access to Other Resource Centres in Malaysia** | Registered students and academic staff of the University Malaya are allowed to visit and use (for reference only) other academic / public university libraries in Malaysia, as a part of the resource sharing programme. |
| **Information Literacy (GIG1004)** | Besides that, the library conducts a formal compulsory course for first year undergraduate called Information Literacy (GIG1004) to equip them with the skills on information retrieval and access to resources. |
| **User Education Session** | The postgraduate students, academic staff and researchers of the Faculty are given special user education session; to cater for information needs at a regular basis to familiarize them with the use of library resources and library catalogue (Pendeta WebPAC), Endnote Management Software and online databases subscribed. |

### Reference and Information Enquiries

A librarian will assist and guide users with searching information for the collection, online database subscribed, internet or from other institutions. For further information do contact Puan Hanani Fauzi at 03-79676802 or email at hananif@um.edu.my
Operating Hours

<table>
<thead>
<tr>
<th>Operating</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday - Friday</td>
<td>8.30 am – 5.30 pm</td>
</tr>
</tbody>
</table>

Closed on Saturday, Sunday and Public Holidays.

STUDENT FACILITIES

<table>
<thead>
<tr>
<th>FACILITIES</th>
<th>DISCRIPION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Self-Photocopying Machines</td>
<td>Photocopying services operated by commercial contractors are provided in the Library and cards can be purchased at the Service Counter.</td>
</tr>
<tr>
<td>Computers (PC)</td>
<td>Computers with Internet connections are provided for use in the Library for searching information from Library resources and other online databases subscribed by the Library.</td>
</tr>
<tr>
<td>Student Centre</td>
<td>Located at Level 3, Mercu Alam Bina was designed to give students space for study and relaxation between classes.</td>
</tr>
<tr>
<td>Surau/Musolla (Praying Room)</td>
<td>Located at the second floor of Mercu Alam Bina for both male and female</td>
</tr>
<tr>
<td>WIFI</td>
<td>Access is available within the building with a number of access points.</td>
</tr>
<tr>
<td>Vending Machines</td>
<td>Available on selected floors.</td>
</tr>
<tr>
<td>Centralised and Special Computer Laboratories</td>
<td>The general computer laboratory is a centralised facility for all students of the Faculty. The facilities include desktop publishing and image editing. The special computer laboratory is for teaching purposes that include facilities for 2D draughting, 3D modelling and simulation. All the computers are networked within the Faculty’s area network and are linked to the Internet.</td>
</tr>
<tr>
<td>Centralised Workshop</td>
<td>A Model-Making Workshop that has 100m2 floor area is available for students to make architecture models and construct small-scale objects. The workshop, equipped with hand and power tools for model-making with wood, plastics and metal, is open during normal working hours for use by all students of the faculty. Some equipment are available for loan outside operating hours. One full-time technician supervises the workshop activities and provides hand-on training and assistance to students.</td>
</tr>
<tr>
<td>Centralised Laboratories</td>
<td>There are three centralized laboratories within the Faculty buildings that support the lecturers and students in teaching and research activities. These are Physics, Building Laboratories and Digital Crafting Lab. The labs offer advanced practical, research and model-making facilities</td>
</tr>
</tbody>
</table>
with state-of-the-art machines and equipment, under the supervision of experienced academic and technical staff. In addition, students have access to more specialized laboratories in Engineering and Science Faculties.

| Cafe | The faculty's café is located at level 3 and is open during office hours on weekdays. |
DOCTOR OF PHILOSOPHY (BY RESEARCH)
Program Overview

PhD students will carry out focused research in their area of specialisation, which is of immediate relevance to their research interest.

Additionally, they will be exposed to new developments and challenges in their research topic in the international arena through media, seminars, conferences and keynote addresses and also through research attachments and collaborative exchange arrangements with international recognised research centres.

Program Structure

This Ph.D programme is purely based on individual supervised research. Candidates will be exposed to Research Methodology Course [3 Credits] to strengthen their research knowledge. At the end of the candidate's study, a thesis must be submitted and upon successful defence, the candidate will be granted Ph.D status. All research proposals must be approved and supervised by the Faculty. Ph.D candidates’ theses must not exceed 100,000 words. They are required to complete their studies within 12 semesters.

Candidacy

Minimum period : 4 Semesters
Maximum period : 12 Semesters

Registered Candidate

A candidate will be classified as a registered candidate of the University of Malaya from his/her initial registration until the award of his/her degree, subject to the candidate to renew his/her registration every semester.

Candidature Requirements

a. attend at least 3 credits of Research Methodology Course not later than the second (2nd) semester of candidature;

b. candidates need to present his/her initial research proposal in the Pre-Research Proposal at the end of Research Methodology Course;

c. fulfill attendance requirements for the University Bahasa Malaysia course not later than the second (2nd) semester of candidature;

d. present your research proposal at Proposal Defence not later than the second (2nd) semester of candidature;

e. present your research progress at Candidature Defence not later than the fifth (5th) semester of candidature;
f. present your research progress at Thesis Seminar before the submission of thesis for examination;

g. must show proof of acceptance for publication as per the following (according to the criteria set in the publication guidelines), prior to graduation:

(i) at least one (1) article in journals indexed by Thomson Reuters Web of Science (WoS)
    or;
(ii) at least one (1) book published by publishers listed in the Thomson Reuters Web of Science (WoS) Master Book List or by University of Malaya Press or Dewan Bahasa dan Pustaka or any publishers listed and recognized by the Faculty
    or;
(iii) at least two (2) publications in Category A or B refereed journals, or book chapters as follows:

- **Articles in Category A journals:**
  Journals indexed in the Scopus citation database

- **Articles in Category B journals:**
  Journals published by University or scholarly publishers or listed in MyJurnal (Malaysian Journal Management System). (List of Category B journals must be listed and recognized by the Faculty)

- **Book chapters of different books:**
  Book chapters published by publishers listed in the Thomson Reuters Web of Science (WoS) Master Book List, or by University of Malaya Press or Dewan Bahasa dan Pustaka or any publishers listed and recognized by the Faculty. Two (2) book chapters in different books are equivalent to one (1) publication; and

h. fulfil the residential requirement of **12 months.**

**Additional Requirements**

Compulsory to attend the seminars/conference/workshop or special seminars organized by the faculty or others at least five (5) times during the study period.

**Progress Report**

Research candidates are required to submit a progress report online at the end of each semester. The supervisor(s) shall evaluate the progress report, which will then be submitted to the Deputy Dean of Higher Degree or Head of Department. Candidates with satisfactory progress will be recommended for continuation of their candidature. The Faculty shall terminate the candidature of any candidate who with unsatisfactory progress for three consecutive semesters. Candidates who fail to submit his/her progress report within the stipulated period shall be barred from registering for the following semester.
Submission of Thesis for Examination

Candidates shall submit their thesis for examination after the minimum period and within the maximum period of the candidature. Candidates must ensure that they have submitted a Three Months’ Notice and that thesis title has been approved by the Faculty prior to submission of the thesis for examination. Any corrections of re-examination required for the thesis must be submitted before the lapse of the prescribed period. Failure to do so shall be deemed a failure in the examination of the thesis unless an extension to the prescribed period is approved by the Senate. Candidates are not allowed to withdraw from an examination for a thesis where the thesis has already been submitted for examination. Candidates are advised to refer to the latest Guidelines for the Preparation of Research Reports.

Programme Coordinator

DR. Sr AINORIZA MOHD. AINI
Coordinator for Doctor of Philosophy and Master by Research
PhD (Property Investment), Kingston University, UK
MSC. (Corporate Real Estate Finance & Strategy), City University of London, UK
B. (Hons) (Estate Management), UM
Reg. Probationary Valuer, MRISM
Tel: 03-7967 5396
e-mail: ainoriza@um.edu.my

Administrative Staff

SILA A/P BALAKERSNAN
Administrative Assistant (Clerical and Operational)
Higher Degrees Office
Level B, Mercu Alam Bina, Faculty of Built Environment
University of Malaya
Tel : 03 – 7967 5320
e-mail: sila@um.edu.my
MASTER OF BUILT ENVIRONMENT (BY RESEARCH)
Program Overview

Students will have the benefits of exposure in conducting research in their particular areas of interest or specialisation and acquisition of an understanding of a body of knowledge in the respective area of specialisation.

Programme Structure

This Master’s programme is purely based on individual supervised research. Candidates will be exposed to Research Methodology Course (3 Credits) to strengthen their research knowledge. At the end of the candidate’s study, a dissertation must be submitted and upon successful defence of the dissertation, the candidate will be awarded a Masters’ degree. All research proposals must be approved and supervised by the Faculty. Candidates are required to complete their studies within 8 semesters.

Candidacy

Minimum period : 2 Semesters
Maximum period : 8 Semesters

Registered Candidate

A candidate will be classified as a registered candidate of the University of Malaya from his/her initial registration until the award of his/her degree, subject to the candidate to renew his/her registration every semester.

Upgrade to PhD

A program leading to a doctoral degree (PhD) within the same research area is possible and conversion from Master to PhD is based on merits. The PhD Candidacy is for a period of four (4) semesters (minimum) and up to twelve (12) semesters (maximum). Application for this option should be made before the expiry of the third semester of study (no later than 15 months from registration).

Candidature Requirements

a. attend at least 3 credits of Research Methodology Course not later than the second (2nd) semester of candidature;

b. candidates need to present his/her initial research proposal in the Pre-Research Proposal at the end of Research Methodology Course;

c. fulfill attendance requirements for the University Bahasa Malaysia course not later than the second (2nd) semester of candidature;
d. present your research proposal at **Proposal Defence not later than the second (2nd) semester** of candidature;

e. present your research progress at **Candidature Defence not later than the third (3rd) semester** of candidature;

f. present your research progress at Dissertation Seminar before the submission of dissertation for examination;

g. must show proof of acceptance for publication as per the following (according to the criteria set in the publication guidelines), prior to graduation:

   (ii) at least one (1) **article** in journals indexed by Thomson Reuters Web of Science (WoS) or;
   (ii) at least one (1) **book published** by publishers listed in the Thomson Reuters Web of Science (WoS) Master Book List or by University of Malaya Press or Dewan Bahasa dan Pustaka or any publishers listed and recognized by the Faculty or;
   (iii) at least one (1) **publication** in Category A or B refereed journals, or book chapters as follows:

   - **Articles in Category A journals:**
     Journals indexed in the Scopus citation database

   - **Articles in Category B journals:**
     Journals published by University or scholarly publishers or listed in MyJurnal (Malaysian Journal Management System). [List of Category B journals must be listed and recognized by the Faculty]

   - **Book chapters of different books:**
     Book chapters published by publishers listed in the Thomson Reuters Web of Science (WoS) Master Book List, or by University of Malaya Press or Dewan Bahasa dan Pustaka or any publishers listed and recognized by the Faculty. Two (2) book chapters in different books are equivalent to one (1) publication; and

h. fulfill the residential requirement of **6 months**.

**Additional Requirements**

Compulsory to attend the seminars/conference/workshop or special seminars organized by the faculty or others at least one (1) times during the study period.

**Progress Report**

Research candidates are required to submit a progress report online at the end of each semester. The supervisor(s) shall evaluate the progress report, which will then be submitted to
the Deputy Dean of Higher Degree or Head of Department. Candidates with satisfactory progress will be recommended for continuation of their candidature. The Faculty shall terminate the candidature of any candidate who with unsatisfactory progress for three consecutive semesters. Candidates who fail to submit his/her progress report within the stipulated period shall be barred from registering for the following semester.

**Submission of Dissertation for Examination**

Candidates shall submit their dissertation for examination after the minimum period and within the maximum period of the candidature. Candidates must ensure that they have submitted a Three Months’ Notice and that dissertation title has been approved by the Faculty prior to submission of the dissertation for examination. Any corrections of re-examination required for the dissertation must be submitted before the lapse of the prescribed period. Failure to do so shall be deemed a failure in the examination of the dissertation unless an extension to the prescribed period is approved by the Senate. Candidates are not allowed to withdraw from an examination for a dissertation where the dissertation has already been submitted for examination. Candidates are advised to refer to the latest Guidelines for the Preparation of Research Reports.

**Programme Coordinator**

**DR. Sr AINORIZA MOHD. AINI**  
Coordinator for Doctor of Philosophy and Master by Research  
PhD (Property Investment), Kingston University, UK  
MSC. (Corporate Real Estate Finance & Strategy), City University of London, UK  
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Tel: 03-7967 5396  
e-mail: ainoriza@um.edu.my

**Administrative Staff**

**HASNITA BINTI MOHD ZHARI**  
Senior Administrative Assistant (Clerical and Operational)  
Higher Degrees Office  
Level 8, Mercu Alam Bina, Faculty of Built Environment  
University of Malaya  
Tel : 03 – 7967 6899  
e-mail: hasrh@um.edu.my
MASTER OF FACILITIES AND MAINTENANCE MANAGEMENT (BY COURSEWORK)
Program Overview

The programme aims to produce professional Facilities Management and Maintenance graduates who are critical and innovative towards sustainable development globally

Delivery and Attendance

- The minimum duration of this programme is two (2) normal semesters and one (1) special semester or one (1) year. The maximum period is eight (8) semesters or four (4) years.
- Classes will be conducted through after-office and/or weekend sessions.
- The medium of instruction are in English.
- The programme is offered by attendance at the Faculty of Built Environment, University of Malaya, Kuala Lumpur.
- The programme is delivered through formal lectures, laboratory, tutorials and coursework.

Conferment of Degree

Upon successful completion of the programme, students will be conferred the Master of Facilities & Maintenance Management degree from the University of Malaya.

Programme Structure and Assessment

This program consists of 10 courses. Each course is delivered over a 14-week period (normal semester) or 8-week period (special semester). The courses are assessed by examination and/or continuous assessment.

Programme Outcomes

Graduate will be able to:

<table>
<thead>
<tr>
<th>PO1</th>
<th>Synthesize knowledge, skills and good management practice in the field of facilities management and building maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO2</td>
<td>Integrate knowledge and ability in solving building facilities problems with critical, creative and innovative approach</td>
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<tr>
<td>PO3</td>
<td>Demonstrate communication and interaction skills among team members in the context of facilities management and building maintenance</td>
</tr>
<tr>
<td>PO4</td>
<td>Propose consultation works in the context of facilities management and building maintenance</td>
</tr>
<tr>
<td>PO5</td>
<td>Express high leadership qualities and ability to work in groups</td>
</tr>
</tbody>
</table>
PO6 | Develop and apply techniques, resources and tools for research on facilities and building maintenance research

PO7 | Inculcate awareness and ethics regarding social, health, safety, and legislation issues in facilities management and maintenance

PO8 | Cultivate awareness on the importance of entrepreneurship and sustainable development; and

PO9 | Cultivate readiness in the facilities management and maintenance career development for lifelong learning

## Course Structure

<table>
<thead>
<tr>
<th>SEMESTERS</th>
<th>SEM 1: NORMAL SEMESTER</th>
<th>SEM 2: NORMAL SEMESTER</th>
<th>SEM 3: SPECIAL SEMESTER</th>
<th>TOTAL CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CODE</td>
<td>COURSE</td>
<td>CDT</td>
<td>CODE</td>
<td>COURSE</td>
</tr>
<tr>
<td>BQC 7001</td>
<td>Research Methodology</td>
<td>3</td>
<td>BQC 7002</td>
<td>Research Project</td>
</tr>
<tr>
<td>BQC 7003</td>
<td>Organisational Behaviour and Resource Management</td>
<td>3</td>
<td>BQC 7007</td>
<td>Building Performance, Productivity &amp; Wellbeing</td>
</tr>
<tr>
<td>BQC 7004</td>
<td>Operation &amp; Maintenance</td>
<td>4</td>
<td>BQC 7008</td>
<td>Financial &amp; Business Management</td>
</tr>
<tr>
<td>BQC 7005</td>
<td>Total Asset &amp; Facilities Management</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BQC 7006</td>
<td>Procurement &amp; Contract Management</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BQC 7010</td>
<td>Sustainable &amp; Environmental Management</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BQC 7011</td>
<td>Corporate Real Estate</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BQC 7012</td>
<td>Principles of Project Management</td>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL CREDIT** 46
## Syllabus Summary

<table>
<thead>
<tr>
<th>Course Code</th>
<th>Course Title</th>
<th>Credits</th>
<th>Description</th>
</tr>
</thead>
</table>
| BQC7001     | RESEARCH METHODOLOGY                             | 3       | This course introduces the students to the field of research. It examines in depth the research process and introduces the student to the various aspect of doing social and scientific research related to facilities and maintenance management. The topics covered include research process, research design, data collection and analysis process, and reporting of research results. At the end of the course, students are able to:  
1. Interpret research principles, processes and the requirements for conducting research within facilities and maintenance management  
2. Develop critical theoretical literature reviews, research methods and systematic approaches applicable to facilities and maintenance management  
3. Practise awareness and ethics in executing good research project |
| BQC7002     | RESEARCH PROJECT                                 | 12      | Research projects will involve the generation of new scientific information and a review and understanding of the pertinent scientific literature. The research may be conducted in a university laboratory, organisation, etc., depending upon the project and the supervisor. The time commitment includes developing a justified research plan, implementing that plan, gathering the research data, reading or searching literature, and writing up the results of the project. At the end of the course, students are able to:  
1. Apply skills, knowledge and good management on the application of concepts and strategies in research project.  
2. Integrate knowledge, communication skills and critical thinking in solving research problems  
3. Apply theory and techniques of facilities management in formulating research project.  
4. Practise ethics in the research project. |
| BQC7003     | ORGANIZATIONAL BEHAVIOUR AND RESOURCE MANAGEMENT  | 3       | This course is about theories of organisational behaviour and resource management. Topics include management theories and concept, effective communication, leadership, decision making process, human resource management, ethics and performance evaluation. At the end of the course, students are able to:  
1. Identify teamwork skills in management organization which include relationship of individual, industries and workplace environment  
2. Interpret knowledge of theories in organizational concept and effective resource management  
3. Explain issues and problems in organization and human behaviour through critical and practical approach |
### BQC7004 OPERATION & MAINTENANCE

| 4 Credits | This course aims to devise and develop a strategic approach to the understanding of the role of asset and facilities maintenance in meeting corporate objectives; and reviews the principles of the guideline and legislation affecting asset maintenance. The course will also examine the building services and fabric, their life cycle and the maintenance, refurbishment, maintenance strategy and effectiveness; management organization; planning and coordination techniques; and managing cost effectiveness.  

At the end of the course, students are able to:

1. Discuss procedures for operation and maintenance of asset and facilities
2. Analyse guideline and legislation in the current practices of asset and facilities maintenance
3. Appraise techniques and technologies in asset and facilities maintenance |

### BQC7005 TOTAL ASSET AND FACILITIES MANAGEMENT

| 4 Credits | This module examines the strategic and operational total asset and facilities management. Strategic facilities management include the introduction of management discipline to the facilities management. Operational facilities management looks at external constraints on corporate priorities which include the theoretical issues influencing why an organization locates where it does and take an overview of four of the major facility operational areas that are amenable to management: Security, Cleaning, Energy, and Repairs & Maintenance, which consume major portion of facilities costs.  

At the end of the course, students are able to:

1. Identify the total asset & facilities management theory
2. Apply strategic and operational total facilities management to fulfill the core organizational objectives
3. Decide appropriate management system in achieving value added in operational maintenance and facilities management |

### BQC7006 PROCUREMENT & CONTRACT MANAGEMENT

| 4 Credits | This course introduces how business support are developed and outsourced competitively via strategic or conventional FM service delivery framework. Student will also learn a how FM contracts is managed that are made as part of the delivery of a built asset. It involves the creation, analysis and execution of contracts by the parties to those contracts to ensure operational and financial performance is maximised, and risks are minimised between a service provider (either internal or external) and the end user that defines the level of service expected from the service provider.  

At the end of the course, students are able to:

1. Identify the type, process, procedure, procurement and liability of contract.
2. Determine the key component parts in a Service Level Agreement.
3. Evaluate contract performance measurement systems in facilities management.
4. Prepare a service level agreement |
### BQC7007 BUILDING PERFORMANCE, PRODUCTIVITY AND WELLBEING

**4 Credits**
Introduction to environmental quality in buildings, and ways of producing desirable environments in energy, resourceful and efficient manner. This module aims to enable students to understand the role and utilisation of the physical asset within facilities management that could affect its occupant’s productivity and wellbeing as well as the energy usage.

At the end of the course, students are able to:

1. Identify green building principles and practices.
2. Discuss various methods of implementation in energy audit.
3. Propose sustainable or green building solutions.

### BQC7008 FINANCIAL AND BUSINESS MANAGEMENT

**4 Credits**
This module examines the financial and business management elements within facilities management context. Focus is given to the fundamental principles of financial management and the concept of best value in facilities management. Among the core components of this course appraise on the strategic analysis of business requirements, financial control, fundamental financial analysis tools and facilities management financial models. This module also covers on the theories in forecasting and managing future financial requirements.

At the end of the course, students are able to:

1. Identify the theories and application of business and financial management in facilities management
2. Appraise the suitable financial management tools towards effective facilities and business performance
3. Integrate the function of financial analysis in organizational decision making

### BQC7009 STRATEGIC FACILITIES MANAGEMENT PROJECT

**5 Credits**
Candidate will learn and demonstrate how strategic FM delivery framework can be applied to business organisation. This course aims to enable students to understand FM business strategy, appraise and analyse the diverse nature of developing strategic facility project. Student will acquire the way to optimise FM knowledge by means of appropriate management of information system and operational processes. Students are required to present the results of FM project work courses in seminar.

At the end of the course, students are able to:

1. Determine relationship between strategic facility planning and business strategy for FM project.
2. Identify appropriate framework for strategic facility planning, with appropriate procurement method.
3. Structuring the management of key information on FM system for business performance.
4. Critically evaluate the impact (benefits and challenges) and use of FM system on facility life cycle.
### BQC7010 SUSTAINABLE AND ENVIRONMENTAL MANAGEMENT

<table>
<thead>
<tr>
<th>Credits</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Understanding of sustainability and climate change is a vital topic in development. This course provides fundamental knowledge of sustainable development principles and effects of climate change. It integrates sustainable development issues including, but not limited to, sustainable economics &amp; policy, green building movement and life-cycle assessments. It translates the abstract concepts of sustainability into Environmental Management System (EMS) practice of development and facilities management. At the end of the course, students are able to:</td>
</tr>
<tr>
<td></td>
<td>1. Identify sustainable development principles and practices in facilities management</td>
</tr>
<tr>
<td></td>
<td>2. Apply sustainable development principles in facilities management to mitigate environmental risks</td>
</tr>
<tr>
<td></td>
<td>3. Integrate professional skills in achieving sustainable environmental management system</td>
</tr>
</tbody>
</table>

### BQC7011 CORPORATE REAL ESTATE

<table>
<thead>
<tr>
<th>Credits</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Strategies in managing effective real estate portfolio, operational and non-operational real estate; strategic planning and analysis; legal, economic and technical aspects in execution of portfolio management; space planning; lease and tenancy; merger, acquisition and disposal; corporate financing. At the end of the course, students are able to:</td>
</tr>
<tr>
<td></td>
<td>1. Identify corporate holdings in real estate.</td>
</tr>
<tr>
<td></td>
<td>2. Select strategic decision-making in real estate investment portfolio.</td>
</tr>
<tr>
<td></td>
<td>4. Appraise real estate tenure decisions.</td>
</tr>
</tbody>
</table>

### BQC7012 PRINCIPLES OF PROJECT MANAGEMENT

<table>
<thead>
<tr>
<th>Credits</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>The course contains the fundamentals of the project, the project management process, project planning and project execution and closure. These include the establishment of the project organization, the establishment of effective leadership, team preparation, settlement issues, effective implementation (performance measurement, monitoring and control, coordination, record, report status, communication, conflict management), and the closure of the project (measurement of project success, closure contracts, data transfer, learning, and administrative closure). At the end of the course, students are able to:</td>
</tr>
<tr>
<td></td>
<td>1. Explain the concept and principles of project management.</td>
</tr>
<tr>
<td></td>
<td>2. Analyse effective project management methodology towards successful and effective projects.</td>
</tr>
<tr>
<td></td>
<td>3. Apply effective project plan covering the period of the project, monitoring and controlling the project delivery (including implementation and closure).</td>
</tr>
</tbody>
</table>
Programme Coordinator

DR. NIK ELYNA MYEDA NIK MAT
Coordinator for Master of Facilities & Maintenance Management (by Coursework)
PhD (Facilities Management), University College London, UK
MSc (Building), University of Malaya
B (Hons) (Bldg. Surveying), University of Malaya
Graduate Member RISM
Tel: 03-7967 7022/2455
e-mail: elyna@um.edu.my

Administrative Staff

NORIZAN BINTI ABD. RAJI
Senior Administrative Assistant (Clerical and Operational)
Higher Degrees Office
Level 8, Mercu Alam Bina, Faculty of Built Environment
University of Malaya
Tel: 03 – 7967 5320
e-mail: norizanabd@um.edu.my
MASTER OF PROJECT MANAGEMENT (BY COURSEWORK)
Program Overview

This program intends to create Professional Project Managers that are knowledgeable and competent, possess ethics and social responsibility, as well as are aware of the need to promote sustainability. Students are trained with the skills to handle problems, challenges and a project management perspective in a global context. Among others, disciplines stressed in this program include Principles of Project Management, Project Management Professional Development, Project Investment and Financial Management, Organisational and Strategic Management, and also Value and Risk Management. The multi-disciplinary approach in the program also allows exploration of other disciplines that are relevant to project management including Health and Safety Management, Information and Telecommunication Management, Legal Issues in Project Management as well as Assets and Facilities Management. The component that is given emphasis in this program is research in selected areas specific to project management, so that students are trained to become effective analyzers and develop skills towards problem solving using scientific approach.

Specific Entry Requirements

- Bachelor of Building Surveying, Quantity Surveying, Estate Management, Science, Architecture or equivalent qualification in a relevant discipline with CGPA of 3.00 and above; or
- Professional qualification from a recognized professional body; or
- Other qualifications as written by the Senate from time to time; and
- Having working experience of at least one (1) year; or
- Bachelor of Building Surveying, Quantity Surveying, Estate Management, Science Architecture or equivalent qualification in a relevant field with a CGPA of less than 3.00 at least three (3) years relevant working experience.

Delivery and Attendance

- The minimum duration of the program is three (3) normal semesters or one and a half (1½) years while the maximum duration is eight (8) semesters or four (4) years.
- Classes will be conducted through after-office and / or weekend session.
- The program is offered at University of Malaya’s Faculty of Built Environment.
- The program is delivered through lectures, tutorials and coursework.

Conferment of Degree

Upon successful completion of the program, students will be conferred the Master of Project Management degree from the University of Malaya.

Programme Structure and Assessment

This program consists of 12 courses. Each course is delivered over a 14-week period (normal semester). The courses are assessed by examination and/or continuous assessment.
Programme Outcomes

Graduate will be able to:

<table>
<thead>
<tr>
<th>PO1</th>
<th>Demonstrate in-depth comprehension of the 10 areas of project management as identified in the Project Management Body of Knowledge Guide (PMBoK).</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO2</td>
<td>Apply project management skills in a project environment.</td>
</tr>
<tr>
<td>PO3</td>
<td>Apply the right techniques and technology of project management in work environment.</td>
</tr>
<tr>
<td>PO4</td>
<td>Demonstrate the required level of professionalism and commitment to ethical practice.</td>
</tr>
<tr>
<td>PO5</td>
<td>Demonstrate the ability to provide clear, reasonable and professional views in all forms of communication and ability to work independently and in groups as a leader.</td>
</tr>
<tr>
<td>PO6</td>
<td>Analyse the problem of assessing strategic options and being able to make decisions with supporting evidence and providing good judgement.</td>
</tr>
<tr>
<td>PO7</td>
<td>Demonstrate the ability to improve knowledge to enhance self-formation.</td>
</tr>
</tbody>
</table>
## Course Structure

<table>
<thead>
<tr>
<th>COMPONENTS</th>
<th>SEMESTERS</th>
<th>CODE</th>
<th>COURSE</th>
<th>CDT</th>
<th>CODE</th>
<th>COURSE</th>
<th>CDT</th>
<th>CODE</th>
<th>COURSE</th>
<th>CDT</th>
<th>TOTAL CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORE SUBJECTS</td>
<td>SEM 1: NORMAL SEMESTER</td>
<td>BQB 7001</td>
<td>Research Methodology for Project Management</td>
<td>3</td>
<td>BQB 7002</td>
<td>Research Project I</td>
<td>5</td>
<td>BQB 7003</td>
<td>Research Project II</td>
<td>5</td>
<td>37</td>
</tr>
<tr>
<td></td>
<td>SEM 2: NORMAL SEMESTER</td>
<td>BQB 7004</td>
<td>Principles of Project Management</td>
<td>3</td>
<td>BQB 7007</td>
<td>Integrated Project</td>
<td>6</td>
<td>BQB 7009</td>
<td>Value and Risk Management for Projects</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>BQB 7006</td>
<td>Organizations and Strategic Management for Projects</td>
<td>3</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>ELECTIVE SUBJECTS (CHOOSE 2 ONLY)</td>
<td></td>
<td>BQB 7011</td>
<td>Health and Safety Management</td>
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<td>BQB 7012</td>
<td>Legal Studies for Project Management</td>
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<td>BQB 7012</td>
<td>Legal Studies for Project Management</td>
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<td></td>
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<td>BQB 7013</td>
<td>Assets and Facilities Management</td>
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<td>BQB 7013</td>
<td>Assets and Facilities Management</td>
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<td>BQB 7014</td>
<td>IT Management for Projects</td>
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<td>BQB 7014</td>
<td>IT Management for Projects</td>
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</table>

**TOTAL CREDIT 43**

### Syllabus Summary

**BQB7001 RESEARCH METHODOLOGY FOR PROJECT MANAGEMENT**

3 Credits

Students will be exposed to the elements and processes of scientific research problem and hypothesis formulation, research design, data collection and analysis methods, forming conclusions, and writing research reports. Data collection and data sources, library research, research methodology, philosophy of science in general and research methods in detail. The use of computers: SPSS, and other software.

Students will be able to:

1. Practice different types of qualitative and quantitative methods related to the assessment, methods of project management, data interpretation and report writing.
2. Communicate with critical thinking and problem solving skills.
3. Apply the theory and technique development and implementation of research in related fields.
### BQB7002 Research Project I

**5 Credits**  
Research projects involving the production of scientific information through research methodologies that have been studied. Research will be conducted on the basis of the title and the scope proposed by students and supervised regularly by designated supervisors. Time commitment involves the formation justification of project planning, project implementation, collecting research data, reading or literature search, and the writing of the results of the project. At this stage, students will produce 3 chapters which include the introduction, literature review and research methodology.

Students will be able to:

1. Identify and write with a concise explanation of why the project is needed.
2. Have the skills and knowledge in the application of concepts and strategies in a research project.
3. Apply the skills of problem solving and scientific skills.

### BQB7003 Research Project II

**5 Credits**  
Research projects involving the production of scientific information through research methodologies that have been studied. Research will be conducted on the basis of the title and the scope proposed by students and supervised regularly by designated supervisors. Time commitment involves the formation justification of project planning, project implementation, collecting research data, reading materials or literature search, and the writing of the results of the project. At this stage, students will produce a balance of about 6 chapters comprising of data collection, analysis discussion and conclusions. It also includes a complete research report produced by integrated with previous chapters that have been generated during the course investigational of Research Project I and comply with the procedures earnings reports research projects required by the university.

Students will be able to:

1. Apply the theories learned to the academic research.
2. Apply the data collection and analysis skills learned to the research.
3. Present the research results and findings in an academic manner

### BQB7004 Principles of Project Management

**3 Credits**  
The course contains the fundamentals of the project, the project management process, project planning and project execution and closure. These include the establishment of the project organization, the establishment of effective leadership, team preparation, settlement issues, effective implementation (performance measurement, monitoring and control, coordination, record, report status, communication, conflict management), and the closure of the project (measurement of project success, closure contracts, data transfer, learning, and administrative closure)

At the end of this course, students can:

1. Explain the concept and principles of project management.
2. Analyse effective project management methodology towards a successful and effective projects.
3. Apply effective project plan covering the period of the project, monitoring and controlling the project delivery (including implementation and closure).

<table>
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<tr>
<th>Course Code</th>
<th>Course Title</th>
<th>Credits</th>
<th>Description</th>
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</table>
| BQB7005     | PROJECT MANAGEMENT PROFESSIONAL DEVELOPMENT I     | 3       | This course provides an overview of the aspects covered by the Project Management Institute (PMI) Project Management Professional certification (PMP) by the Project Management Body of Knowledge (PMBOK). Five of the ten knowledge areas contained in the PMBOK that will be covered are:  
- Project Integration Management,  
- Project Scope Management,  
- Project Schedule Management,  
- Project Cost Management, and  
- Project Quality Management.  
At the end of the course, students are able to:  
1. Discuss about Project Management Body of Knowledge (PMBOK).  
2. Identify best practices recognized by the discipline of project management for implementation into a successful project management.  
3. Apply a successful project management disciplines through a strong foundation, intellectually, and professionally. |
| BQB7006     | ORGANIZATIONS AND STRATEGIC MANAGEMENT FOR PROJECTS | 3       | The course includes a review of scientific results in organization and strategic management for the project. The course will also look at how to formulate corporate decisions related to the project.  
At the end of this course, students can:  
1. Explain the concept and principles of organization and strategic management for the project.  
2. Understand the context of strategic management and project organization.  
3. Analyse and relate it to another level in project management. |
| BQB7007     | INTEGRATED PROJECT                                 | 6       | Students will be guided and supervised by the lecturer. The theme for the given issues and problems in the course of project work is based on the elements of one or a combination of knowledge related to project management. Students are required to present and defend the results of project work courses given in the seminar.  
At the end of the course, students are able to:  
1. Understand the interests of the combination and integration of knowledge.  
2. Relate concepts, principles, techniques and the academic knowledge acquired.  
3. Apply the knowledge gained and confidence to solve problems. |
<table>
<thead>
<tr>
<th>COURSE ID</th>
<th>COURSE TITLE</th>
<th>CREDITS</th>
<th>DESCRIPTION</th>
<th>EXPECTATIONS</th>
</tr>
</thead>
</table>
| BQB7008   | PROJECT MANAGEMENT PROFESSIONAL DEVELOPMENT II                               | 3       | This course provides an overview of the aspects covered by the Project Management Institute (PMI) Project Management Professional certification (PMP) by the Project Management Body of Knowledge (PMBOK). Five of the ten knowledge areas contained in the PMBOK that will be covered are:  
  - Project Resource Management,  
  - Project Communication Management,  
  - Project Risk Management,  
  - Project Procurement Management, and  
  - Project Stakeholder Management.  
At the end of the course, students are able to:  
1. Discuss about Project Management Body of Knowledge (PMBOK).  
2. Identify best practices recognized by the discipline of project management for implementation into a successful project management.  
3. Apply a successful project management disciplines through a strong foundation, intellectually, and professionally |
| BQB7009   | VALUE AND RISK MANAGEMENT FOR PROJECTS                                        | 3       | This course introduces the general theories of value engineering/ value management and risk management as part of the process involved in project management. Each element will be emphasized in terms of theory, methodology and practical applications for the project.  
At the end of the course, students are able to:  
1. Identify the value and risk management aspects that are needed in projects.  
2. Explain the concepts and principles of value and risk management in projects.  
3. Develop the skills and methods of implementation of value and risk management in the context of projects. |
| BQB7010   | PROJECT INVESTMENT AND FINANCIAL MANAGEMENT                                   | 3       | This course provides an in-depth view of the processes in project finance, project costs and entrepreneurial project management. Project finance includes the allocation, management and funding of financial resources. This partly involves short-term dealing with day-to-day working capital decisions; another part is longer-term, involving major capital investment decisions and raising long-term finance. Private Finance Initiative (PFI) and Public Private Partnership (PPP) procurement systems will also be explored during the course of this subject.  
At the end of the course, students are able to:  
1. Explain the financial concepts, especially opportunity cost and time value of money.  
2. Discuss the ways in which business plans are developed and the role of projected financial statements in the planning process.  
3. Analyze capital budgeting projects and focus on the short-term and long-term financial implications of business decisions. |
### BQB7011 HEALTH AND SAFETY MANAGEMENT

**3 Credits**

Students will be exposed to the latest safety management and comprehensive. Statutory requirements, regulations and laws related to security such as the Occupational Safety and Health Act 1994 (OSHA) and the Factories and Machinery Act 1967 (MFA) will be studied in depth. Coverage of topics related to the establishment and implementation of safety and health programs such as pre-bid consideration, planning and scheduling, personal training, orientation and health and safety audit.

At the end of the course, students are able to:

1. Exposure to current and comprehensive occupational safety and health management
2. Identify the safety and health problems individually, conduct an investigation and preparing safety plan activities
3. Evaluate the impact and capable of using the program and procedures for effective safety and health in the project.

### BQB7012 LEGAL STUDIES FOR PROJECT MANAGEMENT

**3 Credits**

This module provides an overview of the legal issues that will be faced during the project life cycle.

At the end of the course, students are able to:

1. Describe the knowledge of the management rights and responsibilities, agency and representation, contract formation and negotiation of contracts, dispute prevention and settlement.
2. Identify the legal implications of the associated issues by taking into account ethical project management contract procurement.
3. Assess the acquisition strategy in project management contract by concrete evidences.

### BQB7013 ASSETS AND FACILITIES MANAGEMENT

**3 Credits**

This module explores the strategy and operation of facilities management. Facility management strategy includes the introduction of discipline to the management of facility management. Facilities management operation look to external constraints in corporate priorities including issues that affect the theory of why the organization determine its position and overall look of the four main areas of facility management in the management plan: security, cleaning; energy, and repair & maintenance; which use higher cost of facilities.

At the end of the course, students are able to:

1. Understand the strategies and operational facility management.
2. Translating the main capital through proper maintenance and achieve the value of the cost of daily operations
3. Apply appropriate management theory to meet the core objectives of a business
The course aims to introduce different techniques for managing projects and increased project management skills. These include exposure to a variety of concepts and project management application using information technology. Course contents include information technology tools and techniques used in the design and implementation of projects that involve budgeting, human resources, and physical resources. It also touches on the scope of the project, time management, cost management, project integration management, risk management, human resources and quality.

At the end of the course, students are able to:

1. Develop knowledge in a business context and technical developments of the management aspects of information technology in contemporary projects.
2. Build good relationships and interaction through the management of information technology projects.
3. Use conceptual and analytical approaches to the management of information technology projects.

Programme Coordinator

Sr. DR. ZULKIFLEE ABDUL SAMAD, PMP
Coordinator for Master of Project Management (by Coursework)
PhD (Project Management), University of Cambridge, UK
MSc (Project Management), Universiti Sains Malaysia
MBA ESG Paris, France
MApplMgt (Architecture), University of Newcastle, Australia
B. (Hons) Quantity Surveying, Universiti Teknologi MARA
Proj. Mgmt: Professional (PMP), FAPM (UK), MRCI, MMRISM, MCIOB
Tel : 03-7967 4474
e-mail : zulkiflee1969@um.edu.my

DR. LOO SIAW CHUING
Coordinator for Master of Project Management (by Coursework)
PhD (Project & Construction Management), Universiti Malaya
MSc (Building), Universiti Malaya
B. (Hons) Quantity Surveying, Universiti Malaya
Reg. Provisional QS (BQSM)
Tel : 03-7967 7959
e-mail : siawchuing@um.edu.my

Administrative Staff

NORIZAN BINTI ABD. RAJI
Senior Administrative Assistant (Clerical and Operational)
Higher Degrees Office
Level 8, Mercu Alam Bina, Faculty of Built Environment
University of Malaya
Tel: 03 – 7967 5320
e-mail: norizanabd@um.edu.my
MASTER OF REAL ESTATE (BY COURSEWORK)
Program Overview

This program aims to create reflective practitioners in the Real Estate Industry, with enhanced knowledge and skills in land and property development. This cutting edge program, designed with inputs from the real estate industry, will significantly strengthen and develop the expertise of contemporary real estate professionals besides meeting the needs of aspiring real estate professionals.

Delivery and Attendance

- The minimum duration of the program is two (2) normal semesters (one year) and one (1) special semester, with the maximum is eight (8) semesters (four years).
- Classes will be conducted through after-office and / or weekend session.
- The program is offered at University of Malaya’s Faculty of Built Environment, Kuala Lumpur.
- The program is delivered through lectures, tutorials and coursework.

Conferment of Degree

Upon successful completion of the program, students will be conferred the Master of Real Estate degree from the University of Malaya.

Program Structure and Assessment

This program consists of 11 courses apportioned as follows: Semester 1 has four compulsory courses, Semester 2 has four compulsory courses and two elective courses from three choices and Semester 3 (Special Semester) has one progressive course. Altogether students must undertake 10 courses. Each course is delivered over a 14-week period, except for BQA7002 (Research Project) which is conducted over two semesters. The courses are assessed by examination and / or continuous assessment.

Programme Outcomes

Graduate will be able to:

<table>
<thead>
<tr>
<th>PO1</th>
<th>Enhance the knowledge of property development to meet academic and industry needs locally and internationally</th>
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<tbody>
<tr>
<td>PO2</td>
<td>Apply knowledge and skills in coordinating and managing various types of property effectively</td>
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<td>PO3</td>
<td>Undertake social responsibility in providing real estate consulting and valuation services</td>
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<tr>
<td>PO4</td>
<td>Demonstrate professionalism in implementing property management services to</td>
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</tbody>
</table>
meet the needs of industry and communities

PO5 Communicate and work effectively in industry and communities to make investment decisions and property development

PO6 Develop analytical capabilities and problem solving skills

PO7 Possess relevant information and knowledge in property consulting and valuation services

| Course Structure |
|------------------|------------------|------------------|------------------|------------------|
| **Components**   | **SEM 1: NORMAL SEMESTER** | **SEM 2: NORMAL SEMESTER** | **SEM 3: SPECIAL SEMESTER** | **TOTAL CREDIT** |
| | **CODE** | **COURSE** | **CDT** | **CODE** | **COURSE** | **CDT** | **CODE** | **COURSE** | **CDT** |
| **CORE SUBJECTS** | | | | | | | | | |
| | BQA 7001 | Research Methodology in Real Estate | 3 | BQA 7002 | Research Project (P1) | 6 | BQA 7002 | Research Project (P2) | 6 |
| | BQA 7003 | Development Economics and Planning | 4 | BQA 7006 | Real Estate Development Process | 4 | | | |
| | BQA 7004 | Property Law and Institutional Framework | 4 | BQA 7007 | Property Market Research and Marketing | 4 | | | |
| | BQA 7005 | Property Finance and Investment Analysis | 4 | BQA 7008 | Valuation and Investment Appraisal | 4 | | | |
| **ELECTIVE SUBJECTS (CHOOSE 1 ONLY)** | | | | | | | | | |
| | BQA 7009 | Corporate Real Estate | | | | | | | 3 |
| | BQA 7010 | Real Estate Project Management | 3 | BQA 7010 | Real Estate Project Management | 3 | | | |
| | BQA 7011 | Sustainable Real Estate Development | | | | | | | |

**TOTAL CREDIT** 45
### Syllabus Summary

<table>
<thead>
<tr>
<th>Course Code</th>
<th>Course Title</th>
<th>Credits</th>
<th>Description</th>
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</table>
| BQA7001     | RESEARCH METHODOLOGY IN REAL ESTATE              | 3       | Students will be exposed to real estate research elements and processes of problem and hypothesis formulation, research design, data collection and analysis methods, developing the conclusion, and writing the research report. Data collection and sources of data, library research, research methodologies in terms of the general philosophies and detailed research methods. Computer usage: SPSS and other relevant software. At the end of the course students will be able to:  
1. Apply qualitative and quantitative methods that are applicable to evaluate real estate related research.  
2. Apply the theory and techniques of developing and conducting research in real estate development.  
3. Illustrate communication skills that contain critical thinking and problem solving elements.  
4. Structure a research proposal.                                                                 |
| BQA7002     | RESEARCH PROJECT (P)                             | 12      | This course requires the students to conduct research and write a research report under supervision. At the end of the course students will be able to:  
1. Develop a research framework  
2. Apply appropriate research methodology  
3. Demonstrate data collection and analysis using appropriate techniques  
4. Synthesize research results and findings  
5. Relate information and express ideas clearly and effectively |
| BQA7003     | DEVELOPMENT ECONOMICS AND PLANNING               | 4       | Characteristics of land as an investment, its importance, market trend and property performance in various economic condition; rent and location theories as well as theories related to urban structure and growth; government intervention in property market, and urban problems. At the end of the course students will be able to:  
1. Classify the theories and issues related to development and planning  
2. Distinguish urban real estate issues in land development.  
3. Predict potential property development  
4. Evaluate problem solving measures in the context of real estate development process. |
| BQA7004     | PROPERTY LAW AND INSTITUTIONAL FRAMEWORK         | 4       | Relevant governance and legislation related to real estate development which includes land, building and environmental laws (Federal Constitutions, National Land Code 1965, Local Government Act 1976, Town and Country Planning Act |

At the end of the course students will be able to:

1. Identify relevant legislation framework suitable for land development
2. Integrate knowledge in determining requirements and restrictions to be adhered to in land development.
3. Relate the development laws to the environmental management aspect of sustainable development
4. Criticise the current regulatory framework

<table>
<thead>
<tr>
<th>BQA7005 PROPERTY FINANCE AND INVESTMENT ANALYSIS</th>
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<tbody>
<tr>
<td>4 Credits</td>
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<tr>
<td>Financial and capital market (secondary mortgage market REITs); the relationship between investment and property development; investment technique and financing (financing property development, residential product, income-generating property); financial and investment analysis; capital budgeting and portfolio theory.</td>
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</tbody>
</table>

At the end of the course students will be able to:

1. Identify the principles of financial and investment property
2. Distinguish techniques of financial analysis and investment-related
3. Evaluate the performance of real estate investment
4. Choose the best option for real estate investment devise.

<table>
<thead>
<tr>
<th>BQA7006 REAL ESTATE DEVELOPMENT PROCESS</th>
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<tbody>
<tr>
<td>4 Credits</td>
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<tr>
<td>Parties and institutions involved in property development; development process from initial stage to handing over vacant possession, development process models; impact of public policy and legislation restrictions; fundamental of project management and project appraisals; risk management.</td>
</tr>
</tbody>
</table>

At the end of the course students will be able to:

1. Identify real estate development process models
2. Establish relevant attributes of a successful property development
3. Identify relevant negotiation techniques
4. Assess the performance and viability of the development project.

<table>
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<tr>
<th>BQA7007 PROPERTY MARKET RESEARCH AND MARKETING</th>
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<tbody>
<tr>
<td>4 Credits</td>
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<tr>
<td>Property market research; data collection; types and methods, survey design, sampling, data analysis, forecasting; economy and property market (behaviour and trends, economy/ property cycle) and research findings. Property marketing; characteristics and market segment, market catchment, market positioning, principles and strategies in marketing management, marketing skills</td>
</tr>
</tbody>
</table>

At the end of the course students will be able to:
1. Identify marketing techniques and real estate market research
2. Develop the relevant attributes towards a successful real estate marketing
3. Produce a real estate market study report
4. Evaluate real estate market research findings

**BQA7008 VALUATION AND INVESTMENT APPRAISAL**

| 4 Credits | Methods of valuation and discounting techniques; Market, Cost and Income methods as outlined by the International Valuation Standard and the 5 methods by the Malaysian Valuation Standard in determining the Market Value of various types of landed property. Explain and apply the various types of investment appraisals. At the end of the course students will be able to:

1. Determine the different property valuation approaches
2. Apply the valuation methods and discounting techniques
3. Appraise the suitability of valuation methods for different types of property.
4. Explain and apply the various types of investment appraisals |

**BQA7009 CORPORATE REAL ESTATE**

| 3 Credits | Strategies in managing effective real estate portfolio, operational and non-operational real estate; strategic planning and analysis; legal, economic and technical aspects in execution of portfolio management; space planning; lease and tenancy; merger, acquisition and disposal; corporate financing. At the end of the course students will be able to:

1. Recognise corporate holdings in real estate.
2. Perform strategic decision-making in real estate investment portfolio.
3. Evaluate performance of real estate
4. Appraise real estate tenure decisions |

**BQA7010 REAL ESTATE PROJECT MANAGEMENT**

| 3 Credits | This course provides basic knowledge and skills required to manage a project or to be an effective member of a project team. It covers the nine functions of project management (cost, time, quality, scope, risk, communication, human resource, procurement and integration) tracking a project through its various lifecycles from inception through to completion. At the end of the course students will be able to:

1. Determine the development of modern project management
2. Identify project stakeholders’ key factors associated with successful execution of projects.
3. Formulate measurable criteria for assessment of project performance and success.
4. Evaluate constraints and assumptions, related projects and out of scope activities |
<table>
<thead>
<tr>
<th>BQA7011 SUSTAINABLE REAL ESTATE DEVELOPMENT</th>
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<tr>
<td><strong>3 Credits</strong></td>
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<tr>
<td>Sustainability is a wide topic in real estate. This course provides the basic knowledge of sustainable development principles in real estate development. It translates the abstract concepts of sustainability into tangible trends and cases to assist in understanding of sustainable real estate development including, but not limited to, the green building movement and city development concepts.</td>
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<tr>
<td>At the end of the course students will be able to:</td>
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<tr>
<td>1. Identify sustainable development principles and practices in real estate development.</td>
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<tr>
<td>2. Apply sustainable development principles in real estate development.</td>
</tr>
<tr>
<td>3. Appraise institutional factors that could affect sustainable real estate development.</td>
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</tbody>
</table>

**Programme Coordinator**

**Sr. DR. ZAFIRAH AL SADAT BINTI ZYED**  
Coordinator for Master of Real Estate (by Coursework)  
PhD (Housing Studies), University of Malaya, Malaysia  
B.(Hons) (Estate Management), University of Malaya, Malaysia  
Reg. Probationary Valuer, MRISM, MMIPFM  
Tel: 03-7967 2454  
e-mail: zafirahzyed@um.edu.my

**Administrative Staff**

**NORIZAN BINTI ABD. RAJI**  
Senior Administrative Assistant (Clerical and Operational)  
Higher Degrees Office  
Level 8, Mercu Alam Bina, Faculty of Built Environment  
University of Malaya  
Tel: 03 – 7967 5320  
e-mail: norizanabd@um.edu.my
Program Overview

The programme is serviced by highly qualified and experienced lecturers including one (1) Professor and two (2) Associate Professors. Students are frequently assessed by professionally qualified architects who are at the forefront of the building industry through regular ‘crit’ sessions and reviews. This Master by coursework programme is run in a self-contained facility with well-equipped studios, wood and model workshop, building laboratory, computing and printing facilities. More than 150 graduates have successfully graduated from the predecessor for this programme (the Bachelor of Architecture; LAM/RIBA Part II accredited/validated) and continued to fulfil their aspirations.

Delivery and Attendance

- The minimum duration of the programme is two (2) normal semesters and one (1) special semester or one (1) year and the maximum period is eight (8) semesters or four (4) years.
- Classes will be conducted through after-office and/or weekend sessions. (Subject to Management’s approval)
- The programme is offered by attendance at University of Malaya’s Faculty of the Built Environment, Kuala Lumpur.
- The programme is delivered through formal lectures, laboratory, tutorials and coursework.

Conferment of Degree

Upon successful completion of the programme, students will be conferred the Master of Architecture degree from the University of Malaya.

Program Structure and Assessment

This program consists of 10 courses. Each course is delivered over a 14-week period (normal semester) or 8-week period (special semester). The courses are assessed by examination and/or continuous assessment. In the Master of Architecture programme, all design-related courses will have 100% continuous assessment. In courses where final examination is carried out, coursework assignment constitutes 40% while end of semester examination constitutes 60% of the overall marks.
**Programme Outcomes**

Graduate will be able to:

<table>
<thead>
<tr>
<th>PO1</th>
<th>Command adequate knowledge in the areas of design, research, technology, management practices law, culture and theory related to the field of architecture.</th>
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<tbody>
<tr>
<td>PO2</td>
<td>Use practical skills and computer software in researching, designing, and managing projects spanned architecture to achieve the requirements of clients and stakeholders in the construction industry.</td>
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<tr>
<td>PO3</td>
<td>Demonstrate social skills and responsibility towards society and the environment in designing, researching, managing and implementing architectural projects.</td>
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<td>PO4</td>
<td>Applying ethical values, professionalism and integrity in advising clients and dealing with parties interested in the construction industry.</td>
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<tr>
<td>PO5</td>
<td>Communicate effectively, capable of teamwork and leadership skills in managing architectural projects.</td>
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<tr>
<td>PO6</td>
<td>Using scientifically researching skills in problem solving and decision making and technical design for architectural projects.</td>
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<td>PO7</td>
<td>Using information management skills and the ability to lifelong learning for designing architectural projects.</td>
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<tr>
<td>PO8</td>
<td>Using managerial and entrepreneurial skills in managing architectural projects and presenting ideas to clients to ensure the benefits and use of resources fully.</td>
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<tr>
<td>1</td>
<td>DESIGN</td>
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<td></td>
<td>33 credits (51%)</td>
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<tr>
<td>2</td>
<td>TOPICAL RESEARCH</td>
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<td>11 credits (17%)</td>
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<td>3</td>
<td>TECHNOLOGY &amp; ENVIRONMENT</td>
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<td>6 credits (9%)</td>
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<tr>
<td>4</td>
<td>LAW, PRACTICE &amp; MANAGEMENT</td>
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<td>9 credits (14%)</td>
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### Syllabus Summary

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<td>BAGS6101</td>
<td>ADVANCED ARCHITECTURAL DESIGN I</td>
<td>7</td>
<td>Students will design a cultural building and apply relevant passive design strategies; and design a complex building within an urban context. This course entails possible collaboration with students from other institution. At the end of the course, students are able to: 1. Summarize precedent studies on climactically responsive buildings. 2. Apply passive design strategies on the architectural solutions of a small cultural building typology. 3. Integrate green building approach into a project related to a complex building typology. 4. Design appropriate architectural solutions comprising drawings and models incorporating the architectural project issues that comprise sustainable design strategies.</td>
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<tr>
<td>BAGS6102</td>
<td>ADVANCED ARCHITECTURAL DESIGN II</td>
<td>7</td>
<td>Students will design and affordable high-density housing project; focus on the psychological and physiological aspects of a human being, communal living and socio-cultural issues and; apply theories and principles of housing design such as defensible spaces, security by design, crime prevention through environmental design (CPTED) and clustering or block grouping to accelerate social interaction At the end of the course, students are able to: 1. Summarize lessons learned from research on precedent studies into a project brief of complex buildings or high density housing in an urban context. 2. Apply building statutory and other development requirements, taking into consideration the feasibility study to inform and justify the viability of the project. 3. Share views and opinions academically through discussions with people from different cultural backgrounds or related disciplines. 4. Design appropriate architectural solutions comprising drawings and models incorporating the architectural project issues which comprises of site planning, contextual studies, social-cultural issues and universal design.</td>
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<td>BAGS6203</td>
<td>PRE THESIS RESEARCH</td>
<td>3</td>
<td>Students will conduct an in depth study to form a viable and suitable architectural design thesis project with adequate complexity; involve identification, analysis and development of the proposal for the design thesis project and; verbally present their proposals with appropriate visuals accompanied with a written document. This written document will be the foundation for the design thesis project in the following semesters. At the end of the course, students are able to: 1. Determine the conceptual framework based on research topic to assist the formulation of a design brief. 2. Prepare a comprehensive report for proposed topic. 3. Justify selection of design topic / project.</td>
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## BAGS6204 ARCHITECTURAL DESIGN THESIS I

**8 credits**

Students will develop works that were produced in BAGS 6203, Pre Thesis Research to get a design concept that can be applied based on acquired hypotheses and problem statements. Through this course, students will refine and develop the design concept up to the design development stage.

At the end of the course, students are able to:
1. Discuss design thesis concept based on areas of research such as sustainable design, building typology, conservation/adaptive reuse, site/issue-driven arguments and community architecture.
2. Translate design concept into detailed architectural design scheme.
3. Analyse site through series of studies from macro to micro level.
4. Defend design thesis project through verbal and architectural graphics.

## BAGS6205 ARCHITECTURAL DESIGN THESIS II

**8 credits**

This course is a continuation of the development of conceptual design, ideas and scheme explored in BAGS 6204 Architectural Design Thesis I. The emphasis is on the development of: an architectural design proposal; design of the special studies and; design proposal report.

At the end of the course, students are able to:
1. Translate design concept into a detailed architectural design proposal.
2. Report a special study that focuses on the core ideas of the design thesis project.
3. Defend design thesis project through verbal and architectural graphics.
4. Justify design proposal in a written report.

## BAGS6106 RESEARCH METHODOLOGY

**3 credits**

Students will be exposed to: library search; research methodology; scientific research elements; problem formulation process and hypotheses; research design; data collection; data analysis; research findings; writing up and; the use of computer software SPSS.

At the end of the course, students are able to:
1. Apply qualitative and/or quantitative research methods suitable to the research scope, data analysis and academic writing.
2. Apply theory and techniques of research development and implementation.
3. Debate effectively based on critical thinking and problem solving skills.

## BAGS6207 ARCHITECTURAL RESEARCH I

**5 credits**

This course guides the students on how to write a major piece of academic writing as a partial requirement for the conferring of the degree. The students are encouraged to select a topic or issue for dissertation in design or a related field. It may be concerned with any aspect of architecture such as history, theory, aesthetics, technology, sociology, philosophy, anthropology, town planning, conservation or landscape design. For each dissertation, a supervisor will be appointed to monitor the student progress and advice on source material and writing up.

At the end of the course, students are able to:
1. Enumerate critically literature review.
2. Report primary and related data.
3. Analyse data and syntheses findings.

BAGS6208 ARCHITECTURAL RESEARCH II

| 3 credits | This course totally depends totally on discussions between the student and supervisor. Discussions cover: various levels of journals; communication with journals; writing research papers; writing for publication and; presentation techniques.  

At the end of the course, students are able to:  
1. Organise architectural research thesis outcome.  
2. Experiment ready-made information.  
3. Compose an academic paper. |

BAGS6109 GREEN AND SUSTAINABLE TECHNOLOGY I

| 3 credits | The course will enhance students' ability in applying various green building technologies available and the ability to solve specific design problems by appropriate technical means, covering:  
- Building Physics  
- Design & Fire Engineering  
- Environmental Performance  
- Design Integration of Services  
- Other related topics  
- The course will also involve precedents studies.  

At the end of the course, students are able to:  
1. Determine the advantages and disadvantages of conventional and ‘green’ building services.  
2. Illustrate elements of green building services and building environmental control strategies to enhance the ability to design according to the concept of sustainability.  
3. Analyse the applicability of green building services and building environmental control. |

BAGS6110 GREEN AND SUSTAINABLE TECHNOLOGY II

| 3 credits | This course introduces the technical definition of working drawings, Differences between design sketch analyses, discussions and applications of the sustainability concept  
- green building construction  
- green building materials in green building design  
- environmental impact assessments (EIA)  
- green building rating methods  

At the end of the course, students are able to:  
1. Appraise various methods of ‘green’ building construction and the characteristics of green building materials.  
2. Propose green building solutions into the studio architectural design project.  
3. Anticipate the sustainability, performance and cost-effectiveness of green buildings utilising available building assessment software |
### BAGS6111 PROFESSIONAL PRACTICE I

**3 credits**

This course introduces the:
- Concept of ethics, moral and professional obligations
- Principles of professionalism, competency, responsibilities and due diligence
- The architect’s roles and responsibilities in the building team and society
- The laws and regulations that govern the architectural profession and its practice
- The scope of architectural services and the relevant terms of appointment of an architect

This course also exposes the legislative aspects including:
- Statutory controls and their application in practice:
- Land and property legislation;
- Planning control – Legislation on town and country planning and its administration;
- Building control, Building Legislation and Regulations, Local authority guidelines.

At the end of the course, students are able to:
- Determine the architect’s professional ethics and their role in the building industry.
- Relate to the architect’s scope of work, in terms of his/her ethical obligations, responsibilities, moral values that are required in the building industry.
- Explain the types of architectural services based on terms of appointment and current Malaysian legislation.

### BAGS6112 PROFESSIONAL PRACTICE II

**3 credits**

To provide an overview of the architect’s practice as a professional business entity under the Architect Act (1967) and Rules (1996) and Scale of Minimum Fees (2010). Among the scope of discussion are:
- Types of practice
- Marketing strategies
- Financial management, fees, remuneration and expenses
- Managing work distribution and human resources

At the end of the course, students are able to:
1. Explain different types of architectural practices as professional business entities.
2. Interpret principles of marketing strategies for architectural practices.

### BAGS6213 ARCHITECT AND CONSTRUCTION MANAGEMENT

**3 credits**

Through this course, students will recognise the role and responsibility of a practicing architect during the construction management stage and the processes and procedures from award of tender to final account.

At the end of the course, students are able to:
1. Illustrate the course of a construction project from the letter of appointment of contractor to the handover of site to the project owner.
2. Apply management knowledge and tools in managing construction and work progress in accordance with the building contract.
3. Determine the role of an architect during the construction phase.
## EVECTIVE COURSES

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<tr>
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<th>Course Title</th>
<th>Credit Hours</th>
<th>Description</th>
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</table>
| BAGS6314    | ARCHITECTURAL THEORY AND PHILOSOPHY               | 3            | Study on: Modernism (rationalism, structuralism, phenomenology); Post-modernism (post-structuralism, de-constructivism, critical regionalism, abstract expressionism, algorithmic design, sustainable/green design)  
At the end of the course, students are able to:  
1. Analyze the influence of various architectural movements of different eras, from the inception of architectural ideas and concepts to their final expressions in built form.  
2. Conclude theories, philosophies and manifestos of various architects or architectural movements based on their differing characters and values.  
3. Enumerate theories and philosophies of various architects or architectural movements based on their salient features. |
| BAGS6315    | ARCHITECTURAL COMPARATIVE STUDIES                | 3            | This course introduces the students to:  
- the culture, site and context in architecture  
- design impact of the building  
- comparative studies between local and abroad  
- building styles  
- significant cultural and social aspects  
- specific technical and/or environmental studies.  
Students will have the opportunity to present research findings effectively and professionally.  
At the end of the course, students are able to:  
1. Analyze issues of culture, site and context in architecture of a site outside Malaysia and the influence of different civilisations on architecture.  
2. Analyze the design of selected buildings and sites to include concept, spaces, structure, material, sustainability and uniqueness.  
3. Perform the presentation of research findings effectively and professionally. |
| BAGS6316    | BUILDING CONSERVATION                            | 3            | The course introduces the students to the rigorous conservation process from the need for significant research to preparation of measured drawing, survey of building condition and defects and preparation of conservation statements. The course also introduces the principles and methods of building conservation as recommended by the UNESCO and ICOMOS, as well as Malaysian legislations that placed authenticity and integrity as the primary objectives.  
At the end of the course, students are able to:  
1. Indicate the principles of building conservation that emphasizes on the importance of cultural significance, authenticity and integrity of built forms.  
2. Explain various forms of conservation practice in architecture, international conventions and guidelines on conservation of cultural properties and relevant existing Malaysian legislations.  
3. Analyze best conservation practices related to the use of materials, techniques, approaches, philosophies, measured drawings, dilapidation surveys and conservation statements. |
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<tr>
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<th>Credits</th>
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| BAGS6317 | DESIGN - BUILD PROJECT | 3 | This course introduces the students to:  
- the process of design and building the real construction site  
- simple design, build task and familiarize with tools and trade of construction  
- design a usable project and the best design will be selected to be constructed  
- Students will also be working with builders and exposed construction technical aspect.  
At the end of the course, students are able to:  
1. Translate design ideas into construction detail.  
2. Assemble small physical structure to 1:1 scale.  
3. Appraise the performance of the built structure. |
| BAGS6318 | URBAN PLANNING | 3 | Study on an overview of basic urban planning and design techniques; urban development policies, land use policies; housing policies, transport policies and traffic management policies and; basic city structure and form.  
At the end of the course, students are able to:  
1. Determine basic urban planning and design techniques.  
2. Discuss basic urban planning and design policies and strategies.  
3. Analyze an existing urban development area to planning and urban design theories and concepts. |
| BAGS6319 | INTERIOR ARCHITECTURE | 3 | Synopsis of Course Contents  
- Study on planning and layout of interior spaces; colour theory; finishes and furniture; lighting and acoustics; M & E services; structure and; information technology applications  
At the end of the course, students are able to:  
1. Discuss the history, philosophy and essentials of interior architecture.  
2. Apply knowledge obtained with regards to all aspects of interior design.  
3. Prepare a sketch design proposal and detail design drawings for an interior space of medium complexity. |
| BAGS6320 | LANDSCAPE ARCHITECTURE | 3 | This course provides opportunities for students to develop and demonstrate knowledge, understanding and skills in the following areas:  
- knowledge and understanding of landscape design  
- planting design  
- theoretical studies  
At the end of the course, students are able to:  
1. Criticize the qualities of landscape spaces.  
2. Appraise critically landscape design works.  
3. Integrate basic principles of planting design, maintenance and management in design projects. |
**BAGS6321 UNIVERSAL DESIGN**

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<tr>
<th>Credits</th>
<th>The students will be exposed to:</th>
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</table>
| 3       | - obtain basic skills and eventually build on those skills to be Universal Design advisors or facilitators  
|         | - assist in conducting “access audit” training  
|         | - do access audit reports  
|         | - appraise building plans on accessibility issues  
|         | - interview the user with special needs |

At the end of the course, students are able to:
1. Investigate building plans for accessibility.
2. Apply knowledge and skills of Universal Design.
3. Propose solutions for accessible building plans.

**Programme Coordinator**

**Ar. DR. KONG SENG YEAP**  
Coordinator for Master of Architecture (by coursework)  
PhD (Architecture), University of Malaya  
B.Arch, University of Malaya  
B.Sc (Architecture), University of Malaya  
LAM/RIBA Part I & II  
Tel: 03-7967 7613  
E-mail: k_sengyeap@um.edu.my

**Administrative Staff**

**NORIZAN BINTI ABD. RAJI**  
Senior Administrative Assistant (Clerical and Operational)  
Higher Degrees Office  
Level 8, Mercu Alam Bina, Faculty of Built Environment  
University of Malaya  
Tel: 03 – 7967 5320  
e-mail: norizanabd@um.edu.my
FEES STRUCTURE
## FEES STRUCTURE

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**SEMESTER 3**

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**SEMESTER 5**

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**SEMESTER 6 & ONWARDS**

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**Grand Total**

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**Total Credit Hours**

|                         | 45          | 43        | 46        | 65        | 3         | 3         |

**Notes:**

- Fees mentions are effective 2018/2019 until 2020/2021 academic session.
- All fees are subjected to amendment by the Management of University of Malaya.
## NON-CITIZEN (INTERNATIONAL CANDIDATES)

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<th>Master of Real Estate</th>
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<th>Master of Facilities &amp; Management</th>
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### Recurring Fees:

(i) Registration
- 75
- 75
- 75
- 75
- 75
- 75
- 75

(ii) Service
- 150
- 150
- 150
- 150
- 150
- 150
- 150

(iv) Library
- 450
- 450
- 450
- 450
- 450
- 450
- 450

(v) Welfare
- 75
- 75
- 75
- 75
- 75
- 75
- 75

(vi) Recreation
- 300
- 300
- 300
- 300
- 300
- 300
- 300

Tuition Fees
- 18 x 8,550 = 149,250
- 18 x 7,620 = 133,350
- 18 x 7,500 = 13,530
- 18 x 7,520 = 13,795
- 225 = 225
- 8 x 3,800 = 30,400
- 8 x 400 = 3,200

Examination Fees
- 18 x 900 = 16,200
- 12 x 600 = 7,200

Supervision Fee
- 12 x 5,700 = 7,200
- 12 x 5,700 = 7,200

Submission of Dissertation/Thesis - 1st Payment
- 12 x 5,700 = 7,200
- 12 x 5,700 = 7,200

Research Fees
- 4,205
- 2,205

Supervision Fee
- 2,160
- 2,160

Submission of Dissertation/Thesis - 2nd Payment
- 1,330
- 1,330

Additional Fees:

- 225
- 4,425
- 1,785

Total
- 15,570
- 15,570
- 9,715
- 6,930
- 6,925

### SEMESTER 3

- 225
- 4,425
- 1,785
- 1,200
- 1,200
- 1,200

### SPECIAL SEMESTER

- 225
- 4,425
- 1,785
- 1,200
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- 95
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**Notes:**

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- All fees are subjected to amendment by the Management of University of Malaya
(1) All Postgraduate Candidates should adhere to the following where and when necessary:

(a) University of Malaya (Degree of Doctor of Philosophy) Rules and Regulations 2019
(b) University of Malaya (Master Degree) Rules and Regulations 2019
(c) University of Malaya (Discipline of Students) Rules 1999
(d) Any other rules & regulations of the University

(2) You may refer to the following for more information on our program(s) and / or miscellaneous matters pertaining to your candidacy:

(a) http://fbe.um.edu.my
(b) https://um.edu.my
(c) https://myum.um.edu.my
(d) https://epay.um.edu.my

(3) Important Contacts and reference person:

**FACULTY OF BUILT ENVIRONMENT**

- **Deputy Dean (Higher Degree)**
  Tel: 603- 7967 6880 / 5320 / 6899
  tdit_fab@um.edu.my

- **Assistant Registrar (Higher Degree)**
  Tel: 603- 7967 4449
  muhammad@um.edu.my

- **Program Coordinator, PhD and Master by Research**
  coordinator_pgresearch@um.edu.my

- **Program Coordinator, Master of Real Estate**
  coordinator_mre@um.edu.my

- **Program Coordinator, Master of Project Management**
  coordinator_mpm@um.edu.my

- **Program Coordinator, Master of Facilities and Maintenance Management**
  coordinator_mfmm@um.edu.my

- **Programme Coordinator, Master of Architecture**
  coordinator_march@um.edu.my

**ACADEMIC ADMINISTRATION & SERVICE CENTRE (AASC)**

- **International Students Service Centre (visa)**
  Tel: 603- 7967 7857/ 7858/ 7859
  e-mail: iss_aasc@um.edu.my

- **Admission & Registration Section**
  Tel: 603- 7967 4404/ 4407/ 4517/ 4528
  e-mail: skp_aasc@um.edu.my
• Examination & Graduation Sections
  Tel: 603- 7967 3266/ 3402/ 3450/ 3585/ 7017/ 7018/ 3401/ 4603
  e-mail: spp_aasc@um.edu.my

• Scholarship & Sponsorship Unit
  Tel: 603- 7967 6996/ 6999
  e-mail: sponsorship_aasc@um.edu.my

• Student & College Financial Management Division
  Tel: 603- 7967 4604/ 4605
  e-mail: Bursar_student@um.edu.my

CENTRE FOR RESEARCH SERVICES (PPP)
Research Management & Innovation Complex
Tel : 03-7967 4651
e-mail: pengarah_ppp_ippp@um.edu.my
Website: umresearch.um.edu.my

STUDENT AFFAIRS DIVISION
Level 2, Block E, Perdanasiswa Complex
Tel: 03 7967 3506
e-mail: hep@um.edu.my

SECURITY OFFICE (AUXILIARY POLICE)
Level 2, The Old Bursary Building
Tel: 03-7967 7070 (Hotline -24 hours)
e-mail: keselamatan@um.edu.my

STUDENT HEALTH CLINIC
Bangunan Siswa, Faculty of Arts and Social Science
Tel : 03-7967 6445
e-mail: kkpum@um.edu.my

UNIVERSITY OF MALAYA LIBRARY
University of Malaya
Tel: 03- 7956 7800
e-mail: query_perpustakaan@um.edu.my

CENTRE FOR INFORMATION TECHNOLOGY (PTM)
University of Malaya
PTM Hotline: 03-7967 4001 (Helpdesk)
Fax : 03-7967 4160
e-mail :pengarah_ptm@um.edu.my

UNIVERSITY OF MALAYA MEDICAL CENTRE (UMMC)
University of Malaya
Tel: +603-7949 4422
e-mail: ummc@ummc.edu.my