

**KEYNOTE ADDRESS**  
**YB DATO' SRI PETER CHIN FAH KUI**  
**MINISTER OF ENERGY, GREEN TECHNOLOGY AND WATER, MALAYSIA**  
**AT THE LAUNCH OF THE**  
**GREEN BUILDING INDEX (GBI)**  
**EXISTING BUILDING RATING TOOL**  
**26 APRIL 2010, MONDAY, 10.00AM**  
**KUALA LUMPUR CONVENTION CENTRE**

First and foremost I wish to thank Pertubuhan Akitek Malaysia (PAM) and Green Building Index (GBI) for inviting me to launch the Green Building Index Rating Tool today.

1. Green Building Index is a Malaysian Green Building rating tool which will enable developers and building owners to design and construct more sustainable buildings. It is a profession driven initiative to lead the property industry towards becoming more environment-friendly.

2. Sustainability and the environment are issues that are very important to the Government. The Malaysian Government has earmarked Green Technology as a new driver for economic growth of the country. Green Technology offers enormous opportunities and potential in economic regeneration, innovation and wealth creation. It can be create a revolutionary impact on our lives and reduce Malaysia's carbon footprint while enhancing environmental sustainability.

3. The launch of the National Green Technology Policy on 24 July last year by our beloved Prime Minister reflects the Government's eagerness to act as a catalyst for the development of green technology in Malaysia. Through the

implementation of this policy, the government plans for greater promotion of Foreign Direct Investments (FDI) in green technology to foster Domestic Direct Investments (DDIs) and local industry participation. The government also hopes to make Malaysia a regional hub for green technologies.

Ladies and Gentlemen

4. Buildings consume as much as 40 percent of the world's energy, 12 percent of its water and contribute 40 percent of the waste that are sent to the landfills. In our country, where the weather is warm throughout the year about 50 to 60 per cent of energy or electricity is used for cooling the building provided by the air conditioning system. Besides the constant heat load from occupants, lighting and machine, heat enters a building through walls, windows, roofs, skylights and doors which contribute to the overall building heat gain putting pressure on the cooling capacity. In addition, buildings last a long time and with such long lifetime these buildings will continue to use our resources for as long as they remain standing and occupied.

5. Our country has been very fortunate because we are blessed with abundant natural resources. Stopping wasteful consumption of resources such as energy and water in buildings must be given priority. We aspire to become High Income Economy and we need to inculcate the good values of being diligent and careful in using our resources to all levels of society. Excessive usage of energy which comes from fossil fuel burning emits green house gasses, the major contributor to climate change. We must also reduce wastes and priority must be given to address all these issues. Green or sustainable buildings offer a practical solution to wastage of resources in buildings.

Ladies and Gentlemen

6. The Government, together with PAM and ACEM had launched the GBI rating tool for new buildings on 21<sup>st</sup> May last year. To encourage more green buildings in Malaysia, the Right Honourable Prime Minister of Malaysia announced incentives for GBI in the 2010 Budget in the form of Tax Exemption for building owners, and Stamp Duty Exemptions for buyers of properties that achieve GBI certification. I am told that the take-up rate in the industry has been very encouraging and that more than 80 projects have applied for GBI certification. I am very happy to inform you that the Government has led by example, by having the first GBI certified new building in Malaysia which is the GEO Building in Bangi.

7. The GBI Existing Building Tool that is launched today is a continuation of that effort. I foresee this tool is targeted at the large stock of existing buildings in the country that need to be upgraded, renovated or retro-fitted to become greener. I am pleased to note that in order to be GBI-rated, old commercial buildings must be retrofitted to comply with the Malaysian Standard MS1525:2007 which provides the minimum baseline standard for energy efficient design.

Ladies and Gentlemen

8. As the first step, existing building owners should commission energy audits to help identify areas of building operations that could be improved upon. From there, implementation of energy-efficient retrofits and energy-saving

techniques to reduce the building's energy use could be done. In addition, renewable energy options for a building should also be considered.

9. No matter how sustainable a building may have been in its design and construction, it can only remain so if it is operated responsibly and maintained properly. Ensuring operations and maintenance personnel are part of the planning and development process will help retain the green criteria designed at the onset of the project. Every aspect of green building is integrated into the operations and maintenance phase of a building's life. It is my hope that fees for obtaining Green Building Certification will be affordable so that more buildings will be encouraged to go for green certification. I am told that the fee is high now and this is indeed a cause for concern. I certainly hope the fees do not deter the growth of green buildings.

Ladies and Gentlemen

10. I believe that the demand for buildings equipped with green technology will continue to rise as environmental awareness grows and more companies embrace sustainability as part their corporate social responsibility. Another driver for the demand of buildings with green technology is the growing evidence that green buildings make financial sense as studies from mature markets such as Australia and the US have found that developing green buildings can help building owners or developers achieve higher sales values, fetch higher rents and enjoy higher occupancy rates than comparable non-green buildings. We must slowly strive for that.

11. Also it is also worth to note that now green homes has become the preferred choice of many affluent societies. These homes uses recycled materials, have better insulated roofs to reduce heat-gain, incorporate rainwater

harvesting/recycling and more efficient energy plus water appliances which will result in lower expenditure for electricity and water bills. These savings can be better utilized for the family's other needs that will improve their quality of life.

12. With the launch of the GBI Existing Building Rating Tool today, environment-conscious as well as business-conscious owners of buildings in Malaysia, and for that matter in the region, will now have a "checking tool" to help them work towards upgrading and retro-fitting their buildings. By applying for this GBI certification, they will also enjoy the tax incentives provided by the Government to promote the development of green buildings.

13. I would like to congratulate PAM and ACEM for successfully developing this GBI rating tool in such a short time. I am most encouraged to also note that local Professionals – Malaysian Architects and Engineers – are at the forefront of these initiatives to green Malaysia.

14. With this note, it is my great pleasure and honour to officially launch the Green Building Index Existing Building Rating Tool for Malaysia today.

Thank you.