GREEN FACTORIES

green building index

GBI INDUSTRIAL NEW CONSTRUCTION (INC)
&
GBI INDUSTRIAL EXISTING BUILDING (IEB)
RATING TOOLS

7 June 2011
First and foremost, I take great pride to congratulate the professional Architects and Engineers of Green Building Index (GBI) for the launch of GBI Industrial New Construction (INC) Tool and Industrial Existing Building (IEB) Tool on 7 June 2011 at Hilton Kuala Lumpur.

Profound policies for the environment have always been a cornerstone of our government’s plan ever since I pledged at the 15th United Nations Framework Convention on Climate Change (COP 15) in Copenhagen to reduce Malaysia’s carbon dioxide emissions intensity by up to two fifths by the year 2020, as compared to 2005 levels, conditional upon transfer of technology and finance from developed nations. Since then, we have already attained much with the inception of Green Building Index, Malaysia’s very own sustainable built environment rating system, investments in emerging green technologies and establishment of the RM1.5 billion green investment fund vehicle.

Today I am pleased to be announcing further strides in the right trajectory, with the well-timed launch of Green Building Index’s Industrial New Construction and Industrial Existing Building Tools. Our national competitiveness is inter-related to our capability to conserve our indigenous resources while safeguarding the environment. The commendable efforts of Green Building Index derives synergy from tapping into the largest energy user segment where three fifths of national energy is consumed by industrial players while simultaneously conserving rapidly depleting fossil fuels and environmental air quality via well-thought-out, transit-oriented development for both factory workers and manufacturing logistics alike.

We are demonstrating global leadership once again by being the first nation in the world to support a green industrial building assessment tool that takes into account holistically the resource efficiency of its manufacturing processes via Green Building Index. The spillover effect of this is not inconsequential, as high-value, high-tech industries and services such as photovoltaic and biomass technologies will be able to drive high value-added growth, translating into more business and job opportunities for the local economy and thus contributing significantly towards our Gross National Income.

We now have a chance to do things differently and to break from the status quo. It is an opportunity we cannot shy away from, and which we will all be judged in years to come. Employing green technology as our new growth engine is a must. Such is now the demand of an increasingly environment-conscious global marketplace as we transition to a sustainable and secure common future, that of high-income economic growth decoupled from environmental pressures.

Congratulations once again to Green Building Index, a realisation borne out of the private sector led by professional architects and engineers with the full support of the manufacturing industry working in tandem with government-initiated economic drivers towards a high-income economy and low-carbon environment by 2020. I support and wish Green Building Index every success in its implementation.

1 Malaysia “People First. Performance Now.”

YAB DATO’ SRI MOHD NAJIB BIN TUN HAJI ABDUL RAZAK
PRIME MINISTER OF MALAYSIA
MOVING OUR NATIONAL GREEN AGENDA FORWARD

I am honored to officially launch the Green Building Index Industrial New Construction Tool and Industrial Existing Building Tool on 7 June 2011 at Hilton Kuala Lumpur.

I am proud to have been closely associated with the efforts and initiatives by Green Building Index from its inception in 2009 to promote green buildings and sustainable built environment in line with the national green agenda. The introduction of these GBI Industrial Tools to cater to the demand of industrial players to green their factories for both new construction and existing building is significant in moving forward our national green agenda.

Buildings represent a compelling opportunity to substantially increase energy efficiency and reduce greenhouse gas emissions. Green Building Index’s work in the built environment takes an integrated approach by endeavoring to increase energy efficiency while concurrently dealing with industrial planning and design to optimise transit comfort and cargo transportation efficiency. In this connection, the world wide rivalry for green technology products and services call for innovative solutions that are able to transform budding economic and environmental pressures into sources of competitive advantage.

It is significant as the Industrial sector consumes over 40% of the final energy use in Malaysia. In terms of electricity, this sector consumes almost 50% of the national electricity production which is equal to the combined consumption of the commercial and domestic sectors. It is through the opportunities of low-carbon, transit-oriented development within the industrial real estate that the Triple Bottom Line model is manifested, addressing the threefold challenge of climate change, the desire for more sustainable commuting that will enhance social equity and the necessity in increasing green factory supply through green technology and products that will drive the economy to high-income status by 2020.

I must congratulate the professional Architects and Engineers of the Green Building Index who are leading the way in developing a rating tool with flexibility to suit all types of factories prevalent in Malaysia. This rating tool emphasizes on Energy Efficiency and Indoor Environmental Quality as these have the greatest impact on energy use and well-being of occupants and workers of the industrial sector, thus contributing to our efforts to address the effects of climate change, and the need to create a green and sustainable environment.

From its inception in 2009, GBI has received full support from Government Ministries and Technical Agencies, local building and property players, including the Federation of Malaysian Manufacturers. In this connection, I must congratulate PAM and ACEM for their initiatives in introducing these GBI Industrial Tools to take the green transformation forward to meet the industrial challenge, in line with plans under the Government’s New Economic Model, to become a high-income economy that is both inclusive and sustainable by 2020.

GREEN DIFFERENCE

Just as it had driven Malaysia’s development as we progressed from an economy dependent on primary commodities to one that is manufacturing and export based, the industrial sector has also been fuelling our energy demand, consuming over 40% of our energy resources, and almost one-half of our national electricity output.

With the industrial sector’s continued influence over the country’s economy, even as we steadily transform to high-technology and knowledge based economy, its burden on the country’s energy usage, not to mention its environmental footprint, has remained a concern.

It is thus natural for Green Building Index (GBI), with the encouragement of the Federation of Malaysian Manufacturers (FMM), to now focus on this largest energy user group, with this launch of our new Industrial New Construction (INC) and Industrial Existing Building (IEB) Tools.

These tools are based on the six established and well accepted GBI criteria of Energy Efficiency (EE), Indoor Environmental Quality (IEQ), Sustainable Site Planning and Management (SM), Material and Resources (MR), Water Efficiency (WE) and Innovation (IN), with emphasis on EE and IEQ, in order to improve the energy performance, and enhance the productivity with improved working conditions of these facilities; given that these buildings often operate 24/7/365 and house hundreds, even thousands, of people under one roof.

The GBI Industrial Tools are also unique that they have included assessment of resources used by the industrial processes, and the input of FMM had been invaluable to ensure that the rating tools are flexible and suitable for most types of industrial buildings in Malaysia.

This dual launch which includes a rating for refurbishment of existing industrial buildings is intended to recognise the potential and encourage these facilities to be retrofitted green and future ready, in line with the principle of sustainability.

We believe that this is also our opportunity to leap frog and differentiate our manufacturing sector, and spur our global positioning and competitiveness.

Change is imminent; industrial buildings are typically thought of as large, grey, energy guzzling machines, but this will change NOW.

YB DATO’ SRI PETER CHIN FAH KUI
MINISTER OF ENERGY, GREEN TECHNOLOGY AND WATER

MESSAGE FROM

AR. BOON CHE WEE
CHAIRMAN, GBIAP
PRESIDENT, PAM
The INC Rating Tool adopts the established 6 GBI criteria with emphasis placed on Energy Efficiency and Indoor Environmental Quality (IEQ). These have the greatest impact on energy use and the well-being of occupants and workers in the industrial building. On-site energy capture and improvement in process-energy-use are given prominence with provision of breakout space to reduce workers’ fatigue. Proximity to cargo transportation also reduces environmental pollution. The tool evaluates some credits prescriptively but the majority of credits are performance based.

The IEB Rating Tool evaluates the sustainability aspects of existing industrial buildings including their processes. Additional credits are given to encourage higher Energy Efficiency which is still lacking priority because of subsidised energy tariffs. The prominence and importance of IEQ is maintained to ensure the well-being and productivity of the occupants and workers. Credit points are also increased for Water Efficiency and Innovation to encourage improvement and modification. Facility Management is introduced to inculcate good sustainable management practices. This will improve environmental protection through the appropriate use of chemicals, pesticides and procurement policies.

The GBI Industrial New Construction (INC) & Industrial Existing Building (IEB) Tools are available for download from www.greenbuildingindex.org.