



www.greenbuildingindex.org

BENEFITS OF GOING GBI GREEN

WHY Green Buildings?

- 1** Green buildings are designed to save energy and resources, recycle materials and minimise the emission of toxic substances throughout its life cycle.
- 2** Green buildings harmonise with the local climate, traditions, culture and the surrounding environment.
- 3** Green buildings are able to sustain and improve the quality of human life whilst maintaining the capacity of the ecosystem at local and global levels.
- 4** Green buildings make efficient use of resources, have significant operational savings and increases workplace productivity.
- 5** Building green sends the right message about a company or organisation – that it is well run, responsible, and committed to the future.

BENEFITS OF GOING GBI GREEN

ENERGY EFFICIENCY (EE) & RENEWABLE ENERGY (RE)

1. Investment Tax Allowance (ITA)

2. Import Duty Waiver

3. Sales Tax Waiver

(Subject to ST and PTM validation)

BENEFITS OF GOING GBI GREEN

Introduction of income tax exemption equivalent to 100% of additional capital expenditure incurred to obtain Green Building Index certificate.

To encourage the construction of buildings using green technology, it is proposed that :

i.) Owners of buildings awarded the Green Building Index (“GBI”) certificate be given tax exemption equivalent to 100% of the additional capital expenditure incurred to obtain the GBI certificate. The exemption is allowed to be set-off against 100% of the statutory income for each YA. The incentive is applicable for new buildings and upgrading of existing buildings. The incentive is given only for the first GBI certificate issued in respect of the building.

The proposal is effective for buildings awarded with GBI certificates from 24 October 2009 until 31 December 2014.

INVESTMENT TAX ALLOWANCE (ITA)

BENEFITS OF GOING GBI GREEN

ii.) Buyers of buildings and residential properties awarded GBI certificates bought from real property developers are eligible for stamp duty exemption on instruments on transfer of ownership of such buildings. The amount of stamp duty exemption is on the additional cost incurred to obtain the GBI certificate. The incentive is given only once to the first owner of the building.

The proposal is effective for sale and purchase agreements executed from 24 October 2009 until 31 December 2014.

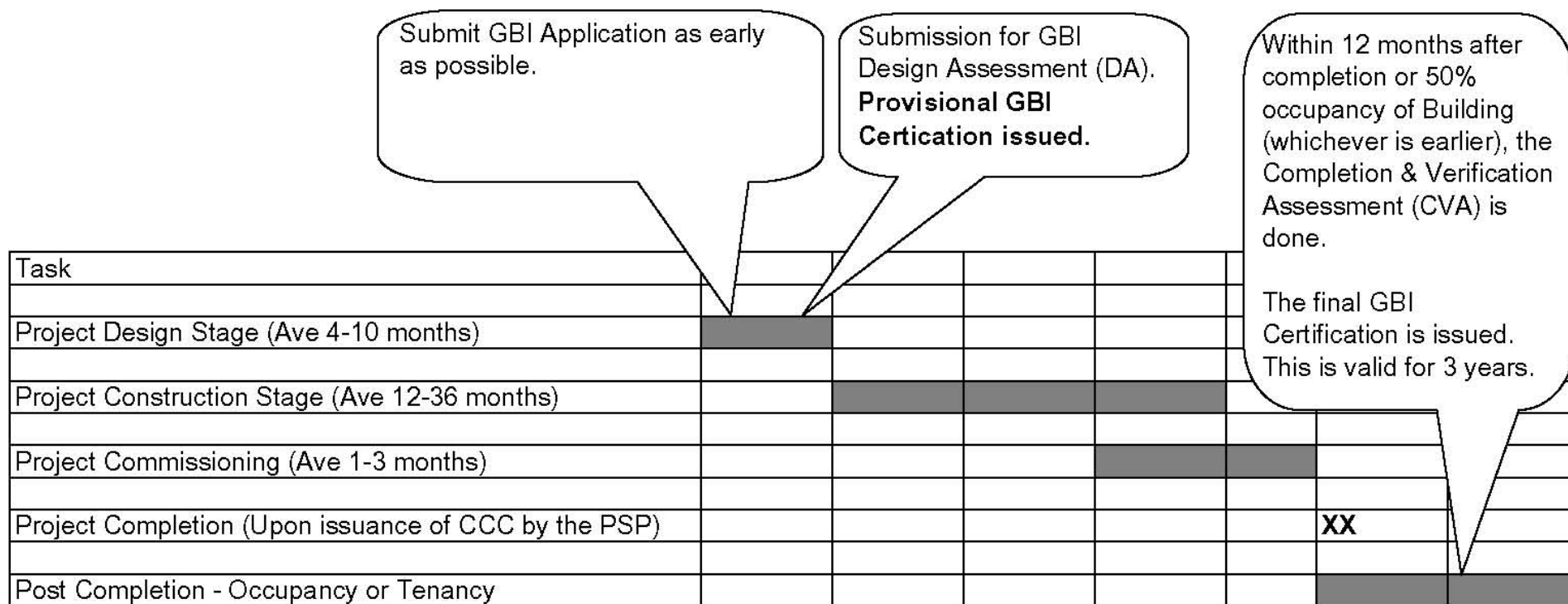
STAMP DUTY EXEMPTION

BENEFITS OF GOING GBI GREEN

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INVESTMENT TAX ALLOWANCE (ITA) FOR GBI CERTIFICATION



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INVESTMENT TAX ALLOWANCE (ITA) FOR GBI CERTIFICATION PRE-REQUISITES AND PROCESS

- 1. GBI CERTIFICATION (ANY LEVEL – CERTIFIED, SILVER, GOLD OR PLATINUM)**
- 2. GBI GREEN COST SUM TO BE VALUED BY QUANTITY SURVEYOR AND ARCHITECT – THIS IS THE COST TO ACHIEVE THE GBI CERTIFICATION AND IS BASED ON THE LIST OF APPROVED GBI GREEN COST ITEMS**
- 3. THIS GBI GREEN COST SUM IS SUBMITTED AS PART OF THE CVA AND WILL BE CHECKED BY THE GBI CERTIFIER AND THE APPROVED GBI GREEN COST SUM WILL BE LISTED IN THE FINAL GBI CERTIFICATION**
- 4. COPY OF GBI CERTIFICATION IS GIVEN TO APPLICANT, MAINTAINED BY GBIAP AND ALSO LODGED WITH LAM**

BENEFITS OF GOING GBI GREEN

INVESTMENT TAX ALLOWANCE (ITA) FOR GBI CERTIFICATION

EXAMPLE

- 1. BASIC BUILDING COST = RM100mil**
- 2. BUILDING COST TO ACHIEVE GBI CERTIFICATION = RM108mil**
- 3. GBI GREEN COST COMPONENT = RM8mil**
(This sum to be valued by Quantity Surveyor and certified by Architect based on the list of GBI Green Cost items. This is submitted as part of the CVA and checked by the GBI Certifier)
- 4. THE GBI GREEN COST IS LISTED IN THE FINAL GBI CERTIFICATION**

BENEFITS OF GOING GBI GREEN

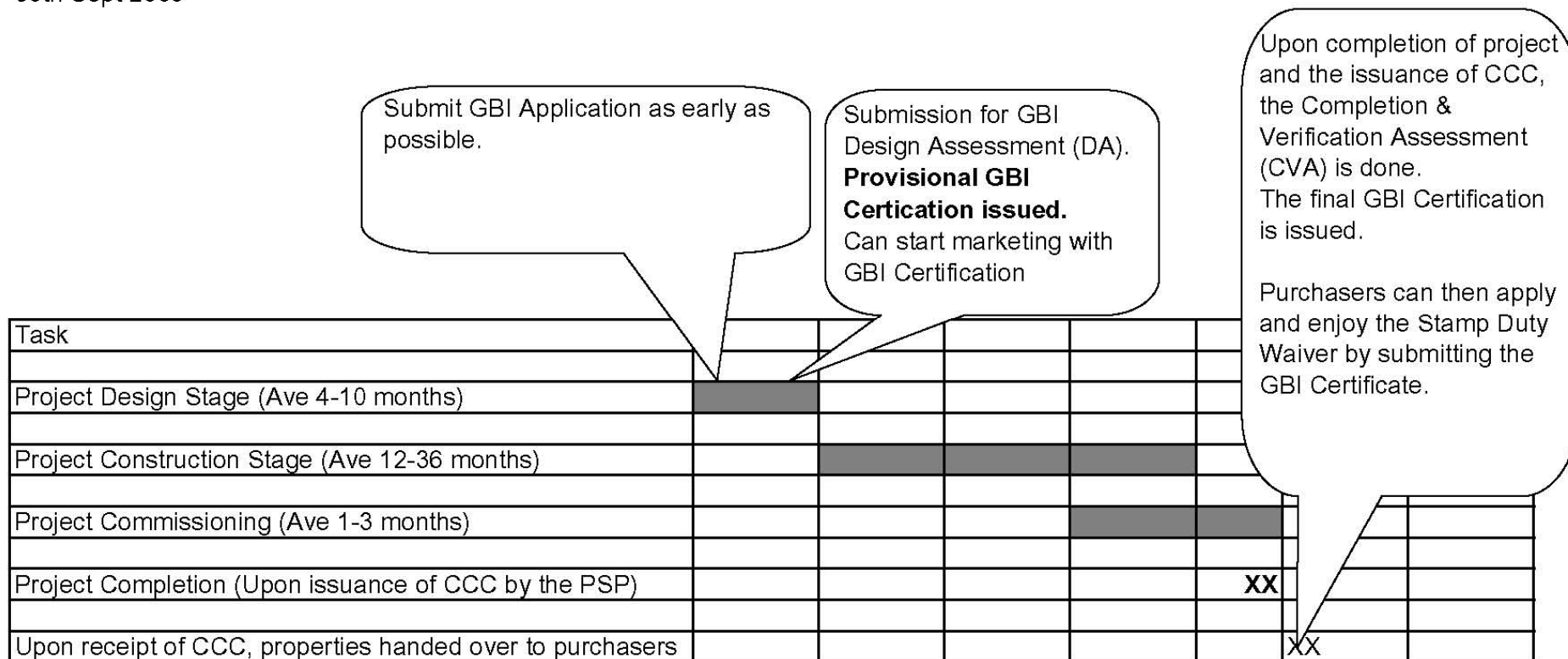
ii.) Buyers of buildings and residential properties awarded GBI certificates bought from real property developers are eligible for stamp duty exemption on instruments on transfer of ownership of such buildings. The amount of stamp duty exemption is on the additional cost incurred to obtain the GBI certificate. The incentive is given only once to the first owner of the building.

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STAMP DUTY EXEMPTION FOR GBI CERTIFICATION

APPLIES TO PROJECTS BY DEVELOPERS WHO SELL PROPERTIES

30th Sept 2009



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BENEFITS OF GOING GBI GREEN

STAMP DUTY EXEMPTION FOR GBI CERTIFICATION

EXAMPLE

- 1. BASIC BUILDING (OR UNIT OF BUILDING) COST = RM100,000**
- 2. BUILDING COST TO ACHIEVE GBI CERTIFICATION = RM120,000**
- 3. GBI GREEN COST COMPONENT = RM20,000**
(This sum to be valued by Quantity Surveyor and certified by Architect based on the list of GBI Green Cost items. This is submitted as part of the CVA and checked by the GBI Certifier)
- 4. THE GBI GREEN COST IS LISTED IN THE FINAL GBI CERTIFICATION**
- 5. SALE PRICE ON SPA = RM200,000. STAMP DUTY WILL BE EXEMPTED FOR RM20,000.**

THANK YOU



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