

ADDRESS BY Ar. BOON CHE WEE
PAM PRESIDENT & CHAIRMAN OF GREEN BUILDING INDEX ACCREDITATION PANEL
ON THE LAUNCH OF GREEN BUILDING INDEX “EXISTING BUILDING” RATING
ON 26 APRIL 2010 AT KUALA LUMPUR CONVENTION CENTRE

Yang Berhotmat Dato’ Sri Peter Chin Fah Kui, Minister of Energy, Green Technology and Water of Malaysia

Distinguished guests, members of the industry, ladies and gentlemen; good morning.

It had been a very eventful and productive year for Green Building Index, although it seems like we have just launched it and embarked on this green transformation.

With over 70 registrations for certification in the first year, Green Building Index has very quickly and clearly established itself as the national benchmark for green building.

With the wide and regular media coverage on it, and our frequent forums, seminars, information sessions and roadshows, Green Building Index has also proven to be an effective platform to raise awareness amongst the industry and the public on the impact of the built-environment to climate change, and our popular Green Building Index Facilitator has also been an extremely successful programme to enhance Malaysian building professionals’ capability and capacity, in green building design and sustainable development.

We are also very pleased that Green Building Index had been able to play a key role in Malaysia’s **new green economy**, but over and above all, we are most gratified to have been able to put Malaysia on the world map of the green building fraternity, as an emerging nation with a firm agenda and progressive actions against climate change.

To sustain the momentum in the next year, we will continue to develop and promote Green Building Index along three broad strategies.

Strategy One

Firstly, we will continue to engage the government, the industry and the public to build up a nation that recognises and appreciates the environmental benefits and economic values of a greener built-environment.

Some changes are imminent, such as rising energy costs, reduced energy subsidies, and increased international market expectation on building performance, and as such there is an urgent need to ensure that our construction and property development industry is future-ready when faced with these demands and challenges.

We are pleased to see that the construction and property development industry here in Malaysia too has moved rapidly beyond the early and misplaced focus on the costs of going green, to now be concern more in meeting the growing demand for them, and also in the costs of not going green.

It is our hope that in the next year, we will be able to compile actual Malaysian business cases of green development, with the collaboration of MGBC, the Malaysian Green Building Confederation.

Strategy Two

To ensure that our industry has the skill to deliver, we will continue to put in time and resources to develop the capacity and capability of our building professionals.

In less than a year, Green Building Index Facilitator Course had already achieved our target to train 1,000 participants and more courses will continue to be held. It is our hope that in the near future, every building professional is fully prepared to facilitate the design and construction of new green buildings, as well as re-conditioning our existing stock of buildings.

In the following months, Green Building Index and MGBC will also present a new series of Continuing Professional Development programmes for the facilitators, to keep them up to date with the latest developments.

Strategy Three

And thirdly, Green Building Index will continue to develop new ratings, as well as improve our existing ratings with feedback from our consultative panel, the industry and the global fraternity.

After the launch of the rating for existing buildings this morning, the next will be the rating for township and neighbourhood development scheduled for the next half of this year. In addition to this, a new team had already started working on a Green Building Index rating for industrial buildings, with the participation of the Malaysian manufacturing sectors.

Green Building Index Non-Residential Existing Building Rating

The launch of Green Building Index **Non-Residential Existing Building** (NREB) Rating by our honorable Minister this morning, is the beginning of another important chapter in our green transformation.

Green Building Index began formulating this new rating as soon as GBI and the two earlier ratings were launched last year. This was in response to the industry's request, and with sustainability compliance becoming a major priority in the property tenancy market now and in the future, the urgency is understandable.

This new rating is thus a timely and essential guide for existing property owners to re-condition and "future-proof" our existing stock of buildings to meet 21st century environmental performance standards; for these properties to be "future-ready" and remain competitive in the long-term, against contemporary developments.

In the process, green-retrofitting, or retro-greening, will also transform existing buildings: with a new extended lifespan, and a new appeal. This, together with the widely known benefits of healthier indoor environment, increased productivity, lower operational and maintenance costs that come with the new environmental credential, will undoubtedly lead to progressive appreciation in rental and asset value.

With these obvious benefits, and supported by the strategic incentives that our government has already put in place, retro-greening will be the new stimulus of our green economy, and a new economic multiplier of our construction and property industry.

Most importantly, with existing buildings and their communities continuing to contribute over 40% of green house gases to the environment, **the Green Building Index Existing Building Rating will unlock a new and critical capacity in our carbon reduction to meet Malaysia's commitment to the world.**

Building green remains the most sustainable strategy, and perhaps the best hope to meet the challenge of global warming without any dampening to economic growth.

The need to build green however is often driven by fear – fear that if we don't design and build green now, we will cause further damage to the world. We have so often been told that buildings consume over 32% of the world's resources, including 12% of its water, and up to 40% of its energy, etc.

Such fear invariably invites doubt, cynicism or even confrontation that may be counter-productive to our efforts.

As such, I prefer to present green buildings as our architecture of hope, hope because we do have the knowledge, the technology, the skill and most importantly, the opportunity NOW to design and build responsibly.

Admittedly, the green transformation of existing buildings will be more challenging, and would demand greater design input by our building professionals.

After all, **apart from green, design is the other differentiating factor in the new world order.**

Both green and design industries are high value and high income economies, and in combination, have immense potential not only as a combined economy, but also in adding value to the country's other economies, and enhancing the country's global competitiveness.

It was for this objective that in the last few months, PAM had also been actively promoting to the government for a new focus on our design and creative industry, including architecture, in the government's New Economic Model, and in the Tenth Malaysian Plan.

On our part, Green Building Index had recently introduced a new series of international seminars to showcase best new green design practices from throughout the world to our industry and public, the inaugural session of which, on China's Tianjin Eco City, was held last week.

To reach out to a wider audience, and beyond the industry, these events will mostly be held free such as today's, with the use of PAM's own allocation from MIDA's Service Sector Capacity Development Fund, for the benefits of the entire industry and the public, as we believe that such investment, is an investment in a future economic path for the nation.

On this note, I would like to take this opportunity to thank our members of the Green Building Index team from all sectors of the industry, who have stepped up to volunteer and continue to commit their time, energy and resources, on top of

their already heavy involvement in their respective professional organizations, and their own professional practices.

On behalf of Green Building Index, we are most grateful to Yang Berhormat Dato' Sri Peter Chin for taking time off his hectic schedule to officiate the launch of our new rating for existing building. Thank you Yang Berhortmat Dato' Sri, and we look forward to your keynote speech.

And we thank our distinguished guests and everyone of you for taking time to join us on this occasion, and trust that we will all benefit from the presentations this morning.

Thank you.