

# LEMBAGA HASIL DALAM NEGERI MALAYSIA CAWANGAN KLUANG

NON-RESIDENTIAL NEW CONSTRUCTION [NRNC]

## OWNER/APPLICANT

LEMBAGA HASIL DALAM NEGERI MALAYSIA

## PROJECT ADDRESS

MENARA HASIL, JALAN BATU PAHAT, 86000 KLUANG, JOHOR.

## PROJECT DESCRIPTION

Leading by example, Lembaga Hasil Dalam Negeri Malaysia Cawangan Kluang is strategically to be first green building for Daerah Kluang. This low-rise office building with a built up area of 16,071 square meters has been designed to be an environmentally sound green building to serve the Rakyat and provide a conducive cooler, comfortable workspace for its employees. Receiving the GBI Final Certified Rating recently, Lembaga has set new standards for what is to come in the future for all its branches.



The Overall Thermal Transfer Value performance (OTTV) of this building is a low 38.96 W/m<sup>2</sup>, 22 % lower than the minimum Malaysian energy efficiency standards. The low OTTV was achieved by emphasizing on the balance of façade specification, building orientation and window to wall ratios, effectively lowering the heat transfer into the building. The result was an equally low Building Energy Intensity (BEI) at 84.48 kWh/m<sup>2</sup>/yr compared to the normal non-green building high BEI performance of 200kWh/.m2/yr. Lower BEI translates into lower energy consumption.



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The building has large perimeter windows installed to ensure vast external views and sufficient daylight to the internal part of building. The maximization of daylight not only provide great visual comfort to the occupants, it also significantly reduces electricity consumption. Energy efficient lightings are also installed to ensure minimum electricity usage. External shading devices and blinds are installed to ensure effective glare control, thus ensuring vision comfort is not compromised. The external shading device covers a huge area of approximately 84%.

Menara Hasil at Kluang, took a few more sustainable initiatives. Approximately 17% of the construction materials were from recycled materials and 25% of the construction materials were carefully selected from the region to reduce transportation carbon footprint. Installation of water efficient fittings has contributed to water savings by a noticeable reduction of 62%. Low Volatile Organic Compounds (VOC) and no added formaldehyde material were also used in the building construction to improve the indoor air quality.

A green building from concept to completion, the public has the opportunity to visibly see Real Time Energy and Water display in the public lobby, other sustainable features and measures implemented in the building that continues to be with pride a green building by design.

