

# The Cost Barriers of Implementing Green Building in Malaysia

Prepared by: Law Tzee Huei

## ABSTRACT

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There are many challenges in constructing a green buildings, which are, lack of the materials, lack of experience of local developer, lack of past project as reference and etc. All the challenges directly and indirectly cause the construction of the cost to increase. But on the other hand, the green building can effectively reduce the maintenance cost and the long term energy consumption cost. Malaysians still do not really aware of the importance and benefits of green building so they will think that green building is very costly. The aims of this study were to study the cost barriers to implement the green building in this country. Subsequent to this, the level of awareness of the public against green building is determined and the energy saving cost of two of the green building in Malaysia were studied.

The level of awareness of the public against green building is determined because the demand of the public against green building is also one of the important factor that affect the cost of green building. In this study, the data of collected by two method which is questionnaire and interview. Questionnaire is distributed to determine the level of awareness of public against green building while on the other hand, the interview is conducted to collect the data for the case studies. The result shows that the public have the basic knowledge on the green building but they do not know how the green building affect the long term saving and the supply of green building in Malaysia is very low.

The case studies can be concluded that the Diamond Building and the Zero Energy Office Building can obviously save a huge amount from the energy expenses. The government is doing their part by giving a lot of incentives to the public for the investment of green building. Therefore, the future development of green building in Malaysia is in positive side.