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Challenges developers face when constructing green homes in Malaysia by [Jeevan Nanthan](#)

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The growing concern about global warming and depletion of non-renewable resources has led to initiation of a green building movement on the planet. This green building concept has gained widespread momentum in past few years and has embraced many countries on the planet. Malaysia being no different has accepted the green building movement overwhelmingly and the government here has supported this fact. Green buildings are so called for the design and constructions these are based on are environment friendly. Not a common practice in real estate Malaysia, but developers are gradually accepting the same. The reason that has hindered the growing popularity of this movement in Malaysia are the challenges these people face. Let's have a quick look at these challenges.

The basic hurdles are lack of education, awareness and information linked with the advantages of constructing green buildings. Malaysians are unaware of the fact that green buildings are not just environment friendly but energy efficient too. Another concern is the increased cost that is needed for the development of such buildings. This issue can however be solved if buyers change their mindset and try focusing on a solution which may seem costlier but will surely remain of long-term utility.

The concept can work only if the entire community gets ready to embrace the movement. Such buildings usually require advanced technology and Malaysia lacks this facility. Also, the materials used for construction are recyclable and non-toxic which makes it difficult to acquire them in Malaysia easily.

In Malaysia, developers focus on making low investment that creates a challenge for the increased construction of such green buildings. There are not many local energy specialists in Malaysia who can provide useful data and advice on why constructing such buildings would help in future. Trainers are usually called from overseas who offer the needed information. One step that Malaysian government can take to support this movement is to bring trainers from outside who can educate the local developers about the benefits of green buildings.

The concept is still in its budding stage in Malaysia and just few buildings have been constructed here that can be called as energy efficient. These include the ZEO or zero energy office at Pusat Tenaga Malaysia in Bandar Baru Bangi also the Securities Commission Building is made on the same theme. Other examples include the LEO or Low Energy Office and the Ministry of Energy, Water and Communications. The building which is touted to be the first certified green building in Malaysia is the GT Tower in the country's capital at Kuala Lumpur.

The trend may have begun here, but Malaysia still lacks behind in green building developments when compared to other countries in Asia Pacific. Countries like Japan, Singapore and Australia already are far ahead in following this concept where most buildings constructed are greener and boast being energy efficient when compared to conventional homes.

The bottom line is that there are many challenges that developers need to overcome in order to increase the awareness and acceptance of green building in Malaysia but if handled tactfully achieving this will not be impossible real estate agents.

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