

Property market Top 5 green trends



By Gregers Reimann

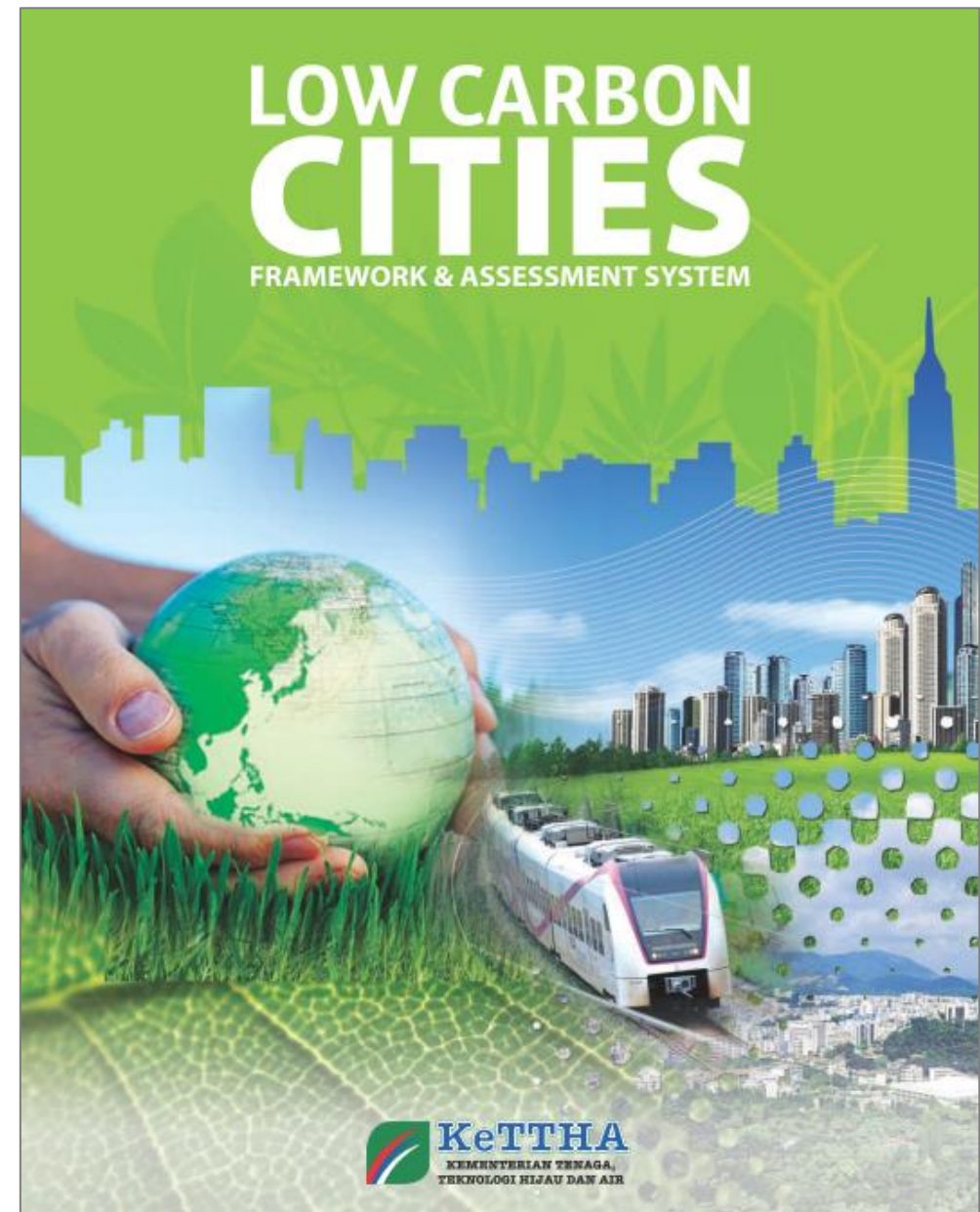
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Introduction (1/2)

- The Low-Carbon Future is coming
- The World needs to decarbonize as climate change is an “existential threat” to humanity (UN Secretary-General, 2018)
- The Building Sector has the biggest and cheapest greenhouse gas saving potential. Thus, the Building Sector will play a key role in the low-carbon transition going forward.

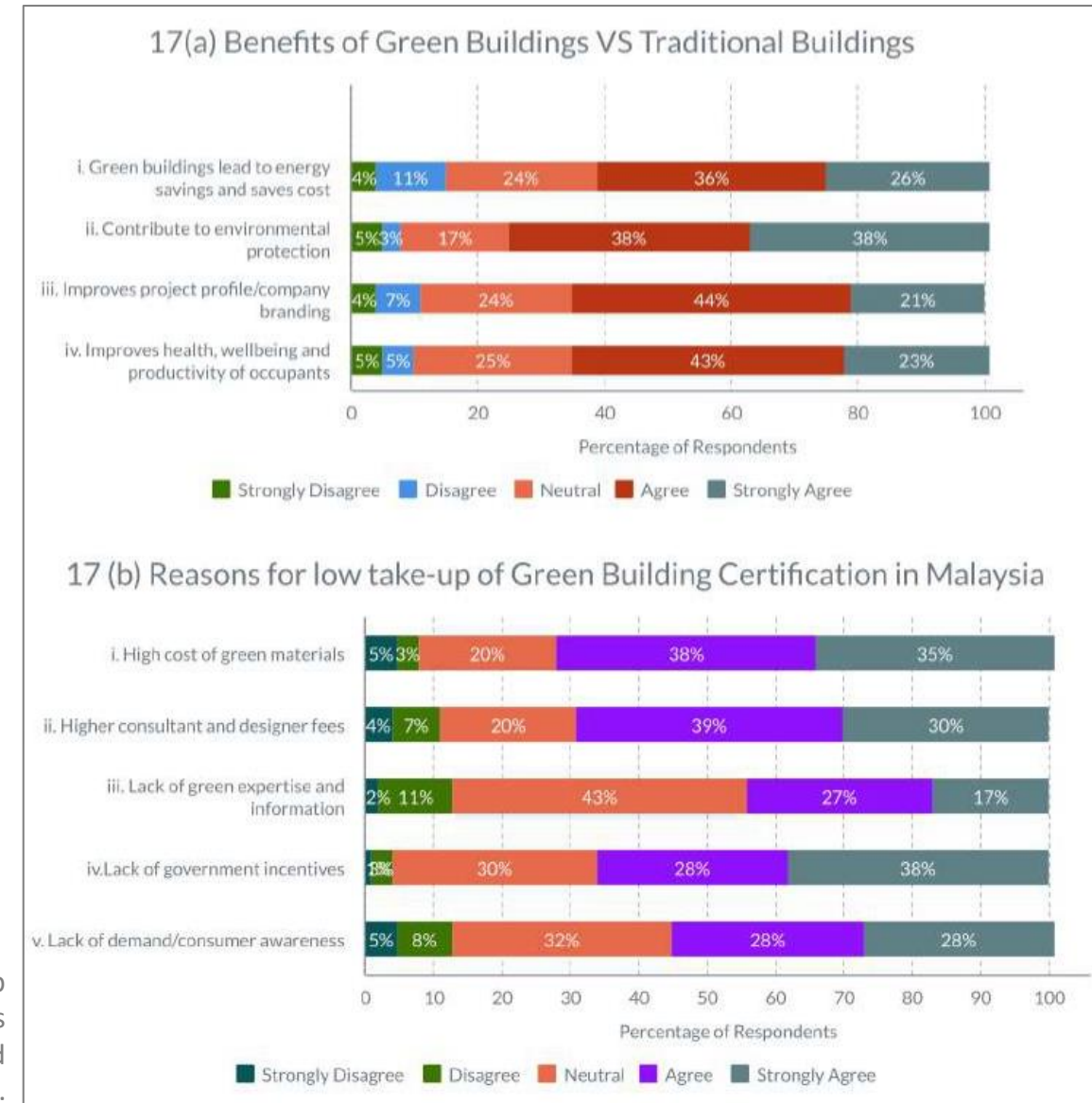


Introduction (2/2)

Survey on green buildings in Malaysia:

- Lack of consumer awareness
- Lack of consumer demand
- Lack of government incentives

REHDA survey from Jan/Feb 2020 with 133 responses from REHDA members and key stakeholders.



Green Trend #1: Work From Home

The Covid-19 pandemic has accelerated the existing trend of flexible working hours / working from home, which has the following green benefits:

- a) Less commuting
- b) Reduce construction of office spaces



Green Trend #2: Energy Efficiency (EE)

Energy Efficiency has a short payback time for:

- a) Roof insulation
- b) EE air-con
- c) EE freezer/fridge
- d) EE lighting



YB Yeo Bee Yin at the National Energy Awards (1 August 2019)

Green Trend #3: Electric Vehicles

The electric vehicles are coming.
Green benefits include:

- a) Allowing for low-carbon transport based on renewable energy (e.g. solar energy)
- b) Batteries become part of energy system to buffer fluctuating renewable energy supply and demand
- c) Zero tailpipe emissions benefits public health



Green Trend #4: Building Integrated PV (BIPV)

Architecturally beautiful solar building panels for roof and facades will become commonplace as they have the lowest lifecycle cost. Local example includes:

- a) Net Energy Metering (NEM) for renewable energy in Malaysia
- b) 16 public housing blocks (HDB) in Singapore having solar façade panels installed



Green Trend #5: Green Building Certification

Benefits of green building certification:

- a) Improves marketability of properties
- b) Gives buyers 3rd party assurance that the property is indeed green



Conclusions

- 1) The Building Sector will play a key role in the shift to a low-carbon society
- 2) Green Buildings have an attractive payback time:
 - energy savings
 - benefits to health & wellbeing
- 3) More green building awareness/incentives/policies needed

Green Sen\$e

