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Where Imagination Comes To Life

SPECIAL  
EDITION

mai™

# MAG

APRIL • MAY • JUNE 2014



**GBI**  
Interiors  
Tool

mai™  
TOP

mai™  
Colour  
Core



# THE KEY DRIVING FORCE

towards a **Sustainable Built Environment** in Malaysia



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## Benefits of Membership

- An opportunity to share ideas, opinions and expertise to improve sustainability
- Networking opportunities
- Access to MGBC information and resources
- Lower fees for courses/seminars/reference guides/exams/etc. offered by MGBC

**Key stakeholders of the building industry such as developers, manufacturers, suppliers, contractors, architects, engineers, quantity surveyors, planners, interior designers, local authorities, academics and students are encouraged to take up membership in MGBC.**

Membership requirements and forms are available on our website.



Malaysia Green Building Confederation's vision is to be the leader in Green Building in Southeast Asia as the main promoter of green practice, and the main sustainability reference organisation within the growing construction market sector.

We aim to involve policymakers, professionals, and the society at large, in the quest of transforming the building industry into one that respects our environment by embracing green issues.

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[www.mgbc.org.my](http://www.mgbc.org.my)

## CONGRATULATIONS TO ALL WINNERS OF THE INAUGURAL MGBC LEADERSHIP IN SUSTAINABILITY AWARDS 2014



**[From Left to Right]** (a) SPECIAL MERIT AWARD - DBKL (represented by Datuk Hj. Mohd. Najib bin Hj. Mohd); (b) WINNER - Business Leadership Award (Municipal) - MPPP (represented by Ar. Yew Tung Seang); (c) WINNER - Business Leadership Award (Municipal) - MBPJ (represented by Mr. Lee Lih Shyan); (d) WINNER - Business Leadership Award (Developer) - SP SETIA (represented by Dato' Voon Tin Yow); (e) MGBC President - Ar. Saliy Adre Sarkum; (f) WINNER - Business Leadership Award (Developer) - SUNWAY GROUP (represented by Tan Sri Dato' Seri Dr. Jeffrey Cheah); (g) WINNER - Commercial Project Leadership Award - BANGUNAN SURUHANJAYA TENAGA (represented by Ir. Francis Xavier Jacobs); (h) WINNER - Commercial Project Leadership Award - HOTEL PENAGA (represented by Mr. Suyani Hijjas).

Malaysia Green Building Confederation (MGBC)

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# m aimai's World

Dear Creative Human,

You are here today, because you are special. You have the ability to lead the trend with your creative mind, and your imagination comes to life when you solidify it with your selection of materials to make your desires for beautiful architecture and design come true.

Now, let us begin our journey to see how maimai can assist you along the way, to show you that Maica is Where Imagination Comes to Life.

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Where  
Imagination  
Comes to Life

Something  
Never  
Change



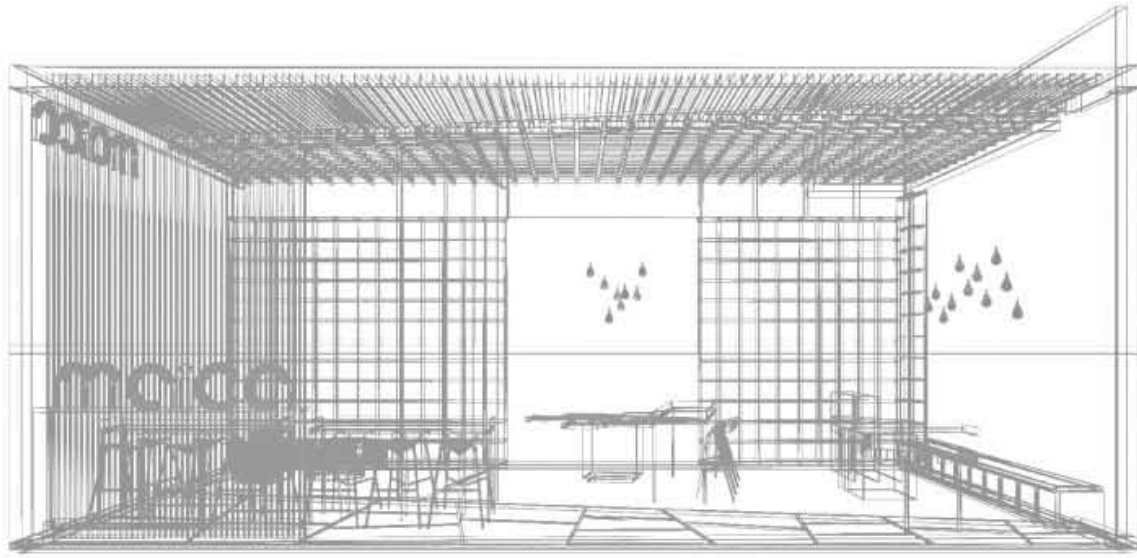
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*April · May · June · 2014*

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# ARCHIDEX 2014

*maica booth  
features*

## maiEditorial

Greetings, fellow Earthlings! We have this special, printed edition of maiMAG in conjunction with ARCHIDEX 2014.

The second quarter of 2014 started with a lot of excitement over here for maimai, as the GBI Interiors Tool working committee geared up its momentum to complete the tools with a spell of silence up until the MGBC's successful first Annual Dinner at The Westin Kuala Lumpur on 10 May 2014. What will the GBI Interiors Tool mean for our Malaysian ID industry?

A month before the MGBC Annual Dinner, maimai had also visited the Salone Internazionale del Mobile in Milan to gather the latest information on trends, colours and designs. And to maimai's delight, the colours and styles are all available in maiCatalogues since year 2012 and design combinations had been showcased in maiVideos for YouTube throughout 2013 until today!

And for this month's ARCHIDEX 2014, maimai is pleased to present you a new range of maiTop products. The new range includes postforming HPL surface blessed with maiAnti-Bacteria, maiAnti-Fungi, maiFood Contact Safety, GREENGUARD and Singapore Green Label certifications. And of course, just like all other products from Maica Laminates, the post forming HPL for maiTop is an EN438 compliant product.

This year's exhibition booth showcases the full range of Maica products, and maimai is not shy to tell you so! If you would like to know even more about us after the exhibition, please feel free to contact our sales branches, or email us at [kringkring@maica.com.my](mailto:kringkring@maica.com.my) if you do not know whom to speak to. maimai will introduce you to the right person to help you.

*maimai*







# Cooking without worryes

**mai**  
**TOP**  
Collection  
◆ SUNSTONE

**Some people say "You Are What You Eat". A beautiful, safe and hygiene kitchen indeed determines whether the food you eat will shape you into the patient at the hospital or a leader of tomorrow.**

Hygiene is the top consideration when it comes to kitchens. While you may have complied with all the hygiene advice by the experts, you may sometimes wonder if you missed out anything else that you cannot see with your bare eyes.

We are talking about the possibilities of microscopic building materials transferring onto foods while you are

preparing them. We are also talking about bacteria and fungi that you can barely see, transferring also from the surface of the kitchen top to the food without you knowing when it happens.

However, with Maica's maiTop, the need to worry about these concerns is minimized. The laminate surface products have been sent for tests to ensure that

there is either no transfer or very minimal migration of surface materials unto food stuffs. Maica's laminate products also come with maiAnti-Bacteria and maiAnti-Fungi, tested and proven by independent laboratories with more than 99% reduction in microbial activities in laboratory tests.

**With Maica's maiTop, only leaders are possible, not the patients**

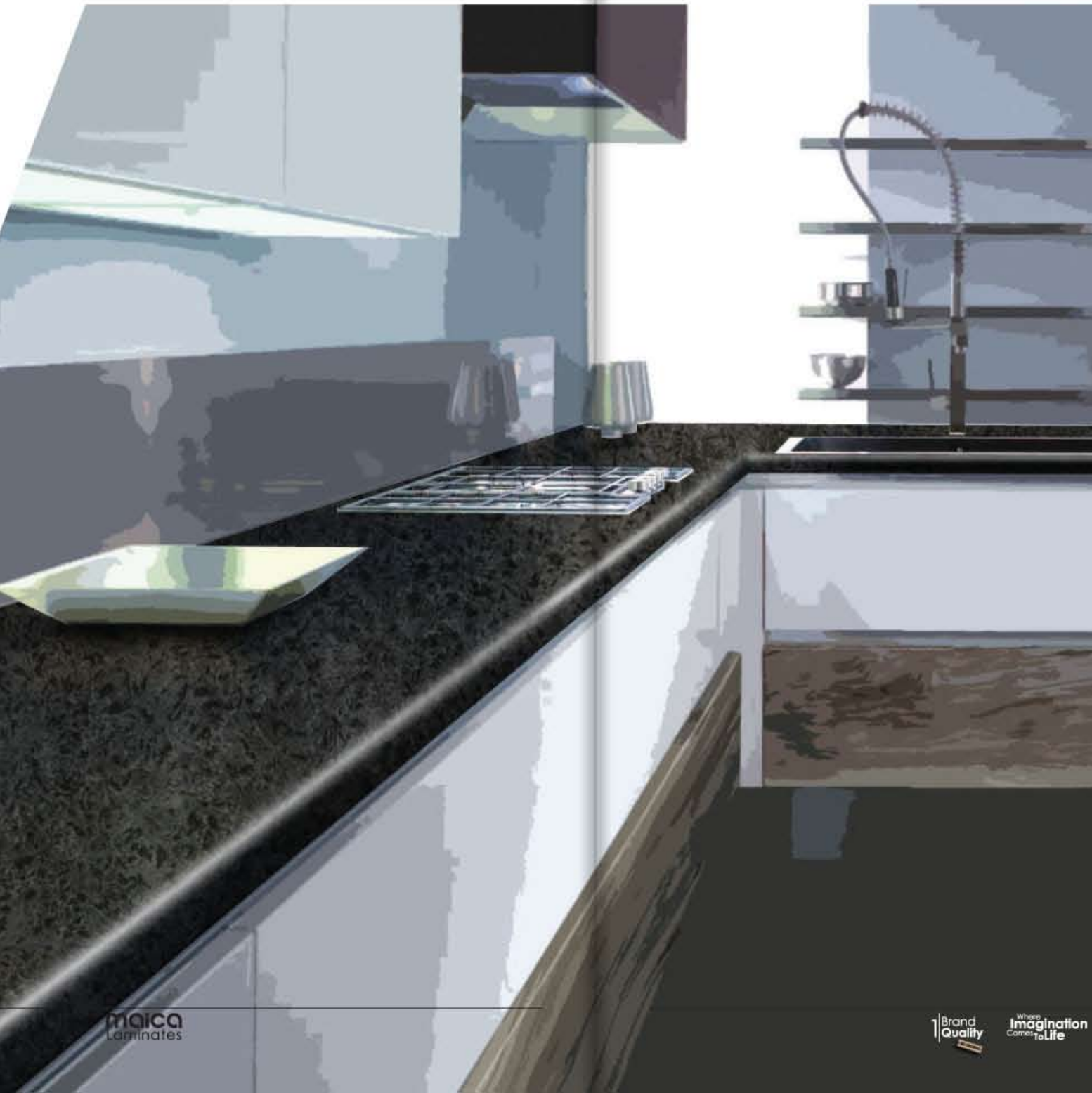




M 20211  
*Razzario*

*Classy*

*Tasteful*



M 20216  
*Belismo*



watch  
*maimai*  
 on **YouTube**

**maica**<sup>TM</sup>  
 Where Imagination Comes To Life



Visit us at: <http://www.youtube.com/MaicaLaminatesSdnBhd>

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**maica.laminates**



European Standard  
**EN 438**







# mai™

# Colour Core: *the skin to your furniture*

*A perfect skin for an edgeless piece of art, maiColour Core completes your furnishing for the perfect white.*

**Specification based on EN 438-9**

Thickness: 1mm

Code: M80100 (G / M / X)

Finishes: High Gloss, Matte, Texture







# mai<sup>TM</sup> Anti-Fungi

## It does not only look disgusting, it is also bad for your health.

In fact, in most medical facilities settings, maiAnti-Fungi is probably seen as more important than merely anti-bacterial, as health authorities know that fungi spores travel in the air and thus any fungi infections are airborne.

In most countries, fungal infection control starts from the first stages of planning and carried out during construction in health care facilities. The American Institute of Architects (AIA) Academy of Architecture for Health had created the Guidelines for Design and Construction of Hospitals and Health Care Facilities, highlighting selected events of nosocomial infections associated with the

dispersal of microorganism during construction. The highlights mention mostly of fungal organism, such as those in the Aspergillus and Penicillium family.

Why are they important? Mainly because fungal infections may cause problems as simple as coughing, or as serious as acute leukemia, or even cancer-melanoma. Very often, the growth of fungi can be seen with the naked eyes, but it begins affecting our health even before we can see their growth as their spores start spreading out into the air and multiply by the millions!



## How sick can we get?

Fungi	How it affects us
Aspergillus Niger / Aspergillus brasiliensis	<ul style="list-style-type: none"> <li>* 3rd most common Aspergillus species associated with human disease.</li> <li>* Formation of "Fungal Ball" in lungs.</li> <li>* Symptoms of infection: weight loss, shortness of breath, fever, tiredness, chest discomfort, coughing up blood.</li> <li>* Causes octomycosis ear infection.</li> <li>* Symptoms: itchy ears, dull pain in ear, and may have drainage.</li> <li>* Ringing sound in the ear and hearing loss.</li> <li>* Infection in blood stream to other organs becomes invasive pulmonary Aspergillosis.</li> </ul>
Penicillium pinophilum	<ul style="list-style-type: none"> <li>* May cause hypersensitivity pneumonitis, asthma and allergic alveolitis.</li> </ul>
Chaetomium Globosum	<ul style="list-style-type: none"> <li>* May cause cerebral and systemic infections with high mortality rates. A contaminant in indoor environments, producing mycotoxins and act as an allergen.</li> </ul>
Gliocladium virens	<ul style="list-style-type: none"> <li>* Prolonged exposure may cause eye irritation. This fungi causes "damping off" disease and root rot in plants.</li> </ul>
Aureobasidium pullulans	<ul style="list-style-type: none"> <li>* Chronic human exposure via humidifiers or air conditioners can lead to hypersensitivity pneumonitis or 'humidifier lung' (inflammation of the alveoli within the lung caused by hypersensitivity to inhaled organic dust). Symptoms: acute dyspnea (shortness of breath), cough, fever, chest infiltrates, acute inflammatory reaction. May be chronic and lymphocyte (white blood cell) mediated.</li> </ul>

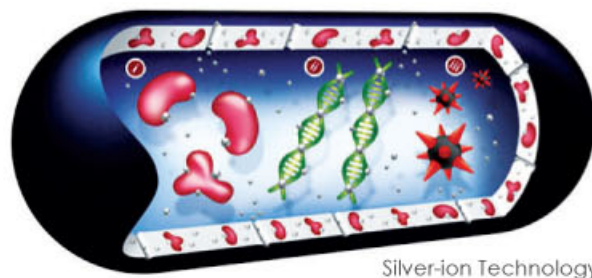
Maica's maiProducts were tested for maiAnti-Fungi properties for the 5 fungi above based on the ASTM G21-09.





# Silver:

*More than an investment*



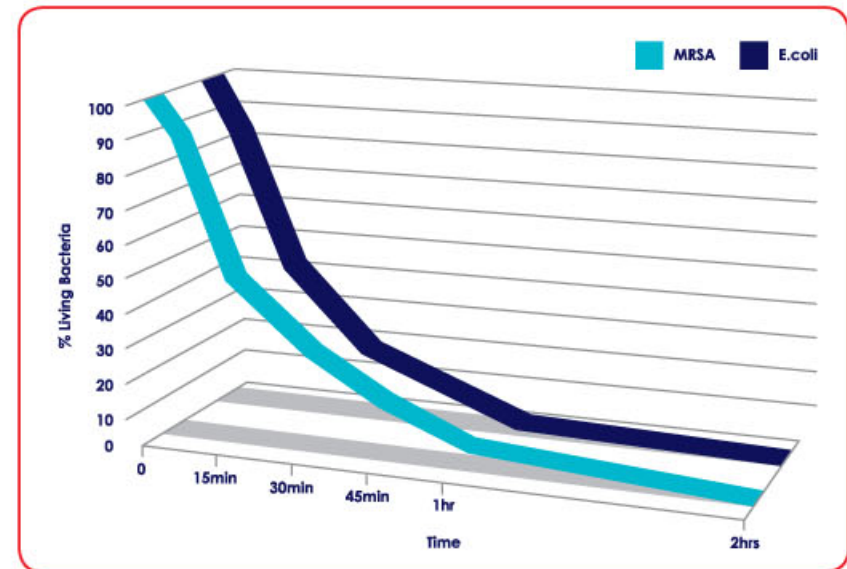
Silver-ion Technology

**Metals are valuable for what they can do for us... especially silver... when it comes to medical values.**

Silver is a metal, one that has medical values. It is incorporated into wound dressings to treat external infections, as a disinfectant in medical appliances and used also as an antiseptic.

Why is silver chosen over other metals? By itself, silver ion is bioactive and it is able to kill bacteria readily. Physicians use silver sulfadiazine for wound dressings and silver

nanomaterials to treat external infections. The antimicrobial property of silver is increasingly important due to its efficacy against microorganisms that makes human sick, such as the anti-biotic resistant bacteria, MRSA. In fact, medical applications such as urinary catheters and endotracheal breathing tubes utilize silver as a disinfectant.




MRSA & E.coli test result

### How Silver Works

In short, silver works in 3 steps against microorganisms:

- Step 1 : Combines with and damages bacterial protein
- Step 2 : Interferes with DNA replication
- Step 3 : Promotes production of Reactive Oxygen Species which attacks the microbes.

**Maica uses silver-ion technology, making maiAnti-Bacteria as a standard in our products. Tested based on JIS Z2801.**



Membership Number: IDP 0077

**maiLaminate & maiCompact**

APPLICABLE GBI CREDITS	
NRNC	EQ4
NRNC (DC)	EQ4
NREB	EQ4
NREB (DC)	EQ4
INC	EQ4
IEB	EQ4
RNC	EQ2, EQ3

**MAICA**  
Applicable  
GBI  
Credit






# A mix of beauty





What you can't see is  
what kills you:

# F Inside the Formaldehyde Story

## Introduction

Formaldehyde is a common chemical that is used as raw material in thousands of products as an adhesive, bonding agent and solvent. It is classified as a Volatile Organic Compound (VOC), chemicals that become gas at room temperature. Hence, if a product is made from formaldehyde, the chemical will release itself as gas into the air. This gas release cannot be seen by our naked eyes and will not be known except for the possibility of a faint pickle-like odor in the air that we breathe.

## Cases of Health Effects due to Formaldehyde Exposure

The common short term symptoms of formaldehyde exposure are eye, nose and throat irritation, coughing, headaches, nausea and dizziness. Long term exposure of formaldehyde may cause cancer as the United States Environmental Protection Agency (EPA) listed formaldehyde as a "probable human carcinogen". Meanwhile, the International Agency for Research on Cancer (IARC) has classified formaldehyde as "carcinogenic to humans" based on the documented nose and throat cancers in working populations.

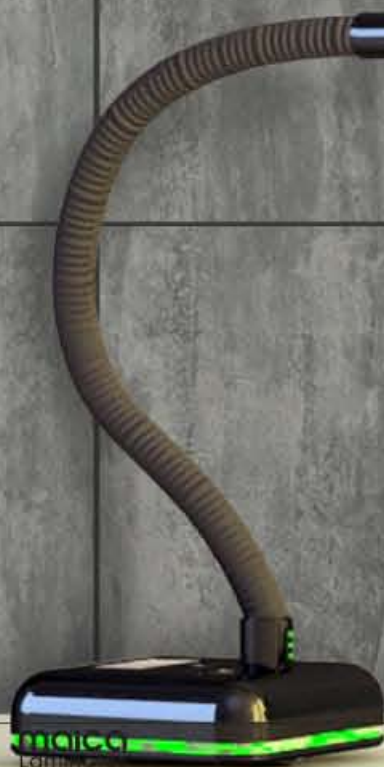
## Where can Formaldehyde be found?

As formaldehyde is a common chemical used in many applications (ranging from plastic cups to bathroom stalls and boats), it is not easy to identify and to get formaldehyde-free products in the market. However, the presence of formaldehyde in small concentration is a normal part of

our environment. As consumers, we are also not able to determine the level of formaldehyde emissions within our living quarters despite knowing the importance of keeping the emission levels low. So, what are we supposed to do as an educated consumer to protect our family from this harmful and potential carcinogenic chemical?

31 May 2012 – Nearly \$43 million settlement proposed over FEMA trailers – news by CNN – Companies that made and set up trailers used as emergency housing after Hurricane Katrina have agreed to a nearly \$43 million settlement with people who say they were hurt by formaldehyde in the units... But as CNN first reported in 2007, the units – built originally as campers – led to widespread complaints that high levels of formaldehyde were causing respiratory ailments and irritation for those living in them.

M 32101  
*Akasha*



Brand  
Where  
Imagination  
Comes  
To Life

Something  
Changes  
Change





M 54030  
Kitty Kat

# G

## REENGUARD & GREENGUARD GOLD Certified

The GREENGUARD Environmental Institute (GEI) was founded in 2001 with the mission "to protect human health and quality of life by enhancing indoor air quality and reducing people's exposure to chemicals and other pollutants". GREENGUARD is now currently under the Underwriters Laboratory (UL) Certificate No UL2818. In 2013, there is a change to the logo since UL acquired GREENGUARD and changes to the following:

- **GREENGUARD:** Formerly GREENGUARD Indoor Air Quality Certified
- **GREENGUARD GOLD:** Formerly GREENGUARD Children & Schools Certified

As the dedicated organization that tests chemical emissions, GREENGUARD's expertise and professionalism in this specialty cannot be denied. In her own words, "...GREENGUARD Certification ensures that a product has met some of the world's most rigorous and comprehensive standards for low emissions of volatile organic compounds (VOCs) into indoor air." The product emissions are measured following the testing requirements of the GREENGUARD Certification program Method for Measuring and Evaluating Chemical Emissions from Building Materials, Finishes and Furnishings Using Dynamic Environmental Chambers, UL 2821 by an accredited indoor air quality testing laboratory recognized by UL Environment.

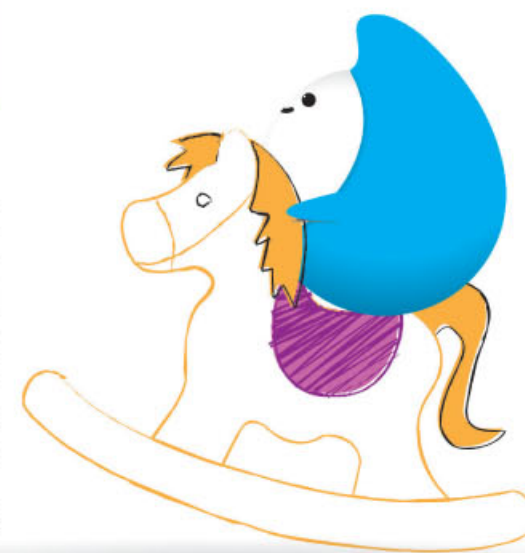


The testing and measurement methodologies are consistent and comply with those of the California Department of Public Health's CDPH/EHLP/Standard Method V1.1 "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources using Environmental Chambers Version 1.1 February 2010 (CA Section 01350) and ANSI/BIFMA M7.1-2001 "Standard Test Method for Determining VOC Emissions from Office Furniture Systems, Components and Seating".

For GREENGUARD, the tests are done for a maximum of 168 hours (7 days) and for GREENGUARD GOLD, the tests are done to a maximum of 336 hours (14 days).

The GREENGUARD maximum allowable emission of Formaldehyde is  $\leq 0.025$  ppm and for GREENGUARD GOLD, maximum allowable emission of Formaldehyde is  $\leq 0.0073$  ppm / 7.3 ppb.

With such low, maximum allowable emission of Formaldehyde, GREENGUARD and GREENGUARD GOLD certified products are safe for indoor use, even in places where children spend significant amount of time.



Maica Laminates products, mailaminate, maiCompact and maiLab Chem are certified for both GREENGUARD and GREENGUARD GOLD.

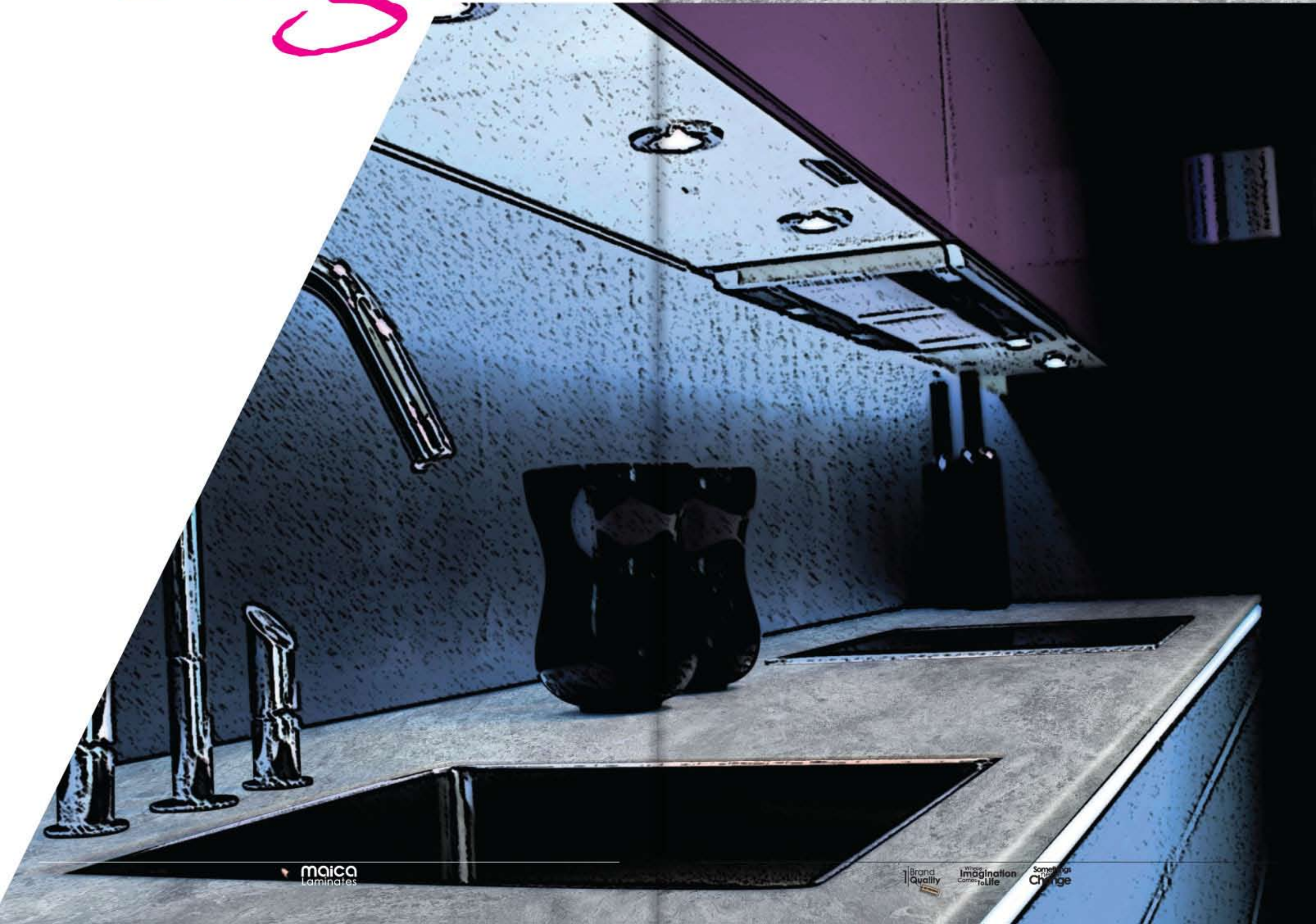
M 54032  
Fairy Sweetness





# Elegant

M 20212  
*Grezzo*





# mai<sup>TM</sup> Food Contact Safety

**Your health depends on what you put into your body, especially through your mouth.**

You have taken all precautions: from wearing gloves and a cap while preparing for food to ensuring that all the utensils have been treated with hot steam and anti-bacteria cleaning agent. You also wipe the kitchen counter everyday with a good cleaning agent, just so that your home looks sparkling clean. But are you doing enough?

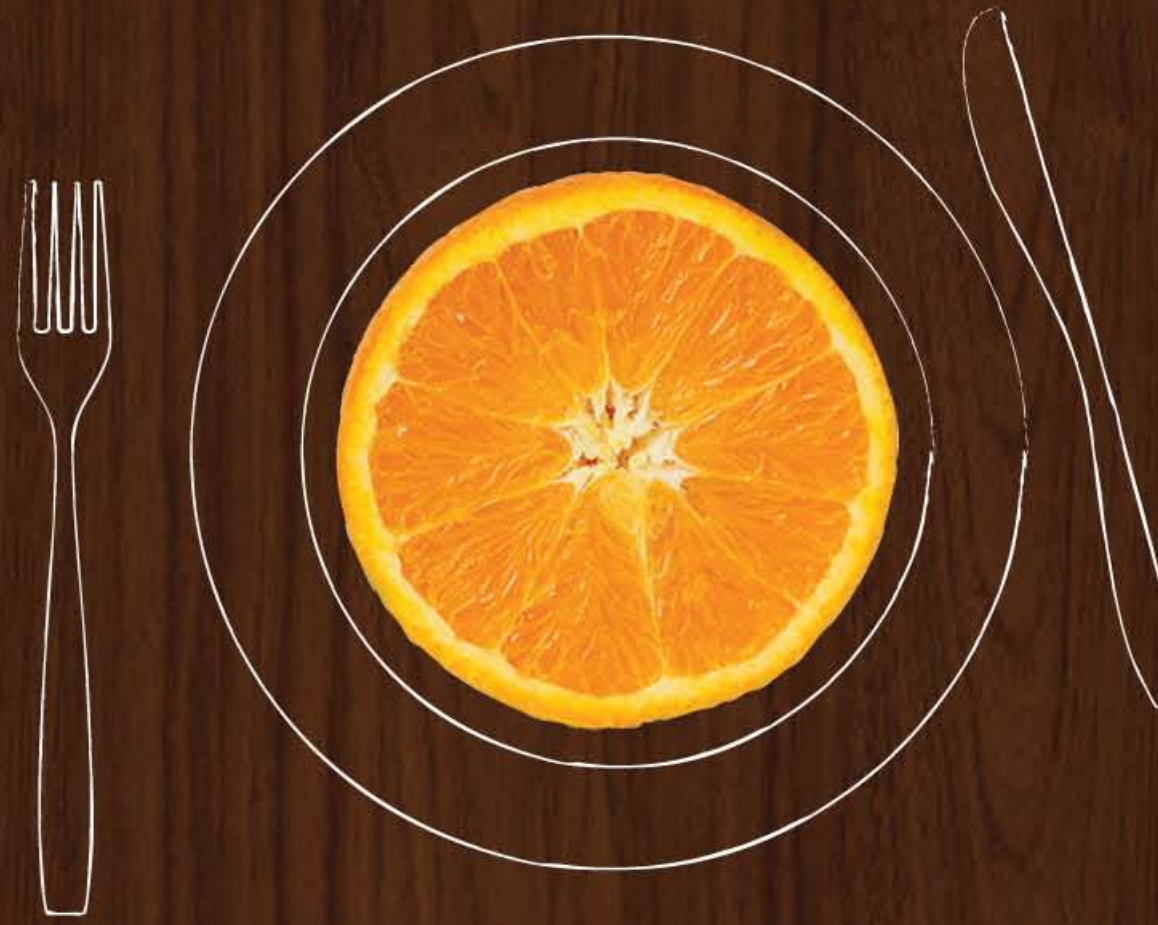
What is the guarantee of your routine when our human eyes can only see so much? We are talking about the possibility of substance transfer, from surfaces to your food, minutely microscopic that you will not be able to detect it simply by looking with your eyes no matter how hard you stare at it.

While your eyes are not able to see it, there are still ways to test on the transfer of materials upon contact with

food. These tests are internationally acknowledged, such as the BS EN13130, BS EN 1104 and BS EN1186. These are reliable methods for the test on migration of substance from surface to foodstuffs and one of the most renown laboratory testing this is ISEGA in Germany.

control over it. Choosing materials that are tested and passed these tests will give you an assurance that the chances of building materials migrating to your food are minimized.

Your selection of materials for your table or kitchen tops will play a very important long-term role over your health. If you cannot see the migration of substances, it does not necessarily mean that you have no



M 00495  
Arizona Walnut







# mai<sup>TM</sup> Termite Resistant

When you live in a damp and humid weather country, one of the sneakiest thing you need to beware of is the existence of pesky termites. The scariest termites for buildings is called the Subterranean termites, and it is the most common and most widely distributed termite in North America. It is a native American pest, and it can enter a building through a crack lesser than 1/16" wide.

An average subterranean termite colony can eat up to 5 grams of wood per day. A mature colony may have from 20,000 to 5 million workers. The king and queen in a colony can live for 10 to 30 years, while the workers have a lifespan of about two years. The queen is able to add 5,000 to 10,000 eggs per year to the existing colony.

It is easy to know when there are termites in a building especially when you hear them chipping away the wood of your home in the silence of the sleepy afternoon. But by then, it may already be too late. The best preventive action that you can take is to build your home using materials that do not easily become food for the termites.

Maica's maiCompact was sent to the Forest Research Institute Malaysia (FRIM) to test its resistance against termites. There were two tests: an indoor laboratory test and a field test, with both results showing how well maiCompact stands against Subterranean termites. In the laboratory test, especially, the termites in the maiCompact test samples were found dead due to starvation at the end of the test period. Without air, water or fungi on maiCompact, the termites simply had no way to sink their teeth into maiCompact!



mai<sup>TM</sup>  
**Termite**   
RESISTANT





M 35100  
Mokosa

*Simplicity*

*Delightful*

M 31204  
Luzonia  
Teak



# The Economics of Going GREEN



GREEN is alluring, as it means "sustainable development", which is the "in" thing of this century. Perhaps the technology is not yet growing fast enough, or production is not yet massive enough... so there is the perception of GREEN products being expensive. To add to that, many people are already weighing GREEN in terms of dollars and cents, with some justifying that it is cheaper to go against the environment than to be saving it. But this is hardly the reason why you should give up on the idea of GREEN in your daily lives.

## What does it cost to be GREEN?

For many people, GREEN still holds a very premium position in mind, where GREEN means more expensive products due to better technology. Just take a look at hybrid cars and you get the idea. Or, look at the electric bills of the households using electric stoves compared to the bill for gas tank replacements of those households using gas stoves (and the tank gets recycled, filled in with new gas for use by the next customer).

However, while mathematical calculations may give you some obvious financial descriptions of the GREEN effects on your pocket, there are still some other hidden factors that may not be as obvious as  $1+1=2$ . Let's look at it carefully.

## If GREEN does not equal HEALTH, then it should not be GREEN at all

This statement is true. Any GREEN item should also be contributing to your health in the long run. Being GREEN does not mean only the use of recycled materials, or saving electricity and water bills. It should be something which will be beneficial in the long run. Think about reducing the consumption of meat to help reduce carbon footprint. Think about indoor air quality with low chemical emissions so that you will not be exposed to so much volatile organic compounds, formaldehyde, aldehyde and phthalates.

## The Economics of Health

What is the value of health? Nobody knows for sure no matter how much analysts try to put it into figures and numbers. The analysts can only base the figures on generalization, because health is affected first by the fetal care when the human being is being conceived right up to lifestyle as the person grows up. Excellent fetal care may result in better foundations of the

body cells, but we certainly cannot guarantee how well we were taken care of while we were in our mothers' wombs. We can only hope for the best.

While we grow up, we can only hope that we have the best care. But looking back at history, nobody knew that phthalates had such an impact on our fertility until science discovered this problem. And it is only after the discovery of this problem that authorities begin monitoring products and urged for R&D to seek a reduction of phthalates emission or substituting the substance with something safer.

## The Economics of Earth

What about valuing Earth? What is the economics of Earth?

Indeed, if the Earth is destroyed, there is no longer a need to mention about the economics anymore. When land is no longer fertile, air is no longer breathe-able and water is no longer drinkable...why would you be thinking about economics anymore?

It is time that GREEN efforts be escalated and improved further. Perhaps it can be done by going back to the basics instead of dwelling too much into complicating science, or maybe just eliminating the use of harmful materials if it can be replaced with non-harmful ones.

But whatever it may be, it should always start somewhere. Very likely it has to be that fire in your heart, for the sake of better health and a better future. This economical equation will definitely bring back the wealth we once had in terms of health and this Earth we call "home".



M 52031  
*Eira Foliage*



Do  
Not Mess  
Up



mai  
TGS  
Collection  
CARNELIAN

*Clean*

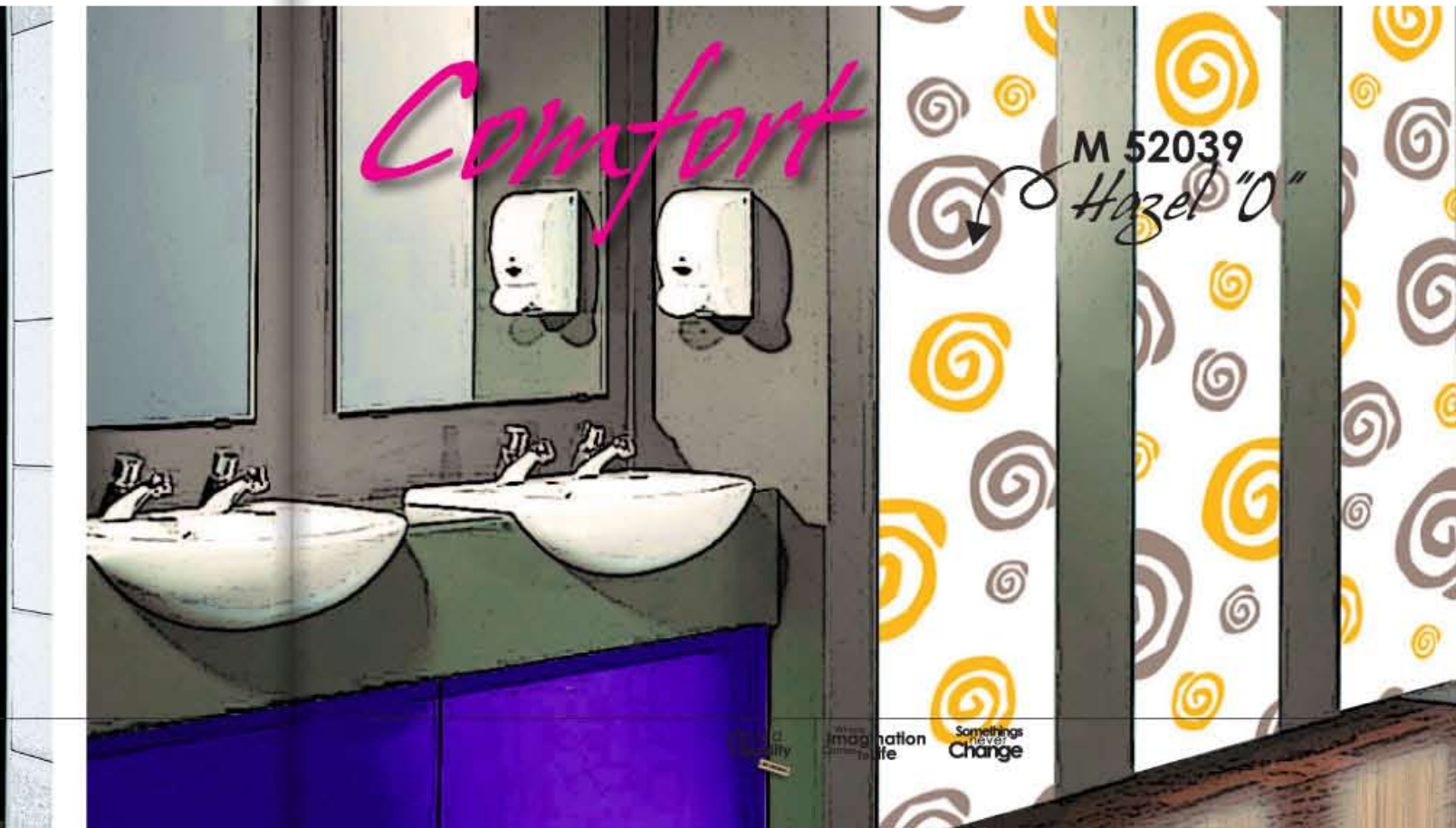
*Fresh*

G 18



*Comfort*

M 52039  
*Hazel "O"*



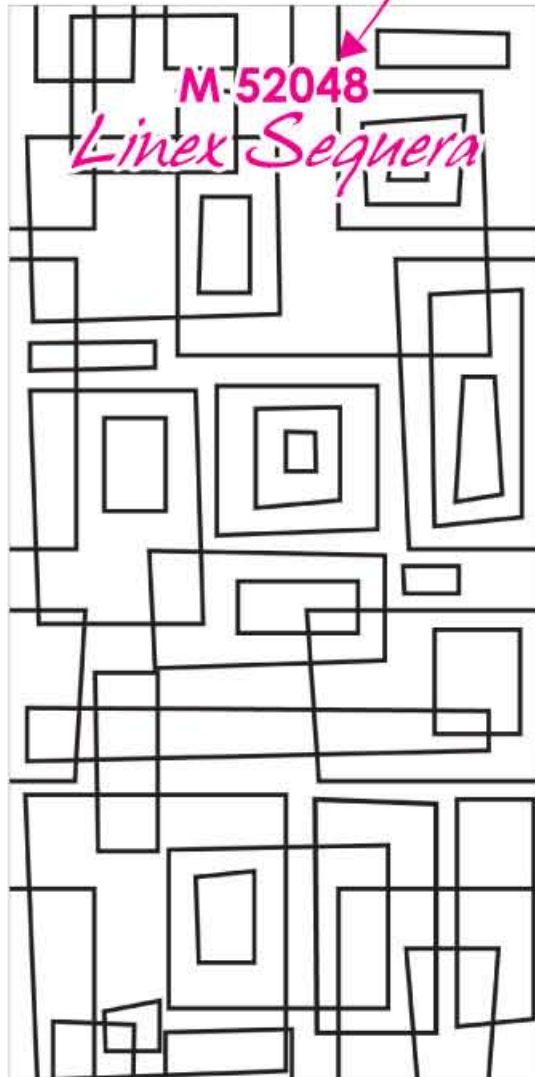


# Established



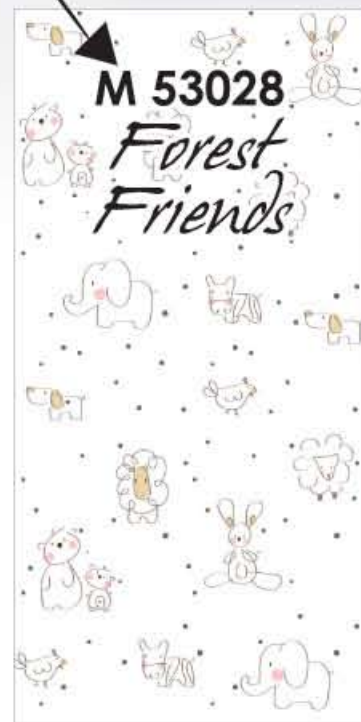
M 53001

Jasper Lotus



M-52048

Linex Sequera



M 53028

Forest Friends

# Sweet

**mai**<sup>TM</sup>  
CONCEPT  
Collection  
TOURMALINE

Available as maiLaminate



# Simplicity...

...is a way of life, where wants are little, needs are met, and abundance is fulfilled.

**mai**<sup>TM</sup>  
CONCEPT  
Collection

TOURMALINE

Available as maiCompact





# I'm not Siu-mai, I'm maimai

### When maimai seems to have disappeared from the earth....

What my friends think I'm doing



What my parents think I'm doing



What my bosses think I'm doing

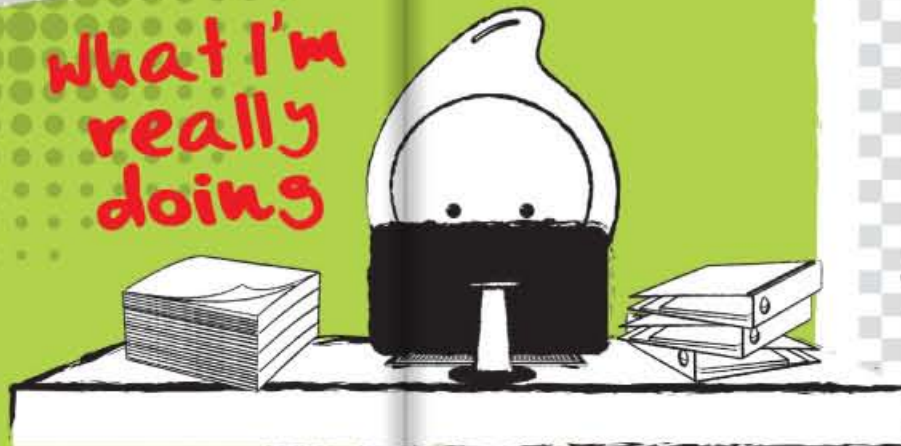


What my customers think I'm doing

What my suppliers think I'm doing



What I'm really doing



## MaiWitty Corner

Q: How many maimais does it take to fix the lightbulb?



A: None. The lightbulb is fine. The maimais are celebrating Earth Hour.

Q: Why did maimai cross the road?  
A: It wasn't intentional, maimai just floated over there.



Q: What is the difference between maimai and a penguin?  
A: maimai does not only wear suits.





# GBI Interiors Tool: *An Introduction*

By now, most of us may have heard about the Green Building Index (GBI) Interiors Tool, a new development which is aimed to bring sustainability to interiors. Here, we share an insight into this tool, which will ascend the efforts for sustainability in Malaysia. (Special thanks to Ir Thirukumaran Jallendran for this article.)

## What is this tool about?

The development of the Green Building Index (GBI) Interiors Tools was undertaken by the Malaysia Green Building Confederation (MGBC) in collaboration with the Malaysian Institute of Interior Designers (MIID). Once completed, the ownership of the GBI Interiors Tool will be maintained by Green Building Index Sdn Bhd, who shall manage it as it does the other GBI tools. The GBI Interiors Tool hopes to address all the relevant issues concerning sustainable interiors in the appropriate context and is being designed to complement the other GBI tools. Just as in the case of the other GBI tools, the GBI Interiors Tool was developed locally, holistically and with the participation of the local industry. It addresses Malaysia's challenges and is in compliance with Malaysia's building codes and bylaws.

## Why do we need this tool?

GBI Interiors is developed to provide end users, owners, developers and consultants an easy to interpret guide using best practise benchmarks in the pursuit of a green interiors fit out. It is designed to remain consistent in its methodology and approach with the current GBI tools and provides a platform for the independent verification of best practices and green credentials through certification. Employees are the single largest asset of any organization and the tool places a great amount of emphasis on the Indoor Environment Quality and the responsible use of resources. A building's interior, designed responsibly with the environmental, social and economic benefits in mind, will positively impact the health and wellbeing of its occupants, which in turn will improve performance and productivity, delivering an enhanced outcome to all stakeholders. The GBI Interiors tool will open up a whole new market for builders and designers alike and will enable the rating of interior spaces in new as well as existing buildings. This in turn will bring help mainstream certification of interiors and allow a wider range of society experience better indoor working environments.

## How does it affect Interior Designers?

In pursuing a GBI Interiors certification, Interior Designers now have a whole new exciting role of promoting environmentally superior products and designs which were previously only pursued in interior fit out exercises in developed nations. Interior Designers who are forward thinking and ahead of the curve would be able to gain a competitive advantage over their peers through solutions that are not only sustainable, but also ones that are future proof. The recognition and reward through allocation of credits

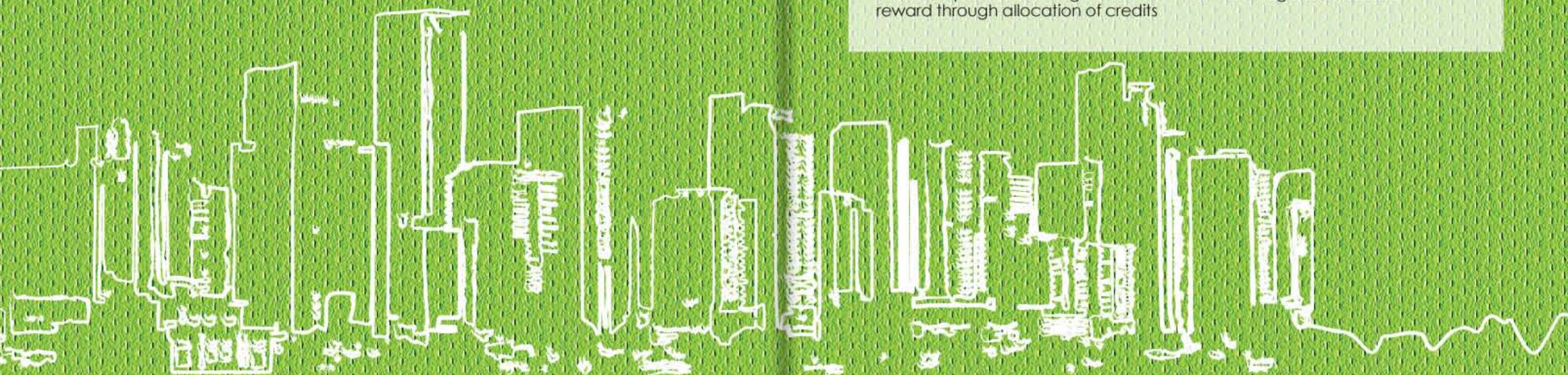
for the hire of professional Engineers and Designers by the tool would also serve to raise industry baselines in the country, greatly enhancing the quality, variety and flavour of the Interior Design profession. A GBI rating would therefore be beneficial to Interior Designers as it would be seen as a validation of their credentials and will entrench their role as a key delivery partner in the building value chain.

## What benefit is there for an Interior Designer by using this tool?

A GBI interiors rating will demonstrate your commitment to the environmental, social and economic concerns in pursuing a solution that is both innovative as well relevant. It will inspire and encourage the pursuit of designs that are world class as the tool draws its strength from the experience of rating tools around the world as well as from the GBI program that has received industry recognition and acceptance. It will help boost your brand value and help galvanize the industry in the direction of sustainably designed and built spaces.

## How can IDs get help to learn more about this and to implement it?

We encourage all Interior Designers to become members of the Malaysian Institute of Interior Designers as well as the Malaysia Green Building Confederation to participate in the various capacity building programs and activities. Designers are also encouraged to undertake personal or private research to learn about the various solutions and tools available. There will be special programmes and seminars that will be organized by MGBC and MIID to help capacity build the local Interior Designers. We encourage all Interior Designers to come forward and help elevate this industry to a whole new level. These are exciting times indeed.





# GBI Interiors Tool:

*A Collaborative Effort of GBI, MIID and MGBC*



MGBC Elected Board Members 2014 - 2015

### What Inspired the Interiors Tool

Ideas become reality when a few people sharing the same thought come together at the right time. The idea will be brought into action, and the success of the idea will be definite.

This was how the idea of a GBI Interiors Tool was conceived, which gathered members of the GBI, MIID and MGBC. The MGBC also included industry partners who were able to provide input based on their experiences in the international market with similar tools in other countries including LEED (USA), BREEAM (UK) and neighboring BCA Green Mark (Singapore). With such comprehensive input from a huge network extending worldwide, the GBI Interiors Tool is indeed a very sophisticated and complete tool which will become a very strong reference for the interior design industry.

### Foreseen Challenges in the Implementation of the Tool

During the course of creating the GBI Interiors Tool, 6 energetic teams put their minds together

to complete the sections based on their respective expertise: Energy Efficiency (EE), Indoor Environmental Quality (EQ), Sustainable Planning & Management (SM), Materials & Resources (MR), Water Efficiency (WE) and Innovation (IN). Throughout the ordeal, the working committees were constantly reminded to ensure that the tool be focused on the feasibility of use by Interior Designers. It should not be too technically inclined with demanding arithmetic befitting engineers, and neither should it be too simple that there is no effort required for compliance!

In the interest of the interior designers, the Director of GBI for Interiors, Rostam Yaman, stated that the tool outlined a good sustainable and noble practice in Interior Design from inception of the ID project right up until the project life cycle. MIID President 2012 - 2014, Ronnie Choong, also said that it is important to ensure that it is not too technical to enable better readiness and acceptance by Interior Design professionals.

### How to educate and motivate interior designers to adopt the tools?

There are plans for pilot programs for interested participants, and the notice had been extended to members of the MIID. The council members will also be GBI Facilitators of the Interiors Tool, which means that there will be a team of well-trained facilitators who are able to assist and educate other interior designers on the application of the tool. There are also plans to conduct workshops to make sure all sub-committees are well-versed and savour-faire with the tools, according to Rostam.

From the pilot projects, the tool will be tweaked and further improved to suit the local Malaysian interior design scene. The ID professionals and the GBI Interiors Tool will help bring more understanding to each other, and encourage each other to reach for even higher standards, strengthening the ready position of Green Building Index as a rating tool with the same credibility and status of LEED and BREEAM in the Building & Construction and Interior Design industries, worldwide.

On behalf of all of us working hard in Malaysia, maimai would like to take this opportunity to thank the visionary committee members for making this tool possible.



*Ronnie Choong*



*Rostam Yaman*



### An Exclusive Interview with Ir Thirukumaran Jallendran on the GBI Interiors Tool



### What are the challenges that you foresee in the implementation of the GBI Interior Tools?

I only see opportunities in the roll out of the GBI Interiors Tool. Challenges in the form of take up by the industry was originally anticipated, but with more than 10 companies coming forward to participate in the pilot phase of the tool roll out as well with the backing of MIID in representing the Interior Designers, we only see an upside to this initiative. The tool will grow strength to strength and spur an entire industry of professionals, services, products and solutions. The Economic and Social outcome from this programme will be monumental.

### What will be the successes once these challenges are overcome?

We will see the birth of a new breed of professionals in the local market who are both savvy in their solutions as well as environmental convictions. Given the uniqueness of Malaysia with its rich cultural heritage, we will be soon seeing designs that are vivid, fresh and unique brought to fruition with sustainability entrenched to its core.

### What is your biggest satisfaction in the development of this tool?

Nothing gives me more satisfaction than to bring a wide collection of industry professionals to the table and see them work towards a common goal without the play of egos. The notion of the common good was prevalent in the team that we had assembled and I am indeed fortunate to have been in the company of distinguished individuals.



# Interview with a GBI Facilitator: An insight into Malaysia's GREEN efforts

"GREEN" is something that is happening everywhere on our planet Earth, and maimai recently had an email interview with a young and capable GBI Facilitator to gain an insight into Malaysia's effort in sustainable development.



**Ir Kok Yen Kwan** is a Board Member of the Malaysia Green Building Confederation (MGBC), and registered both as a GBI Facilitator with GreenBuildingIndex Sdn. Bhd. and Electrical Energy Manager (EEM) with the Energy Commission of Malaysia. He has previously worked in the building industry as a Mechanical & Electrical (M&E) Consultant and is currently focusing his work on sustainability and energy management.

**Q: Ir. Kok, what spurred your interest in becoming a member of the MGBC?**

A: Having been working in the Construction Industry over the years, I realized that our local industry simply wasn't building 'green', and thus needed a drastic change in order to face up to the many current global challenges, such as climatic change, ecosystem collapses, and most notably natural resource depletion.

I felt a need to contribute to these changes and in the Malaysia Green Building Confederation (MGBC), I found an organization which shares common goals as the Confederation pushes its objectives to help the built environment realize energy & water conservations, a healthier indoor environment, better public connectivity, recycling of resources and provision of greenery in developments.

**Q: We understand that you are not just a member of the MGBC, but also a GBI Facilitator. What motivated you into becoming a GBI Facilitator?**

A: The building industry consumes as much as 40% of the world's energy, 12% of its water while contributing 40% of the waste sent to landfill, and therefore steering the construction industry towards sustainable development and leading the green building movement would be the perfect way in helping to reduce this global problem.

As such, becoming a GBI Facilitator allows me to directly influence building

and construction projects in attaining Green Building status, while providing the platform for me to continuously acquire in-depth knowledge in green building practices.

**Q: What will you, as an engineer, look for in a building to certify it "GREEN"?**

A: Looking at green buildings from an engineer's perspective, the Building Energy Intensity (BEI) springs to mind automatically. BEI is the overall unit value used in measuring the energy efficiency of a building, and is calculated as units of kilowatt-hour/meter square/year (kWH/m2/year). Typically, an average Malaysian building would give a BEI value in excess of 250kWH/m2/year, while a GBI Platinum-rated building would give a BEI of <100kWH/m2/year; and a good example of a high efficiency building is the Energy Commission of Malaysia's Diamond Building in Precinct 2, Putrajaya (averaging 60-80kWH/m2/year).

To achieve such high level of performance, both active and passive energy systems for the building have to be taken care of. Among the key elements for consideration are the Building Envelope, the Indoor Environmental Quality and Natural Ventilation, Air-Conditioning & Mechanical Ventilation (ACMV) System, the Lighting and Daylighting Concept and System, Water Efficiency, the applicable Renewable Energy concepts, etc.

These elements are often complex, and one would need a clear understanding of each system and then be able to integrate them holistically to achieve the optimum result.

**Q: What challenges do you see in Malaysia when it comes to Green Buildings?**

A: One of the major obstacles in the industry is the general perception that going 'green' is expensive. But I personally feel that, instead of haggling over the cost of each system and in some cases, each individual green point, we should really look at elevating the standard of our construction industry and benchmark ourselves against the best in class. When we have reached that level of competency, the gap between our base buildings and high performance green buildings would be significantly reduced, and the cost of going green would then be negligible.

Another challenge facing our industry is the lack of awareness and knowledge on the subject of sustainability and 'green'. The general public needs to be educated and made aware of the actual benefits of going green, and be able to see the advantages as they are the major market force that will dictate the taking up of green initiatives. For example, in sustainability-leading countries, the public or consumers demand for 'green' or energy efficiency buildings (be it residential or commercial buildings), and this inadvertently pushes the market values of 'greener' developments higher.

**Q: How do we fare in terms of Green Building compared to our neighbours and other countries in the world, let's say from a scale of 1 to 5 (1 being worst and 5 being best)?**

A: I will probably give a 3 in terms of our Green Buildings as compared to other countries. However, this certainly isn't in terms of quality of our buildings, but rather the maturity of our tool, the quantity of green buildings, the technologies, etc. For example, Singapore's Green Mark is currently into its 4th edition in some of the tools and was first introduced back in 2005, and therefore is definitely more refined and mature compared to the GBI. But on the other hand, our Green Building industry has also come a long way since its inception in 2009, notably with more than 1,700 industry players trained in the GBI Facilitator Course; and the MGBC successfully becoming both an Emerging Member of the World Green Building Council (WGBC) and National Member of the influential UNEP-SBCI Group.

I strongly believe the GBI Rating Tool is comparable with any internationally-recognized Green Building rating systems, and we have to always remember that Malaysia started very late on the development of this tool, compared to others. Having said that, GBI currently has more than 280 projects registered with them to-date, which I think is a commendable achievement. Also, as most of the readily available tools were for temperate climates while Malaysia is tropical country, we therefore needed a tool that is suited for our local environment, and can be harmonized with the local practices and culture.

**Q: Is it compulsory for all projects now to be "GREEN" or is it voluntary?**

A: The answer is NO, going 'green' is a 100% voluntary scheme and thus, it is the onus and prerogative of the project developers if they desire to build 'green' in their projects. They can also choose any green rating tools that are available in the market, such as the United States' LEED, UK's BREEAM, Australia's Green Star, Singapore's Green Mark, and of course Malaysia's very own GBI.

Our utmost appreciation to Ir Kok for spending time with us so that we may understand more about Green Buildings in Malaysia. Thank you very much, Ir Kok!

From maimAG  
July • August • September 2012

*maimai:* Since then, GBI has become an even greater tool, and under the MGBC, the Malaysia green efforts of the Building and Construction industry has become one of the most successful with worldwide recognition.





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