



**BUILDING SURVEYING DEPARTMENT**  
**FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING**  
**UNIVERSITY OF TECHNOLOGY MARA PERAK**

**ISSUES AND CHALLENGES IN IMPLEMENTING GREEN BUILDING**  
**INCENTIVES AMONG THE CONSTRUCTION KEY PLAYERS IN MALAYSIA**

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**JULY 2016**

## STUDENT'S DECLARATION

I declare that the work in this dissertation was carried out in accordance with the regulations of Universiti Teknologi MARA. It is original and is the results of my own work, unless otherwise indicated or acknowledged as referenced work. This topic has not been submitted to any other academic institution or non-academic institution for any degree or qualification.

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## ACKNOWLEDGEMENT

Thanks to Allah the All Might, for giving me a chance in preparing and completing this thesis. Actually, there are lots of people who are behind this success. They have contributed towards my understanding and development of the idea and thought. In this opportunity, I want to express my sincere appreciation and thanks to lectures, students, fellow friends, and also my respondents.

Without discrimination, an honored and respect giving to my supervisor, Pn Nadira Bt Ahzahar for her unequalled guidance, encouragement, advice, motivation, and friendship which her's already give it to me. Without her continued support and interest, this thesis would not have been the same as presented here.

My fellow friends, Azmi , Shahrin, Amilin and Asroy should been recognized for their support and helping me to complete a process in this research which need to distributed a questionnaire by email to the respondents, being my accompany from night till the early in the morning to ensure this thesis is perfectly completed. I also would never forget all the sacrificed and support from my beloved father and mother.

Finally, a thousand of thanks I streak it to all who have, in one way or other, directly or indirectly, they deserve my greatest gratitude without prejudice.

Thank you.

## **ABSTRACT**

Green building has introduced by the Malaysian Green Technology Corporation (MGTC) to make sure the construction in Malaysia is environmental friendly, Green building in Malaysia is still considered as new and it is not being recognize and not being apply effectively in Malaysia's construction. Due to the situation, MGTC have introduced several incentives as the initiatives to improve the green building development in Malaysia. The purpose of this paper is to study about the issues and challenges in implementing green building incentives among the construction key players in Malaysia. Hence, to explore more about the types of incentives and issue or problem that arises in implementation of green building incentives in Malaysia. Furthermore ,for this study the method that have been used in order to achieved the aims and objectives is by using extensive desk study or conceptual method, it is the method that based on the existing material that can be obtained by reviewing paper from the others researchers, articles, journals and through reference library. Besides the other method that being used it is based on the questionnaire survey for the 30 numbers of selective respondents based on the study needs. From the study done, there have three types of incentives that have been introduced by government; it is financial, fiscal, and structural or administrative incentives and the most knowledgeable is structural incentives. Besides, there have several issues and challenges that arise it is green building will lead to the higher in cost of construction, negative perception on the green construction, income tax only for qualifying person, dissatisfaction on the incidental cost, limited sources of workers, lack of strategy to promote green building and lack of awareness that will affect the implementation of green building incentives in Malaysia

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