



**PROGRAMME OF STUDIES FOR ESTATE MANAGEMENT
COLLEGE OF BUILT ENVIRONMENT
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**A STUDY ON GREEN BUILDING MANAGEMENT PRACTICES IN
PLATINUM OFFICE BUILDING**

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ABSTRACT

Green building has become an important aspect in achieving a sustainable environment for the country and one of the highest achievements in green building certification is platinum certification that issued by Green Building Index Malaysia. However, the management of platinum green office buildings in Malaysia has been reported to have low numbers, with only 4% of the total green certified buildings achieving platinum status and from that only 4 buildings are office building. The number is significantly very low compared to the total number of green building certified. Why there is low numbers of platinum GBI certification? What are the elements should be considered in managing platinum green office buildings? Is that difficult to manage the GBI certification building? Therefore, this research aims to explore the management practices in platinum green office building and to investigate the challenges of management practices in platinum green office building. The study involves three (3) property managers of platinum-certified green office buildings in Kuala Lumpur and Putrajaya as participants. A qualitative approach was employed, specifically utilizing face-to-face semi-structured interviews and the content analysis are adopted. The primary obstacle identified is the high cost involved in maintaining platinum green office buildings. Moreover, the study emphasizes the significance of creating a safe, comfortable, and compliant environment while prioritizing energy efficiency in platinum green office buildings. These findings contribute to a deeper understanding of the platinum green office building management practices and its challenges towards the academic community through conducting rigorous research, analysing data, and disseminating the findings through scholarly publications and conferences.

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TABLE OF CONTENT

CHAPTERS	ITEMS	PAGE
	Title Page	i
	Student's Declaration	ii
	Supervisor's Declaration	iii
	Acknowledgment	iv
	Abstract	v
	Table of Contents	vi
	List of Tables	x
	List of Figures	xi
	List of Abbreviations	xii
	List of Appendices	xiii
CHAPTER 1	INTRODUCTION	
1.0	Introduction	1
1.1	Background of Study	1
1.2	Problem Statement	2
1.3	Research Questions	4
1.4	Research Objectives	4
1.5	Research Scope and Limitation	5
1.6	Significance of the Study	5
	1.6.1 Property Manager	6
	1.6.2 Governments	6
	1.6.3 Future Researcher	6
1.7	Research Methodology	6

CHAPTER 1

RESEARCH BACKGROUND

1.0 Introduction

1.1 Background of study

Green building concept has emerged largely in Malaysia where most of the building is in Kuala Lumpur, the capital city of Malaysia and also in the administration city of Putrajaya. The management of green office building has become known in the property management industry since it appeared during the 19th and 20th centuries (Aghili et al., 2016). Besides, the management of green building plays great and considerable role in decreasing greenhouse gas emissions, energy efficiency, saving the cost of energy and the preservation and environmental sustainability (Aghili et al., 2016). Therefore, the sustainable development has been promoted worldwide in the attempt to solve the issue of sustainability (Yee Sin et al., 2021). It is commonly acknowledged that green building is an effective approach through which the need for implementing sustainability and sustainable development within the construction industry can be addressed (Ahmad et al., 2019). However, not many green buildings able to achieve the higher ranking of green certifications. For example, it can be referred to the case in Malaysia by looking at the rating tools from Green Building Index (GBI) Sdn Bhd that will provide the building with official green certificate.