

# MyOBSA™ - Framework for Green Evaluation of Malaysian Office Buildings

## TECHNOLOGY DESCRIPTION

This technology is an assessment framework that enables sustainability to be addressed and incorporated in office building development, relevant to emerging/developing countries, particularly the Malaysian context.

## TECHNOLOGY FEATURES

This technology is to be better than the existing systems. MyOBSA framework will provide an appropriate basis to start for users rather than arbitrarily developing the framework themselves or from scratch. It can also benefit private firms, government agencies and district or township for building construction and monitoring.

## ADVANTAGES

- Facilitates decision-making processes occurring at every stage of the building process.
- Includes various requirements from different stakeholders
- Time savvy

## INDUSTRY OVERVIEW

### Prospect: Construction Industry

Emerging/developing countries have begun to realize that the implementation of building performance assessment systems (BPASs) have the potential to contribute towards achieving a sustainable built environment. Consequently, some BPASs from developed countries have been adopted or customized to be implemented in emerging/developing countries mostly in the form of rating systems that measure how well or poorly a building is performing, or is likely to perform, against a declared set of sustainability criteria. Examples of such BPASs include BREEAM in the U.K. (BRE, 2010), LEED in the U.S. (USGBC, 2010), Green Star in Australia (GBCA, 2010), SBTool (formerly known as GBTool) initiated in Canada (iiSBE, 2009), and many more. The first BPA in Malaysia is the Green Building Index (GBI). In the effort to establish a country-specific building sustainability assessment framework that takes relevant priorities into account, MyOBSA is created. This framework includes the pre-design, design, construction and commissioning, and operations sub-frameworks is an assessment framework that enables sustainability to be addressed and incorporated in office building development, relevant to emerging/developing countries, particularly the Malaysian context. It takes into account local building sector requirements and expectations as well as national and international research findings. Generally, MyOBSA framework target private firms which prefer to use own system developed for a practice or project, government agencies which prefer to use own system developed for their respective state/district/township, and owners of existing systems who wish to revise their systems in the future. The market buyers for this product is assumed to be the 1558 SMEs listed in the Construction industry.

Economic Sub-Issue	Code	Criterion	Applicable criteria by phase			
			P-	Dsn	C&C	Ops
Triple Bottom Line Accounting	EC-TBL-1	Referring to EIA report	■	■		
	EC-TBL-2	Quality of workmanship			■	
	EC-TBL-3	Capital cost & long-term operational costs	■	■		
	EC-TBL-4	Triple Bottom Line	■	■		
	EC-TBL-5	New & untested sustainable products & technologies	■	■		
Efficiency, Effectiveness & Flexibility	EC-EEF-1	Long-term maintenance management plan	■	■		
	EC-EEF-2	Building management control system	■	■		■
	EC-EEF-3	Comprehensive building records	■	■	■	
	EC-EEF-4	Spatial flexibility	■	■		
	EC-EEF-5	Building services systems with maximum flexibility	■	■		
	EC-EEF-6	Comprehensive commissioning	■	■	■	
	EC-EEF-7	Structural and core layout with maximum adaptability	■	■		
	EC-EEF-8	Floor-to-floor height for high level of functionality	■	■		
	EC-EEF-9	Directly functional area to total floor area ratio	■	■		
	<b>Code</b>	<b>Criterion</b>				
Innovation	INN-1	Innovative strategies and technologies	■	■		
	INN-2	Exceeding MOBSA benchmarks	■	■		

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