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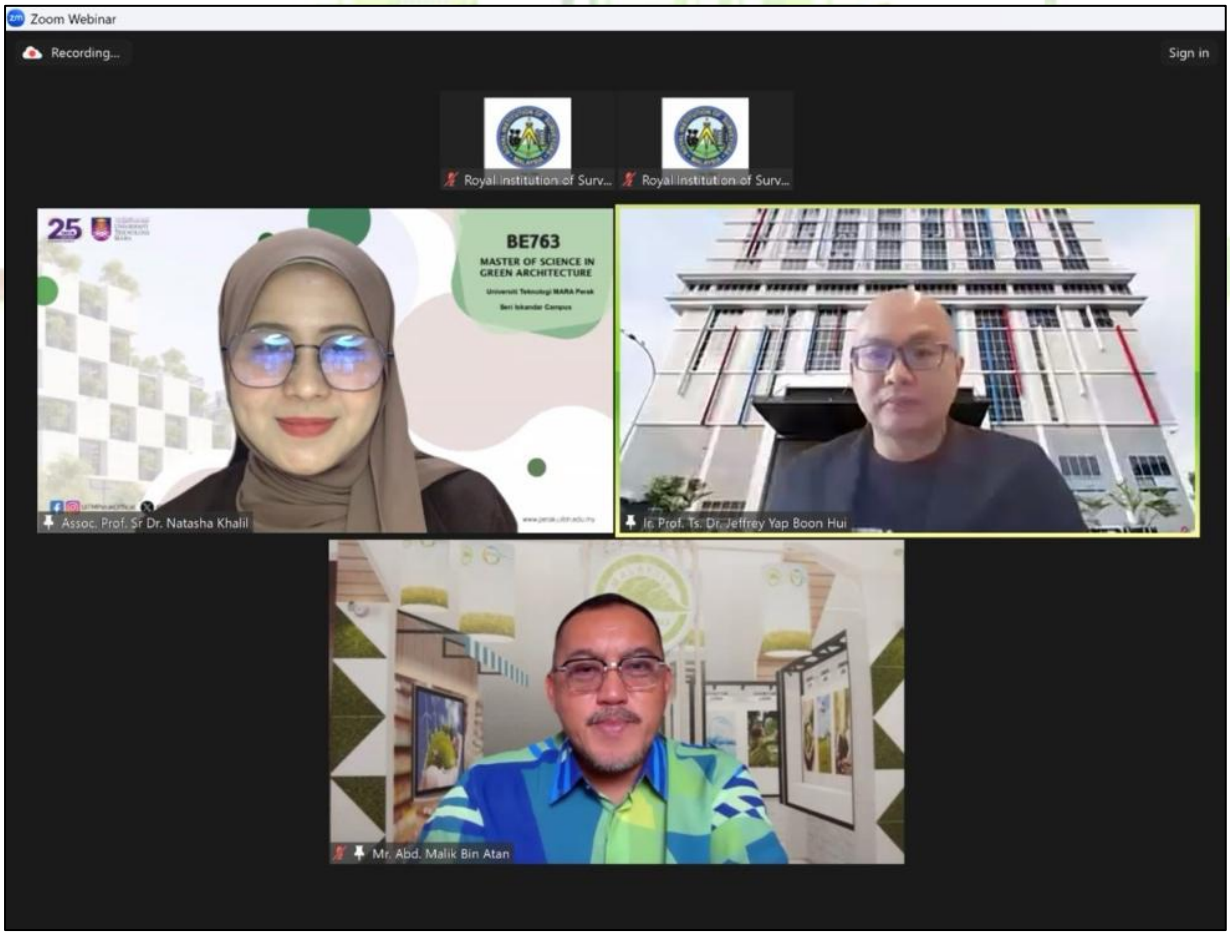
WEBINAR: GOING GREEN

TRANSFORMING CONSTRUCTION PROCUREMENT

This webinar, held on Wednesday, 21 January 2026, from 9.00am to 1.00pm with a total of 115 participants, featured two prominent experts in the field of green procurement, with Prof. Ir. Ts. Dr. Jeffrey Yap from Lee Kong Chian Faculty of Engineering and Science, UTAR, serving as the moderator.

The first part of the webinar features Mr. Abdul Malik bin Atan, Director of Sustainable Procurement, Malaysian Green Technology and Climate Change Corporation (MGTC). Mr. Abdul Malik outlines the current landscape of Green Procurement in Malaysia, drawing on insights regarding government policy direction and practical implementation. As Malaysia transitions from conventional procurement to Government Green Procurement (GGP) and eventually Sustainable Public Procurement (SPP) by 2030, professional practitioners must understand the regulatory frameworks, economic justifications, and available incentives.



(clockwise) Associate Professor Sr Dr. Natasha Khalil from UiTM Perak (Speaker 2), Prof. Ir. Ts. Dr. Jeffrey Yap from UTAR (Moderator), and Mr. Abdul Malik bin Atan from MGTC (Speaker 1)

A primary concern for practitioners is the perceived high cost of green procurement. However, the webinar highlights the necessity of adopting Life Cycle Costing (LCC) over simple acquisition cost. The MGTC Green Energy Office (GEO) building serves as a definitive case

study. While the green construction required an additional investment of RM4 million (totaling RM24 million), the operational savings are substantial. Through features such as solar panels, daylight harvesting, and rainwater collection, the building reduced monthly energy bills from a projected RM40,000 to RM6,000 (an 80-90% saving) and water bills from RM4,000 to RM800. Consequently, the Return on Investment (ROI) for the additional green expenditure was achieved within 10 years. This demonstrates that while upfront costs are higher, long-term operational and maintenance costs are significantly lower.

The government has established a clear roadmap for GGP. Initiated in 2013, the policy aims to integrate environmental and social criteria such as minimum wages and safety into the procurement process. The 12th Malaysia Plan set a GGP target of 30%, which has been surpassed with a 40.7% achievement rate between 2021 and 2024. The target for the 13th Malaysia Plan is to reach 50% by 2030. Practitioners must note that the Ministry of Finance (MOF) has mandated the use of green specifications for specific product groups. Mandatory items now include ICT equipment, indoor lighting, paper, printers, air conditioning, packaging, electrical equipment, street lighting, and solar systems. Additionally, services such as cleaning and catering are encouraged to adopt green practices, such as using biodegradable cleaning agents to reduce chemical exposure.

To facilitate compliance, practitioners should utilize the MyHIJAU Mark, the official government recognition for green products and services. This recognition validates products based on international standards, including ISO 14024 (Type 1 Eco-labels) and ISO 14025 (Type 3 Carbon Footprint). The MyHIJAU Directory and mobile app serve as a central database for professionals to source verified green suppliers and avoid "greenwashing". To support the private sector and supply chain transition, the government offers significant financial incentives:

1. Green Investment Tax Allowance (GITA): Provides investment tax allowances for purchasing green assets or undertaking green projects.
2. Green Income Tax Exemption (GITE): Offers tax exemptions for green service providers.
3. Green Technology Financing Scheme (GTFS): Offers a 1.5% interest rebate and a government guarantee of 60-80% on loans to encourage financial institutions to fund green projects.

The transition to sustainable procurement is no longer optional but a strategic imperative driven by government policy. Practitioners should leverage LCC methodologies to justify capital expenditure and utilize government incentives like GITA and GTFS to mitigate transition costs. By aligning with the MyHIJAU standards, the industry can meet the 2030 sustainable procurement targets while ensuring long-term economic and environmental resilience.

Charting a Sustainable Path: Government Direction for Green Procurement Initiatives by Mr. Abdul Malik bin Atan, Director of Sustainable Procurement, Malaysian Green Technology and Climate Change Corporation (MGTC)

Following the presentation by Encik Abdul Malik bin Atan, the Q&A session was moderated by Prof. Ir. Ts. Dr. Jeffrey Yap, first question was about the critical lessons learned in balancing sustainability goals with cost competitiveness. In response, Encik Malik outlined three key factors for success: the necessity of clear government policy, the need for the government to serve as a role model to drive private sector adoption, and the importance of strengthening the local supply chain to avoid reliance on expensive imports.

The next question was regarding how the government measures the impact of initiatives like MyHIJAU against cost concerns. Encik Malik explained that the focus must shift from acquisition cost to Life Cycle Costing (LCC), citing the MGTC building as a prime example where a RM4 million additional investment yielded 80-90% energy savings and a return on investment within 10 years. The session concluded with Prof. Jeffrey summarizing the importance of data-driven cost-benefit analysis to justify Capital Expenditure (CAPEX) through lower Operational Expenditure (OPEX), followed by the announcement of a 10-minute break.

The second part of the webinar features Associate Professor Sr Dr. Natasha Khalil from UiTM Perak, Program Coordinator of Master of Science in Green Architecture. She touches on the guidelines and best practices for Government Green Procurement (GGP) in construction. The construction industry is a major contributor to environmental degradation, with Malaysia currently ranked 30th globally in carbon emissions. To mitigate this, the industry must transition from a linear economy to a circular economy. Her presentation outlines the framework for Government Green Procurement (GGP) in construction, providing professional practitioners with a roadmap for implementation across the project lifecycle.

Green Procurement is not a new form of contract or a separate set of legal conditions. Rather, it is the integration of environmental criteria into existing purchasing activities for products, services, and works. The goal is to minimize adverse environmental impacts by selecting materials and methods that are sustainable, renewable, and energy-efficient. The government is rapidly formalizing these practices. While the 12th Malaysia Plan introduced GGP Works, the 13th Malaysia Plan (2026-2030) aims to fully enforce these guidelines. Consequently, familiarity with tools such as the Green Product Scoring System (GPSS) and rating systems like Penarafan Hijau JKR (PHJKR), Green Building Index (GBI), and MyCREST is becoming mandatory for government projects.

Assoc. Prof. Dr. Natasha outlines four critical stages for successful GGP implementation across the project lifecycle :

1. Inception and Planning: GGP must begin with clear client instructions. The project brief must explicitly detail green objectives, such as specific energy efficiency targets or green certifications. If green criteria are not established here, retrospective implementation becomes costly and disruptive.
2. Design: Designers must align projects with green rating tools while adhering to the budget. A key challenge is sourcing certified materials. Practitioners are advised to use verified platforms such as the MyHIJAU Directory, Green Pages Malaysia, and CIDB Sustain.Market to locate certified green products.
3. Tendering: Green requirements must be transparent in the tender documents. The Instructions to Tenderers (ITT)should clearly state the targeted green rating, and the Bill of Quantities (BQ) must identify green material specifications. This ensures contractors are aware of their obligations prior to bidding.
4. Construction: This stage focuses on compliance and verification. Officers must verify that materials delivered to the site match the green specifications approved in the contract. Incentives, such as recognizing contractors through Green Construction Awards, can effectively drive compliance.

The primary barrier to adopting GGP is the higher initial capital cost. To overcome this, practitioners should utilize Life Cycle Costing (LCC) as a decision-making tool. LCC moves the focus from upfront acquisition costs to total ownership costs. For example, while a 5-star energy-efficient air conditioning system has a higher purchase price than a 3-star unit, LCC analysis reveals that the long-term savings in energy consumption and maintenance significantly outweigh the initial premium. A case in point is the Lembaga Pelabuhan Johor (LPJ) building, which improved its performance rating from 3-star to 4-star during operation due to the efficiency gains secured through early green procurement decisions.

In a nutshell, green procurement is shifting from a voluntary best practice to a regulatory standard. By embedding green criteria into the client brief and utilizing LCC to demonstrate value, professional practitioners can successfully navigate the transition to sustainable construction, ensuring projects are both environmentally responsible and economically sound.

Driving Sustainable Construction: Government Initiatives and Green Procurement Implementation in Malaysia by Associate Professor Sr Dr. Natasha Khalil, UiTM Perak

After Assoc. Prof. Dr. Natasha concluded her session on Government Green Procurement (GGP), Prof. Jeffrey transitioned to the Q&A session, inviting the audience to post questions in the chat while initiating the discussion with his own inquiries to stimulate dialogue.

The Q&A session featured several key strategic questions posed by the moderator. Prof. Jeffrey asked for the top three factors project teams must consider regarding client readiness. Assoc. Prof. Dr. Natasha identified budget constraints, legal authority (*punca kuasa*), and green rating certifications as the primary drivers. He queried what teams should prioritize aside from energy efficiency. The speaker highlighted passive design as a cost-effective alternative to expensive green materials. Prof. Jeffrey followed up with the speaker on how green procurement adds value for developers in "build-to-sell" scenarios where they do not retain the building. Assoc. Prof. Dr. Natasha explained that operational savings and performance metrics serve as value-added selling points for end-users.

The session concluded with Prof. Jeffrey addressing administrative matters, confirming that the presentation slides would be distributed to participants.

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Assalamualaikum Warahmatullahi Wabarakatuh dan Salam Sejahtera

PEMAKLUMAN TARIKH DAN KAEDAH PELAKSANAAN KAEDAH PENGUKURAN SETARA/*STANDARD METHOD OF MEASUREMENT* (SMM3) TERBITAN TAHUN 2024

1.0 TUJUAN

1.1 Pemakluman ini dikeluarkan untuk memaklumkan bahawa Bahagian Ukur Bahan Pertubuhan Juruukur DiRaja Malaysia (RISM) telah melaksanakan penambahbaikan ke atas Kaedah Pengukuran Setara/*Standard Method of Measurement* (SMM2) yang telah digunakan sejak tahun 2001 dalam industri pembinaan di Malaysia dengan penerbitan baharu *Standard Method of Measurement* (SMM3) yang telah dilancarkan pada Oktober 2024.

1.2 Surat Pemakluman ini bertujuan untuk memberi panduan dan saranan ke atas penggunaan SMM3. Surat Pemakluman ini juga menerangkan proses pelaksanaan penggunaan secara sistematik kepada perunding Ukur Bahan, pihak kerajaan dan pihak swasta bagi menjamin kelancaran pelaksanaan SMM3 dalam membangunkan Senarai Bahan (Bills of Quantities) dalam projek pembinaan di Malaysia.

2.0 LATAR BELAKANG

2.1 Berdasarkan perkembangan teknologi dan meletakkan amalan dan praktis ukur bahan dan kejuruteraan kos memenuhi keperluan antarabangsa, pihak RISM telah melaksanakan kajian awalan dan menubuhkan Jawatankuasa SMM3 pada tahun 2017 yang diberi tanggungjawab untuk pembangunan SMM3 dengan format lebih menyeluruh dan berasaskan sistem pengkodan yang sistematik.

2.2 SMM3 telah diterbitkan mengandungi 29 Seksyen Kerja (Work Sections) sebagai kerangka utama bagi membangunkan Senarai Bahan (Bill of Quantities) yang lengkap. Kerja Permulaan (Preliminaries Works) juga dibangunkan dengan mengambilkira keperluan dalam memastikan kualiti kerja yang selamat dan memberi penekanan kepada komponen kualiti bahan binaan, keselamatan, kesihatan di tapak bina dan penjagaan alam sekitar.

2.3 Tiga Seksyen Kerja (Work Section) baharu diperkenalkan bagi membolehkan Senarai Bahan (Bill of Quantities) dibangunkan untuk Kerja *Industrialised Building System* (IBS), Kerja Kejuruteraan Mekanikal dan Elektrikal (M&E Works) dan Kerja Pengurusan Fasiliti (FM Works).

3.0 KAEDAH PELAKSANAAN DAN TARIKH PELAKSANAAN

3.1 Adalah penting bagi pihak berkepentingan industri pembinaan untuk mengguna pakai SMM3 yang boleh diintegrasikan dengan teknologi *Building Information Modeling* (BIM) dan panduan data kos bagi projek pembinaan seperti sistem N3C untuk memastikan penghasilan Senarai Bahan (Bills of Quantities) yang sistematik dengan sokongan data kos terkini.

3.2 Tarikh Pelaksanaan penggunaan SMM3 adalah pada **1 Jun 2026**.

3.3 RISM telah merangka strategi untuk melaksanakan SMM3 dalam projek pembinaan. Pendekatan pelaksanaan ini termasuk aktiviti-aktiviti berikut:

a) Kerjasama strategik dengan Agensi Teknikal Kerajaan.

JKR Malaysia dan JPS Malaysia merupakan agensi teknikal untuk pelaksanaan projek Kerajaan termasuk pengurusan kos dan pentadbiran kontrak projek keseluruhan dalam projek awam. Pelaksanaan SMM3 oleh JKR dan JPS boleh meningkatkan prestasi penyampaian projek awam.

b) Kerjasama dengan instituti pengajian tinggi awam dan swasta.

Melaksanakan program *Train the Trainer* (TTT) kepada 50 tenaga pengajar dari 21 instituti pengajian tinggi awam dan swasta yang menawarkan program Ukur Bahan yang telah menandatangani perjanjian persefahaman dengan RISM untuk memastikan penggunaan SMM3 diterapkan dalam silibus pengajaran.

c) Kerjasama strategik dengan Pemaju Utama.

Pemaju Utama memberi tumpuan kepada pembangunan projek pembinaan yang mampan dengan menerapkan elemen *Building Information Modeling* (BIM) dengan menggabungkan amalan bangunan hijau dan teknologi pintar ke dalam pembangunan yang dilaksanakan. SMM3 boleh digunakan sebagai asas dalam pengurusan kos yang sistematik bagi bangunan hijau dan bangunan pintar.

d) Sokongan Pelaksanaan BIM 5D oleh Pembekal Perisian Pembinaan.

RISM akan bekerjasama dengan penyedia perisian pembinaan seperti Glodon, CYPE, Cost X, dan Autodesk Revit untuk membangunkan pengukuran pembinaan BIM 5D berdasarkan format dan rangka kerja SMM3, yang membolehkan proses pengurusan kos diintegrasikan dengan pengurusan sumber bahan binaan utama dalam pelaksanaan projek.

4.0 PERTANYAAN

4.1 Untuk sebarang pertanyaan atau maklumat lanjut, sila hubungi Bahagian Ukur Bahan, RISM melalui e-mel di qsdiv@rism.org.my.

Sekian, terima kasih

Yang benar,
PERTUBUHAN JURUUKUR DIRAJA MALAYSIA

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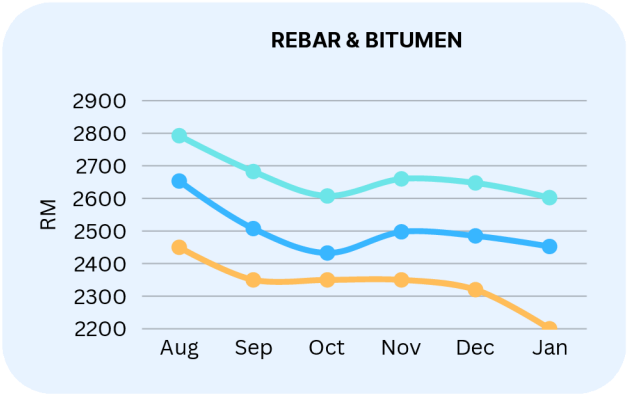
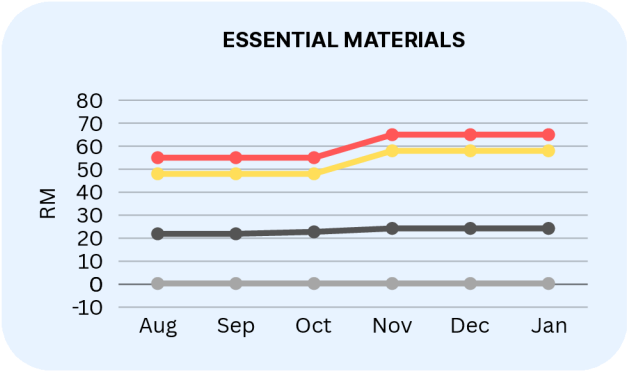
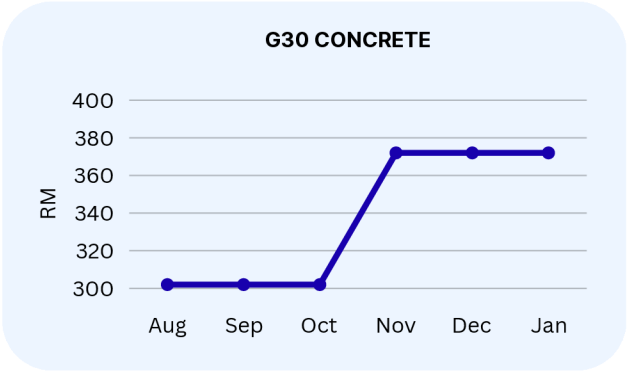
s.k. Sr Nazir Bin Muhamad Nor
Naib Presiden (Ukur Bahan)
Pertubuhan Juruukur DiRaja Malaysia

BUILDING MATERIAL PRICES (JANUARY 2026)

Material	Unit	Price (RM)	Last Change	
			RM	%
R10 Rebar	tonne	2,602.50	-45.00	-1.70
Y12 Rebar	tonne	2,485.00	-32.50	-1.31
G30 Concrete	m^3	372.00	unch	unch
Normal River Sand	tonne	58.00	unch	unch
OP Cement	bag	24.25	unch	unch
Aggregate 3/4"	tonne	65.00	unch	unch
Cement Sand Brick	piece	0.30	unch	unch
Bitumen 60/70	tonne	2,200.00	-120.00	-5.17







The movement in construction material prices leading into January 2026 is primarily shaped by broader global economic moderation rather than sudden domestic shifts. The easing of steel prices reflects a continued slowdown in China's property sector, which has significantly reduced global demand for construction steel and stabilised upstream raw materials such as iron ore. At the same time, the more pronounced decline in bitumen is closely linked to softer crude oil prices toward the end of 2025, alongside improved refinery supply conditions and more measured infrastructure spending cycles across the region. These trends point to a wider transition in global commodities from the inflationary pressures of previous years into a phase of normalization, where demand is steady but no longer accelerating.

In contrast, materials tied more closely to domestic production, particularly concrete and cement-related inputs, remain firm due to structural cost factors within the local supply chain. Earlier increases in energy costs, production constraints, and industry consolidation have already been absorbed into pricing, establishing a higher baseline that persists into 2026. This creates a divergence in the market, where globally traded materials are experiencing downward pressure while locally driven materials remain stable. The overall environment suggests that although external conditions are providing some cost relief, domestic supply dynamics and sustained construction activity continue to anchor prices, preventing a broad-based decline across the sector.

Access more historical price data and updates at n3c.cidb.gov.my