**Introduction**

A commonly acceptable classification system is non-existent in this country. This NAPREC funded project represents a local initiative to develop a framework for the classification of office buildings in Malaysia. Having a commonly acceptable classification provides:

1. An enabling tool for proper measurement of office building performance
2. Development of indices for the measurement of capital, income & total return over time

**Novelty**

**The Outcomes Of This Research Will:**

1. Provide National contribution towards measurement of office buildings performance
2. Offer a framework for policy makers towards the development of office property index
3. Provide information to office stakeholders in Malaysia of the current office performance
4. Offer an international benchmark of the Malaysian office property market

**Roadmap To Establishing The Classification Criteria**

Highlight the criteria considered important in past researches and publications for the various aspects.

Illustrate the practices used by local and international organisations in the various cites identified.

Discuss findings from the three (3) focus groups to identify the important criteria to be used in the classification framework.

General recommendations which are appropriate for Malaysia.

**Objectives**

1. To identify the criteria for classifying office buildings in Malaysia
2. To classify existing purpose built office buildings in this country into FIVE (5) categories according to region
3. To benchmark the classification of purpose built offices in Malaysia against other countries

**Method Of Study**

**Method Of Study**

1. DATA COLLECTION
   - Listing Office Buildings Details
2. GATHER LOCAL AND INTERNATIONAL PRACTICES
3. IDENTIFICATION OF CRITERIA
   - FOCUS GROUP I: To Identify Important Main Criteria
   - FOCUS GROUP II: To Identify Important Main & Sub Criteria
   - FOCUS GROUP III: To Identify Technical Parameters for Practical Application

**Summary Of The Characteristic Of The Cities In The Study**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Kuala Lumpur</th>
<th>Penang</th>
<th>Ipoh</th>
<th>Johor Bahru</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital City</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>High Rent</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Transportation</td>
<td>Excellent</td>
<td>Good</td>
<td>Poor</td>
<td>Average</td>
</tr>
<tr>
<td>Language</td>
<td>English</td>
<td>Malay</td>
<td>English</td>
<td>Mandarin</td>
</tr>
</tbody>
</table>

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Findings Of Expert Focus Group Sessions

From the literature review, local and international initiatives, further development of classification framework were made by conducting a series of Expert Panel Focus Group sessions.

Session 1

In collaboration with The National Real Estate Research Coordinator (NAPREC), Institute Penyelidikan Negara, Jabatan Penyelidikan dan Pengurusan Harta (IPPH), Kementerian Keuangan Malaysia.

Session 2

Classifications of Purpose Built Office Buildings in Malaysia

Session 3

Classification of Purpose Built Office Buildings in Malaysia

Conclusion

- The initial criteria for the classification of existing office buildings in Malaysia has been established.
- The next objective is to finalise the criteria by inviting expert panel for discussion to propose the final matrix.

The next forward:
- Finalise the office buildings data base.
- Construct the grading template which include the criteria and descriptions.
- Grade office buildings in Malaysia.