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**AN ANALYSIS OF ENVIRONMENTAL  
FACTORS IN OPEN OFFICE  
LAYOUTS**

LIBRARY  
UNIVERSITY OF MORATUWA, SRI LANKA  
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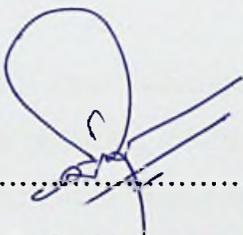
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## ABSTRACT

'Cellular office layouts' and 'open office layouts' are the two main office designing techniques available for a Facility Manager. The latter is the widely used technique out of the two due to the reasons such as efficient space utilization, cost effectiveness, easiness in altering the layouts etc.. Although, both the techniques have its advantages and disadvantages, it is observed that lot of grievances exist among the users of "open office layouts".

The employee productivity and Job satisfaction level are found to be inter-related. Hence the factors affecting the job satisfaction level of an employee is vital for organizational management. Satisfaction level about the work place is identified as one of the factors affecting job satisfaction level of an employee.

The literature available about working environment and productivity, discusses about the attributes which affect Overall Environmental Satisfaction level (Satisfaction level about ones work place) of an employee occupying a workplace. Out of them, the researcher identified 21 attributes as the base of his study and developed a questionnaire to gather information about the occupant's Overall Environmental Satisfaction level in relation to the identified attributes. Survey done among the 46 executives in two offices, implies that the 21 attributes identified, have a direct impact upon the Overall Environmental Satisfaction level of an occupant. Hence inclusion of said 21 attributes, into layout designs is very vital in providing an efficient and productive working environment.

Further, a detailed analysis about customer requirements and their interdependencies, prior to design a layout, is important, since success of the proposed layout will depend upon inclusion of them.

User awareness about the functionality and design considerations (or assumptions) of the layout is also important in maintaining the office layout as intended.

Finally the office layouts are to be checked routinely, for their intended performance levels after handing over.

*Key words: Open office layouts, physical environment and productivity, Office environment, Environmental satisfaction in open plan environments.*

# TABLE OF CONTENTS

	<b>Page</b>
Declaration	I
Acknowledgement	II
Abstract	III
Table of Contents	IV
List of Figures	VII
List of Tables	IX
Abbreviations	XI
List of appendices	XII

## **CHAPTER I - INTRODUCTION** **1**

1.1. Background of the study	1
1.2. Problem statement	3
1.3. Objectives of the study	4
1.4. Scope of the study	4
1.5. Significance of the study	6
1.6. Conceptual framework of the study	7
1.7. Data Collection	8
1.8. Limitations	9
1.9. Summary	9

## **CHAPTER II – LITERATURE REVIEW** **10**

2.1. Organizational Management Approaches	10
2.2. Impact of Working Environment on Organizational Behavior	11
2.3. Person in working Environment	13
2.4. Open Offices vs. Cellular offices	14
2.5. Minimalist Zero Based Approach	16
2.6. Characteristics of a Good Open Office	17
2.7. Recommended Space Allocations in an Office Layouts	23
2.8. Some Useful Ergonomics in Office Layouts	27
2.9. Recommended Illumination Levels in Office Layouts	34

# TABLE OF CONTENTS

	<b>Page</b>
<b>CHAPTER III - METHODOLOGY</b>	<b>36</b>
3.1. Introduction	36
3.2. Research approach	36
3.3. Research design	38
3.4. Survey design	38
3.5. Measurement of variables	40
3.6. Conceptual model of the study	42
3.7. Hypothesis formulation	43
3.8. Method of Data Presentation	44
3.9. Method of Data Analysis	44
3.10. Hypothesis Testing	44
3.11. Summary	45
<b>CHAPTER IV - DATA ANALYSIS AND PRESENTATION</b>	<b>46</b>
4.1. Introduction	46
4.2. Execution of the Survey	46
4.3. Demographics of executives	47
4.4. Overall Environmental Satisfaction Level of the Occupants	51
4.5. Findings from the Descriptive questions in the questionnaire and interviews	79
4.6. Summary	82
<b>CHAPTER V - CONCLUSION AND RECOMMENDATIONS</b>	<b>84</b>
5.1 Introduction	84
5.2 Summary of findings	84
5.3 Conclusion	94
5.4 Recommendations	98

References	101
Bibliography	104

## LIST OF FIGURES

	<b>Page</b>
Figure 1.1 - Conceptual model of the study	7
Figure 2.1 - Recommended Curvature for Backrest, (OHCOW, 2007)	37
Figure 2.2 - Qualities of a good chair, (OHCOW, 2007)	38
Figure 2.3 - Components of a good chair, (OHCOW, 2007)	39
Figure 2.4 - Recommended postures for sitting, (OHCOW, 2007)	41
Figure 2.5 - Recommended postures for sitting, (OHCOW, 2007)	42
Figure 2.6 - Recommended postures for sitting, (OHCOW, 2007)	42
Figure 3.1 - Deductive approach for conceptual structure	46
Figure 3.2 - Deductive approach for empirical structure	46
Figure 3.3 - Cause & Effect diagram	47
Figure 3.4 - Flow chart of the Field Survey	49
Figure 3.5 - Conceptualization of the study	53
Figure 4.1 - Age characteristics of the field survey at Asst. Arc. Office	58
Figure 4.2 - Age characteristics of the field survey at HQ – 6 <sup>th</sup> floor	59
Figure 4.3 - Gender characteristics of field survey at Asst. Arc. Office	59
Figure 4.4 - Gender characteristics of field survey at HQ – 6 <sup>th</sup> floor	59
Figure 4.5 - Job category characteristics of field survey at Asst. Arc. Office	60
Figure 4.6 - Job category characteristics of field survey at HQ-6 <sup>th</sup> floor	60
Figure 4.7 - Highest educational qualification, field survey at Asst. Arc. Office	60
Figure 4.8 - Highest educational qualification, field survey at HQ-6 <sup>th</sup> floor	61
Figure 4.9 - (OES) of employees in Asst. Arc. Office and HQ-6FL %ge wise	62
Figure 4.10 - (OES) vs Age range category – Executives in Asst. Arc. Office	63

Figure 4.11	- (OES) vs Age range category – Executives in HQ-6FL	65
Figure 4.12	- (OES) vs Gender category – Executives in Asst. Arc. Office	66
Figure 4.13	- (OES) vs Gender category – Executives in HQ-6FL office	68
Figure 4.14	- (OES) vs Job type category – Executives in Asst. Arc. Office	70
Figure 4.15	- (OES) vs Job type category – Executives in HQ-6FL office	72
Figure 4.16	- (OES) vs Highest Educational level – Executives in Asst. Arc. Office	73
Figure 4.17	- (OES) vs Highest Educational level – Executives in HQ – 6FL Office	75
Figure 4.18	- (OES) vs (P ws) – Executives in Asst. Arc. Office	77
Figure 4.19	- (OES) vs (P ws) – Executives in HQ – 6FL Office	79
Figure 4.20	- (OES) vs (T wk) – Executives in Asst. Arc. Office	80
Figure 4.21	- (OES) vs (T wk) – Executives in HQ – 6FL Office	82
Figure 4.22	- (OES) vs (L gt) – Executives in Asst. Arc. Office	84
Figure 4.23	- (OES) vs (L gt) – Executives in HQ – 6FL Office	86
Figure 4.24	- (OES) vs (V nt) – Executives in Asst. Arc. Office	88
Figure 4.25	- (OES) vs (V nt) – Executives in HQ – 6FL Office	90

## LIST OF TABLES

		<b>Page</b>
Table 2.1	- Type of office and distraction by other peoples conversations.	22
Table 2.2	- Recommended workstation sizes	24
Table 2.3	- Recommended support space sizes	25
Table 2.4	- Office space recommendations	26
Table 2.5	- Checklist for workstation dimensions	31
Table 2.6	- Recommended illumination levels inside offices	34
Table 2.7	- Recommended illumination levels as per functionality	35
Table 3.1	- Weights allocated for options in the questionnaire	41
Table 3.2	- Attributes of variables to measure (OES)	42
Table 4.1	- Summery of demographic data of surveyed executives	47
Table 4.2	- Composition of demographic characteristics of surveyed executives	48
Table 4.3	- Overall Environmental satisfaction level of employees % wise	51
Table 4.4	- (OES) vs Age range category – Executives in Asst. Arc. office	53
Table 4.5	- (OES) vs Age range category – Executives in HQ-6FL office	54
Table 4.6	- (OES) vs Gender category – Executives in Asst. Arc. office	56
Table 4.7	- (OES) vs Gender category – Executives in HQ-6FL office	58
Table 4.8	- (OES) vs Job type category – Executives in Asst. Arc. office	59
Table 4.9	- (OES) vs Job type category – Executives in HQ-6FL office	61
Table 4.10	- (OES) vs Highest educational level – Executives in Asst. Arc. office	62
Table 4.11	- (OES) vs Highest educational level – Executives in HQ- 6FL office	64
Table 4.12	- (OES) vs (P ws) – Executives in Asst. Arc. Office	66
Table 4.13	- (OES) vs (P ws) – Executives in HQ – 6FL Office	68
Table 4.14	- (OES) vs (T wk) – Executives in Asst. Arc. Office	69

Table 4.15	- (OES) vs (T wk) – Executives in HQ – 6FL office	71
Table 4.16	- (OES) vs (L gt) – Executives in Asst. Arc. office	73
Table 4.17	- (OES) vs (L gt) – Executives in HQ – 6FL office	75
Table 4.18	- (OES) vs (V nt) – Executives in Asst. Arc. office	76
Table 4.19	- (OES) vs (V nt) – Executives in HQ – 6FL office	78
Table 4.20	- Findings from the descriptive answers and interviews	82
Table 4.21	- Relationship Summery for demographic characteristics	83
Table 4.22	- Relationship Summery for Independent variables	83
Table 5.1	- Summery of Relationship between independent and dependent variables	86
Table 5.2	- Implicit importance of 15 IEQ factors in relation to occupant overall workplace satisfaction	87

## ABBREVIATIONS

AC	..	..	..	Air Condition
A/L	..	..	..	Advanced Level
ANOVA	..	..	..	Analysis of Variance
Asst. Arc.	..	..	..	Asset Arcade
Coeff.	..	..	..	Coefficient
CTO	..	..	..	Central Telegraph Office
Env	..	..	..	Environment
FM	..	..	..	Facility Management
GFL	..	..	..	Ground Floor
HR	..	..	..	Humana Resources
LR	..	..	..	Linear Regression
OES	..	..	..	Overall Environmental Satisfaction
PLC	..	..	..	Public Listed Company
PHD	..	..	..	Doctor of Philosophy
SLT	..	..	..	Sri Lanka Telecom
SLT – HQ	..	..	..	Sri Lanka Telecom Head Quarters.
Std. Error	..	..	..	Standard Error.
WS	..	..	..	Workstation
(OES)	..	..	..	Overall Environmental Satisfaction; Dependent variable
(L gt)	..	..	..	Lighting Aspects; Independent vaiable
(P ws)	..	..	..	Privacy & noise in workstation Environment; Independent Variable
(T wk)	..	..	..	Boost for Teamwork; independent variable
(V nt)	..	..	..	Ventilation aspects; independent variable

## LIST OF APPENDICES

### Page

Annexure I	- Questionnaire for the survey	105
Annexure II	- Discussion with DGM/Env	107
Annexure III	- Discussion with GM/FM	111
Annexure IV	- Summarize data from survey-Asset Arcade office	114
Annexure V	- Summarized data from survey- HQ-6 <sup>th</sup> floor office	115