IMPLEMENTATION OF THE GREEN RATING SYSTEM FOR PUBLIC SECTOR BUILDINGS IN SRI LANKA

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Declaration

I declare that this is my own work and this thesis does not incorporate without acknowledgement any material previously submitted for a Degree or Diploma in any other University or institute of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by another person except where the acknowledgement is made in the text.

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I hereby acknowledge that S.T Rathgamage has followed the dissertation process for the Masters of Science in Project Management set by Department of Building Economics under my supervision.

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Dr(Mrs). Thilini Jayawickrama Date

Abstract

Green buildings are becoming the pioneering of sustainable development and gaining mainstream acceptance as an answer to growing global energy demands. Hence, governments worldwide take many key initiatives in implementing this concept. Rating systems encourage and promote green design. As many existing programs offer multiple levels of certification, the design/building community is encouraged to continually strive for new sustainable goals. This research attempts to identify the challenges faced by the Sri Lankan public sector in implementing green building concept. Accordingly, it has identified that the concept is still new to the public sector and considerable changes shall be made within the entire government procedures to run the green rating system to harness its potentials and implemented to a successful green building design. The research finds drawbacks in the knowledge of the green concepts within the stakeholders within a public sector building project. However, it is worth noting that the officers of the Sri Lanka Engineering Service, and Sri Lanka Architectural Service have the most comprehensive knowledge of the subject. Further, this research identifies that currently the green requirement is only for regulatory approvals. The proper implementation and execution of sustainable design concepts are not addressed to the project, making the whole system useless.

Keywords: Green Building, Green building rating system, Public Sector

Dedication

I would dedicate this thesis to my beloved family members and friends who have never failed to give me a tremendous support, for giving all not only throughout my project but also throughout my life as well.

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LIST OF ABBREVIATIONS

Abbreviation	Description
BREEAM	Building Research Establishment Environmental Assessment Method
CASBEE	Comprehensive Assessment System for Building Environmental Efficiency
HKBEAM	Hong Kong Building Environmental Assessment Method Plus
CoC	Certificate of Conformity
GBCSL	Green Building Council Sri Lanka
LEED	Leadership in Energy and Environmental Design
PPC	Preliminary Planning Clearance
UDA	Urban Development Authority

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