

**STAKEHOLDER INVOLVEMENT IN
IMPLEMENTATION OF PUBLIC SECTOR GREEN
BUILDING PROJECTS**

Madhusa Pavithrani Morawaka

179025R

Degree of Master of Science in Project Management

Department of Building Economics

University of Moratuwa

Sri Lanka

December 2021

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Dissertation submitted in partial fulfilment of the requirement for the degree
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Declaration

I declare that this is my own work and this dissertation 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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M.P. Morawaka
Department of Building Economics,
University of Moratuwa.

Date

I hereby acknowledge that M.P. Morawaka 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. K.A.K. Devapriya
(Senior Lecturer)

Date

Abstract

Green buildings are gaining widespread acceptance in response to increasing environmental issues and global energy demands. Therefore governments across the world are taking key initiatives in implementing green buildings, which is also been adopted in Sri Lanka. However, it is observed that implementation of green building projects within public sector have many drawbacks with regard to building industry stakeholders. Therefore, intention of this study is to investigate stakeholder involvement in implementation of public sector green buildings projects in Sri Lanka.

This research aims to develop a framework that effectively overcome barriers in stakeholder involvement in the life cycle of implementing green buildings in public sector green building projects. Findings from literature survey supported by three case studies on an actual public sector building projects addressing green building life cycle were analysed to ascertain the barriers, causes involved in stakeholder involvement in implementation of green building projects in public sector. Barriers including key aspects barriers and stakeholder involvement were then verified through a questionnaire survey. The results were analysed using Relative Important Index and incorporated into a framework. The proposed framework is expected to direct effective implementation of public sector green building projects.

Keywords: Green Building projects, Public Sector, Stakeholder Involvement, Barriers

Dedication

This dissertation dedicated to my family members who have never failed to give me endless support not only throughout this task but also throughout my life.

Acknowledgement

This dissertation would not have been possible without the assistance, encouragement and dedication of numerous individuals and organizations who contributed in many ways. Therefore, I take this opportunity to extend my gratitude to all of them.

I am ever grateful to my supervisor, Dr. K.A.K. Devapriya for his guidance, supervision and support extended to me in completing the research. His undivided attention and time given to achieve this task is much appreciation.

My sincere gratitude extended to the Head of the Department, Mr. Suranga Jayasena, all the lecturers, academic and non-academic staff of the Department of Building Economics for support given during the period of postgraduate studies.

I would also like to thank the industry professionals who contributed with their responses and valuable time in interviews and questionnaire surveys carried out.

Finally, I express my sincere gratitude for my colleagues and many others who contributed in numerous ways to make this dissertation a success.

M.P. Morawaka

December 2021.

TABLE OF CONTENTS

Declaration.....	i
Abstract.....	ii
Dedication.....	iii
Acknowledgement.....	iv
Table of Contents.....	v
List of Figures.....	viii
List of Tables.....	viii
List of Abbreviations.....	ix
List of Appendices.....	x
1 INTRODUCTION.....	1
1.1 Background.....	1
1.2 Research Gap.....	2
1.3 Research Problem.....	3
1.4 Aim and Objectives.....	3
1.4.1 Aim of the study.....	3
1.4.2 Research Objectives.....	3
1.5 Methodology.....	4
1.6 Scope and Limitations.....	4
2 LITERATURE REVIEW.....	5
2.1 Introduction.....	5
2.2 Sustainable Development and Green Building.....	5
2.2.1 Sustainable Development.....	5
2.2.2 Green Building.....	6
2.2.3 Green Building and Project Management.....	7
2.2.4 Green Building development cycle and general barriers in green building implementation.....	11
2.2.4.1 Plan and Design.....	11
2.2.4.2 Construction.....	12
2.2.4.3 Operation and maintenance.....	13

2.2.4.4	Reuse/demolishing	14
2.3	Stakeholder involvement in green building projects.....	16
2.3.1	Stakeholders in green building projects	16
2.3.1.1	Internal Stakeholders.....	17
2.3.1.2	External Stakeholders.....	18
2.3.2	Stakeholder Involvement	18
2.4	Stakeholder involvement in implementation in public sector green building projects.....	21
2.4.1	Implementation of Public Sector Green Building projects	21
2.4.2	Involvement of stakeholders in public sector green building projects...	23
2.4.3	Barriers in involvement of stakeholder in public sector green building projects.....	24
2.5	Public sector Administration.....	26
2.5.1	Control over Administration	27
2.5.1.1	External Controls	27
2.5.1.1.1	Political Direction.....	27
2.5.1.1.2	Budgeting System.....	28
2.5.1.2	Internal Controls.....	28
2.6	Summary	29
3	RESEARCH METHODOLOGY	30
3.1	Introduction	30
3.2	Research Approach	30
3.2.1	Qualitative Approach	31
3.2.2	Quantitative Approach	31
3.2.3	Mixed Method Approach	31
3.2.4	Justification of the Research Approach.....	32
3.3	Data Collection.....	33
3.3.1	Literature Review.....	33
3.3.2	Case Study.....	34
3.3.3	Questionnaire Survey	34
3.3.4	Sample Selection.....	35

3.4	Data Analysis	36
3.5	Summary	37
4	RESEARCH FINDINGS & DATA ANALYSIS	38
4.1	Introduction	38
4.2	Case Study Analysis.....	38
4.2.1	Case Study 01 – Plan/ Design	40
4.2.2	Case Study 02 – Construction	43
4.2.3	Case Study 03 – Operation & Maintenance and Reuse/ Demolish.....	45
4.3	Questionnaire analysis and Findings.....	49
4.3.1	Barriers that affect stakeholder involvement in implementation of public sector green building projects in Sri Lanka.	51
4.3.2	Relative ranking of the barriers and causes criteria	52
4.3.3	Possible means to overcome barriers in stakeholder involvement in public sector Green buildings implementation	56
4.3.4	Relative ranking of the solution criteria.....	57
4.4	Summary	60
5	CONCLUSION AND RECOMMENDATION	61
5.1	Introduction	61
5.2	Revisiting the Objectives	61
5.3	Proposed Framework	66
5.4	Recommendations	67
5.5	Limitations of the Study.....	68
6	REFERENCES	69
7	APPENDICES	74

LIST OF FIGURES

Figure 2-1. Scheme of sustainable development.....	5
Figure 2-2. Stakeholder participation in Green building project vs. Traditional building project.....	8
Figure 2-3. Green building development ecosystem.....	11
Figure 3-1. Research Design for the current study	33
Figure 4-1. Respondents' Experience	49
Figure 4-2. Respondents' nature of involvement in the project.....	50
Figure 4-3. Respondents' role in Green Building Project.....	50
Figure 4-4. Respondents involvement throughout total building lifecycle.....	51

LIST OF TABLES

Table 2-1. Promoting Agencies of Green Building Practice.....	7
Table 2-2. Green Building Rating Systems Worldwide.....	10
Table 2-3. Status of GBCSL certified green building construction in Sri Lanka	10
Table 2-4 General barriers identified in green building project life cycle.....	15
Table 2-5 Key stakeholders and their concerns in the building life cycle	18
Table 4-1. Introduction to Green Building Cases	39
Table 4-2 Interviewers profile of the case studies	39
Table 4-3. Summary of reported barriers found in the selected cases.	48
Table 4-4. Comparison of results of the cases in terms of fundamental barriers.....	48
Table 4-5. Clustered configuration of barriers that affect stakeholder involvement in implementation of public sector green building projects.....	52
Table 4-6. Ranking results according to RII values.....	53
Table 4-7. Clustered Configuration of Possible Solutions.....	57
Table 4-8. Ranking results according to RII values.....	58

LIST OF ABBREVIATIONS

Abbreviation	Description
BREEAM	Building Research Establishment Environmental Assessment Method
CASBEE	Comprehensive Assessment System for Building Environmental Efficiency
CoC	Certificate of Conformity
DGNB	Deutsche Gesellschaft für Nachhaltiges Bauen (German Sustainable Building Council)
GBCA	Green Building Council of Australia
GBCSL	Green Building Council Sri Lanka
HK BEAM	Hong Kong Building Environmental Assessment Method
LCA	Life Cycle Assessment
LEED	Leadership in Energy and Environmental Design
PPC	Preliminary Planning Clearance
UDA	Urban Development Authority
US EPA	United States Environmental Protection Agency
USGBC	United States Green Building Council

LIST OF APPENDICES

Appendix 1 - Proposed Framework	74
Appendix 2 - Case Study Interview Questionnaire.....	75
Appendix 3 - Questionnaire	76