

IMPLEMENTATION OF VALUE MANAGEMENT CONCEPT IN PRE-CONTRACT STAGE FOR REDUCE GREEN BUILDING CONSTRUCTION COST IN SRI LANKA

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ABSTRACT

Green building construction and sustainable construction are parallel subjects going together. The construction industry is one of the highest resource consuming industry. Due to that reason, the limited resources in the world are reducing in a rapid manner. Therefore, the present construction industry tries to go for sustainable construction. Green building construction becomes a major part of that. But it is identified the cost of the construction of green building is high. In this research, it is provided how the value management can be implemented in to Sri Lankan construction industry in order to reduce the green building construction cost. The data for the research collected through the literature review, questionnaire survey and semi structured interviews. Therefore, both quantitative and qualitative analysis methods were used. In the analysis, it is identified the main barriers for green building construction, factors for cost increasement and value management methods which can be implemented and how it can be done. Findings are provided for how to implement the value management in to the green building construction industry in Sri Lanka. recommendations deliver the government role, how the investors and supplier motivation for construction and improvement of education for implement value management for reduce the green building construction cost.

Key words – Green building construction, Green building construction cost, Barriers for green building construction, Value management, Value management implementation