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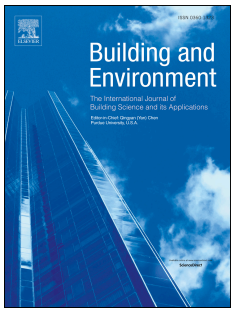

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PII: S0360-1323(18)30078-7

DOI: 10.1016/j.buildenv.2018.02.012

Reference: BAE 5296

To appear in: *Building and Environment*

Received Date: 11 October 2017

Revised Date: 8 February 2018

Accepted Date: 8 February 2018

Please cite this article as: Ding Z, Fan Z, Tam VWY, Bian Y, Li S, Illankoon IMCS, Moon S, Green building evaluation system implementation, *Building and Environment* (2018), doi: 10.1016/j.buildenv.2018.02.012.

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Zhikun Ding[1], Ze Fan[2], Vivian W.Y. Tam[3*], Yu Bian[4], Shenghan Li[5]

I.M. Chethana S. Illankoon[6] and Sungkon Moon[7]

[1] Associate Professor, Department of Construction Management and Real Estate, Shenzhen University, Shenzhen, 518060, China
[2] Master Student, Department of Construction Management and Real Estate, Shenzhen University, Shenzhen, 518060, China
[3] Associate Professor, School of Computing Engineering and Mathematics, Western Sydney University, Locked Bag 1797, Penrith, NSW 2751, Australia and Honorary Professor, College of Civil Engineering, Shenzhen University
[4] Master Student, Department of Construction Management and Real Estate, Shenzhen University, Shenzhen, 518060, China
[5] Associate Professor, Department of Construction Management and Real Estate, Shenzhen University, Shenzhen, 518060, China
[6] PhD student, School of Computing Engineering and Mathematics, Western Sydney University, Locked Bag 1797, Penrith, NSW 2751, Australia
[7] Lecturer, Department of Civil and Construction Engineering; and Centre for Sustainable Infrastructure, School of Engineering, Swinburne University of Technology, Melbourne, VIC 3122, Australia
*Corresponding author, Email: vivianwytam@gmail.com, Tel: (61)2-4736-0105, Fax: (61)2-4736-0833.

Abstract

The Green Building concept is very popular worldwide. The adverse impact of construction on the environment significantly promotes the development of the green building concept worldwide. Green buildings are generally termed as environmentally friendly buildings. Therefore, over the past several decades, there have been many green building rating tools developed by institutions to evaluate these buildings. However, a majority of the green buildings certified with these rating tools are assessed primarily on their design and construction. The life-cycle of a green building extends beyond these initial phases, with its full benefits becoming more apparent during the operational stages of the building. However, there is a clear lack of green building projects obtaining green certificates that evaluate the operational stages of the building. Therefore, this research aims to identify the barriers preventing the certification of green buildings in their operational stages. Initially, commonly used international green building rating tools were identified and analysed on the evaluation