

THE INSIDE GUIDE TO GREEN STAR

The Green Building Council of Australia developed Green Star to provide the property industry with an objective measurement for green buildings and to recognise and reward environmental leadership in the building industry. Each Green Star rating tool reflects a different phase in the building lifecycle (design, construction, occupancy and ownership).

Green Star covers a number of categories that assess the environmental impact that is a direct consequence of a project's site selection brief, design, construction and maintenance. The nine categories included in the Green Star rating tools are:

- Management
- Indoor Environment Quality
- Energy
- Transport
- Water
- Materials
- Land Use & Ecology
- Emissions
- Innovation

The categories are divided into credits, each of which addresses an initiative that improves or has the potential to improve environmental performance. Points are awarded in each credit for actions that demonstrate that the project has met the overall objectives of Green Star.

Once all claimed credits in each category are assessed, a percentage score is calculated and Green Star environmental weighting factors are then applied. Green Star environmental weighting factors vary across states/territories to reflect diverse environmental concerns across Australia.

To encourage the development and spread of innovative technologies, designs and processes that could improve buildings' environmental performance, an 'Innovation' category is included in each Green Star rating tool.

The following Green Star certified ratings are available for all projects:

- Four Star Green Star Certified Rating that recognises "Best Practice"
- Five Star Green Star Certified Rating that recognises "Australian Excellence"
- Six Star Green Star Certified Rating that recognises "World Leader"

A design, project or building cannot publicly claim a Green Star rating unless the GBCA has certified the rating. The GBCA will commission one or more third-party certified Assessors to validate the project's self-rating and recommend a Green Star Certified Rating.



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green star
environmental rating system for buildings



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GREEN STAR TOOLS AVAILABLE

Green Star – Office Design v2

The first rating tool which was launched in 2003, Green Star - Office Design, was created to ensure that environmental impacts were considered at the design stage of a building and the documentation to validate these considerations is specific to those things that can be demonstrated only at the design stage.

Green Star – Office Design encourages a new approach to designing buildings that will improve the ability of building owners to improve the performance of the building's operation and reduce associated environmental impacts.

Green Star – Office As Built

The Green Star-Office As Built rating tool validates the construction and procurement of environmental initiatives of an office building.

Green Star – As Built assesses the same design initiatives but the validation documentation differs in that it is retrospective and therefore assesses those things that are relevant to the construction of the building and are the responsibility of the contractor.

Green Star – Office Interiors v1.1

The Green Star-Office Interiors rating tool is designed for building owners, tenants and interior designers to assess the environmental impact of an interior fitout. A green fitout will include issues such as access to natural light, waste management, energy conservation, low emission paints and timber from sustainable forests.

Seven Materials Calculators have been developed to assess the environmental impacts of fitout items during their manufacture, use, and post-use phase. The items are assessed for eco preferred content, durability, the product manufacturer's environmental management system, commitment to product stewardship, and whether the product is modular and/or designed for disassembly. Emissions of volatile organic compounds from paints, carpets, adhesives and sealants and office fitout items are covered within the Indoor Environment Quality category.

Green Star – Office Existing Building

The Green Star - Office Existing Building rating tool assesses the environmental attributes of an existing office building, which is defined as a building that has been constructed and handed over not less than 24 months prior to an application for a Green Star Certified Rating. The tool assigns a Green Star rating to the physical building and its services, independent of its tenants' operations or behaviour.

Green Star - Office Existing Building has been developed to assist building owners assess the environmental merits of their existing or future Existing Buildings. The tool is suitable for corporate environmental reporting, portfolio profiling and due diligence investigations. It is also suitable for identifying upgrade priorities, allowing owners to determine the rating of their current building or portfolio and then determine the potential rating if the building was refurbished. In the latter case, the building's refurbishment rating would be assessed by the Green Star - Office Design rating tool and/or the Green Star – Office As Built rating tool.

Green Star – Shopping Centre Design PILOT

The Green Star - Shopping Centre Design PILOT rating tool assesses the environmental attributes of the base building component of new shopping centres as well as additions to and major refurbishments of existing shopping centres. The tool assigns a Green Star rating to the base building and its services on the basis of design potential. Tenancy fitouts are not rated under this tool.

The target market for the Green Star – Shopping Centre Design rating tool is made up of shopping centre owners, developers and investors. The tool enables these stakeholders to minimise the environmental impacts of their developments, capitalise on the environmental benefits of their initiatives, and receive recognition for a more environmentally sustainable design.

Green Star – Healthcare PILOT

The Green Star - Healthcare PILOT rating tool assesses the environmental attributes of new healthcare facilities as well as additions to, and major refurbishments of, existing healthcare facilities, including general and acute care hospitals, community health clinics, diagnostic centres, aged care facilities (Class 9c), and mental health facilities.

The target audience for the Green Star – Healthcare PILOT rating tool consists of state governments and owners of private healthcare facilities. The tool enables these stakeholders to minimise the environmental impacts of their developments, capitalise on the environmental benefits of their initiatives, and receive recognition for more environmentally sustainable design.

Green Star – Education PILOT (scheduled for launch in April 2007)

The Green Star - Education PILOT rating tool assesses the environmental attributes of new education facilities, and additions to and major refurbishments of existing education facilities.

The target audience for the Green Star – Education PILOT rating tool consists of state governments and owners of private education facilities. The tool enables these stakeholders to minimise the environmental impacts of their developments, and to capitalise on and receive recognition for the environmental benefits of their design initiatives.



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