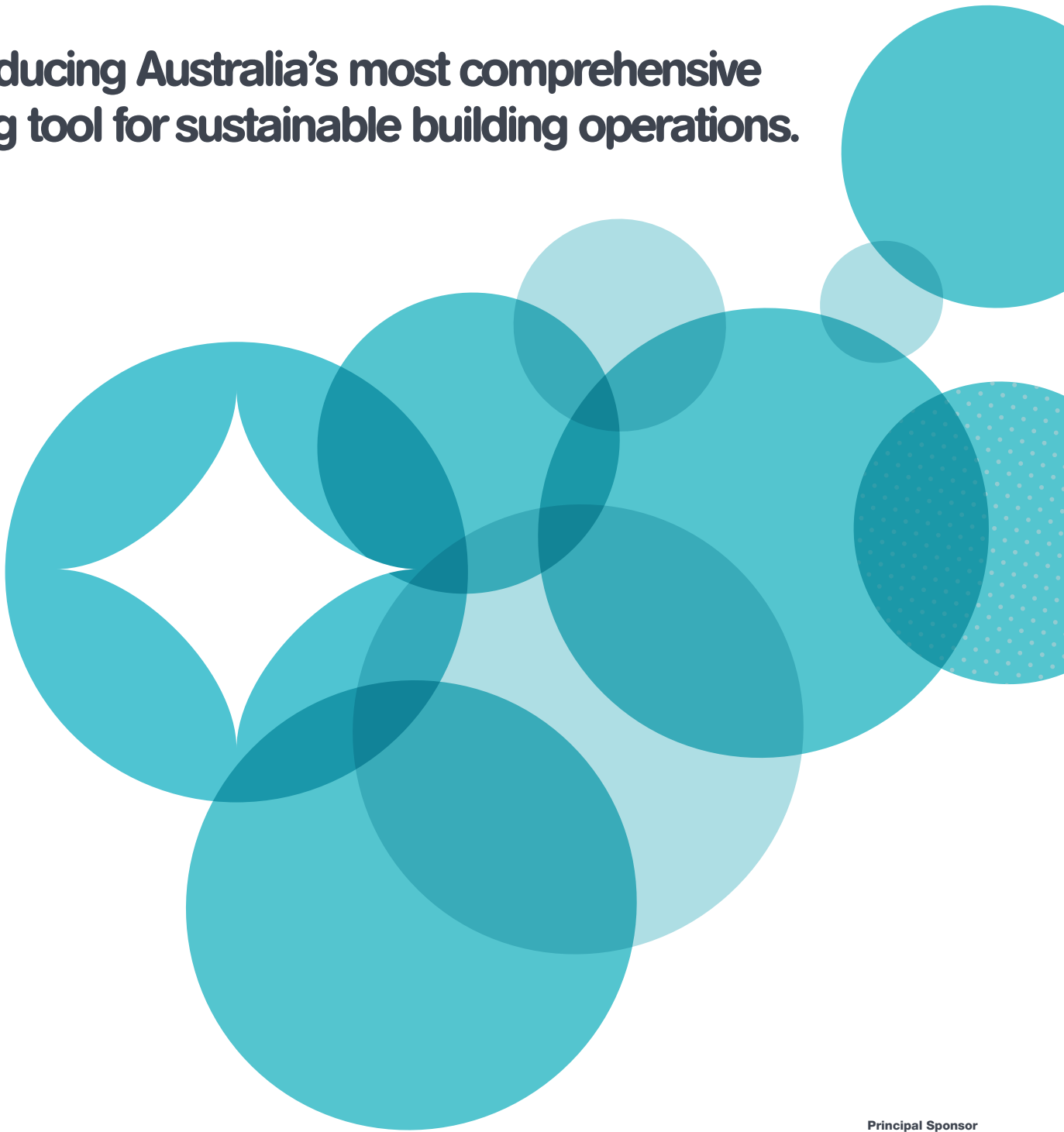




Green Star Performance

Introducing Australia's most comprehensive
rating tool for sustainable building operations.



Developed by the
Green Building Council of Australia

Principal Sponsor



Green Star is Australia's trusted mark of quality for the design and construction of sustainable buildings, fitouts and communities.

Now, building owners and managers can gain all the benefits of a Green Star rating for their existing buildings in operation.



Measure your existing building's operational performance



Realise the many benefits of sustainable building operations

Identify opportunities for improvement



How Green Star – Performance works:

Green Star – Performance assesses your building operations against nine sustainability categories:



Management



**Indoor
Environment Quality**



Energy



Transport



Innovation



Water



Materials



**Land Use
and Ecology**



Emissions

Based on this independent, third-party assessment, you gain a Green Star certified rating ranging from:

1 Star Green Star - representing 'Minimum Practice', through to **6 Star Green Star** – representing 'World Leadership' in sustainable building operations.

Green Star – Performance certifications are valid for three years. Ongoing monitoring of your building's operational performance throughout the three year certification period will allow you to undertake re-assessment and re-certification once the certification period is up.



“Green Star – Performance will provide us with a more effective tool to benchmark and monitor the performance of our assets, our portfolio and the broader market. It will also assist tenants in making informed decisions regarding total occupancy costs and the workplace environment.”

Bob Johnston, Managing Director, Australand Property Group



Green Star – Performance: What are the benefits?



A better performing building delivers a number of direct economic benefits to building owners. Increased economic benefits are the prime drivers of change for most building upgrades, which include reduced operating costs, higher rents, greater occupancy, and higher resale value.

Realise higher returns and attract tenants

We operate in a highly-competitive property market where 95% of tenants want to be in a green building¹ and 92% of corporate organisations globally consider sustainability criteria when making their tenancy decisions.² The achievement of high Green Star – Performance ratings will make older buildings more attractive to tenants and buyers alike, boosting asset values and improving returns on investment.

Recent research suggests that Green Star-rated buildings deliver a 12% ‘green premium’ in value and 5% premium in rent.³ Occupancy rates in green-certified buildings can also be as much as 23.1% higher than their non-rated counterparts.⁴

A Green Star – Performance rating is a clear symbol to prospective and existing tenants that your building is a healthy, comfortable and productive place to be. And, no matter what business you are in, higher rents and lower occupancy rates make good business sense.

Reduce your overheads

Buildings that are Green Star-rated for their design and construction consume around half the energy and water of non-rated buildings.⁵ With utility bills on the rise, Green Star – Performance can put you on the path to huge cost savings. By gaining a Green Star – Performance rating you can develop an informed improvement strategy, to direct your efforts as you embark upon simple operational upgrades programs or more comprehensive retrofitting projects.

Measurement is the first step on the journey to improvement, and by identifying areas where you can improve operational efficiencies, Green Star – Performance can help you to significantly reduce your building’s running costs.



A man with short dark hair and a light beard, wearing a light blue and white checkered button-down shirt, is smiling at the camera. The background is a blurred outdoor setting with greenery and a building. There are several teal and grey circular graphic elements overlaid on the image: a large teal circle in the upper right containing text, a smaller grey circle below it, and a large teal circle with a grid pattern in the lower left.

**High Green Star
– Performance
ratings will make
older buildings more
attractive to tenants
and buyers, boosting
asset values and
returns on investment.**



“Green Star – Performance will help us to make decisions that support both long-term investment in green building and incremental improvements.”

Chris Luscombe, General Manager, Mirvac

Attract and retain staff

A building doesn't need to be new to be green, and a Green Star – Performance rating demonstrates to tenants that your building is comfortable, productive and healthy, no matter how old it is.

A study about the impacts of green retrofits on employment statistics reports that 93% of companies surveyed found it easier to attract staff after a green building renovation, while 81% reported increases in employee retention.⁶ ‘Green space’ now ranks within the top four office attributes sought by employees.⁷ When sustainability can now be the difference between winning and losing top talent, a Green Star – Performance rating can be a valuable point of difference for your business.



Boost productivity and health

For building owners, a Green Star – Performance rating is the first step towards the creation of a healthier and more productive workplace. Here in Australia, workers within Green Star-certified buildings have been consistently assessed as up to 15% more productive.

International research supports local findings, with studies demonstrating that classroom environments can affect academic progress by as much as 25%⁸ with students in green-rated school buildings achieving up to 14% higher test scores.⁹ In the retail sector, good indoor environment quality has been shown to increase sales by up to 40%¹⁰, while research into healthcare facility design suggests that patients in sustainable hospitals recover faster.¹¹

Demonstrate your green leadership

It's no longer enough to say your company operates responsibly and sustainably – employees, customers and the wider community are increasingly expecting organisations to walk the talk, and demonstrate their sustainable approach.

A Green Star – Performance rating is the third-party tick of approval you need to show that you are meeting your sustainability obligations. Green Star – Performance also gives you the opportunity to shape the future of sustainable building management by rewarding your innovation and commitment to sustainable leadership.



“Those investing in or occupying properties need benchmarks they can rely on. We think Green Star certification is one of the quality assurance measures everyone can rely on with confidence.”

Daryl Browning, Chief Executive Officer, ISPT Super Property

Be one of the first to achieve Green Star certification for your building's operational performance.





Green Star – Performance will be launched as a pilot rating tool in October 2013. To learn more about the rating tool download the Business Case or the Summary of Categories and Credits. To request a workshop or discover how you can be among the first to capitalise on the benefits of a Green Star certification for your building's operations, please contact us.

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6. The Dollars and Sense of Green Retrofits, Deloitte, Charles Lockwood (2008)
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8. Improved Learning Through Classroom Design, The University of Salford and Nightingale Architects (2012)
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