

Local Procurement

Points Available: 2

Aim

To encourage projects that use materials, products or services produced or generated within Australia.

Rating Tool Eligibility



Green Star
Communities



Green Star
Design & As Built



Green Star
Interiors



Legacy Green Star
Rating Tools

Why is this Innovation Challenge Important?

The economic resilience of a nation can be achieved through the use of products or materials that are manufactured regionally or nationally. The building industry is a significant user of materials, products and services and has key influence on the supply chain within Australia.

This Innovation Challenge aims to encourage the sourcing of products and materials made in Australia, and to encourage the use of local services and skilled labour.

Compliance Requirements

There are two criteria available for this Innovation Challenge. Each is independent of the other.

Local Products and Materials

1 point is awarded where the project team demonstrates that a percentage of the products and materials used in the project were produced or manufactured in Australia.

Local Services and Skilled Labour

1 point is awarded where the project team demonstrates that a percentage of the services and skilled labour employed by the project come from the local area surrounding the site.

The project team is required to demonstrate that the percentage achievement is significant in comparison to industry standard. Refer to the Guidance section for additional detail.

Alternative Compliance Methods

A Credit Interpretation Request (CIR) may be submitted to the Green Building Council of Australia (GBCA) when an applicant wishes to advocate for an alternative yet equivalent method of meeting the Compliance or Documentation Requirements. Any CIRs submitted for this Innovation Challenge will be processed as free-of-charge.

Guidance

Local Products and Materials

In order to define what “significant in comparison to industry standard” is, the project team is required to:

- Define a percentage benchmark for the ‘products and materials’ used in construction.
- Describe briefly the assumptions behind the benchmark, and any process that was used to establish them. If existing data was used, or a literature review was performed, this must be included. If the assumptions rely on previous experience by the project team, including professional estimates, this must be stated.
- Describe the process being undertaken to ensure the defined benchmarks are being met.
- Demonstrate that the benchmarks were achieved in the project’s As Built submission. For some projects, this may be able to be demonstrated at Tender stage, for the project’s Design submission.

Project teams are encouraged to submit a query to the GBCA when benchmarks are difficult to determine. The GBCA can provide guidance on the assumptions being used to develop the benchmark.

Local Services and Skilled Labour

For the purposes of this Innovation Challenge, the project team will need to apply commonly used definitions to define what “local area surrounding the site” is. The GBCA recommends the use of standard definitions such as that for capital cities provided by the Australian Bureau of Statistics (ABS) e.g. Greater Capital City Statistical Area (GCCSA).

In order to define what “significant in comparison to industry standard” is, the project team is required to:

- Define a percentage benchmark for the ‘services and skilled labour’ employed by the project. As an example, this might be 80% of workers living within the 50km radius of the site based on research developed from similar projects in a similar location.
- Describe briefly the assumptions behind the benchmark, and any process that was used to establish them. If existing data was used, or a literature review was performed, this must be included. If the assumptions rely on previous experience by the project team, including professional estimates, this must be stated.
- Describe the process being undertaken to ensure the defined benchmarks are being met.
- Demonstrate that the benchmarks were achieved in the project’s As Built submission.

Project teams are encouraged to submit a query to the GBCA when benchmarks are difficult to determine. The GBCA can provide guidance on the assumptions being used to develop the benchmark.

The following free web service can assist project teams in understanding the “local area surrounding the site” with the aid of a visual representation: <http://www.freemaptools.com/find-australian-postcodes-inside-radius.htm>

Documentation Requirements

Design Review / Design and As Built Submission

Provide the following required documentation:

- **Submission Template** outlining how the project team has addressed the Innovation Challenge. The Submission Template also enables project teams to provide feedback on the Innovation Challenge to inform future developments.

Provide documentation to support the claims made within the Submission Template. This may include:

- Supporting evidence to demonstrate that a percentage of the **products and materials** used in construction were produced or manufactured in Australia (1 point).
- Supporting evidence to demonstrate that a percentage of the **services and skilled labour** employed by the project come from the local area surrounding the site (1 point).
- Supporting evidence to show that the percentage achievement is significant in comparison to industry standard.