

# RATING TOOL FACT SHEET: GREEN STAR - MULTI UNIT RESIDENTIAL

STATUS: PILOT - LAUNCHED ON 15 APRIL 2008



## About the Rating Tool

The Green Star – Multi Unit Residential rating tool assesses the environmental attributes of new and refurbished multi-unit residential facilities in every State across Australia.

The tool assigns a Green Star rating to the base building and its services on the basis of design potential. Although some fitout attributes are rewarded, tenancy fitouts are not rated under this tool.

Currently the tool can be used to rate the environmental merits of a multi-unit residential facility at the design phase. In future the tool will also rate buildings in their post- construction phase (known as an As Built tool).

The tool is designed to be used by owners, developers and consultants (architects, engineers, quantity surveyors, project managers, ESD consultants etc) to influence the design of multi-unit residential facilities. The tool enables these stakeholders to minimise the environmental impacts of their developments and to capitalise on and receive recognition for their design initiatives.

The tool may also be used by Government departments to influence environmental outcomes in buildings they own such as state housing developments.

## Tool Development Process

The Green Star – Multi Unit Residential rating tool is the result of the work of Green Building Council of Australia (GBCA) staff and a Technical Working Group (TWG), a voluntary collaboration made up of environmental and residential industry professionals, with specific advice from industry experts.

The TWG was convened for an intensive three months, and then calculators assembled for the Energy and Water categories, so the Green Star – Multi Unit Residential tool is now available as a PILOT to allow for feedback

from users and testing of the tool. The PILOT process will last for a minimum of 90 days. During this time the tool is available to download from the GBCA website [www.gbca.org.au](http://www.gbca.org.au). The final version of the tool is highly influenced by the amount of feedback received and users are urged to contribute.

During the PILOT period sponsors of the tool have the opportunity to nominate a project to go through Green Star assessment and receive a PILOT Certified Rating. A maximum of six projects only are accepted.

After the PILOT period the GBCA will collate and incorporate the feedback. This may take 6-12 months depending on the amount of feedback given. Once this process is complete the rating tool will be released as Version 1(v1).

## Key Attributes

The Green Star – Multi Unit Residential tool has many credits in common with the Green Star office suite of tools but has also been made unique to the residential sector.

The following is a list of the key 'sector specific' items that differentiate the Green Star – Multi Unit Residential tool from other Green Star tools:

- Smart-metering;
- Private external space;
- Unoccupied areas;
- Energy efficient appliances;
- Trip reduction – mixed use;
- Water efficient appliances;
- Swimming pool/spa water efficiency;
- Universal design;
- Communal garden facilities.

The other major difference is a customised energy calculator. While the Green Star – Office suite of rating tools incorporate the Australian Building Greenhouse Rating (ABGR), an equivalent does not exist for the multi-unit residential sector. The GBCA worked with the tool sponsors and other

industry representatives in a study of existing multi-unit residential facilities which resulted in the customised energy calculator. It assesses all multi-unit residential facilities equitably - independent of size or location - on their predicted greenhouse gas emissions during operation.

## Certification

Green Star – Multi Unit Residential will award certified ratings as per the following:

### 4 Star Green Star Certified Rating

Weighted score of 45-59

Signifies 'Best Practice'

### 5 Star Green Star Certified Rating

Weighted score of 60-74

Signifies 'Australian Excellence'

### 6 Star Green Star Certified Rating

Weighted score of 75-100

Signifies 'World Leadership'

The rating tools have been developed to be equitable across building sectors. In other words, a 5 Star Green Star – Multi Unit Residential Design PILOT project will exhibit a degree of industry leadership comparable to that of a 5 Star Green Star – Office project.

## Environmental Impact Categories

Green Star rating tools consist of eight environmental impact categories and an innovation category (on page 2).

Credits are awarded within each of the categories based on the building's potential to minimise its environmental impact in a range of key areas.

Please note that the Green Star – Multi Unit Residential tool takes into consideration the unique development requirements and impacts of the residential sector. As such, the number of credits within categories and the category weightings vary from other Green Star rating tools.

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The table below outlines each category within the Green Star - Multi Unit Residential rating tool.

### Management

- Green Star Accredited Professional
- Commissioning - Clauses
- Commissioning - Building Tuning
- Commissioning -Commissioning Agent
- Building Users' / Occupants Guide
- Environmental Management
- Waste Management
- Smart-metering

### Indoor Environment Quality

- Ventilation Rates
- Air Change Effectiveness
- Daylight
- Thermal Comfort
- Hazardous Materials
- Internal Noise Levels
- Volatile Organic Compounds
- Formaldehyde Minimisation

- Private External Space
- Electric Lighting Levels
- External Views

### Energy

- Energy - Conditional Requirement
- Energy Improvement
- Electrical Sub-metering
- Peak Energy Demand Reduction
- Unoccupied Spaces
- Energy Efficient Appliances

### Transport

- Car Parking Minimisation
- Fuel Efficient Transport
- Cyclist Facilities
- Commuting Public Transport
- Trip Reduction – Mixed Use

### Water

- Occupant Amenity Water

- Water Efficient Appliances
- Water Meters
- Landscape Irrigation
- Heat Rejection Water Consumption
- Fire System Water Consumption
- Swimming Pool/Spa Water Efficiency

### Materials

- Recycling Waste Storage
- Building Reuse
- Concrete
- Steel
- PVC Minimisation
- Sustainable Timber
- Recycled-Content & Reused Products and Materials
- Dematerialisation
- Floor Coverings
- Universal Design
- Shell & Core

### Land Use & Ecology

- Ecology – Conditional Requirement
- Reuse of Land
- Reclaimed Contaminated Land
- Change of Ecological Value
- Topsoil
- Communal Garden Facilities

### Emissions

- Refrigerant ODP
- Refrigerant GWP
- Refrigerant Leaks
- Watercourse Pollution
- Discharge to Sewer
- Legionella
- Insulant ODP
- Light Pollution

### Innovation

### Category Weightings

Management	8%
IEQ	20%
Energy	25%
Transport	10%
Water	15%
Materials	10%
Land Use & Ecology	7%
Emissions	5%
<b>TOTAL:</b>	<b>100%</b>

### Sponsors:

Brisbane City Council	Platinum
The Laminex Group	Platinum
City of Sydney*	Platinum
Dept Transport, Energy & Infrastructure(SAGovt)	Gold
Stockland	Gold
Land Development Agency (ACT Govt)	Gold
Mirvac	Gold
Stairlock International	Silver

\*Sponsorship given in exchange for Intellectual Property Exchange.