green building council australia

BUILDING A SUSTAINABLE FUTURE

Choosing the Right Green Star Rating Tool for Your Office Project

New or Refurbished Base Buildings

Green Star - Office Design

- The aim is to assess environmental attributes of prospective commercial Class 5 office buildings based on design documentation. Note that operations not are assessed.
- At least 80% of the building's GFA must be Class 5 Commercial Office for the project to be eligible for Green Star certification. There are also two conditional requirements; the project must achieve a predicted ABGR rating of at least 4 stars using the relevant ABGR Validation Protocol, A Commitment Agreement or ABGR Certified Rating is not required. The other conditional requirement is that new-build projects must not be within 100 meter of a wetland or on land of high ecological or social value.
- The project can submit for assessment when the Compliance Requirements for claimed credits are available, e.g. when 80% of the design documentation is completed.

Green Star - Office As Built

- The aim is to assess environmental attributes of completed Class 5 office buildings and confirm, where applicable, implementation of intended design. Note that operations not are assessed.
- The eligibility criteria are the same as for Green Star - Office Design. No period of operation is necessary.
- The project can submit for Green Star assessment within 24 months after its practical completion. Neither occupancy nor operation of the building is necessary.

New or Refurbished Fitouts

Green Star - Office Interiors

- The aim is to assess environmental attributes of fitouts in completed Commercial Class 5 Office buildings. Note that operations not are assessed.
- A project is eligible for Green Star certification if the entire tenancy is assessed (not just selected floors); the fitout is Class 5 Commercial Office; and the base building for the project have a predicted ABGR rating of at least 4 stars using the relevant ABGR Validation Protocol. A Commitment Agreement or ABGR Certified Rating is not required.
- The project can submit for Green Star assessment within 24 months after its practical completion, but neither occupancy nor operation of the tenancy is necessary.

Existing or Partly Refurbished Base Buildings

Green Star - Office Existing Building

- The aim is to assess environmental attributes of existing commercial Class 5 fitouts. Note that operations not are assessed.
- At least 80% of the building's GFA has to be Class 5 Commercial Office; and the buildings must have been operating for at least 24 months.
- A submission for Green Star assessment can be done at any time 24 months after practical completion.