greenstar

Green Building Council Australia

Green Star Fitouts v1

Industry summary

Hassell Brisbane Studio, QLD 5 Star Green Star – Interiors v1.3

Interior Architects: Hassell.
Photos by David Chatfield.

Version control

The content of this presentation is accurate as of 21 August 2026. Green Building Council of Australia reserve the right to make changes to the content without notice.

The latest version is available to download from the resource portal.

Using this presentation

This presentation has been prepared to provide industry with information on the Green Star Fitouts v1 rating tool to share with others in your organisation and to use in activities where you are promoting the benefits of Green Star to others.

You can use the slides in their entirety or extract individual slides, but you cannot modify the content or extract portions without the permission of GBCA. This ensures the rating tool is communicated accurately to industry.

If you have any questions about the content or would like to request a member of the Market Engagement team to present this to your team, please contact Meteam@gbca.org.au.

Acknowledgements

Circular Economy partners

Principal partner

IFM Investors

Supporting partner

BlueScope

Green Building Council Australia

Established in 2002, Green Building Council of Australia (GBCA) is the nation's authority on sustainable buildings, communities and cities. Our vision is for healthy, resilient and positive places for people. Our purpose is to lead the sustainable transformation of the built environment. GBCA represents more than 650 individual companies with a combined annual turnover of more than $60 billion.

Foreword

Davina Rooney
Chief Executive Officer

Australia's built environment has made genuine progress on sustainability — but the interior fitout has largely remained an untapped opportunity in that story. With significant impact comes significant potential. The time is right to realise that potential.

Since we embarked on the Future Focus program in 2018, the issues shaping our built environment have only grown in importance. Resource consumption is at an all-time high. Fitout churn compounds embodied carbon across a building's lifespan. And the appetite from clients, governments, and occupants to do better has never been stronger.

The scale of the opportunity is significant. Every commercial workplace is a fitout. They turn over every five to seven years, each cycle involving new materials, new emissions, and new waste. Across Australia's built environment, that adds up — and it means every project is a chance to do things differently.

Green Star Fitouts raises the bar set by Green Star Interiors — establishing a new definition of what a sustainable fitout looks like, driving circularity, and giving industry the framework to deliver it. Thanks to the work of hundreds of contributors across three years of engagement, we believe this tool will be a powerful driver of change.

Taryn Cornell
Senior Manager – Strategy & Development

Green Star Fitouts has the potential to reshape how Australia designs, procures, and delivers interior spaces — making circularity a core part of that process from the very start. A consistent framework to guide those decisions is something industry has been calling for.

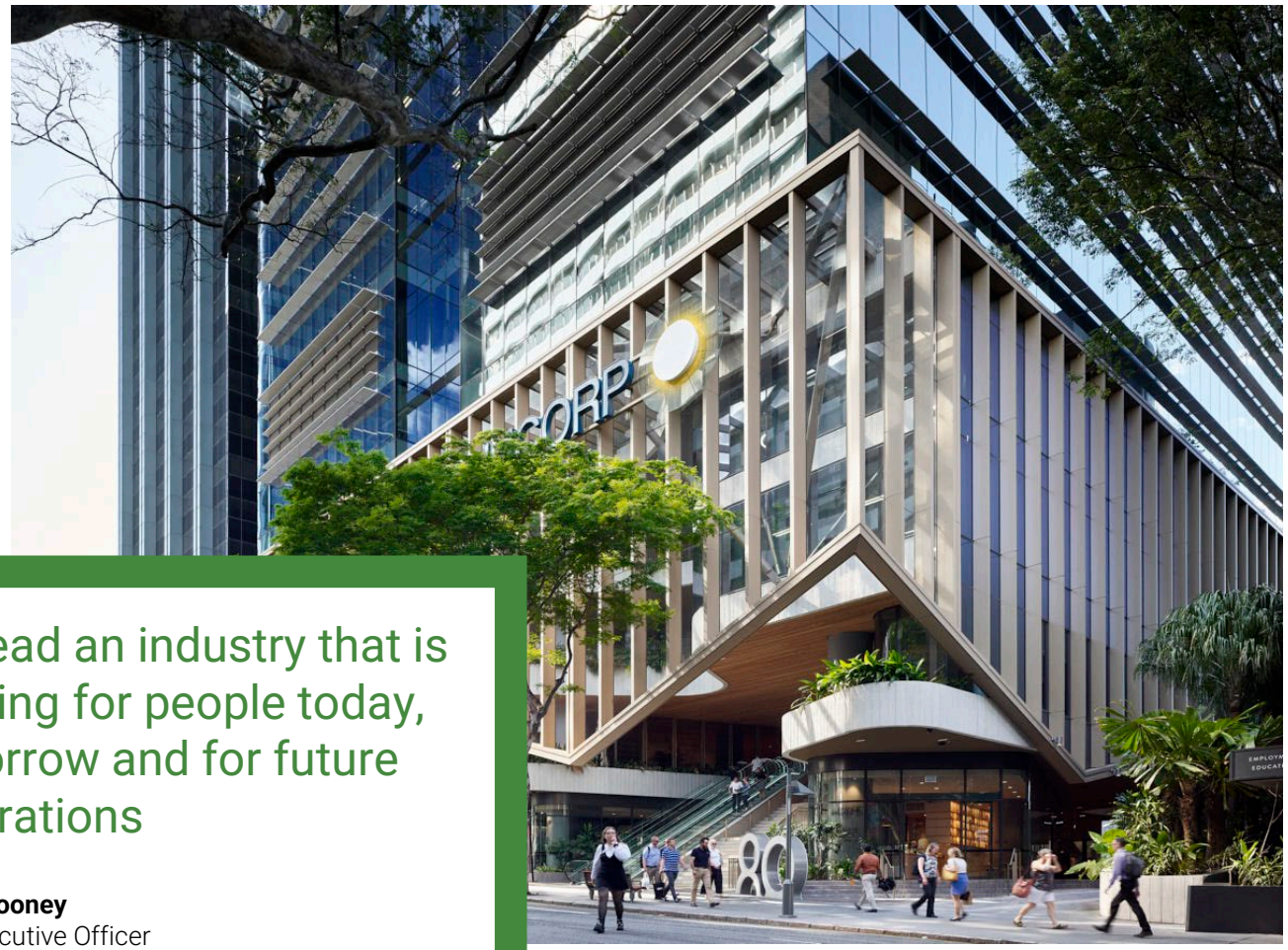
The opportunity is clear: fitouts are replaced frequently, they touch every commercial workplace, and the decisions made in their design and procurement have real consequences for people and the environment.

Developed over three years — through Expert Reference Panels, Early Access Program projects, and extensive public consultation — the tool reflects the real constraints project teams face, and gives them clear pathways to work within. It works across office, retail, education and more, for fitouts of varied scope and scale.

Our ambition is for every Green Star rated fitout to serve as a model for the sector. Collectively, these projects send a powerful signal to the market — driving suppliers to innovate, manufacturers to raise the bar on their products, and the industry to move together toward a more circular future. This tool provides the framework to get there, and we invite industry to use it.

Who is Green Building Council of Australia?

Green Building Council of Australia (GBCA) is a world-renowned organisation dedicated to transforming the built environment.



We lead an industry that is building for people today, tomorrow and for future generations

Davina Rooney
Chief Executive Officer
Green Building Council of Australia

About Green Star

Founded by the GBCA in 2003, Green Star is an internationally recognised **rating system** setting the standard for **healthy**, **resilient**, and **positive buildings**, **fitouts, communities**, and **homes** in Australia.

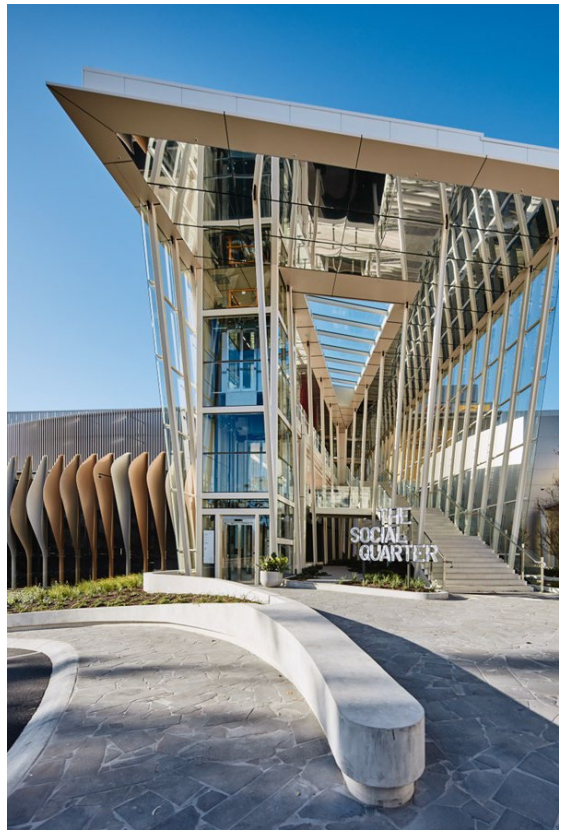
Green Star's mission is to lead the sustainable transformation of the built environment. The Green Star rating tools aim to achieve this by encouraging practices that:

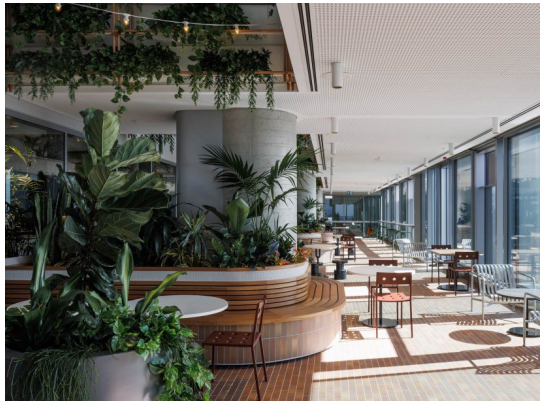
- Reduce the impact of climate change
- Enhance health and quality of life
- Restore and protect our planet's biodiversity and ecosystems
- Drive resilient outcomes for buildings, fitouts, communities and homes
- Contribute to market transformation and a sustainable economy

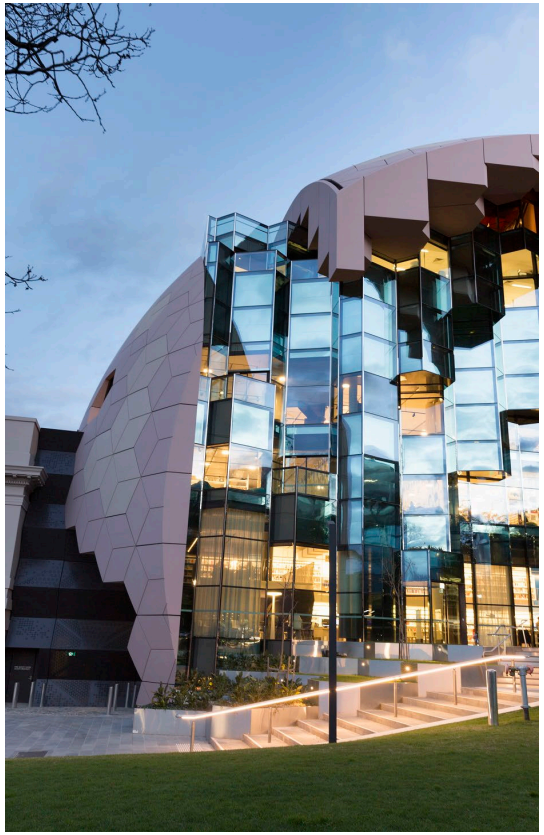
Arup Head Office, NSW 6 Star Green Star – Interiors v1.1

Green Star sets the standard for Australia

From libraries to hotels and from offices to the biggest regeneration projects in the country, Green Star certification drives the creation of healthy, resilient, and positive places for people and nature.







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A certification you can trust

- Certified projects are awarded a rating by an independent, third-party assessor.
- GBCA maintains a quality management system in line with ISO 9001:2015 standards.
- Only certified projects can use the Green Star trademark, ensuring credibility and integrity.

Built by industry

The Green Star Advisory Committee and supporting advisory groups ensure the Green Star rating system continues to be Australia's leading rating tool for the built environment.

Green Star Advisory Board

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Nicole Sullivan – thinkstep-anz

Homes Advisory Panel

Adam Selvay – Metricon
Ben Brazier – Commonwealth Bank of Australia
Matthew Napper – Ingenia Communities
Mark Taylor – Hesperia
Anthony Wright – CSIRO

Guided by experts

Expert Reference Panels support the technical development of the rating tools, ensuring Green Star remains rigorous, relevant, and future-focused.

Strategic direction

Sustainable Fitouts

Supports the implementation of, and transition to, Green Star Fitouts v1, as well with development of resources for integrating its outcomes in industry.

Subject matter expertise

Responsible procurement & manufacturing

Assists with topics related to improving the supply chain, procurement practices, products and materials, embodied carbon, and the responsible product framework.

Circular strategies

Provides input into areas related to increasing circularity in the built environment.

People & wellbeing

Advices on matters related to the crossover of buildings and physical health and wellbeing, as well as issues related to mental, social, and community health and human rights issues.

Energy & carbon

Provides input into the topics of energy consumption, energy sources, and operational carbon emissions.

Influenced by global drivers

The rating tools have been influenced by global movements and initiatives.

United Nations Sustainable Development Goals

IPCC report on climate change 2022

Task Force on Climate-Related Financial Disclosures

Task Force on Nature-Related Financial Disclosure

The Global Risks Report

International Sustainability Standards Board

EU Taxonomy on Sustainable Finance

International Capital Market Association

- The Green Bond Principles
- The Social Bond Principles
- The Sustainability Bond Guidelines
- Climate Transition Finance
- The Sustainability-Linked Bond Principles

GRESB

Carbon-risk real estate monitor (CRREM)

Science-based Targets Initiative

Shaped in response to global trends

The rating tools have been developed to address the critical sustainability megatrends of the next decade.

1. Circular economy
2. Health and wellbeing
3. People and equity
4. Net zero emissions
5. Embodied carbon

UNSW CBD fitout, NSW, targeting 5 Star Green Star – Interiors v1.3

Building on the success of *Green Star – Interiors* and its predecessors

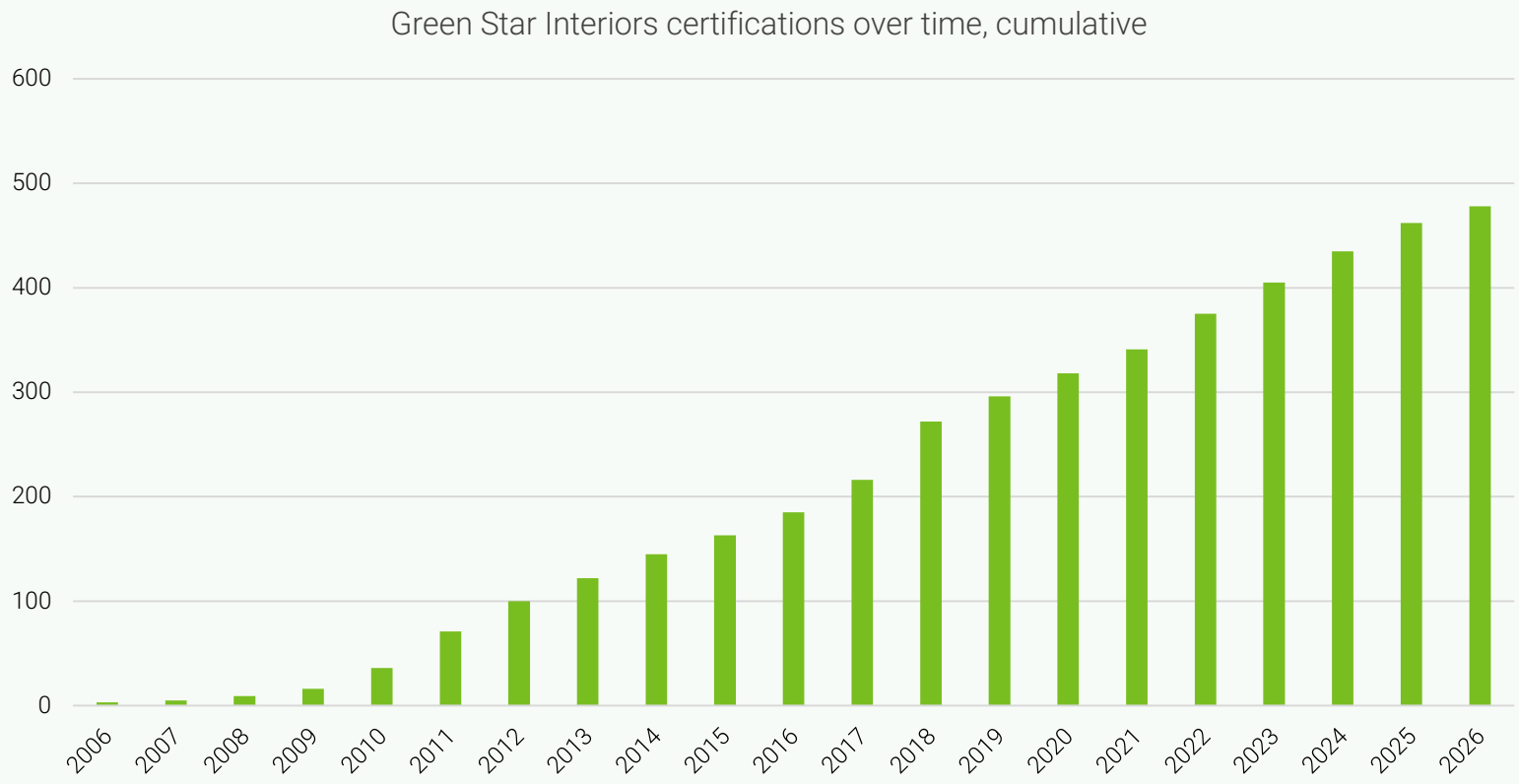
Almost **500** certified fitout projects

Certified projects in **every state in Australia**

Certified fitouts **across a range of sectors** – from retail and office fitouts to education, healthcare and community building fitouts.

Raising the bar

Green Star Fitouts supersedes *Green Star – Interiors,* building on experience of hundreds of projects, and raising the bar.



Reshaping Green Star for the future

In March 2018, GBCA embarked on an ambitious journey to reshape the Green Star rating system and bring you the next evolution of the tools – Green Star Future Focus.

Green Star Buildings

V1.1 available now

a rating tool for the design and construction of new buildings and major refurbishments

Green Star Homes

V1 available now

a standard for individual houses based on standard designs delivered by volume home builders

Green Star Performance

V2 available now

a rating tool for the operational performance of existing buildings

Green Star Communities

V2 available now

a rating tool for the design and delivery of master planned communities and precincts

Green Star Fitouts

V1 available now

a rating tool for the design and construction of new interior fitouts and major fitout refurbishments

Introducing Green Star Fitouts

A comprehensive rating tool to guide the planning, design and delivery of **interior fitouts** that **advance circular practices** and are **responsibly made, healthy** and **positive spaces for people.**

Dexus Forever Fitouts - 1 Bligh St, NSW 5 Star Green Star Fitouts v1

Five key things to know about Green Star Fitouts

1

Delivers **a new definition of sustainable fitouts**

2

Drives supply chain transformation, **fostering a circular economy**

3

Supports the design of spaces that **enhance occupant wellbeing**

4

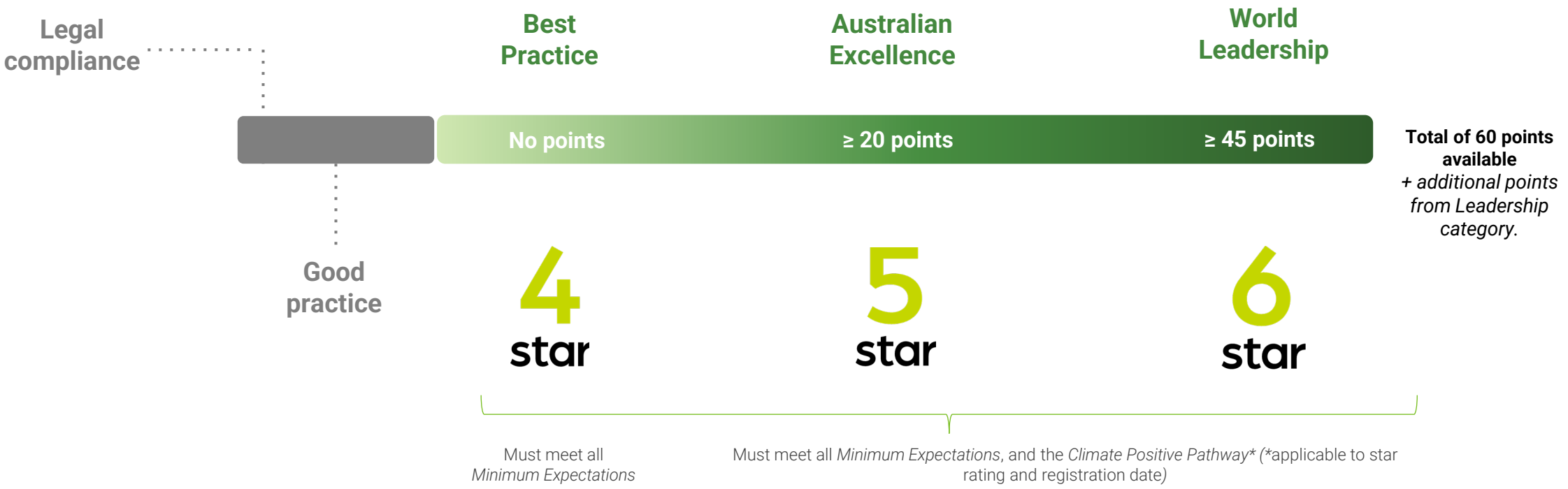
Supports the achievement of Paris Agreement **emission reduction targets for a lower impact future**

5

Works for multiple **fitout typologies, scales and scopes**

Star rating scale

Green Star Fitouts redefines best practice through to world leadership, recognised through its star rating scale.



Star rating scale

Green Star Fitouts redefines best practice through to world leadership, recognised through its star rating scale.

A 4 Star rated fitout represents **Best Practice** compared to industry standard.

- ✓ Minimum Expectations

A 5 Star rated fitout represents **Australian Excellence**.

- ✓ Minimum Expectations
- ✓ Climate Positive Pathway
- ✓ Achieves **20 points** from a range of credits

A 6 Star rated fitout represents **World Leadership**.

- ✓ Minimum Expectations
- ✓ Climate Positive Pathway
- ✓ Achieves **45 points** from a range of credits

Green Star Fitouts categories

Circular

Embeds circularity enablers throughout the design and construction of the fitout.

Responsible

Recognises activities that ensure the fitout is designed, procured, built, and handed over in a responsible manner.

Healthy

Promotes actions and solutions that improve the physical and mental health of occupants.

Positive

Encourages a positive contribution to key environmental issues of carbon, water, and the impact of materials.

People

Encourages solutions that address the social health of occupants.

Leadership

Recognises projects that set a strategic direction, build a vision for industry, or enhance the industry's capacity to innovate.

How Green Star Fitouts works

01

Meet Minimum Expectations

For any project to be Green Star certified it must meet all Minimum Expectations.

02

Deliver on the Climate Positive Pathway

Meet the Climate Positive Pathway as relevant to the rating sought – a clear set of targets helping you deliver a Climate Positive fitout.

03

Achieve additional points

Beyond the required elements, projects target additional points in credits to reach their desired rating.

**Please note the requirements for meeting the Climate Positive Pathway vary depending on the date of registration. Please see the submission guidelines for full requirements.*

Minimum Expectations

Green Star Fitouts introduces *Minimum Expectations* within select credits to ensure all projects meet the following foundational outcomes:

- Identify opportunities to include reused elements in the fitout.
- Be verified to work and be maintainable over time.
- Have lower upfront carbon.
- Be fully electric.
- Be water and energy efficient.
- Implement site practices that support reduced wasted materials.
- Provide improved air quality and ensure procurement of low toxin materials.
- Provide good lighting and acoustic comfort.
- Ensure safe and inclusive site conditions for contractors.
- Be designed considering the diverse needs of our population.

Credits

Green Star Fitouts rewards a variety of outcomes across multiple credits.

Circular

- **Maximising Reuse** *(4pts)*
- Enabling Multiple Uses *(2pts)*
- Enabling Long Life *(2pts)*
- Enabling Future Reuse *(2pts)*
- Circularity Measurement *(4pts)*

Responsible

- Industry Development *(1pts)*
- Responsible Building Selection *(2pts)*
- **Responsible Material Management** *(2pts)*
- **Responsible Handover** *(0pts)*
- Responsible Procurement *(1pts)*
- Responsible Finishes and Joinery *(4pts)*
- Responsible Partitions *(3pts)*
- Responsible Furniture *(3pts)*
- Responsible Equipment and Fixtures *(2pts)*

Healthy

- **Clean Air** *(2pts)*
- **Light Quality** *(2pts)*
- **Acoustic Comfort** *(1pt)*
- **Low Toxin Materials** *(2pts)*
- Ergonomics *(1pt)*
- Connection to Nature *(1pt)*
- **Thermal Comfort** *(1pt)*
- Amenity and Comfort *(1pt)*

Positive

- **Fully Electric** *(2pts)*
- Powered by Renewables *(2pts)*
- **Energy Efficient** *(0pts)*
- **Water Efficient** *(0pts)*
- **Upfront Carbon Reduction** *(4pts)*
- Upfront Carbon Compensation *(3pts)*

People

- **Construction Site Culture** *(1pts)*
- First Nations Equity (AU only)* *(2pts)*
- Tohu Mauri Ora (NZ only) *(2pts)*
- Procurement and Workforce Inclusion *(2pts)*
- **Design for Equity** *(1pts)*

Leadership

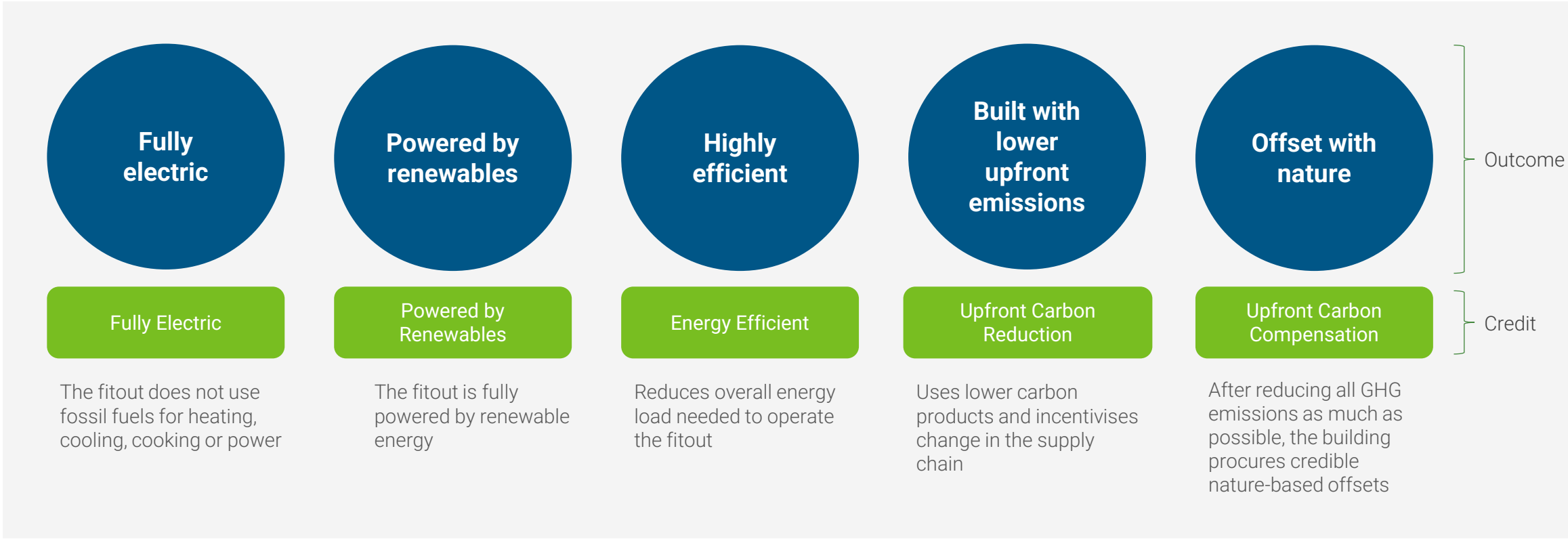
- Market Transformation (up to 5pts)
- Leadership Challenges (dependant on credit)

Bold denotes Minimum Expectation in credit

** Points from First Nations Equity and Tohu Mauri Ora cannot both be claimed*

The **Climate Positive Pathway**

Five credits driving a climate positive built environmment, increasing in stringency over time.



The **Climate Positive Pathway**

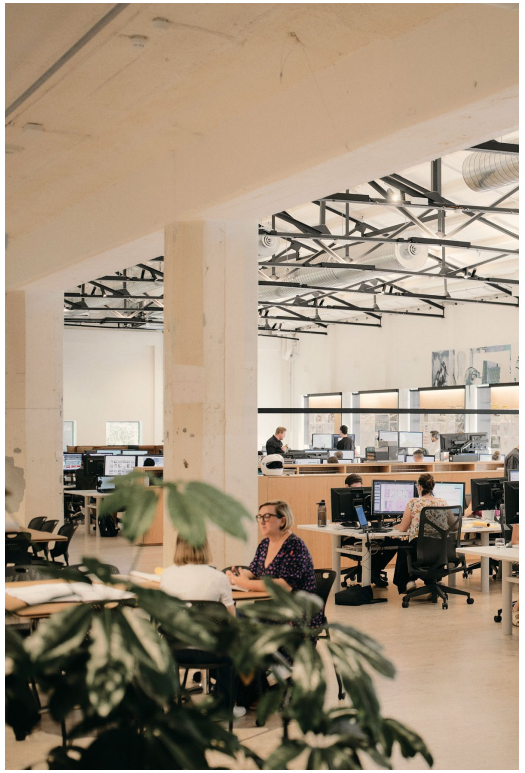
Five credits driving a climate positive built environmment, increasing in stringency over time.

Credit	Criteria		Points	2026	2028	2030
Fully Electric	ME	Electric Fitout Building Owner Engagement	Nil	All Registrations		
	CA	Fully Electric Building	2			6 Star
Powered by Renewables	CA	Renewable Electricity	2	6 Star	5 Star	All Registrations
Energy Efficient	ME	Energy Efficient Products, or Energy Modelling, or NABERS Commitment Agreement	Nil	All Registrations		
Upfront Carbon Reduction	ME	10% Upfront Carbon Reduction	Nil	All Registrations		
	CA	20% Upfront Carbon Reduction	2	6 Star	5 Star	All Registrations
	EP	40% Upfront Carbon Reduction	2			6 Star
Upfront Carbon Compensation	CA	30% Upfront Carbon Compensation	1	6 Star	5 Star	All Registrations
	EP	100% Upfront Carbon Compensation	2		6 Star	5 Star

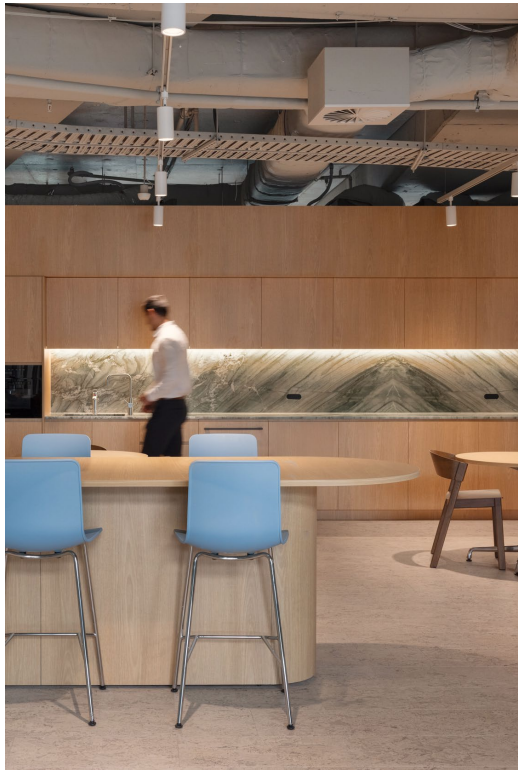
A tool that works across multiple fitout typologies

Green Star Fitouts is designed to work for a wide range of fitout projects – from retail and office fitouts to education fitouts and beyond.

DISSH Bondi, NSW, 4 Star *Green Star – Interiors v1.3*



Hassell Brisbane Studio, QLD, 5 Star *Green Star – Interiors v1.3*



Dexus Forever Fitouts - 1 Bligh St, NSW, 5 Star Green Star Fitouts v1

Tested with over 10 early access projects

Early Access Partners provided feedback throughout development of the rating tool, and helped to inform the direction of Green Star Fitouts.

Designed for use in Australia and New Zealand

GBCA and NZGBC have worked together to ensure Green Star Fitouts is designed to work for projects across Australia and New Zealand.

Resources to support projects

Green Star Fitouts is made up of a suite of resources which help projects get certified. Green Star resources are accessible online through the Green Star Manager.

Check Green Star Resources regularly for updated resources.

Submission Guidelines

The main source of information on the technical requirements for projects pursuing Green Star certification.

Submission Templates

For projects to communicate their approach to the Assessor.

Calculators and calculation guides

Calculators help with **complex calculations** and help understand points targeted.

Supporting templates

Help projects structure information to demonstrate compliance with certain credits.

Supporting resources

Other GBCA resources are sometimes referenced to support you.

With thanks to our advisors & contributors

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NABERS
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Contact our Market Engagement team
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Building a sustainable future