GREEN STAR - OFFICE V3
TOP CHANGES

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A number of documents are released alongside the Green Star - Office Design v3 Technical Manual. These documents relate to the release of Green Star - Office v3, and are being released for information purposes only.

These documents are not meant to be used as replacement for the Technical Manual, or intended to encompass all the changes within the tool. Project teams are advised to purchase the Green Star - Office v3 Technical Manual prior to registering for a Green Star certified rating from the GBCA's online shop.

TOP 10 CHANGES: OVERALL

1. One Technical Manual, two Green Star ratings

Streamlined path between Design and As Built assessments

2. More effective assessment

Criteria and language revised to best support project teams

3. More flexibility

Additional options for demonstrating compliance

4. Changed benchmarks

Credit Criteria reflects current industry best practice

5. Outdated credits removed

Points reallocated to facilitate industry progress

6. New credits

Additional best practice initiatives rewarded

7. Energy Calculator PILOT

Introduction of an alternative energy modelling route

8. Changed weightings

State-based weightings reflect current climatic conditions

9. Eligibility

Criteria expanded to apply to a more projects and clarified

10. Cheaper assessment

Deemed-to-Satisfy criteria introduced

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TOP 10 CHANGES: CONTENT

CREDIT	CHANGES
Man-3	More rounded, to help people learn from green buildings; better communication needed; closing the learning loop
IEQ-4	Different methodology for better outcomes; given more options for compliance
IEQ-9	More options provided for compliance and Deemed-to-Satisfy introduced; easier for Naturally Ventilated buildings (thus encouraging this design)
IEQ-10	Expanded to include extra 'nasties' which may be within the building
IEQ-13	Reduced percentages on paints and sealants & adhesives to be more encouraging / inclusive to the industry (now 95% not 100% to allow for margin of error / problems)
IEQ-14	Included new ways of compliance to encourage uptake of credit
Ene-1	More user-friendly with smaller increments and maximum points to encourage 'carbon neutral' developments and systems
Ene-5	Provided another way of proving it; easier for Naturally Ventilated buildings, less documentation and mystery surrounding it
Tra-2	More inclusive for Fuel Efficient vehicles and other ways of achieving the credit
Wat-1	More emphasis on water re-use; tougher credit overall with higher benchmarks, but easier to prove
Wat-4	New title (less 'Cooling Towers' emphasis) and more outcomes-focussed; much clearer criteria overall
Mat-2	More user-friendly credit, focus on re-use itself, lower benchmark raised a bit
Eco-1	Topsoil credit has dropped the 'Fill' part, but emphasised the importance of topsoil and made it easier to attain and understand the true impact
Emi-2	Lower benchmark to encourage partial compliance and reward the industry for aiming for this 'Holy Grail' of credits
Innovation	Less mystery over what is / isn't innovative, more robust criteria and wording, and more objective in its analysis of situations

AND THE NEW CREDITS / PRINCIPAL POINT CHANGES:

CREDIT	INTRODUCTION
Ene-2	Energy sub- and tenancy-metering joined together
Ene-4	Additional point for better / more addressable and flexible lighting systems
Mat-2	Building reuse joined Reuse of Facade and Reuse of Structure together
Mat-3	NEW Reused Materials based on % of contract value
Mat-9	NEW Design for Disassembly based on % of roofing / facade incorporated
Mat-10	NEW Dematerialisation based on 'substantial reduction' (to be proven); doing more with less
Emi-3	Refrigerant leak detection and recovery joined together
Emi-5	Riparian Buffer Zones now specified to focus on environmental impact of development

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