



10 YEARS OF BUILDING
A SUSTAINABLE FUTURE
2002-2012



Green Star – Interiors

The Green Star rating tool
for interior fitout projects



green building council australia



Green Star – Interiors sponsors

The Green Building Council of Australia (GBCA) would like to thank our sponsors for their support in the development of the Green Star – Interiors PILOT rating tool.

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Welcome to Green Star – Interiors, the Green Star rating tool for interior fitout projects



Specially developed by the Green Building Council of Australia in consultation with the Australian property industry, Green Star – Interiors is a new environmental rating tool that assesses the sustainable attributes of interior fitout projects.

Green Star – Interiors provides developers, owners and users with best practice benchmarks for the development of interior fitouts and offers an avenue for the independent verification of their sustainability credentials through Green Star certification.

“ Based on our experience designing, constructing and occupying Green Star-rated tenancies, we believe that a building’s interior has the greatest positive impact on the health, wellbeing and performance of its occupants. We expect the new interiors tool will reinforce this view and provide greater opportunity for businesses across a broader range of buildings to enjoy the social, environmental and economic benefits of a Green Star fitout. ”

Michael Barnes

Chief Executive Officer
ISIS Group Australia Pty Limited





Tabitha - Site 6 & 7 Sydney Olympic Park
5 Star Green Star – Office Interior v1.1

Why certify your interior fitout with Green Star?

There are many benefits to achieving a Green Star certified rating for your interior fitout project. Green Star certification allows you to:

Demonstrate your commitment to sustainability across holistic environmental benchmarks

A Green Star rating can help you to demonstrate commitment and accountability across eight environmental impact categories. Your Green Star rating is proof that your company cares about the environment and is committed to operating sustainably.

Obtain an independent, third-party verification

A Green Star rating gives your project the independent, third-party verification you need to demonstrate that you've met or even exceeded best practice benchmarks across a range of holistic environmental criteria.

Save money

Research shows that Green Star-rated fitouts are good investments, delivering significant savings on energy and water costs year after year. Green Star rated fitouts can also provide a significant boost to productivity, with some employers reporting productivity increases of up to 13 per cent.

Gain competitive advantage

A Green Star rating can deliver a competitive edge in today's crowded marketplace. The BCI Green Building Market Report (2008) found that one of the main drivers for committing to sustainable building was the competitive advantage of green projects. A Green Star rating not only provides proof that you live up to your environmental claims, but can also foster confidence in your product or service and help to boost your brand.

Demonstrate leadership

Increasingly, people around the world perceive sustainable buildings as the only ethical choice – and corporations, governments and community organisations with Green Star-rated buildings benefit from these perceptions through community pride, satisfaction and well-being.

Attract and retain top talent

Attracting and retaining talented employees is vital to any business' success – and working within a Green Star-rated building is an attractive employee benefit. Green Star buildings are also healthier places to work and can help employers reduce the costs associated with absenteeism.





Future proof your tenancy

Governments and large corporate organisations are increasingly incorporating green principles into their property ownership or tenancy requirements, and a number of state governments have already mandated minimum Green Star benchmarks for their office buildings, with similar mandates expected to follow for other building types. Obtaining a Green Star rating now can help you to future-proof your fitout and your business for changes in the market and regulatory environment. As Daniel Grollo, Chief Executive of Australia's largest privately-owned development, funds management and construction company, told the Australian Financial Review in 2011 "it is a liability to have too few Green Stars."

Work with an industry-leading sustainability rating system

Green Star is designed for Australia's unique conditions and is widely-recognised across the Australian property industry and beyond. Hundreds of projects have achieved Green Star ratings, with many more registered for certification. Companies, consultants, builders, owners, tenants, students, patients, homeowners and governments are increasingly turning to Green Star as a proven method of achieving better results for the buildings they own and occupy.

Greening your interior: Becoming a Green Star – Interiors PILOT project

Green Star – Interiors is currently available as a PILOT rating tool and leading fitout owners are invited to seek certification for their projects through participation in the PILOT process. Projects seeking certification at this stage are provided with the unique opportunity to shape Green Star – Interiors prior to its release for use by all projects as a version 1 rating tool.

The Green Star – Interiors PILOT phase takes Green Star interiors certification beyond the office market, opening up the benefits of Green Star to new sectors, such as retail and hospitality. A Green Star PILOT certified rating is a widely recognised symbol of sustainable innovation, so no matter the business you are in or your fitout's use, your achievement of a Green Star – Interiors PILOT rating will demonstrate your industry leadership, corporate social responsibility and commitment to the environment.

As the PILOT process is aimed at testing the rating tool and refining credits prior to a full release, as a PILOT phase participant, you would provide feedback to the GBCA throughout the assessment and certification process. To support project teams in the application of Green Star – Interiors, the GBCA will provide additional assistance during the PILOT process. Registered PILOT projects may make unlimited inquiries without charge, and the GBCA will also provide up to two project workshops with all registered project team members.

“ Green Star focuses on improving the health and wellbeing of occupants through better indoor environment quality and aligns with one of our key corporate values – that people are our greatest asset. ”

Gerard McMahon

Group Executive – Operations,
People and Sustainability
ISIS

The Green Star – Interiors PILOT: How does it work?

ASSESSMENT

The Green Star – Interiors PILOT rating tool assesses projects against eight holistic impact categories as well as rewarding sustainable innovation:

MANAGEMENT

The Green Star 'Management' category is designed to encourage and reward the adoption of sustainable development principles from your interior project's design, implementation and operation.

INDOOR ENVIRONMENT QUALITY (IEQ)

The 'IEQ' category encourages and rewards initiatives that enhance the comfort and well-being of fitout occupants, and assesses the sustainable attributes of components like air-conditioning systems and lighting. IEQ category credits reward increases to occupant comfort and reductions in pollutant levels.

ENERGY

The 'Energy' category is designed to encourage and reward projects that reduce the amount of greenhouse emissions from operations by addressing issues of energy demand, use-efficiency, and supply of energy from alternative sources.

TRANSPORT

The Green Star 'Transport' category encourages the reduction of single-occupant car use, by rewarding measures taken to discourage car commuting and encourage the use of alternative transportation.

WATER

The 'Water' category encourages and rewards initiatives that reduce fitouts' consumption and reliance on potable (drinking) water. The category assesses the efficiency of projects' fixtures and water reuse strategies, and rewards the substitution of potable water with alternative sources (like rainwater).

MATERIALS

The 'Materials' category encourages and rewards fitout projects that minimise and reduce resource consumption through good material selection, reuse initiatives and efficient management practices.

LAND USE & ECOLOGY

The 'Land Use & Ecology' category addresses a fitout's impact on its immediate ecosystem, through the choice of a sustainable base building.

EMISSIONS

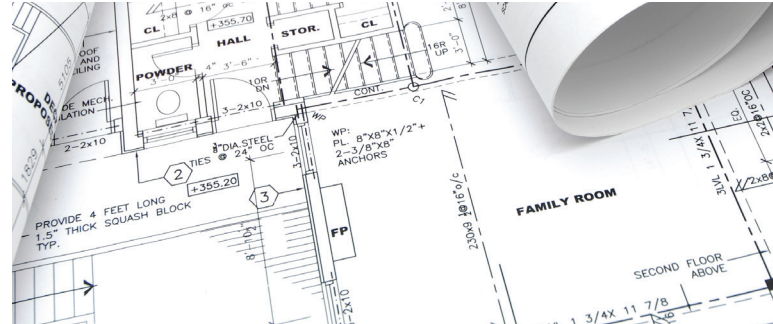
The Green Star 'Emissions' category addresses the point source pollution to the atmosphere, local watercourses, and ecosystems from fitouts.

INNOVATION

The Green Star 'Innovation' category is designed to reward new design or construction innovations that foster a transition to sustainable building practices.

THE CERTIFICATION PROCESS

Once your Expression of Interest for involvement in the Green Star – Interiors PILOT process has been accepted, you will be invited to register your project and complete the certification process.



► Step 1.

Register your project: Registration is a simple online process. For more information on eligibility criteria, see: www.gbca.org.au/interiors. Once registered, it is recommended that you arrange a Green Star – Interiors PILOT Workshop with the GBCA. This workshop can be held at any time following registration and at no additional cost to you.

► Step 2.

Prepare your submission: Once you have registered, your project team will begin to prepare a submission which demonstrates that your project satisfies the Green Star – Interiors PILOT credit requirements.

► Step 3.

Round 1 Submission and Assessment: Once you have submitted your documentation, a quick pre-assessment review will be conducted by the GBCA, which may identify issues you must resolve prior to your official Round 1 Assessment. The results of your Round 1 Assessment will be issued within six weeks. At this point you may accept these results or resubmit documentation for credits 'to be confirmed' during Round 2 Assessment.

► Step 4.

Round 2 Submission and Assessment: Round 2 Submission and Assessment repeats the Round 1 Assessment process for any credits that were ruled 'to be confirmed' in the earlier round. The completion of Round 2 will take approximately four weeks from the time of submission pending a successful pre-assessment review. For Round 2 your project team need only address those credits that were not awarded during Round 1.

► Step 5.

The Results: The independent assessment panel will advise GBCA whether your project has reached a 4, 5 or 6 Star Green Star – Interiors PILOT rating and your project will be awarded the appropriate certification.



Interested? What next?

**To discuss opportunities for
involvement in the Green Star –
Interiors PILOT process, please
contact us:**

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Or visit our website:

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