

RATING TOOL FACT SHEET: GREEN STAR -

OFFICE EXISTING BUILDING EXTENDED PILOT

STATUS: EXTENDED PILOT RELEASED APRIL 2007

About the Rating Tool

Green Star – Office Existing Building EXTENDED PILOT rates the environmental attributes of existing office buildings, defined as buildings that have been constructed and handed over not less than 24 months prior to an application for a Green Star Certified Rating.

The tool assigns a Green Star rating to the physical building and its services, independent of its tenants' operations or behaviour.

Purpose

Green Star - Office Existing Building EXTENDED PILOT has been developed to assist building owners assess the environmental merits of their existing or future assets. The tool is suitable for any of the following purposes:

- Portfolio profiling;
- Evaluation of assets for potential acquisitions;
- Corporate environmental reporting;
- Due diligence investigations; and
- Identification of upgrade priorities.

Green Star - Office Existing Building EXTENDED PILOT encourages and recognises partial upgrades. Should an existing building be substantially (as defined by the Building Code of Australia, affecting at least 50% of the development) refurbished, it would be assessed for a Green Star - Office Design or the Green Star – Office As Built Certified Rating.

Target Audience

This allows the market, including tenants, to compare a new building's Green Star Certified Rating with an existing building's rating.

The primary target market for the Green Star – Office Existing Building EXTENDED PILOT rating tool comprises:

- Commercial office building owners;
- Property trusts; and
- Other holders of multiple existing buildings. The secondary market is tenants.

As the primary aim of Green Star – Office Existing Building EXTENDED PILOT is to assess the current environmental potential of existing buildings, it is the first Green Star rating tool that will award Certified Ratings to projects that do not achieve the 'Best Practice' benchmark. The following Certified Ratings will be awarded:

- 1 Star Green Star Certified Rating (score 10-19) signifies 'Minimum Practice'
- 2 Star Green Star Certified Rating (score 20-29) signifies 'Average Practice'
- 3 Star Green Star Certified Rating (score 30-44) signifies 'Good Practice'
- 4 Star Green Star Certified Rating (score 45-59) signifies 'Best Practice'
- 5 Star Green Star Certified Rating (score 60-74) signifies 'Australian Excellence'
- 6 Star Green Star Certified Rating (score 75-100) signifies 'World Leadership'

Eligibility Criteria

To qualify for assessment, the building must meet the following Eligibility Criteria:

- A minimum of 80% of the building's gross floor area (GFA) must be Class 5 Commercial Office as defined by the BCA. If other BCA classes are present within the building, those areas must be included in the assessment as required by the Credit Criteria; and
- By the time of submission, at least 24 months must have passed since the issue of the Construction Certificate.

As the primary aim of Green Star – Office Existing Building EXTENDED PILOT is to assess the current environmental potential of existing buildings, the rating tool has no conditional requirements.

Environmental Impact Categories

Green Star rating tools consist of eight environmental impact categories and an innovation category. Credits are awarded within each of the categories based on the building's potential to minimise its environmental impact in a range of areas.

Green Star – Office Existing Building EXTENDED PILOT takes into consideration the uniqueness of both the development history and the environmental impacts of existing commercial office developments.

Ongoing Feedback

The Green Star – Office Existing Building EXTENDED PILOT Certified Rating is comparable with a Green Star – Office Design Certified Rating or a Green Star – Office As Built Certified Rating. In other words, a 5 Star Green Star – Office Existing Building EXTENDED PILOT



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certified development.

Differences with other Green Star Rating Tools for Class 5 Commercial Office

The fact that the developments targeted by this rating tool are existing ones has primarily affected the Management, Energy, Materials and Land Use & Ecology categories of Green Star.

A number of credits were deemed not applicable for existing facilities and were removed from the rating tool, as follows:

- Management:
 - Green Star Accredited Professional;
 - Commissioning – Clauses;
 - Commissioning – Independent Commissioning Agent; and
 - Waste Management.
- Energy:
 - Energy – there is no conditional requirement for minimal energy efficiency.
- Materials:
 - Reuse of Façade;
 - Reuse of Structure;
 - Shell & Core or Integrated Fitout;
 - Recycled Content of Concrete;
 - Recycled Content of Steel;
 - PVC Minimisation; and
 - Sustainable Timber.
- Land Use & Ecology
 - Ecological Value of Site – there is no conditional requirement for site selection;
 - Reuse of Land;
 - Reclaimed Contaminated Land; and
 - Topsoil and Fill Removal from Site.

A number of new credits were developed to address areas of impact that are targeted within all Green Star tools while retaining relevance for the Existing Building EXTENDED PILOT sector:

- Man-1 'Maintenance' – Rewards long-term maintenance of the major service aspects of the building
- Man-5 'Joint Commitment to Green Performance' – Rewards lease agreements that align the environmental performance interests of the owner with those of the tenants;

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- Mat-2 'Building Conservation' – Rewards 'best practice' energy efficiency, relative to the building's age
- Eco-1 'Underground Storage Tanks' – Rewards the elimination of underground storage tanks

In addition, a group of common credits were modified to reflect that the facilities are in the operational phase of their life cycle, as follows:

- Man-2 'Commissioning – Building Tuning' – Rewards ongoing tuning of systems;
- Man-3 'Building Users' Guide' – Also rewards an active Building Log Book;
- Man-4 'Environmental Management' – addresses the role of the building owner/manager rather than the contractor;
- Electric lighting Credits (IEQ-6 'High Frequency Ballasts', IEQ-7 'Electric Lighting Levels', Ene-3 'Office Lighting Power Density' and Ene-5 'Office Lighting Zoning') – Recognises staggered lease expiration and rewards partial upgrade if at least 40% of NLA has been upgraded and the other will be;
- Specification credits (IEQ-13 'Volatile Organic Compounds' and IEQ-14 'Formaldehyde Minimisation') – Address only the modifications within the past 12 months (or 24 months for carpet only);

- Ene-1 'Energy Improvement' – Accepts energy modelling as well as well as an ABGR Certified Rating; and

- Eco-2 'Change of Ecological Value' – Assesses the existing facility against a benchmark development rather than against the previous condition of the site.

No credit content was changed in the IEQ, Transport, Water or Emissions Categories from Green Star – Office v2 rating tools. However, even where the Credit Criteria remained unchanged, Compliance Requirements often stipulate postfactum (e.g., test results or measurements) rather than design documentation. Furthermore, additional calculators, such as the Daylight Factor Calculator, the Energy Calculator, the Energy Performance Calculator and the Electric Lighting Calculator have been introduced to facilitate documentation in the absence of a design team.

Category Weightings

Green Star – Office Existing Building EXTENDED PILOT weightings have been established so that initiatives within the tool are rewarded in a manner consistent with Green Star – Office Design. As the number of credits recognised under the Materials and Land Use & Ecology have been reduced within Green Star – Office Existing Building EXTENDED PILOT but increased within the Management category,



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the overall weightings have been adjusted accordingly.

Assessment Process

A design, project or building cannot publicly claim a Green Star rating unless the GBCA has certified the rating. Following the release of the final rating tool, the GBCA will offer the formal assessment process to any eligible project.

EXTENDED PILOT Assessment Process

The launch of an EXTENDED PILOT is unique among Green Star ratings tools. The GBCA deemed that the changes from the originally released version were significant enough to warrant an additional PILOT period. As with all Green Star tools, the Green Star – Office Existing Building EXTENDED PILOT process will last for a minimum of 90 days. The tool will be available to the public on the GBCA website and the GBCA will address and incorporate public feedback prior to the release of the final rating tool.

Beginning with the Green Star – Shopping Centre Design tool, the GBCA has implemented a formal EXTENDED PILOT assessment process. Up to six projects nominated by tool sponsors have the opportunity to go through two rounds of assessment and receive an EXTENDED PILOT Certified Rating. Should the tool sponsors nominate fewer than six projects, expressions of interest will be considered from GBCA Member organisations.

www.gbca.org.au

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The table below outlines each category within the Green Star - Office Existing Building EXTENDED PILOT.

Management

- Maintenance
- Commissioning – Building Tuning
- Building Users' Guide
- Environmental Management
- Joint Commitment to Green Performance

Indoor Environment Quality

- Ventilation Rates
- Air Change Effectiveness
- Carbon Dioxide Monitoring & Control
- Daylight
- Daylight Glare Control
- High Frequency Ballasts
- Electric Lighting Levels
- External Views

- Thermal Comfort
- Individual Comfort Control
- Asbestos
- Internal Noise Levels
- Indoor Air Pollutants
- Tenants Exhaust Riser
- Mould Prevention

Energy

- Energy Improvement
- Car Park Ventilation
- Electrical Sub-metering
- Tenancy Sub-metering
- Office Lighting Power Density
- Office Lighting Zoning
- Peak Energy Demand Reduction

Transport

- Provision of Car Parking
- Small Parking Spaces

- Cyclist Facilities
- Proximity to Public Transport

Water

- Occupant Amenity Potable
- Water Efficiency
- Water Metering
- Landscape Irrigation Water Efficiency
- Heat Rejection Water
- Consumption
- Fire System Water Consumption

Materials

- Recycling Waste Storage
- Building Conservation

Land Use & Ecology

- Underground Storage Tanks

- Change of Ecological Value

Emissions

- Refrigerant ODP
- Refrigerant GWP
- Refrigerant Leak Detection
- Refrigerant Recovery
- Legionella
- Watercourse Pollution
- Reduced Flow to Sewer
- Light Pollution

Category Weightings

Management	20%
IEQ	20%
Energy	25%
Transport	10%
Water	12%
Materials	4%
Land Use & Ecology	4%
Emissions	5%

TOTAL: 100%

Sponsors:

GPT Group	Silver
Macquarie Office Trust	Silver
AMP Capital Investors	Silver
Multiplex Capital	Silver
Australand	Silver
Leighton Properties	Silver
Colonial First State Property	Silver
Investa	Silver
Building Commission (VIC)	Silver
DB RREEF	Silver
ING Office Trust	Silver
Lend Lease	Silver