WHY CHOOSE GREEN STAR?

Research has shown that there are real advantages for businesses operating in Green Star buildings – and these benefits extend well beyond a smaller carbon footprint.

So why should your company choose to operate from a Green Star rated building?

green building council australia

greenstar

LOWER OPERATING COSTS

Green buildings are built for high energy and water efficiency, so they are cheaper to operate. International research has confirmed that green buildings:

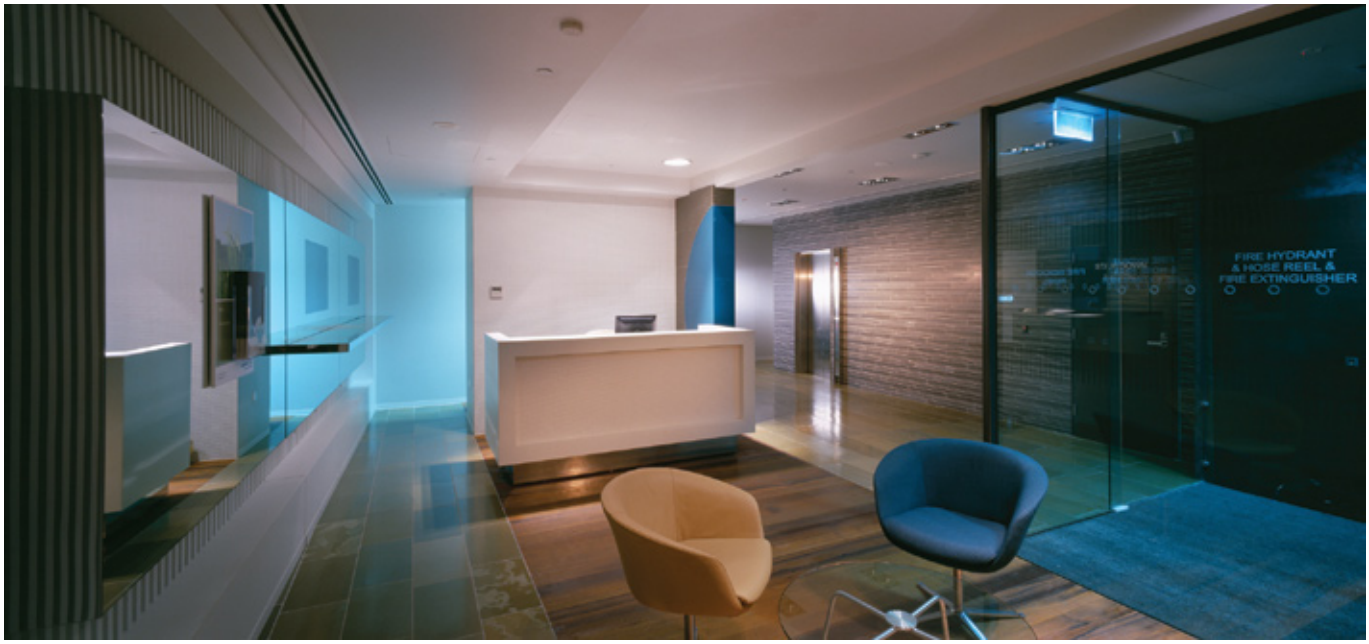
- Consume 26% less energy than the average commercial building
- Generate 33% less greenhouse gas emissions.

Green buildings can provide tenants with a buffer against future increases in water and energy services costs and protect against services shortages. High efficiency appliances, increased insulation, reduced lighting loads, passive solar heating and ventilation, and water conservation measures all lead to more dollars in the bank.

71% energy savings on business as usual
Awarded the first 6 Star Green Star – Office Design v1 rating, the Szencorp Building at 40 Albert Road in South Melbourne reported major energy and water usage reductions after just two years of operation.

With energy savings of 71% and water savings of 94% (compared to the industry average measured by NABERS Water rating of 2.5 stars), the Szencorp Building demonstrates the very real benefit of operational efficiency.

4 Stars for 20% reduction in energy and water
The Power and Water Corporation was awarded the Northern Territory's first Green Star certification in 2009, setting a new benchmark for sustainable tropical design. The 4 Star Green Star-rated Ben Hammond Complex in Darwin has achieved a 20% reduction in energy and water use across the site. The implementation of glazed windows, insulation and a low-velocity air conditioning system throughout the complex reduced overall energy demand in the warmer months – a victory in Darwin's hot tropical climate.



Szencorp Building / 6 Star Green Star – Office Design v1

PRODUCTIVITY BENEFITS

Green buildings consistently outperform non-green buildings in terms of comfort and productivity. Natural light, fresh air and access to views of the outdoors, as well as control over individual workspace temperature and lighting, can directly affect productivity.

Staff costs are by far the greatest business expense in most businesses and only an incremental increase in productivity will pay for the small rent premium on a green office.

Green schools are also more productive places to work and learn. The *Heschong Mahone Daylighting Study* (1999) of more than 21,000 US students found a dramatic correlation between daylit school environments and student performance, including:

- 20% faster progression in maths
- 26% faster progression in reading
- Up to 10% increased performance simply by providing students with views out of windows.

Cost savings of $2 million a year

A post-refurbishment study of the 5 Star Green Star-rated 500 Collins Street in Melbourne found a 9% increase in typing speeds of secretaries and a 7% increase in lawyers' billings ratios, despite a 12% decline in the average monthly hours worked.

At the City of Melbourne's CH2, Australia's first 6 Star Green Star – Office Design rated building, productivity has risen by an impressive 10.9% since staff moved into their green office, with an estimated annual cost saving of $2 million.

Green features pay for themselves

Umow Lai's head office in South Yarra, Victoria, highlights the very real benefits of green buildings as staff productivity levels increase. An independently conducted occupant productivity study of the building found the new 6 Star Green Star office fit-out has triggered a 13% increase in staff productivity. Higher rates have been recorded for administration staff who spend the most time in the office.

For Managing Director of Umow Lai, Dominic Lai, the result is fantastic. "The productivity benefits we have achieved have effectively paid for the cost of our new fit-out," he says.

A HEALTHIER PLACE TO LIVE AND WORK

According to the OECD's *Environmentally Sustainable Buildings* report (2003), illness from indoor air pollution has become one of our most acute building challenges – with building materials, ranging from paints to carpets – leading to occupational health issues.

As office, retail and healthcare workers spend up to 90% of their time indoors, and students and teachers spend around six hours a day inside, the risks of poor ventilation and air supply, and cross contamination of illnesses, mean tighter controls on indoor environment quality is inevitable.

An international review of 30 green schools in the US, *Greening America's Schools: Costs and Benefits* (2006), found that green schools and universities deliver:

- 41.5% improvement in student and teacher health (including reduced incidence of asthma, 'flu, respiratory problems and headaches)
- Up to 15% improvement in student learning and productivity
- Up to 25% improvement on test scores from good lighting and ventilation.

There is now solid evidence that green buildings can improve patient outcomes too. One 2005 study into the effect of sunlight on patients undergoing spinal surgery found that lighter and brighter rooms in hospitals contributed to stress reduction and that patients experienced less pain and used less analgesic medicine.

Another study at the Mackenzie Health Sciences Centre in Canada found that depressed patients in sunny rooms recovered 15% faster than those in darker rooms.

Sick leave falls by 39%

Sick leave is of keen interest to businesses because it has a significant impact on a company's operating cost. According to CCH Australia, a leading publisher of human resources and industrial relations publications, unscheduled worker absences cost Australian businesses $7 billion a year.

After moving into their green office, the legal firm at the 5 Star Green Star rated 500 Collins Street in Melbourne reduced their sick leave by 39% - well below the national average. What's more, sick leave costs fell by 44%.

DEMONSTRATION OF CORPORATE SOCIAL RESPONSIBILITY

Building green is a clear expression of a company's commitment to the environment. Increasingly, people around the world perceive green buildings as modern, ethical and proactive – and organisations associated with green buildings benefit from these perceptions through employee pride, satisfaction and well-being.

Good for the environment, good for business
When the management team at the Bendigo Bank decided to build new 5 Star Green Star certified headquarters, they saw it as an opportunity to demonstrate that corporate social responsibility starts at home. The Bendigo Bank's Managing Director, Rob Hunt, says that green initiatives "are good for customers, good for the environment and good business for our bank."

Green enhances prestige
Operating from green facilities can attract new customers. The Bond University Mirvac School of Sustainable Development in Queensland, which operates from the first 6 Star Green Star rated educational facility in Australia, has identified a number of significant benefits of its green credentials, including attracting international students and developing research partnerships with other prestigious universities around the world. These benefits, alongside the environmental ones, have resulted in a sustainable financial return on their investment.

Bond University / 6 Star Green Star – Education PILOT

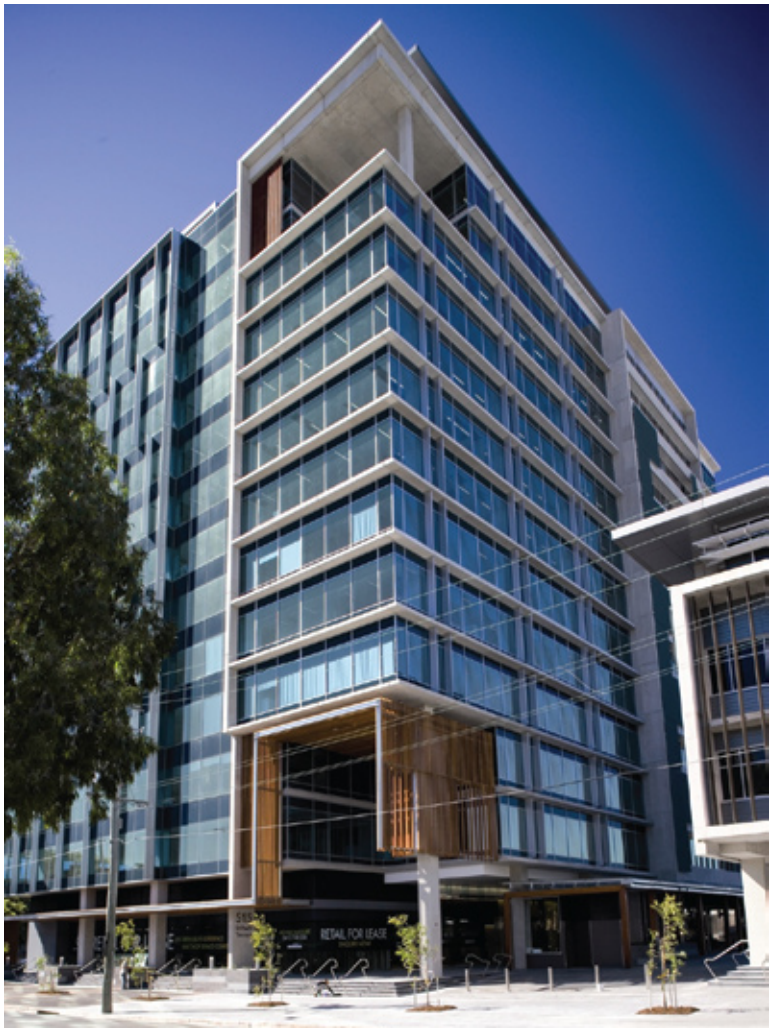
greenstar

FUTURE PROOFING

'Future proofing' is about anticipating and adapting to change, rather than simply reacting to change. By choosing a green tenancy now, companies can 'future proof' against escalating energy and water prices.

What's more, a green tenancy can protect a company from future changes to the business and regulatory environment. With governments increasingly mandating green principles and energy efficiency requirements, going green early makes good business sense.

$4,000 a month saving on energy bills
Global infrastructure services consultancy, Cardno, recently moved into the 6 Star Green Star rated Green Square Tower North in Brisbane. Support Services Manager at Cardno, Rebecca Ernst, is impressed by the financial reward of a green office fit-out. "Since moving from our old 4,500sqm office space to our new 7,800sqm space in Green Square North Tower, our monthly energy bills have dropped from an average of $12,000 to approximately $8,000 per month. For us, this is positive proof that moving to a green building was a smart financial decision," she says.



Green Square Tower North / 6 Star Green Star – Office As Built v2, 6 Star Green Star – Office Design v2

WHAT DO I DO NOW?

There are six steps to certifying a project:

1 **Register your project online**
www.gbca.org.au/green-star/certification/green-star-project-registration

2 **Design with Green Star in mind**
Throughout the design process, consider Green Star requirements for targeted credits.

3 **Collect documentation**
Throughout the design and construction phase of a project, documentation must be collected for use within the Green Star submission.

4 **Undergo assessment**
Submit the project to the GBCA for assessment.

5 **Revise design/documentation**
Amend project design or documentation if required to meet the credit compliance requirements.

6 **Receive a Green Star rating**
Once certification has been confirmed, a Green Star certified rating will be conferred on the project.