



 **greenstar**
FUTURE FOCUS

Discussion Paper

April 2018

National Strategic Sponsor



Supporting Sponsor



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Request for feedback

We seek industry feedback on the review of the rating system. The document seeks feedback on the vision, high-level principles, opportunities, changes and outcomes of the review. We will release more documents this year to support other aspects of the review.

This document serves two purposes.

- It adds additional detail and context to the Green Star Future Focus Executive Summary paper. This may assist you in answering the [Green Star Future Focus survey](#).
- It also provides another vehicle for providing detailed feedback to us. You are not required to provide feedback on this document, only do so if you wish to delve deeper into the issues raised in the [Executive Summary and survey](#).

The review addresses all four rating tools: Green Star - Design & As Built, Green Star - Performance, Green Star - Interiors, and Green Star - Communities.

We expect to release the new version of the rating system in 2020.

Providing your feedback

As you read this consultation paper, you will be asked to provide feedback on a range of issues and topics. Feedback prompts are presented as follows:

In order to support GBCA's vision of healthy, resilient, and positive places for people and the natural environment, what would a successful rating system look like to you?

Please provide your feedback by filling in the text box that is provided after each question. Some additional text boxes will be provided where you can make general comments or suggestions about the issues covered in that section. Once you finish providing feedback, please click the 'submit form' button. This will send us an email with your comments. Alternatively, you can just email us at: greenstar@gbca.org.au

Please provide your feedback by 15th May 2018

Your details

Name

Job title

Organization

Are you submitting this on behalf of your organisation?

Are you actively engaged in the design, construction, development, or operations of the sustainable built environment?

What is your interest in Green Star?

- I am engaged to deliver Green Star projects
- I work for a financial institution that looks to Green Star to set standards for the built environment
- I work for a product or materials manufacturer or supplier that wants to improve their offerings or that supplies to Green Star rated projects.
- I'm a practitioner that uses Green Star to set benchmarks for my projects
- I'm part of local, state, or federal government which supports or mandates Green Star
- I'm part of a NGO that supports improving the built environment
- Other:

If you are actively engaged, which Green Star rating tools do you work with?

- Green Star - Design & As Built
- Green Star - Interiors
- Green Star - Performance
- Green Star – Communities
- Legacy rating tools
- Not currently using tools

Which sector/s do you work in?

<input type="checkbox"/> Residential	<input type="checkbox"/> Government
<input type="checkbox"/> Office	<input type="checkbox"/> Planning
<input type="checkbox"/> Retail	<input type="checkbox"/> Education
<input type="checkbox"/> Healthcare	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Transport

Other. Please specify:

Have you been part of a project that achieved Green Star certification?

- If yes, which certification process have you been part of?**
- Single project certification
 - Multiple project certification
 - Volume certification
 - Portfolio certification
-

Green Star Future Focus

Global megatrends are rapidly reshaping our industry and the built environment. These include climate and demographic change, urbanisation, big data, artificial intelligence and technological innovation driving an increasing focus on our cities, health and well-being, human rights, equity and resilience. These drivers are accelerating.

In 2015, the world signed on to the Paris Climate Change Agreement. More broadly, the urgency of climate action started to become clear across the globe

In 2016, the 2030 Agenda for Sustainable Development was set by the United Nations supported by the 17 Sustainable Development Goals. The built environment is now seen as key to improving people's health and well-being. Affordability, social cohesion, community engagement, mobility and connection to nature are all issues that the modern built environment must address.

In 2017, investors, lenders, insurers, and stakeholders were seeking to reduce their exposure to risk through investments in assets that are low carbon and resilient to the shocks and stresses of climate change. Organisations are now responding to increasing scrutiny and pressure to prevent human rights abuse, and to measure, report and act to reduce their impact on people, cities and the natural environment.

The delivery of the Green Building Council of Australia's vision for healthy, resilient, and positive places for people and the natural environment demands that we respond to these megatrends and emerging challenges.

In parallel Green Star must also evolve and adapt to meet our expectations of what a sustainable built environment should deliver.

In this context, we are seeking your feedback on the future of Green Star, focusing on the following three questions:

- What will define world leadership in the next iteration of Green Star?
- What new challenges must Green Star respond to?
- How should Green Star respond to these challenges?

This paper provides a details of the changes we are considering for Green Star, with a view to working with you, the people who use Green Star, to deliver updated tools from 2020.

Why are we revising Green Star?

Our understanding of sustainability continues to evolve alongside the challenges we face. The new versions of the rating tools must take into account where the built environment is today, and where we would like it to be in the future. We will update Green Star to:

- Ensure Green Star remains the rating system of choice for the built environment
- Recognising world leadership and best practice through Green Star
- Deliver our vision for the built environment:
- Address climate change
- Focus on people's health, well-being, and human rights
- Respond to increased expectations of what world leading built environment should look like
- Focus on outcomes and ongoing performance
- Improve the user-experience and reduce cost

Tell us what you think

A. What other issues or trends should drive this update to Green Star and its processes?

What are the proposed changes?

We propose that the rating system be changed to achieve the following:

1. All Green Star rated assets will be required to meet greenhouse gas emissions targets in line with the 1.5°C trajectory as set out in the Paris Agreement.
2. World leading assets awarded a Green Star rating must demonstrate that they have low energy demand. Assets will need to use 100% renewable energy and preferably have on-site, or access to precinct scale, solar and energy storage solutions. All emissions, including embodied carbon, will need to be reduced and offset.
3. Best practice assets awarded a Green Star rating must demonstrate that they have low energy demand. They will be encouraged to have solar and battery storage either on-site or at a precinct scale. Embodied carbon emissions will need to be reduced.
4. The scope of Green Star will be expanded to include resilience, social sustainability and human rights issues. Examples of issues to be introduced include inclusivity, accessibility, safety and affordability.

5. Green Star will also seek to influence social sustainability in the supply chain (e.g. to combat modern slavery) and its environmental impacts (e.g. the embodied carbon).
6. Green Star benchmarks for ecology, biodiversity, transport, health and wellbeing will be increased.
7. New conditional requirements will be introduced to achieve a Green Star rating. These will be in addition to the requirements for energy, land use and ecology, and will reflect sustainability attributes that all best practice sustainable assets must demonstrate.
8. Distinct star ratings will have additional requirements. That is, world leading buildings and precincts will have additional conditional requirements to that of best practice buildings and precincts.
9. Green Star rated assets must demonstrate their sustainability in operation. Ratings for all new buildings and fitouts will be conditional on a commitment to obtain a Green Star – Performance rating. If the Green Star – Performance rating is not achieved, the Green Star rating will expire.
10. World leading buildings and precincts will need to consider a whole-of-asset approach. Buildings must include tenant impacts. Precincts must include building impacts.

Tell us what you think

B. What outcomes would you like to see out of this update?

Other documents relevant to this discussion

In addition to this scoping paper, there are other documents that will influence the future Green Star update. Reading these documents is not required, but may assist in understanding the purpose of the update. These are:

- [The UN 2030 Sustainable Development Goals](#)
- [Final Report: Recommendations of the Task Force on Climate-related Financial Disclosures \(June 2017\) and annex](#)
- [The GBCA's Carbon Positive Roadmap](#)
- [RC100's City Resilience Framework](#)
- [National Carbon Offset Standard for Buildings](#)
- [National Carbon Offset Standard for Precincts](#)
- [Low Carbon High performance Buildings ASBEC](#)

The future built environment

World leadership in 2025

Our vision is for healthy, resilient and positive places for people and the natural environment. Therefore, we propose that all world-leading buildings, fitouts and precincts be:

Healthy – have amenities that enhance a person’s well-being, encourage healthy and active transport and lifestyle decisions, mimic or connect with nature and provide a comfortable environment. They are conceived, built and operated to reduce or eliminate toxic materials, are well ventilated and lit.

Resilient – ready to address the future impacts of climate change and to respond positively to other changes and shocks. A world leading asset should be resilient to natural disasters and man-made impacts including changing technology and demographics. It should be resilient to long-term risks to its value. It should minimise exposure to risks negatively impacting people’s health and human rights. It should continue working in the face of adversity. A world-leading asset should make the community and surroundings more resilient too.

Positive – focused on delivering a better environment for people and the planet. An asset that is positive is highly efficient with the use of our limited natural resources. It has lower energy consumption thanks to smarter design. Renewable energy powers the buildings and infrastructure (on-site or off-site). It is mostly fossil-fuel free and is carbon neutral by offsetting all its emissions. For new assets, this also includes reducing and offsetting its embodied carbon.

Places – able to respond to the needs of people and our planet. They should be smart, well-designed, managed and governed. They must be affordable. They must deliver on their commitments. They are safe, comfortable, inclusive and of high amenity. They improve the urban fabric, enhance the local infrastructure, and provide value to the community.

People – able to show that all are welcome, and people thrive in them. They are designed for everyone, beyond accessibility compliance laws. They are also designed to respect and celebrate our culture and our history. They help encourage reconciliation and help people connect with each other. Assets must be built with consideration of the rights of future occupants, the workers involved, those involved in the supply chain, and those in the surrounding community.

Natural environment – considerate of the current and historic impacts to our natural environment. They must reduce any impact on the site and enhance it as much as possible. A world leading asset contributes to increasing the ecological value and biodiversity of the site and beyond. They use their influence to connect green corridors in the city and work to enhance a city’s biodiversity.

Tell us what you think

C. Do you agree with this vision for world leading buildings, fitouts and precincts?

Yes No

D. What would you change, remove, add, or expand to this definition of a world-leading new building designed in 2019 and built and in operation by 2025?

- E. What would you change, remove, add, or expand to this definition of a world-leading new fitout designed in 2019 and built and in operation by 2025?

- F. What would you change, remove, add, or expand to this definition of a world-leading new precinct planned in 2019 and in development by 2025?

- G. What would you change, remove, add, or expand to this definition of a world-leading existing building that will have been in operation for 7-10 years by 2025?

Best practice in 2025

Defining world leadership also means defining what best practice means for a sustainable built environment. Best practice can be defined as “A procedure that has been shown by research and experience to produce optimal results and that is established or proposed as a standard suitable for widespread adoption¹”. What does best practice look like for Australian assets designed in 2019 and built by 2025?

We propose that all buildings, fitouts and precincts aspiring to a best practice should be:

Healthy – built and managed to reduce or eliminate critical toxic materials. They have spaces that are built with low-toxic materials. They are well ventilated, well lit, and provide a safe, comfortable and productive environment.

Resilient – to the long-term impacts of climate change. They are capable of working and providing shelter during natural and man-made disasters.

Positive – responsible with our natural resources. They have low water consumption. They consume little energy due to a well-designed facade and quality passive design. They reduce and manage their waste responsibly. These assets are fossil-fuel free. Their life-cycle impacts are measured and reduced, and chain of custody is maintained for critical items such as timber.

Places – ready to show long-term performance through well-developed and relevant management solutions. They are designed to be flexible and adaptable to changing conditions over time. The assets provide a variety of mobility options and consider the urban experience.

People – responsible to its occupants and stakeholders. The asset is inclusive to all ages and abilities. The supply chain during construction and operation is being managed to a high degree of quality.

Natural environment – managing the impacts to the natural environment. The asset reduces its impacts to ecology and biodiversity. Where possible, the asset contributes to enhancing these outcomes.

Tell us what you think

H. Do you agree with this definition?

Yes No

I. What would you change, remove, add, or expand to this definition of a best practice new building designed in 2019 and built and in operation by 2025?

¹ <https://www.merriam-webster.com/dictionary/best%20practice>

- J. What would you change, remove, add, or expand to this definition of a best practice new fitout designed in 2019 and built and in operation by 2025?

- K. What would you change, remove, add, or expand to this definition of a best practice new precinct planned in 2019 and in development by 2025?

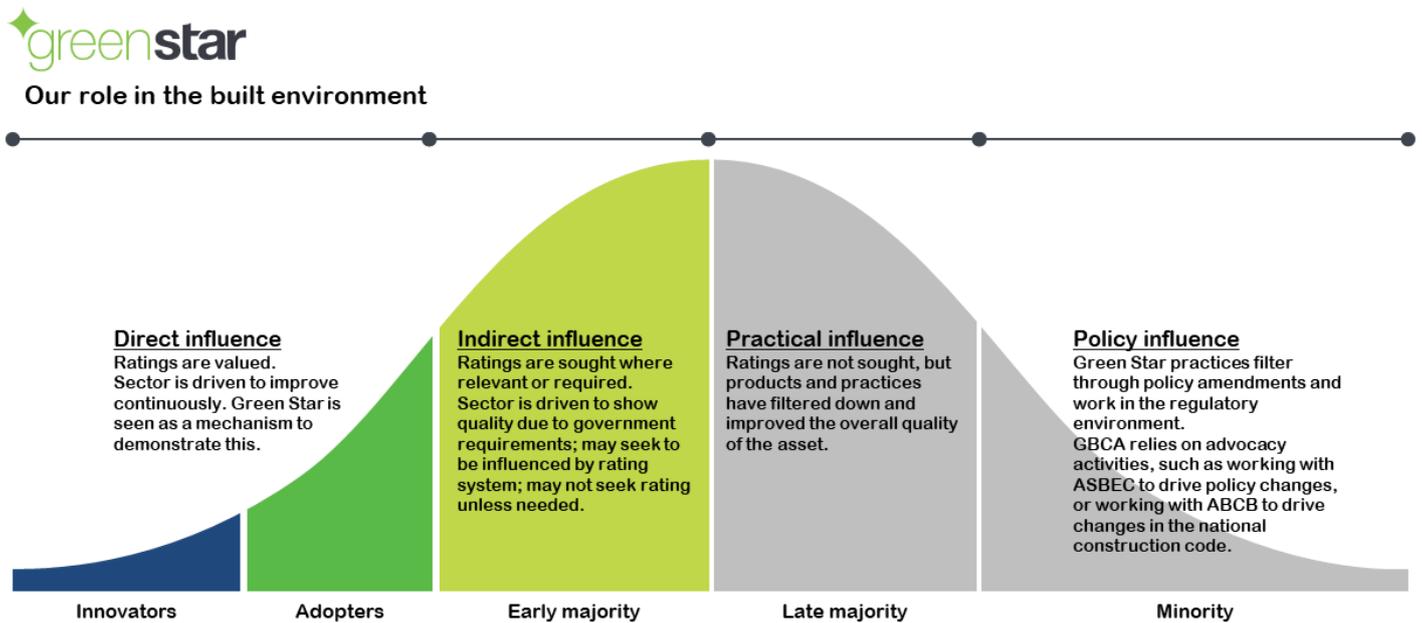
- L. What would you change, remove, add, or expand to this definition of a best practice existing building that will have been in operation for 7-10 years by 2025?

Updating Green Star

Ensure that Green Star remains the rating system of choice for the built environment

Green Star aims to influence those that wish to help deliver a better built environment. The update to Green Star must meet our stakeholders' expectations of a rating tool for the built environment, and facilitate the design, planning, construction and operation of a sustainable built environment.

Green Star showcases leadership: It demonstrates and communicates that outcomes have been achieved and that sustainability is at the forefront of your strategy. It is one of many tools that GBCA uses to effect market transformation. The diagram below articulates how Green Star fits into GBCA's strategic actions to drive transformation in the built environment.



It is clear that Green Star has an impact far beyond its role as a certification scheme. Its principles influence government policy. The property industry relies on its benchmarks to show quality outcomes. Even those who find little value in the rating use it for guidance to improve their assets. Green Star has influenced practices that have now become standard in industry and government. Best practice now means energy efficiency and water efficient, and low impact materials and high-quality spaces for people. Governments use Green Star as proof that potential changes in policy are feasible, tested and valuable.

For Green Star to continue to be relevant and influential, it must continue to drive innovation and world leadership. It has to address issues that users, owners, and stakeholders value. The rating system must reflect and lead on issues of domestic and international significance and address social and environmental issues.

Tell us what you think

M. What other opportunities exist for Green Star to influence the built environment?

Recognising world leadership and best practice through Green Star

Green Star in 2003 set a benchmark for world leadership that stood the test of time. Green Star in 2019 will do the same. It will need to be updated to reflect the rapidly advancing fields of sustainability, design and construction

This revision means that we will change the rating system to be relevant to the future. We will target the update to meet the needs of assets that will be delivered between 2023 and 2027.

Green Star tools for buildings have focused largely on environmental sustainability and Green Star – Communities has included aspects of environmental, social and economic sustainability. In the next versions of Green star we plan to emphasise resilience, human rights and biodiversity in the rating system. We propose to promote health and well-being and other social sustainability concepts. We will also drive significant reductions in carbon emissions in the built environment. We will undertake detailed consultation on new issues to be included in Green Star later in the year.

While new issues are recognised in Green Star, some have been resolved, or solutions have become common practice. We propose to remove issues that should no longer be rewarded as 'best practice' from the rating tools.

We will make the benchmarks for world-leading assets more stringent than they are today. For best practice assets, we propose a smaller increase in benchmarks.

The benchmarking process will be informed by the answers to the questions in the previous section. We will also hold other industry activities such as workshops and surveys. We will also review information from documents such as the Carbon Positive Roadmap.

Tell us what you think

N. What does world leadership mean to you in the context of Green Star?

O. Do you agree with the proposal to maintain a best practice entry point with little change from the current rating tools?

P. Are there any other issues that you'd like to discuss related to this section?

Addressing climate change

The [Green Star Future Focus survey](#) states:

1. *All Green Star rated assets will be required to meet greenhouse gas emissions targets in line with the 1.5°C trajectory as set out in the Paris Agreement.*

Curbing the built environment's emissions is fundamental to Green Star Future Focus. Through our Carbon Positive Roadmap, we have set principles and objectives to drive industry towards a 1.5C trajectory. This means that all new and existing assets with a Green Star rating must eliminate their operating emissions by 2030. World leading assets must do so much earlier.

Therefore, the next update of Green Star will propose far more stringent requirements around emissions in all assets².

The Carbon Positive Innovation Challenges show how we propose to structure these commitments.

The [survey](#) thus proposes that to achieve the 1.5C trajectory,

2. *World leading assets awarded a Green Star rating must demonstrate that they have low energy demand. Assets will need to use 100% renewable energy and preferably have on-site, or access to precinct scale, solar and energy storage solutions. All emissions, including embodied carbon, will need to be reduced and offset.*
3. *Best practice assets awarded a Green Star rating must demonstrate that they have low energy demand. They will be encouraged to have solar and battery storage either on-site or at a precinct scale. Embodied carbon emissions will need to be reduced.*

Q. Do you have any comments or feedback?

² By emissions, we are adopting the carbon boundary as articulated in the National Carbon Offset Standard for Buildings, and the National Carbon Offset Standard for Precincts, with one addition (embodied carbon). That is, the requirements will apply to operating emissions (Scope 1, and 2), as well as other emissions (Scope 3), including embodied carbon for all buildings, fitouts, and precincts.

Focus on people's health, well-being, and human rights

The [Green Star Future Focus survey](#) states:

4. *The scope of Green Star will be expanded to include resilience, social sustainability and human rights issues. Examples of issues to be introduced include inclusivity, accessibility, safety and affordability*
5. *Green Star will also seek to influence social sustainability in the supply chain (e.g. to combat modern slavery) and its environmental impacts (e.g. the embodied carbon).*

The UN Sustainable Development goals have set the scene for a sustainable future, with number of goals directly relevant to the development and operation of our built environment, including, for example:

- Goal 3: Health and wellbeing - Ensure healthy lives and promote well-being for all at all ages
- Goal 11: Sustainable cities and communities - Make cities inclusive, safe, resilient and sustainable

At the same time, leaders in the Australian and global built environment are now developing and operating assets that improve the quality of life of its occupants and enhance its local community.

Australia has a unique set of human issues which are directly impacted by the built environment, such as housing affordability and accessibility, energy poverty, extreme weather events and an aging population. To address these issues and to continue to reward leadership, the scope of Green Star needs to expand to recognise assets that are liveable, equitable and people centred.

R. Do you have any comments or feedback?

Respond to increased expectations of what world leading built environment should look like

The [Green Star Future Focus survey](#) states:

6. Green Star benchmarks for ecology, biodiversity, transport, health and wellbeing will be increased.

With regards to ecology and biodiversity, all assets will need to protect sensitive land from development. We will also introduce requirements to increase a site's ecological value. This change follows work GBCA has done on this issue³. This work shows the potential that the built environment has to improve the ecological value and biodiversity in our cities. It also shows the value that this improvement provides to the built environment.

World-leading assets would be required to enhance their site conditions and that of adjacent sites as well. For example, this could mean working with local authorities to help create green corridors. It could also mean contributing to a broader fund for enhancing ecology and biodiversity in the surrounding areas (e.g. Melbourne's Urban Forest Fund, or through the purchase of ecological offsets).

We are also exploring other opportunities in these two areas. For example, issues around density, mobility, and infrastructure provision relate to both climate change issues, and biodiversity and ecology loss. At this point, no decisions have been made on how to address these issues, and feedback is being sought.

[Tell us what you think](#)

S. Do you have any comments or feedback?

The [survey](#) also asks:

7. New conditional requirements will be introduced to achieve a Green Star rating. These will be in addition to the requirements for energy, land use and ecology, and will reflect sustainability attributes that all best practice sustainable assets must demonstrate.

8. Distinct star ratings will have additional requirements. That is, world leading buildings and precincts will have additional conditional requirements to that of best practice buildings and precincts.

Green Star addresses both the impact to the built environment and to people. The 'Indoor Environment Quality' (buildings and fitouts) and the 'Liveability' (precincts) categories show this. However, a project's achievement of these outcomes is not guaranteed by a rating. This is due to the flexible point-based system that Green Star relies on to assign a rating.

³ See GBCA's Ecology and Biodiversity Discussion Paper.

The flexibility of the rating system is part of its success. It has allowed project teams to explore the best options for the constraints they face. It allows a holistic approach to sustainability, but it has also led to issues such as poor communication of results to stakeholders.

There are only two Conditional Requirements in the buildings rating tool and one conditional requirement in the fitouts rating tool. There is no guarantee to the occupants that they will get outcomes that they value. A building could achieve most credits in every category except Indoor Environment Quality and still achieve a high Green Star rating.

Addressing this is not a new idea. Green Star – Communities introduced the concept of minimum category requirements to address this. In addition to the total points score, projects need to achieve a percentage of points in every category to achieve a rating. In Green Star – Design & As Built v1.2 and Green Star – Interiors v1.2, we introduced additional star rating minimum requirements in ‘Greenhouse Gas Emissions’ to address this.

For this update, we are proposing to change how the system works. While the points system will still exist, a set of minimum requirements must be met for each star rating. Each set of minimum requirements will provide clear and guaranteed outcomes that are valuable to both people and the planet. These requirements will be in addition to those stated in the previous section.

We are proposing these changes for the following reasons:

- To facilitate the marketing and communication of Green Star rated assets. Stakeholders will have more certainty of what a Green Star rating represents for the performance and features of an asset.
- Some criteria are now standard practice. They are valuable stepping stones from which to build other outcomes. Low-toxic paints and finishes, ventilation rates and thermal comfort are fundamental to other health and well-being outcomes.
- Some criteria should not be optional. They are critical to the long-term performance of the built environment. All Green Star rated buildings should be commissioned and tuned. All precincts should have an adaptation and resilience strategy against climate change impacts.

We recognise the challenges that this may present. Pick the wrong outcomes and there will be less value in the rating system. Other systems worldwide have introduced minimum requirements to various degrees of success. We plan to learn from their experiences.

GBCA is looking to continue to ensure flexibility in the rating system. But it must be balanced with providing value to end user and building owner. It must also provide benefits to both people and the planet.

Tell us what you think

T. If you have any further comments related to the introduction of minimum requirements, please add them below. This may include:

- Suggestions for minimum requirements for all Green Star ratings
- Suggestions for minimum requirements for world leading Green Star ratings.

Focus on outcomes and ongoing performance

The [Green Star Future Focus survey](#) states:

9. *Green Star rated assets must demonstrate their sustainability in operation. Ratings for all new buildings and fitouts will be conditional on a commitment to obtain a Green Star – Performance rating. If the Green Star – Performance rating is not achieved, the Green Star rating will expire.*

Green Star has encouraged Australia's property and construction industry to build green over the past 15 years. Conceived as two separate rating tools (Green Star – Office Design & Green Star – Office As Built), Green Star – Design & As Built moved beyond design ratings to rating outcomes at occupation. Both Green Star – Interiors and Green Star – Communities also work on this basis. In 2013, we introduced Green Star – Performance to the market. It is being used by over 700 buildings in operation at the time of this writing.

There are rating tools for the design (or planning stage) and construction for all assets (Green Star – Design & As Built, Green Star – Interiors and Green Star – Communities) There is also a rating tool that addresses the operational performance of buildings (Green Star – Performance). This operational rating is an independent step. There are no operational rating tools for precincts or fitouts.

For buildings, there are benefits to the current approach. The delineation of responsibilities is clear, though allowing for cross-collaboration. Consultants and designers are responsible for the design stage. Builders for the construction stage. Facilities managers for building operations.

There are drawbacks too. Design and construction ratings rely on attributes or modelling to anticipate outcomes (e.g. energy modelling). There is a missed opportunity to have an ongoing influence the operational phase of all assets.

The commercial office sector offers a good case study. The NABERS Energy commitment agreement at the design stage ensures ongoing performance once the building is in operation. It does this both through the agreement and through the Commercial Building Disclosure program.

We propose that all new buildings and fitouts continue to a holistic operational performance rating to maintain Green Star certification.

There will continue to be a mandatory assessment at construction completion stage (As Built, Interiors or Communities). The rating for construction completion will expire within three years unless the project achieves an operational Green Star rating. There will still be an optional design review. We are not proposing to change the level of documentation and stringency for design and construction ratings at this stage.

We would support this change with the following:

- We will align the requirements between the construction phase and the operations phase.
- We will introduce performance mechanisms in the construction phase. New buildings would be able to comply with some requirements through operational performance.
- Introduction of a data gathering mechanism that can be used to submit relevant information at all stages.

Green Star – Performance will be expanded to include fitouts. How the operational phase will be addressed in the precinct scale as part of future consultation.

We note there are challenges to this proposal. This requirement will need to be adjusted for the residential and industrial sectors. Even for us, keeping track of the different buildings as they change hands from applicant to building owner can be difficult. There will also be communications challenges that we will have to address. We aim to work with industry during this process to work through these and other issues.

Tell us what you think

U. Do you support the introduction of mandatory operational ratings?

Yes No

V. Is there value in an operational rating for fitouts? Yes No

What would you like to see included in an operational rating for fitouts?

W. Do you have any comments or feedback?

The [survey](#) also states:

10. World leading buildings and precincts will need to consider a whole-of-asset approach. Buildings must include tenant impacts. Precincts must include building impacts.

The split between base building and whole building has been critical to Australian property's success. This division has allowed building owners to improve their building systems' efficiency. However, recent trends (such as GRESB reporting and the rise of health and wellbeing) have placed more emphasis on finished spaces.

As such, for buildings, we will look into leasing practices and tenant engagement requirements. We will also incentivise working with tenants to reduce and clean all tenant energy use. This would extend to other aspects of the rating scheme as well such as health and wellbeing requirements.

Green Star – Communities has been successful at changing the conversation on how precincts should be planned and built. It has been less successful though at promoting a whole of precinct approach.

Except for some credits like 'Sustainable Buildings', or 'Heat Island Effect', most credits do not address the buildings in a precinct. For residential precincts there is a gap in addressing the environmental and health features of a home. While some of this could be addressed by a single family dwelling rating scheme, there is none currently on the market that satisfies our needs. In the meantime, we are considering introducing credits that would reward high sustainability outcomes at the homes or unit level within residential precincts.

Tell us what you think

X. Do you have any comments or feedback?

Other sectors

We will look at how Green Star can recognise additional achievements of sectors of the built environment that are specific to that sector. We will review the pathways in every credit to ensure that guidance is appropriate for all building sectors. We will also introduce a mechanism to address sectors specific issues not covered by the credits. This could take the shape of 10 optional sector specific points and credits like those in the Innovation Category.

We note that we are currently working on a separate project to see what opportunities exist in the residential sector. With 50% of the emissions in the built environment, this sector is critical to meeting our vision. More information on additional changes to Green Star to suit the residential sector will be forthcoming in the coming months.

We also plan on reviewing how the rating tools relate to each other. For example, a building seeking a Green Star rating doesn't receive enough recognition from being in a Green Star – Communities rated precincts as it could. This is also the case between Green Star - Design & As Built and Green Star - Interiors.

We will focus on aligning the rating systems so they work better together. This means:

- Automatic recognition of achievements between rating tools, even if stakeholders are different. For example, if mobility issues are addressed in the precinct scale, these should be recognised in the building scale.
- Aligning language and organisation between rating tools.
- Streamlining documentation for those seeking multiple ratings.

Tell us what you think

Y. Do you have any comments or feedback?

Improve the user experience and reduce cost

Users and policy makers have told us the value of Green Star is in our holistic rigorous, credible third-party assessment mechanism. Green Star ratings are used to show asset owners and the community that quality, sustainable outcomes are being delivered.

The certification process has remained largely unchanged since its introduction in 2003. We will take this year to review how we confirm outcomes at the design, as built, and operations stage. We can also rely on a more experienced industry compared to where we were in 2003.

The credibility of the assessment process relies on an arm's length approach from GBCA staff and the project team, as the assessment process relies on independent, highly qualified and impartial Certified Assessors. The Certified Assessor awards the points based on the submission.

The assessment process is document based. It relies on documentation submitted to an online document submission system. Project teams submit a submission template with documented evidence of achievement attached.

There are some variants to the standard certification process. Volume certification enables the rating of projects based on a standard design solution. The Portfolio certification process enables many buildings that are centrally managed to get certified.

Other certification and validation processes exist that we could learn from. NABERS relies on site verification of outcomes by a validated third party auditor. WELL relies on both a signed letter of compliance and evidence of on-site testing. FitWELL relies on an online submission that is verified by the standards holder. BREEAM relies on an independent certifier that submits to BRE for random audits. In all of the systems, the level of documentation and verification differs, and getting it right is relevant to our future success.

We will also work on our online infrastructure. Over time we've introduced searchable documents and an online file transfer solution. Despite this, our solution remains cumbersome and somewhat analogue. Green Star will move to an online format for Submission Templates and documentation. The solution will enable downloading documents for use offline. We will also allow the ability to upload templates and link documents to many credits.

Tell us what you think

Z. Do you have any comments or feedback?

Other feedback or suggestions

The Green Star rating tools are only successful insofar as they meet and respond to the needs of the market. We welcome your feedback and suggestions on any other aspects of Green Star scope, content or development, and how we might use this development phase to address issues within the current Green Star rating tools or improve the user experience.

Tell us what you think

AA. Do you have any comments or feedback?

Next Steps

This is the beginning of an extensive consultation program to develop the next phase of Green Star collaboratively with our members, wider industry and government stakeholders.

Provide feedback

We are inviting feedback by May 15th 2018. You can comment just on the issues raised in this paper by answering the [short survey](#), and/or: Consider providing input via this Discussion Paper

Explore our Carbon Positive Roadmap

Reducing our carbon emissions is critical to delivering a sustainable built environment. The GBCA's Carbon Positive Roadmap has been released in parallel with this paper and outlines our detailed plan for Green Star to help meet Australia's international commitments and keep global warming well below 2°C.

Attend a briefing

Industry briefings will be scheduled in capital cities around Australia in April and May.

Sign-up to our communications

Make sure you're signed up to receive our Green Building Voice newsletter, Green Star technical updates and other communications. Plus, follow us on social media.

Request a briefing for your staff

We are happy to provide detailed briefings or gather feedback from your staff. Contact us at greenstar@gbca.org.au to request a briefing.

Support us

We are looking for sponsors to drive a new vision of the built environment. If you are interested, let us know at info@gbca.org.au

Stay tuned

A detailed consultation paper will be released later in 2018, and this will be followed by further industry engagement to develop Green Star credits, educational content and delivery of rating tools through late 2018 and early 2019.