



# Green Star Rating System

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# Green Star Tools

- Based on other international rating systems
- Buildings not products
- Industry based
- Voluntary, aimed at leaders in the market
- Specific to market sectors and building life-cycle phases
  - Base building tools
  - Interior fitouts
  - Existing buildings
  - Operations in future

# Green Star Tools



- Australia

- Office
- Retail Centre
- Multi Unit Residential
- Industrial
- Education
- Healthcare
- Office Interiors
- Pilot: Existing Building

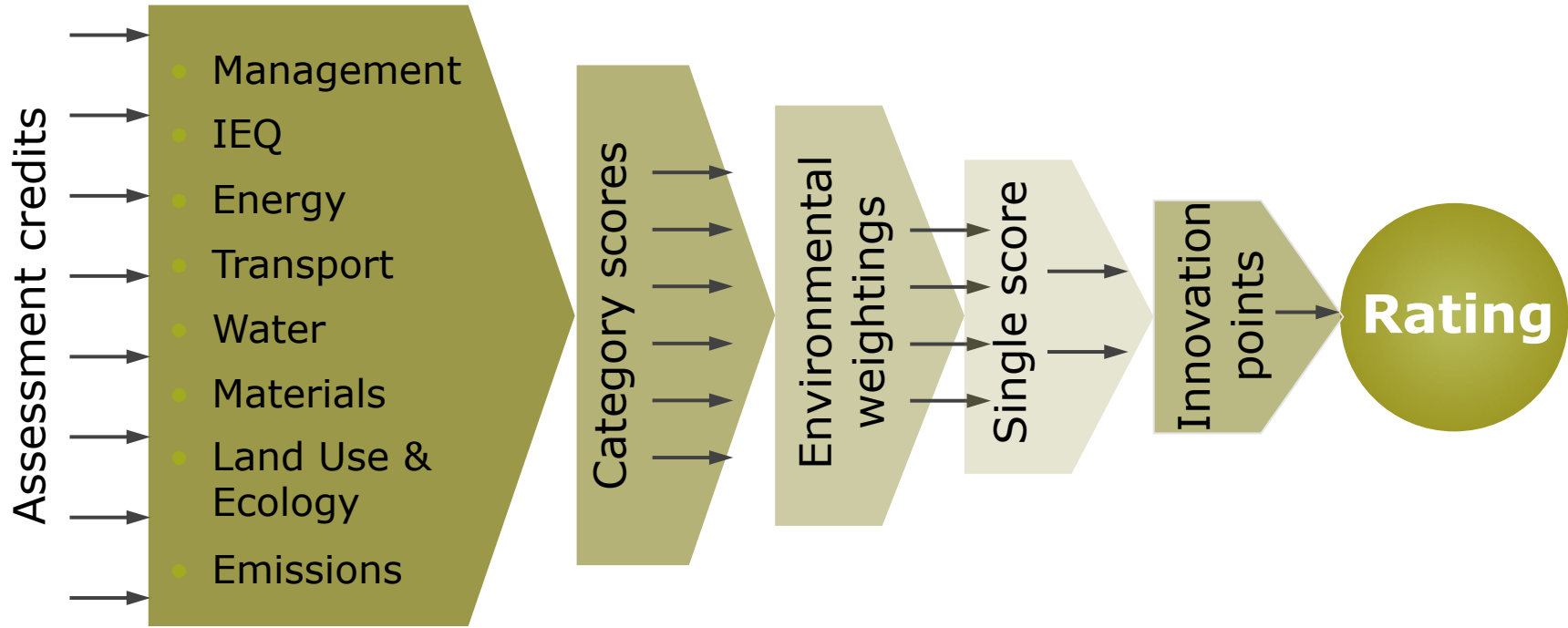
- South Africa

- Office
- Retail Centre

- New Zealand

- Office
- Industrial
- Education
- Interiors

# Tool Framework



# Green Star ratings

<b>Rating</b>	<b>Score</b>	<b>Represents</b>
One Star	10	Minimum Practice
Two Star	20	Average Practice
Three Star	30	Good Practice
		
<b>Four Star</b>	<b>45</b>	<b>Best Practice</b>
<b>Five Star</b>	<b>60</b>	<b>South African Excellence</b>
<b>Six Star</b>	<b>75</b>	<b>World Leadership</b>

# Green Star SA - Office Design v1

## Water Credit Summary for:

Ref No.	Title	Aim of Credit	Credit Criteria Summary	No. of Points Available	No. of Points Achieved	Points to be Confirmed	Comments
3	<b>Wat - 1</b> Occupant Amenity Water	To encourage and recognise designs that reduce potable water consumption by building occupants.	Up to five points are awarded where the predicted potable water consumption for sanitary use within the building has been reduced against a 'best practice' benchmark.  The points are determined by the Green Star SA Potable Water Calculator.	5	0		
4	<a href="#">Go to Water Calculator</a>						
5	<b>Wat - 2</b> Water Meters	To encourage and recognise the design of systems that both monitor and manage water consumption.	Up to two points are awarded as follows:  One point is awarded where: - Water meters are installed for all major water uses in the project.  An additional point is awarded where - The above is achieved; AND - An automated effective mechanism for monitoring water consumption data is installed.	2			
6	<b>Wat - 3</b> Landscape Irrigation	To encourage and recognise the design of systems that aim to reduce the consumption of potable water for landscape irrigation.	Up to three points are awarded as follows: One point is awarded where - potable water consumption for landscape irrigation has been reduced by 50%; Two points are awarded where - potable water consumption for landscape irrigation has been reduced by 30% OR - plants chosen require no additional watering once established (i.e. xeriscaping).  If there is no landscaping, or the total landscaped area represents less than 1% of the site area, these points are 'Not Applicable' and are excluded from the points available, used to calculate the Water Category Score. Type 'ns' in the No. of Points Achieved column.	2			
7			An additional point is awarded where 30% or more of the site is landscaped and the above criteria for 30% reduction of potable water consumption for landscape irrigation has been met.  If there is no landscaping, or the total landscaped area represents less than 30% of the site area, this point is 'Not Applicable' and is excluded from the points available, used to calculate the Water Category Score. Type 'ns' in the No. of Points Achieved column.	1			
8	<b>Wat - 4</b> Heat Rejection Water	To encourage and recognise design that reduces potable water consumption from heat rejection systems.	Up to four points are awarded as follows:  Two points are awarded where: - Potable water consumption of water consuming heat rejection systems is reduced by 50%.  Four points are awarded where: - Potable water consumption of water consuming heat rejection systems is reduced by 30%; OR - No water consuming heat rejection systems are provided.	4			
	<b>Wat - 5</b> Fire System Water	To encourage and recognise	One point is awarded where:				

# Tool Development Process

## Tool Development Structure:

- Technical Working Group
- Consultants
- Sponsors

## Timeline:

- Pilot tool development
- Pilot / feedback period
- Version 1 launch
- Future revisions

# Green Star SA – Retail Centre PILOT

## Technical Working Group



### Developer/Owner

- Errol Taylor, Growthpoint
- Jonathan Yacht, Colliers International

### Project Manager

- Donia Kamstra, Profica

### Tenant

- Carel van Graan, Pick n'Pay

### Facilities Manager

- Chris Davey, Old Mutual Investment Group
- Douw de Kock, Broll Property Group
- Freek Eefting, Liberty Properties

### Architects

- Lee-Anne Fletcher, Bentel
- Johan de Wet, Boogertman & Partners
- Tinus van der Westhuizen, Stauch Voster Architects

### Energy & Electrical Engineering

- Lisa Reynolds, Saint Gobain
- Francois Joubert, JoubertDekker Greenbuild Consultants
- Gary Abrahamson, Standard Electric

### Mechanical Engineers

- Tom Esterhuizen, Tom Esterhuizen & Associates
- Imraan Baatjies, Triocon Consulting
- Paul Cosgrove, Arup

### Contractor

- Grant Ramsay, Group 5

### Ecology/Environmental

- Melisa Lachenicht, Ezendalo Environmental Solutions

### Materials

- Michelle Ludwig, PJ Carew Consulting
- Andy Kopelowitz, Arup

### Green Building Consulting

- Jeremy Gibberd/Sizo Sebake, CSIR
- Karen van Helsdingen, The A-Z Philosophy
- Greg Branfield, ERM

### Transportation

- Gerrit Venter, Jeffares & Green



# Certification process

- Register project
- Collect documentation
- Undergo assessment
- Receive Green Star SA Certified Rating

# Customisation of Australian Green Star

- All intellectual property from GBCA
- Same tool development process
- Final approval by GBCA

# SA Choice of Green Star

- Similar climate and issues, metric units
- Internationally recognised rating system
- Customisable
- GBCA support and intellectual property