



The Property Council of Australia is the leading representative of the property industry in Australia. The Property Council represents property investors, managers, developers and service providers across Australia. A large part of our work involves advocating policies and programs which will benefit the property sector, and by extension, millions of Australians.

National and State Sustainability Rating Tools – Predictive or Performance Based?

Rating tools can assess a building's sustainability against certain criteria on a future (predictive) or past (performance) basis. This can be assessed at different stages in a building's life cycle from design to as built and existing use.

Building Type	Predictive	Performance
Residential	<ul style="list-style-type: none"> ■ Green Star – Units, Incorporating Multiple Use Residential (due 2007) ■ BASIX (NSW, forthcoming WA) ■ NatHERS/AccuRate (NSW) ■ FirstRate (VIC) ■ BERS (QLD) ■ ACTHERS (ACT) 	<ul style="list-style-type: none"> ■ NABERS – Home (due late 2006)
Office	<ul style="list-style-type: none"> ■ Green Star – Design, As Built and Existing Building ■ Green Star – Interiors (Tenancy) ■ ABGR – Building (pre-commitment) ■ ABGR – Tenancy (pre-commitment) 	<ul style="list-style-type: none"> ■ NABERS – Office (final release anticipated June 2007) ■ ABGR – Building ■ ABGR – Tenancy
Industrial	<ul style="list-style-type: none"> ■ Green Star – Industrial As Built (in development) 	
Retail	<ul style="list-style-type: none"> ■ Green Star – Shopping Centre Design (in development) 	<ul style="list-style-type: none"> ■ NABERS – Retail (in development)
Education	<ul style="list-style-type: none"> ■ Green Star – Education As Built (in development) 	
Health	<ul style="list-style-type: none"> ■ Green Star – Healthcare As Built (in development) 	<ul style="list-style-type: none"> ■ NABERS – Hospital (NSW 2006, national in development)
Hotel	<ul style="list-style-type: none"> ■ Green Globe 21 	<ul style="list-style-type: none"> ■ Green Globe 21 ■ NABERS – Hotel (final release anticipated June 2007)
Convention Centre	<ul style="list-style-type: none"> ■ Green Star – Convention Centre (due 2007) 	

Other tools under development or in use: VICBEST (VIC), EnviroDeveloper (QLD), Sydney Water diagnostic tool (NSW), City of Sydney medium density residential ESD DCP (NSW)

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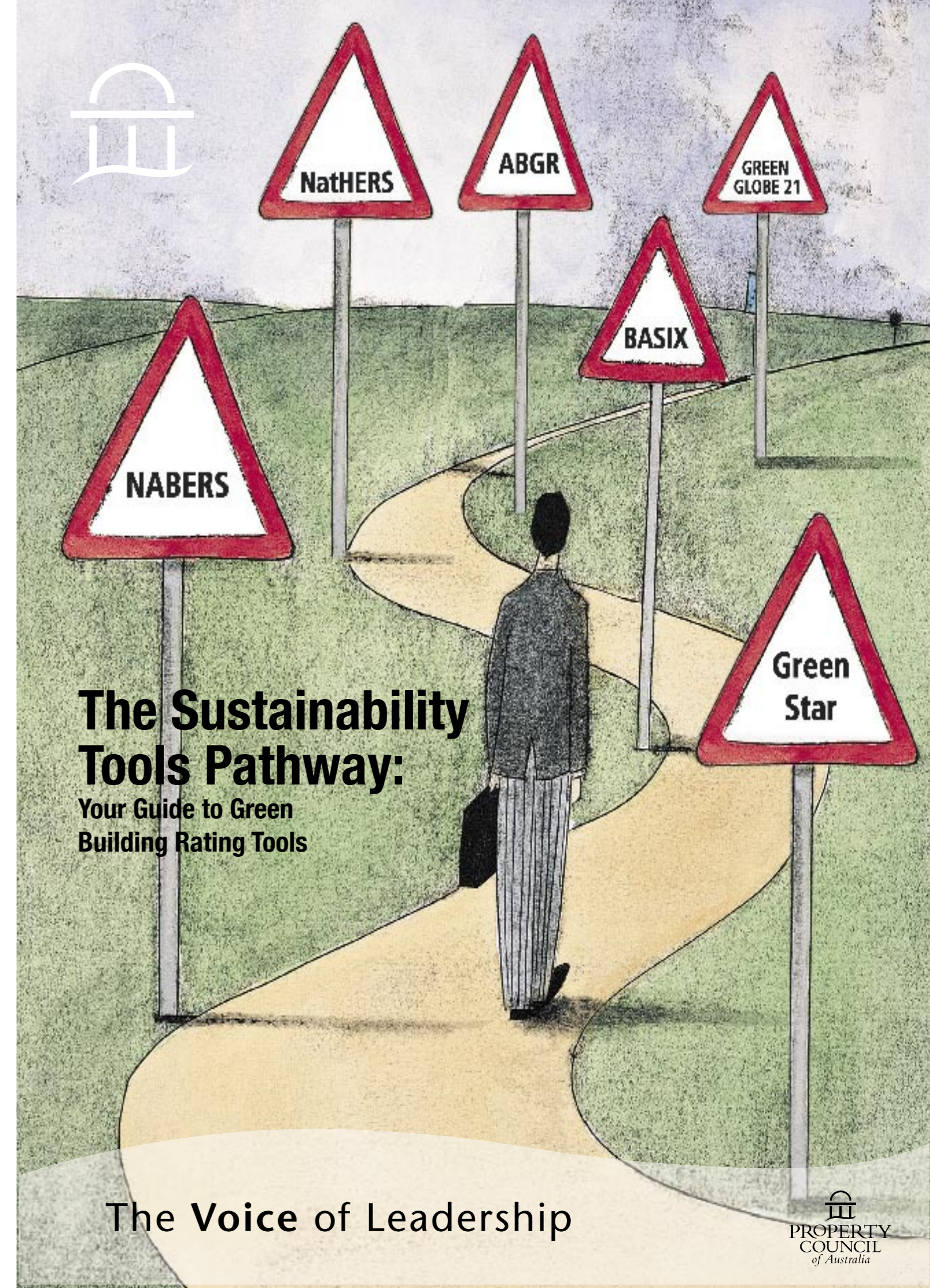
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**The Sustainability Tools Pathway:
 Your Guide to Green Building Rating Tools**

The Voice of Leadership



Sustainability tools pathway

The right tool for the job

There has never been a greater demand to achieve sustainable buildings. There are various drivers behind this trend: government regulation, market pressure arising from tenant demand, corporate responsibility, positive brand opportunities and financial savings through more efficient asset management.

What does it mean if you ask for a 4-star energy rated shopping centre? Does such a thing exist? How do I find out how green my current building is? How do I design a sustainable building? The Property Council of Australia has created this Sustainability Tools Pathway to assist you in identifying the appropriate sustainability rating tool for your building.

Using the right tool

Ratings tools can assess or predict building performance against certain criteria. There are many different criteria, ranging from water and energy use to waste management and occupant satisfaction.

It is essential that you use the right tool for the job. If you want to design a building with first-class sustainability characteristics, then the Green Star suite of tools will assess the potential performance of an existing building or a new building at either the design or as built stage. If you want to measure an existing building's performance over a period of time, as it is operating, then NABERS and Green Star aim to achieve this. Some tools are now legislated and must be complied with for certain building types, such as BASIX in NSW, and others are voluntary, such as Green Star and NABERS.

Making it simple

The plethora of rating tools and the way they are evolving and being used has led to confusion about what it means to be green.

The Property Council wants to make it easier to understand and use sustainability rating tools. This Sustainability Tools Pathway is a first step. The Property Council will continue to work with industry and government to simplify rating tools and ease their compliance burden.

Basix

NatHERS/AccuRate

ABGR

Green Star

Green Globe 21

NABERS

Which sustainability issues are addressed?	Basix	NatHERS/AccuRate	ABGR	Green Star	Green Globe 21	NABERS
Management	-	-	-	✓	✓	✓
IEQ	-	-	-	✓	✓	✓
Energy	✓	-	✓	✓	✓	✓
Transport	-	-	-	✓	✓	✓
Water	✓	-	-	✓	✓	✓
Materials	-	-	-	✓	✓	-
Land/Ecology	-	-	-	✓	✓	✓
Emissions	-	-	-	✓	✓	✓
Innovation	-	-	-	✓	-	-
Waste	-	-	-	✓	✓	✓
Thermal	✓	✓	-	✓	-	-
Occ. satisfaction	-	-	-	✓	-	✓