



green building council australia

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Image: Forest Ecocentre - Scottsdale, Tasmania. Architect - Morris-Nunn & Associates

# About the Council

The Green Building Council of Australia is a national, not-for-profit, property industry initiative. The Council's objective is to promote sustainable development and drive the transition of the Australian property industry towards sustainability by promoting green building programs, technologies, design practices and operations.

The Council has a broad membership base representing all sectors of the property industry, including developers, owners and building design professionals, as well as government, professional societies and universities.

Launched on 30 October 2002, the Council received seed funding from the NSW and Victorian governments and the Department of Defence. This funding, as well as membership revenue and other income, is directed towards key activities including the development of a green building rating system and advocacy efforts aimed at removing barriers to sustainable development.

A recent study of 33 of the greenest buildings in the US found that the average cost premium of building green is a mere 1.63%. On top of that, green buildings deliver a 30% savings on energy, and up to 50% savings on water. **California's Sustainable Building Task Force, The Costs and Financial Benefits of Green Buildings, October 2003**

# The Global Green Network

The Council is a member of the World Green Building Council (WorldGBC), a global federation of Green Building Councils from the United States, Canada, India, Japan, Spain and Mexico. Brazil and China are also forming their own Green Building Councils.

The WorldGBC was formed in 1999 with the goal of coordinating and advancing the work of national green building organisations, and supporting the development of green building standards, technologies, products and projects.



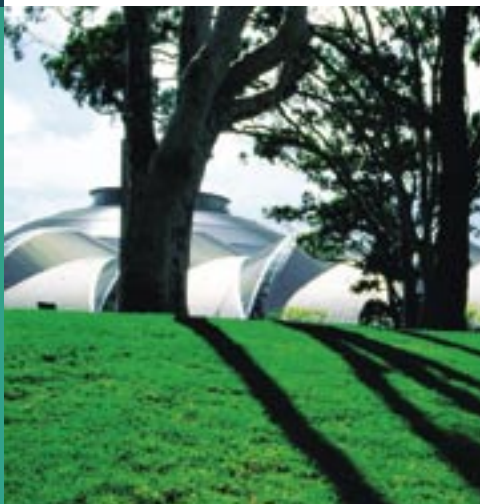
"Make no mistake – I'm a capitalist and I'm in it to make money but the fact is that green buildings generate economic opportunity for

developers and the wider community alike." **Joe Van Belleghem – Developer and Canada Green Building Council Founder**



# About Green Buildings

A green building incorporates design, construction and operational practices that significantly reduce or eliminate its negative impact on the environment and its occupants. Building green is an opportunity to use resources efficiently while creating healthier environments for people to live and work. A sustainable property industry will balance environmental, social and economic issues to ensure a viable and valuable industry for future generations.



A recent Californian study found that a small up front investment of 0-2% will result in lifecycle savings of 20% of the total construction costs, resulting in savings more than ten times the initial investment. **California's Sustainable Building Task Force, The Costs and Financial Benefits of Green Buildings, October 2003**

# Board of Directors

A fundamental premise of the Green Building Council is strong, cross-sectoral corporate and government support, to ensure broad stakeholder representation.

The Council has a robust constitution to ensure that no single industry group can form a majority on its Board of Directors. Industry associations, trade associations and individuals are excluded from Council membership.

The Council's Board members are respected industry leaders and senior government representatives who are widely recognised for their contribution towards furthering sustainable development.

The Board comprises:

**Brendan Crotty - Chair**

Managing Director and Chief Executive Officer of Australand, one of Australia's largest property development companies.

**Maria Atkinson - Executive Director**

Former Manager of Sustainable Development for Bovis Lend Lease and Environment Manager for the Sydney 2000 Olympic Village Project.

**Che Wall – Director and also Chair - World Green Building Council**

Group Director of consulting engineers Lincolne Scott, which is renowned for its design and documentation of green buildings.

**Ken Maher - Director**

Chairman of Hassell Pty Ltd, one of the largest and most successful design and planning practices in Australasia.

**Craig Heaton - Director**

Director of Project Management for ING Real Estate Development, a subsidiary of the ING Group which is one of the world's largest financial groups.

**Richard Sebo - Director**

Manager, Research Business Development, in the Faculty of the Constructed Environment at RMIT.

**Chris Johnson - Director**

NSW Government Architect, representing the NSW Government.

**Tony Arnel - Director**

Victorian Building Commissioner, representing the Victorian Government.

**Michael Barnes - Director**

Managing Director of ISIS Projects, a leading specialist in the fit-out and refurbishment industry.

**Daniel Grollo - Director**

Joint Managing Director of Grocon Pty Ltd, Australia's largest privately-owned construction company.

**Mike Pezzullo - Director**

Acting Head Infrastructure, representing the Department of Defence, the largest Australian government landholder.

**Chris Waggett – At-large Director**

Commercial Director, Lend Lease Development.

**Peter Verwer – At-large Director**

Chief Executive of the Property Council of Australia.



“The Green Building Council is all about creating an environmentally sustainable and economically viable industry. If we

don't address environmentally sustainable practice in the long-term the industry won't be economically viable.” **Brendan Crotty - Managing Director, Australand and GBCA Chair**



“The Council has established a common definition of ‘green’ across a comprehensive set of environmental criteria so that the

merits of a green building can be easily understood, measured and promoted across a level playing field.”

**Maria Atkinson - Executive Director, GBCA**

# Key Activities

## Rating System

In July 2003 the Council launched Green Star - a national, industry-owned, voluntary green building rating system for assessing the total environmental impact of buildings. Green Star builds on existing international environmental rating systems including the British BREEAM (Building Research Establishment Environmental Assessment Method) system and the American LEED (Leadership in Energy and Environmental Design) system. In addition, VicUrban, through the Melbourne Docklands ESD Guide, provided the intellectual property to assist in the development of a local system. Green Star has established individual environmental measurement criteria with particular relevance to the Australian marketplace and environmental context.

The first rating tool under the Green Star system, Green Star – Office Design, evaluates the potential environmental impact of the design of new office buildings or base building refurbishment. Future rating tools will be developed to include other phases of development (fitout and existing) and other building types.

## Advocacy

The Council works with all levels of government to remove barriers to sustainable development and create incentives to encourage sustainable building practices in Australia.

## Resources

The Council provides its members with Australia's pre-eminent source of expertise on green building practices, products and materials. Members (and their staff) are able to access news articles, fact sheets, guidance notes, presentations and a web link library. All members receive the Council's monthly e-newsletter, the Green Building Voice.

## Events

The Council runs various events and seeks appropriate speaking engagements to increase industry knowledge of both sustainable development and the Council's activities. The Green Building Conference will be an annual event from 2005 onwards.

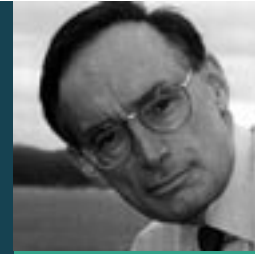
## Education

The Council runs seminars and training courses to expand industry knowledge about green building practices and support the implementation of the Green Star system.

## Committees

Members are invited to join Council committees that work in partnership with Council staff to deliver strategic outcomes for the industry. The Council's:

- Marketing Committee develops strategies to recognise industry achievements and works in partnership to coordinate activities and develop programs to ensure green building initiatives are encouraged and promoted.
- Education Committee develops programs for the higher education system to increase industry awareness via skilling workshops and accreditation. The Committee forges strategic partnerships with professional and other industry bodies to integrate sustainability into professional development programs and educational and research organisations.
- Advocacy Committee understands the barriers to achieving sustainable development for the property industry and seeks to create incentives to change industry practice.
- Technical Committee oversees the development of the Green Star rating system and tools.



"Producing a simple, national green building rating scheme will help transform

the environmental performance of the property industry."

**Bob Carr - NSW Premier**



"The Green Building Council will help address the fact that the major source of global greenhouse

emissions comes from buildings, either from the material manufactured to construct them or energy consumed to run them." **Steve Bracks - Victorian Premier**



# Key Achievements

## Green Star Environmental Rating System

On 30 July 2003, the Deputy Premier of Victoria, the Hon John Thwaites MP, officially launched the Council's Green Star environmental rating system for buildings. The first rating tool under the Green Star system, Green Star – Office Design, which evaluates the environmental potential of the design of commercial office buildings (base building construction or refurbishment), was initially released as a pilot for public exhibition. The Council's Technical Committee reviewed all submissions and made some modifications, and the final tool was released in December 2003.

## Green Star Accredited Professional Training

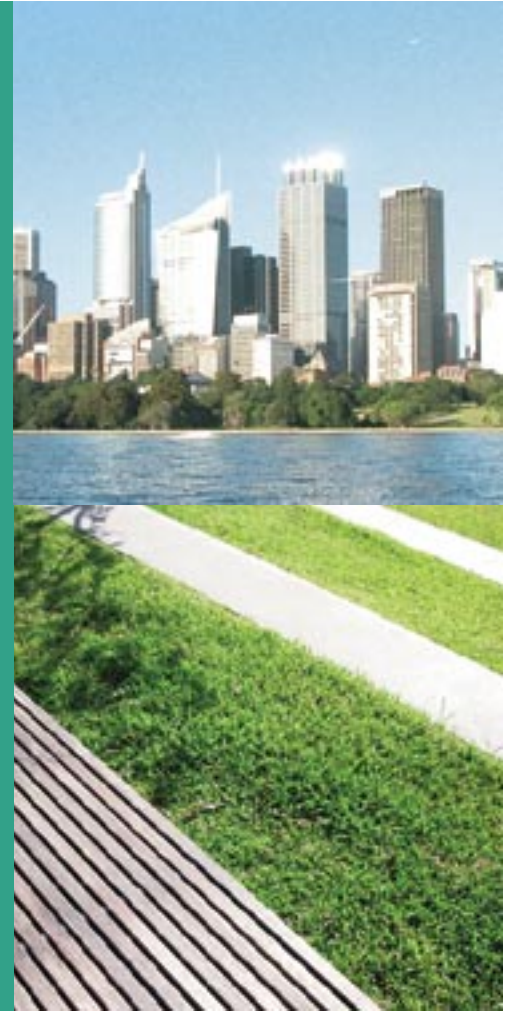
The first Green Star Accredited Professional training course was held in conjunction with the Green Building Conference in October 2003. Over 100 people had attended the course by the end of 2003 and a comprehensive course program (in various states) is scheduled for 2004.

## Inaugural National Green Building Conference

On 14-15 October 2003 the Council hosted the first national Green Building Conference, in conjunction with the Property Council of Australia. More than 250 representatives from the property industry and government agencies attended the Conference, which was held at Sydney Olympic Park.

## World Green Building Council Summit 2003

On 11-12 October 2003 the Council was honoured to host the annual congress of the World Green Building Council. The Summit was attended by leading international green building advocates and educators from Australia, the US, Canada, Spain, India, Japan, Hong Kong and Mexico.



## Benefits of Membership - Gain the Six Star Edge



### Influence

Drive the future direction of the property industry through membership of the

Council's committees and Board of Directors.



### Intelligence

Be the first to know about the latest developments in green building. Members receive a

free subscription to the Green Building Voice (the Council's monthly e-newsletter) and their members-only password provides access to the Council's ever-expanding online resources.



### Value

Receive complimentary technical manuals for all Green Star products and enjoy

discounted priority access to Green Star Accredited Professional training and all other member resources and events.



### Support

Ensure your interests are championed by the Council's representations to

government, policymakers and regulatory bodies.



### Recognition

Have your green achievements promoted via the Council's Green Building Voice,

website and its media exposure. Foster awareness of your commitment to building green through Green Star certification and publicity.



### Network

Connect with Australia's leading green building

advocates and practitioners, across industry, professional services and government.

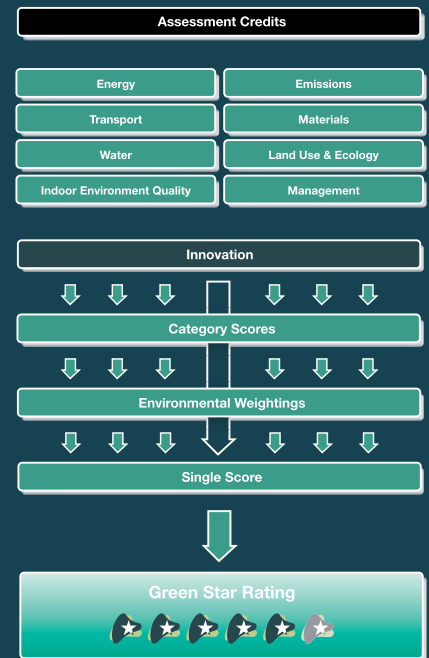
# Green Star

The development of a comprehensive, industry-owned, national, voluntary environmental rating scheme has been the Council's top priority since its launch in 2002. The establishment of the Green Star environmental rating system for buildings is a fundamental requirement to hasten the transition of the Australian property industry towards sustainability. Whilst a very credible rating tool for rating greenhouse gas emissions is well established in the Australian Greenhouse Building Rating scheme, the latter has served to reinforce the value of being able to measure environmental issues across all environmental impacts, rather than just energy – and Green Star does just that.

Green Star will provide rating tools for different phases of the building life cycle (design, fit-out and operation) and for different building classes (office, retail, industrial, residential etc). All Green Star tools will evaluate the environmental design and performance of Australian buildings based on consideration of the following criteria:

<b>Management</b>	<b>Transport</b>	<b>Land Use &amp; Ecology</b>
<b>Indoor Environment Quality</b>	<b>Water</b>	<b>Emissions</b>
<b>Energy</b>	<b>Materials</b>	<b>Innovation</b>

Credits are awarded in each category for initiatives that will potentially improve the environmental performance of a building. Once all the credits within each category are assessed, a percentage score for each category except 'Innovation' is calculated and the Green Star environmental weighting factor is then applied to give a single score, to which credits for Innovation are added.



“Looking at Green Star as an informed critic, I am impressed with the way it appears to have drawn from the best features of existing rating systems internationally.” **Nigel Howard - Vice President LEED, US Green Building Council**



“Green Star is an excellent product which is ratcheting up the bar on green buildings beyond other international rating tools such as LEED and BREEAM.” **Huston Eubank - Principal, Rocky Mountain Institute**

Green Star recognises and rewards ‘Best Practice’ (four stars – requiring a minimum score of 45 credits), ‘Australian Excellence’ (five stars – 60 credits) and ‘World Leader’ (six stars – 75 credits). That is, only designs, projects or buildings achieving a rating of four, five or six stars will receive official certification from the Council.

## 4 star rating



## 5 star rating



## 6 star rating



“Australia has taken the lessons learned from the British and the North American models and developed the next generation rating tool which is a mixture of simplicity and yet technically robust that will raise the bar for all. I am extremely impressed with Green Star.” **Joe Van Belleghem - Developer and Canada Green Building Council Founder**