

## The difference between Green Star and NABERS

Green Star rates the **potential** environmental impact of **design** at design phase and/or once built, whereas NABERS rates the **actual** environmental impact by **performance** of a building in use.

	Green Star	NABERS
Environmental Impact	Potential	Actual
Rates	Design	Performance
When	Design phase ( <i>intention</i> ) &/or As-built ( <i>actual</i> )	When in use*
Who	Green Building Council Australia (GBCA)	NABERS for NSW Dept of Environment, Climate Change & Water
Where	Available Australia wide	Available Australia wide
What	<ul style="list-style-type: none"> <li>- Office</li> <li>- Multi-unit residential</li> <li>- Retail</li> <li>- Healthcare</li> <li>- Education</li> <li>- Industrial</li> <li>- Office interiors</li> </ul>	<ul style="list-style-type: none"> <li>- Office</li> <li>- Residential</li> <li>- Hotel</li> </ul>
Section	<ul style="list-style-type: none"> <li>- Whole buildings</li> <li>- Office fit-outs</li> <li>- Integrated fit-out &amp; base building</li> </ul>	<ul style="list-style-type: none"> <li>- Whole buildings<sup>^</sup></li> <li>- Tenancies</li> <li>- Base building</li> </ul>
Ratings are based on	<ul style="list-style-type: none"> <li>✓ indoor environment quality</li> <li>✓ energy</li> <li>✓ water</li> <li>✓ waste</li> <li>✓ management</li> <li>✓ transport</li> <li>✓ materials</li> <li>✓ land use and ecology</li> <li>✓ emissions</li> <li>✓ innovation</li> </ul>	<ul style="list-style-type: none"> <li>✓ indoor environment quality</li> <li>✓ energy</li> <li>✓ water</li> <li>✓ waste</li> <li>✗ <i>management</i></li> <li>✗ <i>transport</i></li> <li>✗ <i>materials</i></li> <li>✗ <i>land use and ecology</i></li> <li>✗ <i>emissions</i></li> <li>✗ <i>innovation</i></li> </ul>
Certifiable Ratings	4, 5 or 6 stars	1, 1½, 2, 2½, 3, 3½, 4, 4½ or 5 stars
Legislation	None - accreditation is voluntary	Must disclose NABERS Energy Rating when selling or leasing <sup>#</sup>
Best time to engage Phoenix	Concept phase ( <i>for Design rating</i> ) &/or post Handover ( <i>As-built rating</i> )	Any time ( <i>Base building or Tenancy</i> ) or when 75%+ occupied ( <i>Whole building</i> )
Phoenix services to assist gaining ratings	<ul style="list-style-type: none"> <li>- Independent Commissioning Agent</li> <li>- Building Users Guide preparation</li> <li>- Staff Training Facilitation</li> <li>- Document Education, Audit &amp; Mgmt</li> <li>- Re-commissioning &amp; Tuning</li> </ul>	<ul style="list-style-type: none"> <li>- Remote Energy Monitoring</li> <li>- Meters Verification</li> <li>- Green Lease Building Management</li> <li>- Facilitating Building Management Committee (BMC) meetings</li> </ul>

\* "When" - a 'Commitment Agreement' prior to building use allows a building owner to publicise intended NABERS star rating.

<sup>^</sup> "Section" - building must be 75% occupied (tenanted) to gain a whole building rating.

<sup>#</sup> "Legislation" - applies to office buildings of 2,000sqm or more from Nov 2010 (Building Energy Efficiency Disclosure Act 2010).

### Independent Commissioning Agent | Services During Construction | Tuning & Energy