



Rating Tools

Why, How, and Which One.

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Agenda

1. Background
 - Why they exist
2. Value of a Rating
 - Why you would bother to get one
3. Which One
 - What's best for you and why

Why any external tool at all?

- To improve building performance.
 - Two methods to achieve improvements:
 - Enforce legislation of minimum standards
 - Or:
 - Encourage best performance
- **Green Star** and **NABERS** both encourage best performance

Both achieve this by:

- Informing the public of performance
- Accurate benchmarking
- Comparison based
- Marketing of good performance
- Easy to understand results

Value of a rating

- Why you would get a rating
 - To know your building's performance relative to your peers
 - Set targets for improvements
 - Benchmark a portfolio
 - Manage based on real data
 - Add value to your asset

Value of a rating (continued.)

- Why you would get a rating
 - Inform others of your performance
 - Reduce outgoings
 - Claim credits for energy savings
 - Improve tenant relations
 - Your boss tells you to get one



Which rating

A quick look at the life cycle of a building at the beginning of its life:

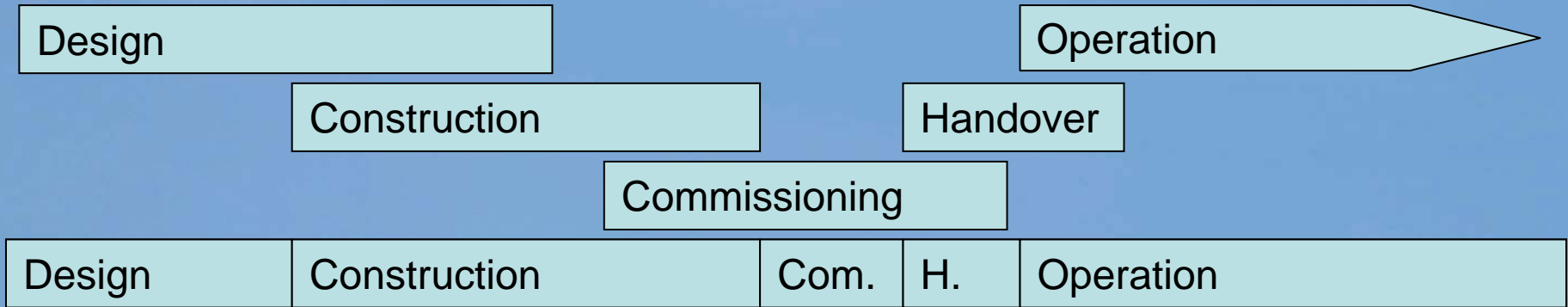
Which rating

A quick look at the life cycle of a building at the beginning of its life:



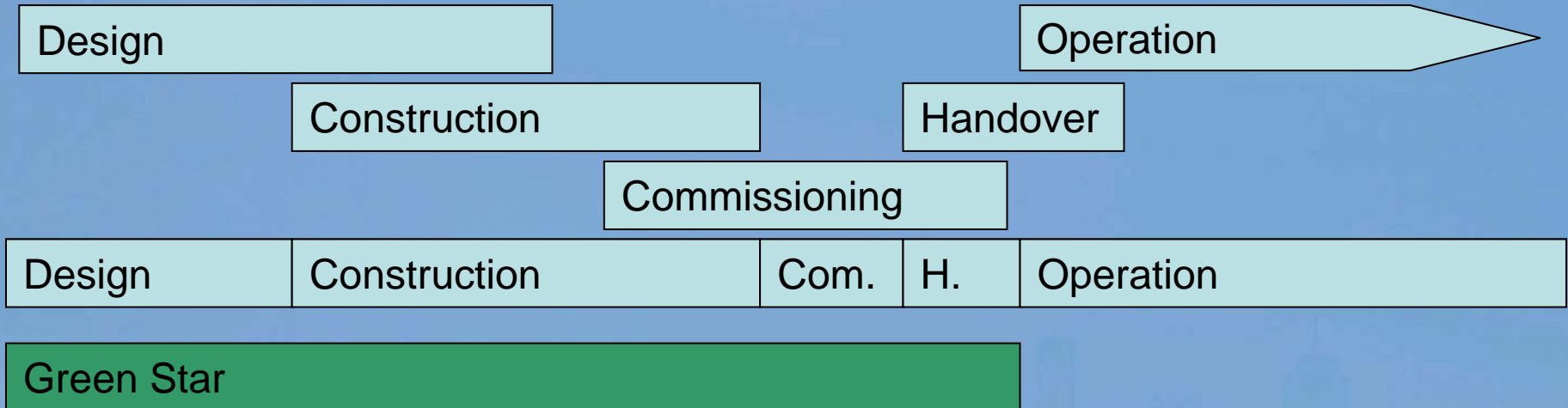
Which rating

A quick look at the life cycle of a building at the beginning of its life:



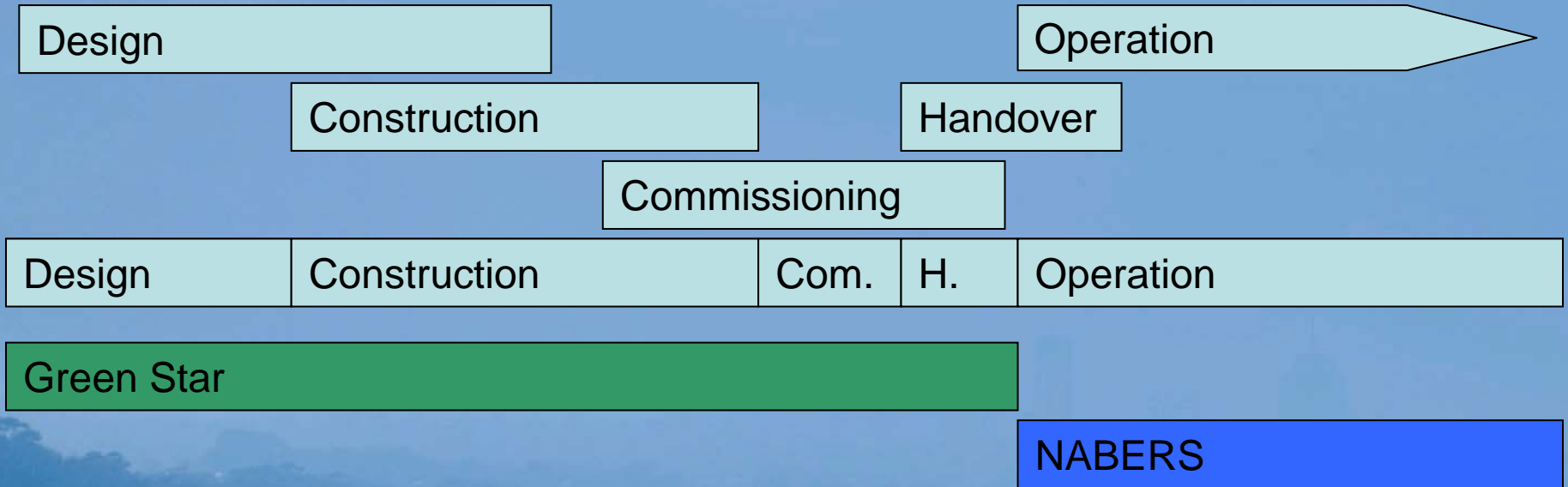
Which rating

A quick look at the life cycle of a building at the beginning of its life:



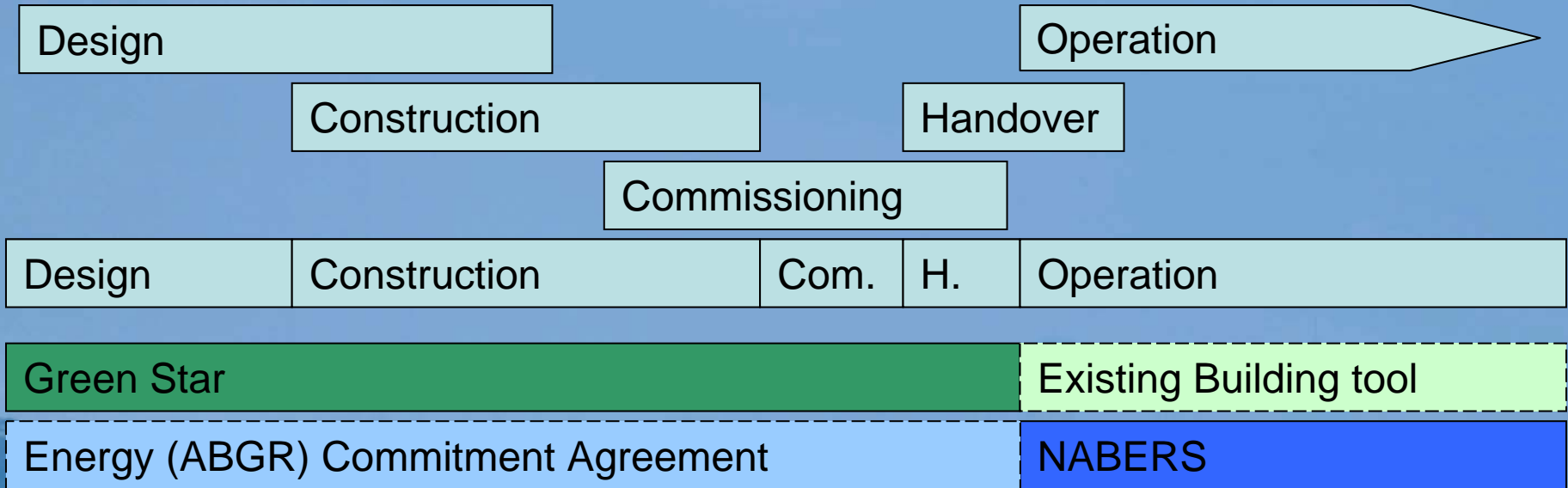
Which rating

A quick look at the life cycle of a building at the beginning of its life:



Which rating

A quick look at the life cycle of a building at the beginning of its life:





Which rating

You are in the existing buildings project so we will narrow it down:

Operation

Existing Building tool

NABERS

Which rating

- **The differences:**

Green Star (existing)	NABERS
Adapted from the design tool	Built around the operational phase
Process based	Performance based
All in one rating covering everything	Individual ratings for each component

Which rating

- What they rate:

Green Star (existing)	NABERS
Energy	Energy (ABGR)
Water	Water
Materials	Waste
IEQ	Indoor Environment
Transport	Site Impacts (coming)
Land use and Ecology	
Emissions	
Management	

The differences:

- NABERS only has individual ratings:
 - Can do Energy alone, or any combination
 - Currently no overall single rating
- Green Star is a combined rating:
 - All measures are to be done together
 - Currently no individual ratings



Practicalities

You are in an energy saving program:

- We'll focus just on energy:

NABERS Energy:

- Performance based:
 - Measures actual energy consumed
 - Area of the space (NLA)
 - Hours of operation
 - Plus some other minor ones
- Can get a star rating just for energy

Green Star (Existing) Energy:

- Process based:
 - Can predict energy consumed, or use ABGR
 - Extra points allocated for:
 - Variable speed drives, sub-metering,
 - efficient lighting design (W/m^2 per 100 lux),
 - systems for peak demand reduction
 - Management systems in place
- Combined with other measures for total building

Summary

Why rate:

- To improve building performance.

Green Star and NABERS:

- Both encourage best performance.

Green Star:

- Is built around the design phase.
- Is process based.

NABERS:

- Is built around the operational phase.
- Is performance based.



The End

Happy Ratings.

Any questions?