

## Green Star SA – Multi Unit Residential v1 Rating Tool

Green Star SA – Multi Unit Residential validates the environmental initiatives of the design phase of new multi unit residential construction or base building refurbishment; or construction and procurement phase of a multi unit residential development.

Green Star SA – Multi Unit Residential v1 is a design and/or as built phase rating tool that aims to:

- Encourage the implementation of new and emerging technologies;
- Reduce the environmental impact of development through direct and indirect initiatives (e.g. it is difficult to quantify the environmental benefit of metering water and energy, but this will clearly improve awareness and encourage more efficient operational use);
- Encourage a new approach to designing and constructing buildings by rewarding best practice and excellence;
- Ensure that effective design strategies are implemented without overlay of operational management and user behaviour; and
- Allow different designs to have their environmental initiatives fairly benchmarked.

The rating tool is used to assess both the Design and As Built phases of new multi unit residential development or base building refurbishment. The same Green Star SA - Multi Unit Residential tool is used for both Design and As Built certifications, but different documentation is required from the project team. The Green Star SA – Multi Unit Residential Design certification was created to ensure that environmental impacts were considered at the design stage of a building, and the documentation to validate these conditions is specific to that which can be demonstrated at the design stage only. The Green Star SA – Multi Unit Residential As Built certification assess the same design initiatives, but the validation documentation differs in that it is retrospective and therefore assesses that which is relevant to the construction of the building. The primary difference between Green Star SA – Multi Unit Residential Design and Green Star SA – Multi Unit Residential As Built is that the documentation required to verify environmental initiatives varies depending on whether the project is at the design phase or has been constructed.

It is important to note that the Green Star SA – Multi Unit Residential Technical Manual addresses both the Green Star SA – Multi Unit Residential Design and Green Star SA – Multi Unit Residential As Built certification in one Technical Manual.

### ASSESSMENT CREDITS

The Green Star SA – Multi Unit Residential rating tool is divided into nine environmental categories, each of which has a number of credits.

For each credit the following topics are described in this Technical Manual:

- Aim of Credit;
- Credit Criteria;
- Documentation Requirements;
- Additional Guidance;

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- Background; and
- References.

Points are awarded within credits for achieving performance-based objectives and for adopting policies and procedures to improve a project's environmental impact.

In some instances credits may not be applicable. This situation usually depends on the nature of the building and the inclusion or otherwise of a variety of typical building features. These specific instances are clearly defined in this Technical Manual. Whenever a credit is deemed 'Not Applicable', points are not awarded, and instead are excluded from the Points Available, used to calculate the Category Score. This modification prevents distortion of the Category Score (up or down) for issues that cannot be addressed and are not applicable to the project.

For example, dwellings may be predominantly of masonry construction with no significant steel content. In this case, it would be impossible to demonstrate that steel used had any recycled content. In this instance, points awarded for recycled steel content would be 'not applicable' to the project and would not contribute to the overall project weighted score.

### CONDITIONAL REQUIREMENTS

Green Star SA – Multi Unit Residential v1 has two criteria that must be achieved (known as 'Conditional Requirements') in order to obtain a Green Star SA – Multi Unit Residential v1 certified rating. The Conditional Requirements fall within the Energy and Land Use & Ecology categories. Please refer to these sections of the Technical Manual for further details.

### ALLOCATION OF CREDITS WITHIN CATEGORIES

The credits in each category have an effective weighting by virtue of the number of points awarded versus the total points available. The points available correlate with, but are not always linearly proportional to, the environmental impact.

It is not the intent of Green Star SA – Multi Unit Residential v1 to benchmark the operational performance of buildings and, as a result, the tool provides comparable benchmarked outcomes rather than estimates of actual performance.

## Green Star SA Certification

A development cannot publicly claim a Green Star SA rating unless the GBCSA has certified the rating. The GBCSA will commission two third-party Assessors to check and validate the project's self-rating and recommend (or oppose) a Green Star SA Certified Rating.

Green Star SA – Multi Unit Residential v1 certification identifies projects that have demonstrated a commitment to a specific level of environmental sustainability by informing the industry of the design performance of the project in terms that are widely understood and accepted.

The benefits of certification include:

- Gaining market recognition as a leader in the green building industry;
- Establishing a competitive commercial advantage when seeking occupants/users of the facility; and
- Validating the achievement through third party assessment.

### ELIGIBILITY

To be eligible for Green Star SA assessment, projects must meet all six provisions of the Green Star SA Eligibility Criteria detailed below.

1. Spatial Differentiation
2. Space Use
3. Conditional Requirements
4. Timing of Certification
5. Minimum Dwellings, Common Property and Governance Schemes
6. Development Delivery

### CONFIRMING ELIGIBILITY

It is the responsibility of each Project Team to check the most current Eligibility Criteria on the GBCSA website at the time of registration and to ensure that their project is eligible.

Whenever unsure, Project Teams can request an eligibility confirmation from the GBCSA by forwarding a brief description of the project to [greenstarsa@gbcsa.org.za](mailto:greenstarsa@gbcsa.org.za).

Registration does not guarantee assessment; no project will be assessed if it is deemed ineligible against the Eligibility Criteria current at the time of registration.

The GBCSA reserves the right to deny eligibility to assessment of any project that is deemed to compromise the Green Star SA brand, and to revise these criteria to better achieve the goals of the Green Star SA rating tools.

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## ELIGIBILITY CRITERION 1: SPATIAL DIFFERENTIATION

To be eligible for a Green Star SA Multi Unit Residential rating, the development must be clearly distinct. A Green Star SA rating must provide a meaningful result, and send a clear message to the marketplace, about a distinct project. Only distinct projects are eligible for assessment; project components are not eligible.

Shared building services (such as electrical, HVAC plant, water treatment etc.) or amenities (waste rooms, bicycle facilities, car parks etc.) do not affect the building's eligibility for Green Star SA assessment. For further information, refer to the 'Guidelines for Interdependent Projects' in the 'Technical Manual & Submission Guidance' of the Technical Manual.

The following describes projects that meet this Eligibility Criterion:

- Functionally autonomous buildings that are:
  - Freestanding; or
  - On top of public infrastructure (e.g. transport hubs); or
  - Connected to other buildings for secondary access only; or
  - Laterally adjacent to other functionally autonomous buildings; or
  - Buildings that are being extended.
- Building extensions (see 'Options for Building Extensions' below).
- Multiple building developments (See 'Options for Multiple-Building Developments' over page).

### Options for Building Extensions:

There are two options available for an assessment of a building extension:

1. The building extension and the initial building are rated as one building; OR
2. The building extension is rated separately.

Where the building extension is rated separately, the Green Star SA rating will only relate to and can only be marketed for the extension, as will be made evident in the registered name of the project, and will not extend to the remainder of the building or any part thereof.

The primary building does not need to have, or qualify for, a Green Star SA certified rating in order for the extension to be eligible.

A project can qualify for assessment as a building extension if it meets all of the following criteria:

- The extension has full functional independence from the initial building;
- The extension has a distinct address or name (e.g. 'West Wing');
- The initial building's main function is not to service the extension;
- If the project scope includes work to the initial building, it only includes refurbishment or modification to the initial building's spaces/structures that support the extension. If

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the modifications affect primary spaces/structures in the initial building, the entire development will be deemed one building;

- There is a clearly defined 'Project site' used consistently throughout the submission:
  - i. for a vertical extension, the 'site' will be defined as the area occupied by the extension's footprint only; or
  - ii. for a lateral extension, the 'site' will be defined as the area occupied by the extension's footprint plus adjacent area extending to the boundary of the site of the initial building;
- All services and incoming mains supplies are separated or sub-metered (or the entire system(s) must comply with the applicable Credit Criteria); and
- Either of the following attributes applies to the extension:
  - i. It has a different street address from the initial building; OR
  - ii. It accounts for at least 20% of the total GFA.

### Options for Multiple-Building Developments:

It is recognised that developments are commonly split over several buildings. Such developments have the following options for Green Star SA assessments:

1. Single building certification, where selected buildings, which satisfy the minimum number of dwellings requirement, individually undergo assessment and receive individual ratings; OR
2. Single certification for multiple buildings, where all the buildings are certified at the same time and awarded one rating.

A multiple-building development can be eligible for a single rating if it meets all the following criteria:

- It is under one ownership OR under single property management and control;
- It is recognised by a distinct name;
- It represents one project scope (even if buildings within that scope are completed at different times); and
- All buildings on the site are included in the project submission.

For the purposes of Green Star SA – Multi Unit Residential certification, 'the project' may consist of the entire development or part thereof as outlined below:

- Where the development consists of multiple, visually distinct residential buildings which are not detached single dwelling units or semi-detached double dwelling units (duplexes), and each building contains a minimum of 3 dwelling units each, INDIVIDUAL, a

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COMBINATION OF or ALL buildings can be registered as “the project” for assessment under Green Star SA - Multi Unit Residential v1;

OR

- Where the development contains a minimum of 3 dwelling units in total and consists of multiple visually distinct residential buildings where each building is either a detached single dwelling unit or semi-detached double dwelling unit (duplex), ALL buildings must be registered as “the project” for assessment under Green Star SA - Multi Unit Residential v1;

OR

- Where the development is mixed use, the residential component of the development can be registered as “the project” provided the residential component is visually distinct (i.e. a separate building or wing) from all other space types; single buildings consisting of less than 80% residential GFA (as defined in the glossary) cannot be registered as “the project”.

### ELIGIBILITY CRITERION 2: SPACE USE

To be eligible for a Green Star SA Multi Unit Residential rating the development must include a minimum of 80% of GFA (measured to exclude internal car parks) comprised of residential usage (SABS 0400 occupancy class ‘H3 domestic residence’). This includes new developments; major refurbishments of existing multi unit residential developments; and conversions to multi unit residential use.

The following types of multi unit residential developments are within the scope of the Green Star SA – Multi Unit Residential v1 tool;

- Apartment buildings;
- Blocks of flats;
- Townhouses;
- Detached or semi-detached single access housing developments consisting of three or more dwellings (e.g. gated communities, retirement villages etc.);
- Self-catering student accommodation; and,
- Multi-family dwellings (i.e. communal living), which would include communal kitchen/living/ablution facilities to a maximum of 9 bedrooms per kitchen facility.

Development types currently excluded from the scope of the Green Star SA Multi Unit Residential rating tool include: freehold single detached or semi-detached dwelling units with no common property or governance schemes; hotels; motels; nursing homes; and fully catered boarding houses/dormitories.

### ELIGIBILITY CRITERION 3: CONDITIONAL REQUIREMENTS

The Green Star SA rating tools have a number of Conditional Requirements (such as minimal energy efficiency and protecting land of high ecological value). Regardless of how many other credits the development claims, it will not be eligible for a Green Star SA rating unless all of the Conditional Requirements are met.

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There are two Conditional Requirements in Green Star SA – Multi Unit Residential v1:

- Ene-0 Conditional Requirement (refer to the Energy Category for further details);
- AND
- Eco-0 Conditional Requirement (refer to the Land Use & Ecology Category for further details).

### ELIGIBILITY CRITERION 4: TIMING OF CERTIFICATION

Green Star SA rating tools correspond to specific phases within a building project, and as such certification must be achieved within the timeframe applicable to the relevant rating tool.

- Submissions for a 'Design' Certified Rating can be lodged as soon as the required evidence is available; this could be prior to commencement of construction. The Certified Rating can be achieved prior to practical completion, but must be achieved no later than 24 months after practical completion.
- Submissions for an 'As Built' Certified Rating can be lodged following the practical completion of the project. The Certified Rating must be achieved within 24 months after practical completion.

### ELIGIBILITY CRITERION 5: MINIMUM DWELLINGS, COMMON PROPERTY AND GOVERNANCE SCHEMES

To be eligible for a Green Star SA Multi Unit Residential certified rating, the development must include the following:

- Three or more dwelling units, either attached, semi-detached or detached;
- Common property, shared services and infrastructure among dwellings; and
- When completed, a governance scheme as per 'Sectional Title', 'Home Owners or Property Owners Association', 'Share Block' or 'Fractional Ownership' (and the applicable Acts), or an equivalent 'Management Entity'.

Projects which consist of one or two dwelling units, either attached, semi-detached or detached, or those which do not have common property or governance schemes cannot register for assessment under Green Star SA - Multi Unit Residential.

### ELIGIBILITY CRITERION 6: DEVELOPMENT DELIVERY

The Green Star SA - Multi Unit Residential rating tool can only be used for developments where design AND construction of all dwellings lies under complete control of a single developer or owner.

The Green Star SA - Multi Unit Residential rating tool cannot be used to rate the environmental attributes of 'design manuals' for multi unit residential estates where individual owners engage separate design teams.