



# Green Star Buildings for Investors

JANUARY 2026



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42 Ponsonby Road, Auckland  
Samson  
Targeting a 5 Star Green Star Buildings rating



Since launching in Aotearoa New Zealand in 2007, Green Star has been used to certify more buildings than any other rating tool – across commercial, industrial, healthcare, education, social infrastructure and communities.

Founded by the Green Building Council of Australia (GBCA) in 2003, Green Star is an internationally recognised rating system setting the standard for healthy, resilient, positive buildings and places.



Reducing the impact of climate change



Enhancing the health and wellbeing of New Zealanders



Restoring and protecting our planet's biodiversity and ecosystems



Driving resilience in buildings, fitouts and communities



Helping the industry build better and deliver operating efficiencies – creating lasting value for people, projects and the economy

# The world is evolving, so must our buildings

**Climate action, resource efficiency and health & wellbeing are key sustainability megatrends impacting the built environment today.**

In response to not only best practice but also the increasing expectations of investors, consumers and employees, more and more companies are committing to Green Star as a way of validating and demonstrating the rigour around their sustainability practices.

The Taskforce on Climate-related Finance Disclosures (TCFD) points to the “real and present risks” that climate change already poses to businesses and financial markets, and the long-term consequences for companies that fail to act, adapt and disclose.<sup>1</sup>

In today’s changing world, property leaders must build better buildings or risk falling behind the demands of the market.



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Built to tackle the key issues of this decade, Green Star Buildings extends beyond the environment to address health, resilience, people and places – helping you build a **better building for today and tomorrow.**

<sup>1</sup> Intergovernmental Panel on Climate Change, Summary for Policymakers of IPCC Special Report on Global Warming of 1.5 °C approved by governments, 2018 (p.01)

# Green Star Buildings put you ahead in a changing world



Fishermans Bend Campus  
University of Melbourne  
Targeting a 6 Star Green Star Buildings rating

# Helps future proof your asset

## Green Star Buildings – the categories

Green Star Buildings is a holistic tool that extends beyond the environment to address the issues that will define the next decade of the built environment. The tool's 8 categories enable owners and developers to act on the area of sustainability that matter most, future proofing a building for the long-term.



### Responsible

Recognises activities that ensure the building is designed, procured, built, and handed over in a responsible manner.



### Healthy

Promotes actions and solutions that improve the physical and mental health of occupants.



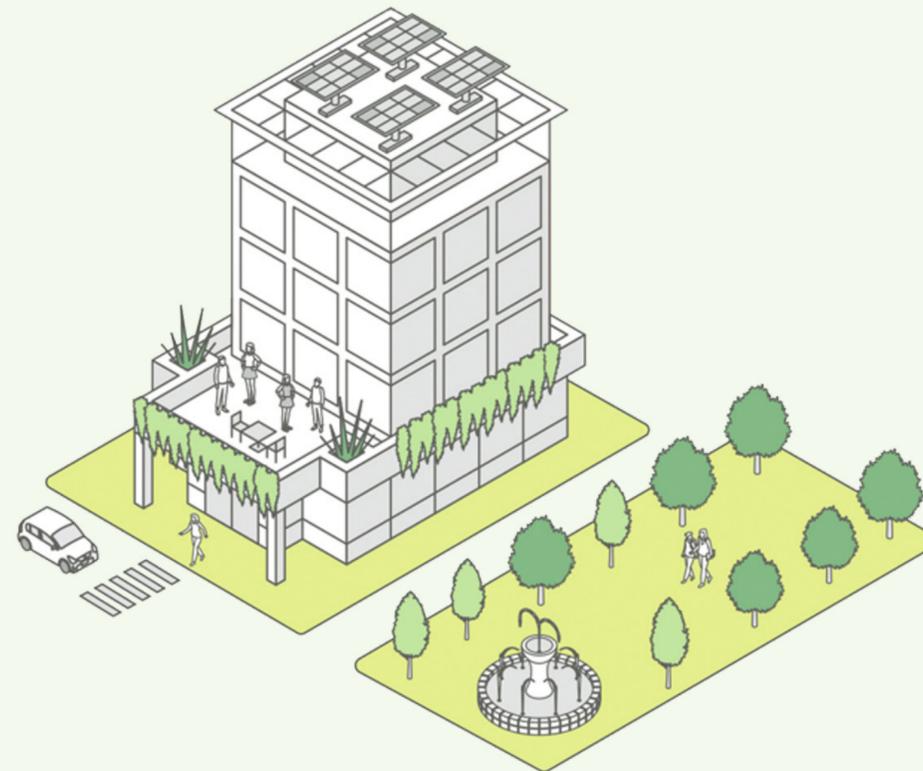
### Resilient

Encourages solutions that address the capacity of the building to bounce back from short-term shocks and long-term stresses.



### Positive

Encourages a positive contribution to key environmental issues of carbon, water, and the impact of materials.



### Places

Supports the creation of safe, enjoyable, integrated and comfortable places.



### People

Encourages solutions that address the social health of the community.



### Nature

Encourages active connections between people and nature and rewards creating biodiverse green spaces in cities.



### Leadership

Recognises projects that set a strategic direction, build a vision for industry, or enhance the industry's capacity to innovate.



### Built with lower upfront emissions

Uses lower carbon products and incentivises change in the supply chain.



### Fossil fuel free

The building does not use fossil fuels for heating, cooling, cooking or power, de-risking buildings from the gas crisis.



### Highly efficient

Reduced energy use means lower costs for landlords and tenants.



### Offset with nature

After reducing all greenhouse gas emissions as much as possible, the building procures credible nature-based offsets.

## A clear path to reach your decarbonisation goals

New Zealand's second Emissions Reduction Plan aims for 51-55% reduction in green house gas emissions from 2005 levels by set by the end of 2035. Decarbonisation is essential to ensure the longevity of assets.

Green Star Buildings includes the Climate Positive Pathway\* – a clear set of targets aligned with the IPCC recommendations, helping you deliver a Climate Positive building that's fossil fuel free, powered by renewables highly efficient, built with lower carbon materials and offset with nature.\*

\* Projects registering from May 2026 and targeting 5 or 6 Star must meet the Net Zero Pathway. Please see the submissions guidelines for full requirements.

# Meet tenant demands for better, healthier buildings

With an increasing awareness and demand for health and wellbeing, healthier buildings are more important than ever. Green Star Buildings sets minimum standards for fresh air, adequate light, acoustic comfort and exposure to toxins, whilst also incentivising you to go beyond and reach higher benchmarks – so you can rest assured you're delivering a healthier building that will be sought after by tenants.

## How Green Star Buildings delivers better, healthier buildings



The **clean air** credit boosts wellbeing by ensuring fresh air and minimal indoor pollutants.



The **light quality** credit ensures adequate access to daylight and high-quality lighting, providing a comfortable working environment.



The exposure to toxins credit ensures healthy building materials and **no harmful exposure to toxins**.



Important for different types of workspaces, the **acoustic comfort** credit addresses noise within the building reducing physical and mental stress.



The **thermal comfort and amenity spaces amenity and comfort** credit ensures the building has dedicated amenity rooms for a better experience.



The **connection to nature** credit incentivises greenery and nature-inspired design to foster a connection to nature.

# Fast, simple, streamlined reporting

**Green Star Buildings has been specifically designed to align with leading frameworks, ensuring it responds to:**

World Green Building Council's global megatrends, by providing a balanced rating tool that impacts Climate Action, Resource Efficiency, and Health and Wellbeing.

- 12 out of 17 of the UN Sustainable Development Goals
- Intergovernmental Panel on Climate Change (IPCC) recommendations on the built environment
- Reporting frameworks such as the Global Real Estate Sustainability Benchmark (GRESB) and the Task Force for Climate Related Financial Disclosure (TCFD)

## The results for developers?

A project that aligns with expectations and makes the reporting process faster and simpler.



# Unlock further gains

## Derisk the future of your building

Any building that meets the Net Zero Ready Pathway complies with science aligned targets.

## Be recognised for your leadership

Green Star certification is your opportunity to differentiate your brand in a competitive market.

## Build for better returns

Our experience of certifying thousands of buildings across Aotearoa, New Zealand, has proven that Green Star certified assets lead to better returns and attracts sustainable finance and investment.

# Vacancy rates compared

**The ongoing adaptation of businesses to changes in workplace practices, employee and consumer preferences, and an increased focus on sustainability are leading to numerous strategic relocations and the optimisation of operational footprints across different centres in the office and other sectors.**

Trends which have shaped the market over recent years, however, remain in focus. The flight to quality movement has seen the divergence in vacancy rates between prime grade and secondary accommodation widening. Secondary grade vacancy stands at 18.6%, in stark contrast to prime grade vacancy, which was recorded at 7.5%.

**Ian Little, Associate Director of Research at Colliers\*:**

Vacancy is lower still within buildings which offer strong environmental credentials, with Green Star-rated buildings having an overall vacancy rate of 4.8%.

\*Colliers. Evolving conditions shape office and retail demand. August 2024

# How Green Star Buildings works

## Meet minimum expectations

For any project to be Green Star certified it must meet 16 minimum expectations. These expectations are set to ensure all Green Star rated buildings meet a basic definition of a green building.

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## Deliver on the Net Zero Ready Pathway

Projects targeting 6 Star must meet the Net Zero Ready Pathway\* – a clear set of targets helping you deliver a Net Zero Ready building.

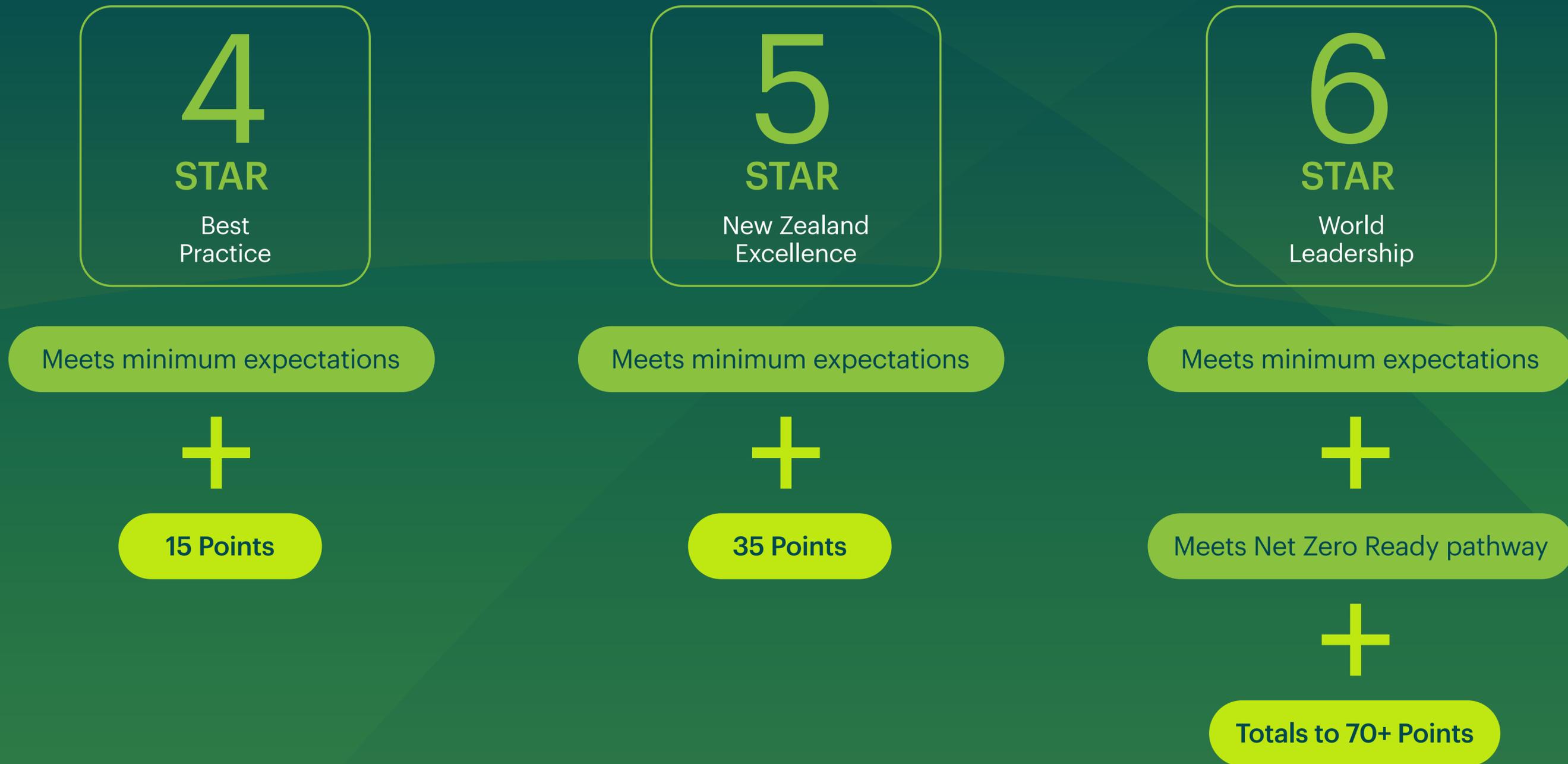
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## Achieve credits

A project is awarded points for each credit achieved. The total points determine the star rating awarded.

\*Please note the requirements for meeting the Net Zero Ready Pathway vary depending on the date of registration. Please see the submission guidelines for full requirements.

# A more accessible pathway to best practice



# The process

Green Star certification is a simple but robust online process managed by the New Zealand Green Building Council.



1

## Register your project

Register your project directly using our online platform. Please check that your project meets the eligibility criteria.

**If you have any questions, contact us at [greenstarnz@nzgbc.org.nz](mailto:greenstarnz@nzgbc.org.nz)**



2

## Submit your documentation

Get familiar with our submission guidelines and the documents needed to show your project meets our benchmarks, then submit them to us.



3

## Get your project assessed

A selected assessor from our independent panel of sustainability experts will assess your submission, give feedback and/or confirm certification.



4

## Promote your achievement

Once you're certified you're ready to share your achievement with the world!

# Heritage Lanes at 80 Ann Street

The first Green Star Buildings certification

**Mirvac's Heritage Lanes building and precinct at 80 Ann Street in Brisbane was already 85% procured when Green Star Buildings was launched into the market in late-2020.**

Mirvac's team knew they wanted to future-proof the building – and that meant making sure it was sustainable across several measures. It wasn't about building better; it was about building the best. And Green Star Buildings was the rating tool Mirvac turned to.

“We saw it as a great opportunity to showcase our sustainability credentials and have them independently verified and certified by an industry body with the independence and status of the GBCA,” said Simon Healy, Group General Manager, Commercial and Mixed-Use Development at Mirvac.

Suncorp has been a tenant at 80 Ann Street since it officially opened in early 2022. Suncorp Group's Head of Real Estate, Maurice Gallagher said the desire to operate more sustainably and in an office that is more than just a place to go to work, was a significant reason for choosing Heritage Lanes as the new headquarters.

“Mirvac's sustainability plans and aspirations were a significant influence on Suncorp's decision to choose Heritage Lanes as our new headquarters.”



“The Green Building Council of Australia pushed the boundaries with Green Star Buildings. Across the market, 6 Star Green Star was a target that developers strived for. Now, it's the Green Star Buildings status that is best-in-class.”

— **Simon Healy**, Group General Manager, Commercial & Mixed Use Development, Mirvac

# The Powerhouse Parramatta

**Taking shape as the first NSW state cultural institution to be based in Western Sydney, the Powerhouse Parramatta project team turned to Green Star Buildings to deliver a better, sustainable, future ready community asset.**

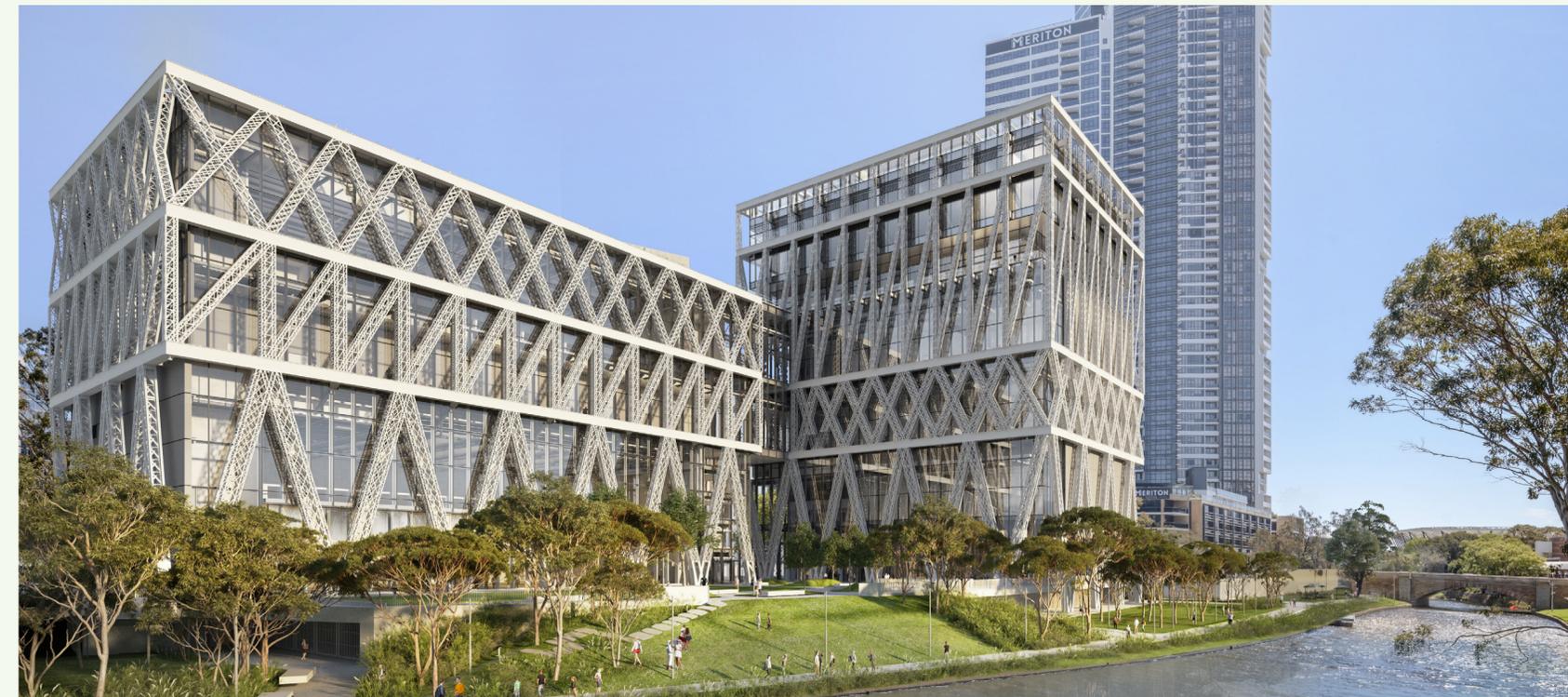
“As the largest cultural infrastructure project in Australia since the Sydney Opera House, it was only fitting that the Powerhouse Parramatta project should use the latest Green Star Buildings rating tool and target a 6 Star outcome,” said Powerhouse Climate and Sustainability Manager, Carmel Reyes.

Sustainable and climate resilient design is completely integrated into the Powerhouse Parramatta project, which will be fossil fuel free with net zero emissions from day one of operations.

In addition, the positive community and social impacts will be widespread. The inclusion of the Lang Walker Family Academy will give access to students from Greater Sydney and regional NSW, to participate in world class STEM education and overnight stays, while a public productive rooftop garden and fossil fuel free demonstration kitchen will engage communities with the histories, stories and futures of agriculture, manufacturing, changing land use, food production and cultural diversity.

## Fast facts

- Operating with net zero carbon emissions using 100% renewable electricity from opening
- Australia’s first use of renewable diesel on a construction site
- 40% reduction in upfront carbon emissions



“The Green Star Buildings rating tool gives recognition to social sustainability initiatives and creates an avenue for Powerhouse to collaborate with GreenBuilding Council of Australia to lift the standard of what public buildings have to offer the community.”

— **Carmel Reyes**, Sustainability Director at Museum of Applied Arts and Sciences

# Powerful alone, better together

**A Green Star Buildings rating works hand in hand with a Green Star Performance rating to ensure that your building is sustainable from its inception through to its operation.**

Over 250 buildings are certifying annually with Green Star Performance or NABERSNZ which evaluates the performance of buildings in the operational phase.

Undertaking a Green Star Buildings rating ensures that your building is designed and constructed to the best practice sustainability standards. This sets you up with features required to operate efficiently, be better for people and contribute positively to the community. And, enables you to pursue higher Green Star Performance ratings as the building moves through its operating lifecycle.

- Optimise resources towards best possible outcomes
- Ensure your building is performing to its full potential
- Maintain a high value asset as part of your portfolio

Demonstrate exceptional leadership and enjoy the financial and operational benefits of a building that is truly sustainable in all aspects.



PwC Tower, Commercial Bay, Auckland  
Precinct Properties  
5 Star Green Star Office Built rating, 5 Star NABERSNZ Base Building, 2 Star Green Star Performance rating



# Start the journey towards better

If you're ready to start the journey towards a better built future, [greenstarnz@nzgbc.org.nz](mailto:greenstarnz@nzgbc.org.nz) for more information or request briefing.

