greenstar

Multiple Building Single Rating Support Document

Guidance for Green Star Buildings Projects

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NZGBC
TE KAUNIHERA HANGANGA TAUTAIAO

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Change Log

Version	Date	Description
1	30/08/2026	Initial Release includes guidance for projects approved for the Multiple Building Single Rating (MBSR) Approach under Green Star Buildings.

Purpose of this guidance

The intent of this document is to provide a clear credit specific certification pathway for Green Star Buildings projects submitting under the Multiple Building Single Rating (MBSR) approach. This approach is applicable to eligible projects registered under Green Star Buildings and must be used by project teams, the NZGBC and Certified Assessors to inform submission expectations for MBSR projects.

This document is applicable to all projects registered under Green Star Buildings and approved to use the MBSR Approach. Projects registered prior to the release of this document are encouraged to follow this guidance unless they have an approved Technical Question detailing the MBSR credits to be targeted and justification for the approach. To work with NZGBC on the MBSR Approach for your project, please contact the assigned Certification Advisor well in advance of submitting to confirm the MBSR Approach.

If your project does not meet the MBSR eligibility criteria and you are wishing to streamline the certification approach for multiple projects, please contact the Certification Team Lead to discuss potential applicability of a Site-Wide Credits Approach. Please note that non-standard certification pathways should be agreed before registration.

What is Multiple Building Single Rating approach?

The Multiple Building Single Rating (MBSR) approach refers to the process of certifying multiple buildings under one single certification. This approach allows eligible Green Star projects to streamline their registration, certification fees, and documentation requirements when they meet the below *Criteria for use of MBSR*.

Generally, an MBSR rating includes one single submission addressing all buildings captured under the one rating. However, some credits must be documented per building. This guidance document classifies which credits may demonstrate compliance at a 'whole of certification' level to address all buildings collectively, and which credits must demonstrate compliance for each building individually. Please refer to the definitions for *Building Specific Credits* and *MBSR credits* below under *Credit Types* section.

Use of the MBSR approach is by exception, and project teams wishing to use this approach **MUST seek approval through an Expression of Interest before registering their project**. The NZGBC reserves the right to cancel project registrations where an MBSR approach has been used without prior approval.

The certification fee for an MBSR project is determined by the total contract value for all buildings included within the rating with an MBSR surcharge applied (determined by the number of buildings).

A project boundary containing multiple buildings, registered under a single Green Star project number.

How is this different from Green Star Communities?

Green Star Communities is a rating tool that assesses the planning, design and construction of large-scale developments at a precinct, neighbourhood or community scale. As such, a Communities rating includes many non-building elements, including transport, public amenities and open space infrastructure.

Unlike an MBSR Approach, projects certified under Green Star Communities will receive a rating for the entire precinct. Applicants seeking a rating for a site masterplan may wish to consider eligibility to use the Green Star Communities rating tool. Please contact the NZGBC Certification Team for further information on Green Star Communities.

Eligibility Criteria for use of MBSR

Project teams wishing to certify using the MBSR approach must meet the following criteria. Each of these must be addressed in the eligibility request.

There are five mandatory criteria that must be met for projects to be considered for an MBSR approach.

1. **The buildings are to be owned as a package and must be bought and sold together.**

If the buildings are sold separately the Certified Rating ceases to be an accurate representation of the original certification. If at any time the NZGBC is made aware that the buildings are, or will be, sold separately, the NZGBC reserves the right to cancel the registration or certification.

2. **A commitment needs to have been made to deliver the buildings at the same time and under the same contract.**

If changes to the timeframe or staging of any of the buildings mean that they will be unable to be delivered together, the decision may be made that the MBSR approach is void and the buildings will need to be registered independently for separate certifications.

3. **The buildings should sit near each other, with minimal chance of a building being constructed between them.**

This is to ensure the boundaries of the certification remain clearly defined and reduces the risk of buildings not included in the original certification being perceived as being Green Star certified. Please refer to the *Project Boundary* section for more information on the boundaries of the certification.

4. **The buildings should have the same use.**

Use of each building should be the same. This means the activities occurring within the buildings are the same, such as all industrial warehousing, or all residential use. The consistency in use is required to minimise potential differences in impact across the buildings and to ensure the final Certified Rating is representative of the sustainability attributes of all the buildings.

5. **The buildings should have the same design.**

The designs should be the same. This means the buildings have the same height, massing and materiality. This is to ensure the final rating is an accurate representation of all buildings.

What if there are changes to the project?

If your project circumstances change following approval of an MBSR approach, the project team **must** contact the NZGBC to determine whether the existing MBSR approach is still valid for the relevant buildings within the project boundary. This includes, but is not limited to, the following scenarios:

- The project no longer complies with the eligibility criteria for an MBSR approach (i.e. ownership, contract and delivery scope, boundary, use, and design);
- The project intends to add a new building to the MBSR approach.

Developing an MBSR approach

The process to develop an MBSR approach can be summarised in the following steps:

Review → **Expression of Interest** → **Register Project**

1. Review

- Review this guidance to determine whether your project is suitable for an MBSR approach.
- Determine the MBSR credits for your project. In doing so, consider the following questions:
    - i. Are you able to demonstrate that the selected buildings within the project boundary are compliant with the relevant Green Star credit, using clear, streamlined documentation?
    - ii. Does demonstrating compliance with the relevant Green Star credit across the buildings in the project boundary give enough assurance that the *individual* buildings will comply with the credit?

2. Expression of Interest

- Submit an Expression of Interest requesting to apply the MBSR approach via the online Registration Submission Form. Expression of Interest submitted by email or with insufficient detail on how the Eligibility Criteria are met may not be considered. The Expression of Interest should contain the following information as additional information:

  i. A response to each of the five eligibility criteria, explaining how the project satisfies the criteria.

  ii. Evidence or signed documentation, such as a copy of the project program, confirming that all the buildings are being delivered at the same time, under the same contract.

  iii. A plan confirming that all the buildings are located within the same project boundary and demonstrating that they share the same use and design. This must be marked up on the plan.

  iv. Renders, drawings, elevations or sections (where available) that confirm that the design of each building is the same.

3. Register

If your Expression of Interest is approved, the next step is to complete the registration of your project via your online dashboard. Check the schedule of certification fees for non-standard pathways published on the NZGBC Website for the fee that will apply. Should you have further questions or require assistance with registration, please contact the NZGBC Certification Team.

Project Boundary

The **project boundary** refers to the areas of the project being certified under a single Green Star rating using the MBSR approach.

The project boundary includes:

- All buildings approved for the MBSR approach under the project's Expression of Interest (see *Developing an MBSR approach* for more information).
- Non-building elements (e.g. external landscaping, hardscaping, carparking) that fall under the scope of the Green Star Buildings rating tool, which are part of the registered scope of works, and directly support the function of the building.

The project boundary does **not** include:

- Buildings that are **not** approved for inclusion in the MBSR approach under the project's Expression of Interest.
- Buildings and non-building elements that are **not** part of the registered scope of works.

It is expected that the project boundary remains consistent for all credits targeted (i.e. certain areas cannot be counted for some credits and excluded for others) unless otherwise approved via a Technical Question.

A markup of the proposed Green Star project boundary must be submitted along with the project's Expression of Interest (see *Developing an MBSR approach* for more information).

Please refer to the *Eligibility and certification criteria* in the *Green Star Buildings Submission Guidelines* for further guidance on the distinct boundary of the project.

Credit Types

There are two types of credits under the Multiple Building Single Rating approach:

1. *Building specific credits:*

For building specific credits, compliance must be demonstrated for each building individually.

Credits and criteria that address *building specific* attributes and impact on occupants' experience of the building must provide evidence to demonstrate that each building approved under the MBSR approach is compliant distinctly. Examples of credits that are *building specific* include Energy Use, Water Use, Light Quality, or Thermal Comfort and Amenity Space. These have been identified to ensure the credit outcomes are equitably available to occupants/owners across all buildings, and because differences in each building's location and orientation may impact credit outcomes. Evidence for *building specific* credits and criteria may be documented in a single submission (i.e. single report, set of drawings etc.) for the MBSR project, however, the compliance requirements apply to each building individually rather than grouped.

For example, consider the scenario where three warehouses are captured under an MBSR approach. In order to meet the requirements of the Clean Air credit from Green Star Buildings v1, project teams must demonstrate compliance across at least 95% of the regularly occupied areas of each of the three buildings, rather than 95% of the total regularly occupied area of the three projects. This is to ensure that building occupants in each building still experience high levels of indoor air quality. Note that one report and set of design documentation covering all buildings may still be provided, however, it must be demonstrated that each building complies individually.

Criteria cannot be considered met if compliance is not demonstrated for all buildings under the MBSR approach. For credits where points are allocated to reflect the achievement of certain benchmarks (for example, the Reference building pathway under the Energy Use credit), the building with the lowest score will be used for the entire MBSR rating.

2. *MBSR credits:*

Compliance may be demonstrated for the multiple buildings and/or the project boundary as a collective.

These are credits where compliance is tied to the project boundary or contracts/contractors. It is anticipated that the outcomes for this credit type will be the same, or comparable, for all buildings within the project boundary. Examples of credits that may be applicable across the entire project boundary include Heat Resilience, Movement and Place, or Waterway Protection. Alternatively, some credits have been identified as *MBSR credits* where the outcome/compliance can be linked to a single construction contract or contractor. Examples of credits under this scenario include Responsible Construction, Responsible Procurement, or Inclusive Construction Practices.

Project teams may demonstrate compliance with *MBSR credits* once, for all buildings under the MBSR certification, and there is no requirement to document compliance at a per building level.

Please Note:

- MBSR credits may differ from standard site-wide credits. Please refer to the Site-Wide Credits Approach guidance available on the NZGBC website and the *Site-Wide Credits Approach Support Document for Green Star Buildings* available via the Green Star Technical Resources page for guidance relating to the application of the *Site-Wide Credits Approach*.
- This document is intended to be used as guidance and may not be applicable in every situation. Should any projects deviate from the standard approach they must submit a Technical Question outlining an alternate approach for the NZGBC to review.

Technical Guidance

This section lists the credit approach for each credit and provides guidance on whether it can be applied as an MBSR credit or must be a building specific credit.

Credit	Credit Criteria	Credit Approach	Guidance
Responsible			
1 Industry Development	Green Star Accredited Professional Marketing Sustainability Achievements Financial Transparency	MBSR credit	• The Green Star Accredited Professional (GSAP) criterion is appropriate for an MBSR approach where there is one GSAP coordinating the Green Star submissions for all buildings registered under the MBSR approach and the GSAP is engaged at all stages till the end of the project. • The Marketing Sustainability Achievements criterion is appropriate where there is one entity overseeing sustainability marketing for all buildings registered under the MBSR approach. • The Financial Transparency criterion is appropriate as an MBSR credit where the project is designed and delivered as a single entity and a single head contractor is responsible for the delivery of all buildings within the project boundary.
2 Responsible Construction	Environmental Management System Environmental Management Plan	MBSR credit	• These criteria under Responsible Construction are generally appropriate as MBSR credits where there is a single project team engaged for the whole of the works across the development, including a single head contractor responsible for the delivery and management of environmental systems and for the coordination of subcontractors throughout the MBSR project boundary.

Credit	Credit Criteria	Credit Approach	Guidance
	Sustainability Training		
	Construction and Demolition Waste Construction and Demolition Waste Diversion	MBSR credit	• These criteria are considered appropriate as MBSR credits where construction and demolition waste is managed by a single head contractor, and targets are applied across all buildings within the MBSR rating.
3 Verification and Handover	Building Information Soft Landings Approach Independent Commissioning Agent	MBSR credit	• The Building Information criterion is appropriate for an MBSR approach where it can be shown that relevant information has been provided to the building owner or designated representative for each building. • The Soft Landings Approach criterion is appropriate for an MBSR Approach where a single owner or future facilities management team is engaged for the approach, and all buildings registered under the MBSR approach are intended to be handed over to this owner or team. • The Independent Commissioning Agent (ICA) is also considered appropriate where the engaged ICA is appointed for all buildings under the MBSR approach.
	Metering and Monitoring Commissioning and Tuning	Building specific credit	• The Metering and Monitoring criteria are not considered appropriate for an MBSR approach as the NZGBC expects each building to be separately metered. A single monitoring strategy covering both buildings can be supplied, provided that the common uses, major uses and major sources are metered separately for each building.

Credit	Credit Criteria	Credit Approach	Guidance
			• The Commissioning and Tuning criteria are not considered appropriate for an MBSR approach on the basis that 'Environmental performance targets and information' must be set for each building, and 'Airtightness' must be evaluated at a building specific level. • Combined documentation may be supplied for the Metering and Monitoring and Commissioning and Tuning criteria, on the condition that those documents demonstrate that each building individually meets the requirements of the credit.
4 Responsible Resource Management	Dedicated Waste Storage Area Signoff by Waste Specialist and/or Contractor Collection of Waste Streams	MBSR credit	• The Dedicated Waste Storage Area criterion is appropriate for an MBSR approach where the nominated MBSR project boundary is owned or operated by a single entity AND waste storage facilities are shared for all buildings under the MBSR approach. Please note that shared waste facilities must be appropriately sized to accommodate all buildings and occupants of the project as relevant to the MBSR approach. • The Signoff by Waste Specialist and/or Contractor criterion is also appropriate where there is a single waste specialist or contractor engaged for the design of waste spaces within the MBSR project boundary. • The Collection of Waste Streams criterion is appropriate for an MBSR approach, and a single Operational Waste Management Plan covering all buildings may be supplied where the nominated MBSR project boundary is owned or operated by a single entity AND waste storage facilities are shared for all buildings under the MBSR approach. Please note that it must be demonstrated that bins or storage containers allowing building occupants to separate their waste are evenly distributed throughout all buildings within the MBSR project. • Where the above conditions are not met, compliance must be demonstrated at a building specific level.

Credit	Credit Criteria	Credit Approach	Guidance
5 Responsible Procurement	All criteria	MBSR credit	• All criteria under Responsible Procurement are generally appropriate as MBSR credits where there is a single project team overseeing the creation and implementation of a procurement strategy AND where the project team intends to undertake bulk procurement of materials from selected suppliers for all buildings registered under the MBSR approach.
6 Responsible Structure			
7 Responsible Envelope	All criteria	MBSR credit	• All criteria under Responsible Structure, Responsible Envelope, Responsible Systems, and Responsible Finishes are generally appropriate as MBSR credits.
8 Responsible Systems			
9 Responsible Finishes			
Healthy			
10 Clean Air	All criteria	Building specific credit	• The criteria under Clean Air are not considered appropriate for an MBSR approach. These credits intend to award a building for providing a high-quality indoor environment for occupants within the building. As such, the NZGBC considers the outcomes of these credits to be building specific.

Credit	Credit Criteria	Credit Approach	Guidance
11 Light Quality	Lighting Comfort Glare from Light Sources	MBSR credit	• The Lighting Comfort and Glare from Light Sources criteria are considered appropriate for an MBSR approach where compliant lighting is delivered to all buildings within the MBSR rating.
	Daylight Artificial Lighting	Building specific credit	• The Daylight and Artificial Lighting criteria are not considered appropriate for MBSR approach. These criteria intend to award a building for providing a high-quality indoor environment for occupants within the buildings. As such, it must be shown that each building within the MBSR rating meets the requirements of these criteria. • For Daylight in *Minimum Expectation,* a single report is appropriate provided that the assessment against the Daylight requirements is performed on each building individually.
12 Acoustic Comfort	Acoustic Comfort Strategy	MBSR credit	• The Acoustic Comfort Strategy criteria is considered appropriate for an MBSR approach where the design and acoustic strategy are the same for all buildings within the MBSR rating.
	Maximum Internal Noise Levels Minimum Internal Noise Levels Acoustic Separation	Building specific credit	• These criteria are not considered appropriate for an MBSR approach. These criteria intend to award a building for providing a high-quality indoor environment for occupants within the building. As such, it must be shown that each building within the MBSR rating meets the requirements of these criteria.

Credit	Credit Criteria	Credit Approach	Guidance
	Impact Noise Transfer Reverberation Control		
13 Exposure to Toxins	Banned or Highly Toxic Materials Paints, Adhesives, Sealants and Carpets Engineered Wood Products	MBSR credit	• The Banned or Highly Toxic Materials criterion is appropriate for an MBSR Approach where all existing buildings in the MBSR project boundary are surveyed together. • The Paints, Adhesives, Sealants and Carpets and Engineered Wood Products criteria are appropriate for an MBSR Approach where the buildings share the same design and materiality.
	TVOC and Formaldehyde Levels	Building specific credit	• The TVOC and Formaldehyde Levels criterion is not considered as appropriate for an MBSR approach as this criterion requires testing to be completed for individual buildings to demonstrate compliance to the credit criteria.
14 Thermal Comfort and Amenity Spaces	All criteria	Building specific credit	• The Thermal Comfort and Amenity Spaces criterion is not considered appropriate for an MBSR approach as each building within the MBSR project boundary is expected to demonstrate compliance to the credit criteria.

Credit	Credit Criteria	Credit Approach	Guidance
15 Connection to Nature	All criteria	Building specific credit	• The criteria under Connection to Nature are not considered as appropriate for an MBSR approach. These credits award a building for providing a connection to nature through its respective design. As such, the NZGBC considers the outcomes of these credits to be building specific.
Resilient			
16 Climate Change Resilience	All criteria	MBSR credit	• The Climate Change Pre-screening Checklist and Risk and Adaptation Assessment are generally appropriate for an MBSR approach where there is one project team designing and delivering all buildings registered under the MBSR approach AND climate change planning and risk identification can be completed and demonstrated across the MBSR project boundary. All buildings within the MBSR project must be included in the Climate Change Pre-screening Checklist and Risk and Adaptation Assessment. • The Managing Risks criterion is considered appropriate for an MBSR approach where the buildings share the same design and operational responses. • Please note that project staging has the capacity to change the outcomes of climate change resilience dramatically throughout the course of construction. As such, any project including staged construction will not be able to target this using an MBSR approach.
17 Operations Resilience	All criteria	MBSR credit	• The Comprehensive Risk Assessment criterion is generally appropriate for an MBSR approach where there is one project team delivering all buildings registered under the MBSR approach, there is one owner or operating entity AND operational shocks, risks and power loss scenarios can be assessed across the MBSR project boundary. • The Managing Risks and Addressing Power Loss criteria are considered appropriate for an MBSR approach on the basis that the buildings share the same design and building use.

Credit	Credit Criteria	Credit Approach	Guidance
18 Community Resilience	All criteria	MBSR credit	• All criteria under Community Resilience are generally appropriate for an MBSR Approach where there is one project team designing and delivering all buildings registered under the MBSR Approach AND community-based planning can be completed and demonstrated across the whole MBSR project boundary.
19 Heat Resilience	All criteria	MBSR credit	• All criteria under Heat Resilience are generally appropriate for an MBSR approach where compliance can be demonstrated across the whole MBSR project boundary. Please note that heat island strategies implemented must be evenly distributed across the MBSR project boundary.
20 Grid Resilience	All criteria	Building specific credit	• All criteria under Grid Resilience are not considered as appropriate for an MBSR approach. These credits intend to award a building for its ability to respond to grid issues, including through building specific design attributes and electricity demand. As such, the NZGBC considers the outcomes of these credits to be building specific, and therefore not applicable across multiple buildings. • Where a project team considers the MBSR credit approach to be appropriate to this criterion, a Technical Question can be submitted to the NZGBC for review.
Positive			
21 Upfront Carbon Emissions	All criteria	MBSR credit	• All criteria under Upfront Carbon Emissions are considered appropriate under an MBSR approach. This is on the basis that projects approved for an MBSR approach will have met specific criteria on use type, size, and design, and that an MBSR approach will still demonstrate carbon reductions broadly across the MBSR project boundary. Note that all other criteria must still be

Credit	Credit Criteria	Credit Approach	Guidance
			met, including appropriate determination of the reference and proposed case to ensure a like-for-like, fair comparison is made.
22 Energy Use	All criteria	Building specific credit	• All criteria under the Energy Use credit are not considered as appropriate for an MBSR approach. These credits relate to the energy efficiency and emissions generated through a building's design and anticipated energy use. For example, it is not appropriate that one building be more energy intensive than another, or that tenants in one building have higher utility bills than occupants in another, due to one building's performance lifting up the other. As such, each building is required to demonstrate compliance individually. Important - Please note the following: • Each building is to demonstrate compliance individually, and the **lowest score** shall be used for the rating. Aggregation of performance or points is not acceptable. • A separate Energy Use calculator is required to be provided for each building in Excel format where the Energy Use - Reference Building Pathway is used. Please see the Submission Guidance section in this document.
23 Energy Source	All criteria	Building specific credit	• All criteria under the Energy Source credit are not considered as appropriate for an MBSR approach. These credits relate to the buildings' anticipated energy use, thus, each building must demonstrate compliance. Where compliance can be demonstrated for each individual building across the MBSR project boundary, this may be acceptable e.g., if there is a single PPA for renewable electricity covering all MBSR buildings.
24 Other Carbon Emissions	All criteria	MBSR credit	• All criteria under the Other Carbon Emissions credit are considered appropriate for an MBSR approach. This is on the basis that projects approved for an MBSR approach will have met

Credit	Credit Criteria	Credit Approach	Guidance
			specific criteria on use type, size, and design. Therefore, emissions created through building design can be addressed at the site level.
25 Water Use	All criteria	Building specific credit	• All criteria under the Water Use credit are not considered as appropriate for an MBSR approach. See the Energy Use credit above. Important - Please note the following: • Each building is to demonstrate compliance individually, and the **lowest score** shall be used for the rating. Aggregation of performance or points is not acceptable. • A separate Water Use calculator is required to be provided for each building in Excel format to demonstrate the credit level achieved by each building. Please see the Submission Guidance section in this document.
26 Life Cycle Impacts	All criteria	MBSR credit	• All criteria under Life Cycle Impacts are considered appropriate under an MBSR approach. This is on the basis that projects approved for an MBSR approach will have met specific criteria on use type, size, and design, and that an MBSR approach will still demonstrate reductions on environmental impacts on all buildings within the MBSR project boundary. Note that all other criteria must still be met, including appropriate determination of the reference and proposed case to ensure a like-for-like, fair comparison is made. • Where a separate Life Cycle Assessment has been performed for each building, compliance may be demonstrated at the building specific level.
Places			
27 Movement and Place	All criteria	MBSR credit	• All criteria under Movement and Place are generally appropriate for an MBSR approach where there is one project team designing and delivering all buildings within the MBSR project

Credit	Credit Criteria	Credit Approach	Guidance
			boundary, including end of trip facilities and transport infrastructure. Please note that when designing for shared facilities and infrastructure, the design capacity must consider all MBSR buildings occupants. All MBSR building occupants must be able to access the shared facilities, and the facilities must be located within reasonable walking distance (five-minute walk or less) for all building occupants within any given building. • For the Encouraging Walkability criterion, please ensure that calculations are completed from the centre of the MBSR project boundary. Project teams must provide a markup in their submission demonstrating the point considered as the centre. • Where the above conditions are not met, compliance must be demonstrated at a building specific level.
28 Enjoyable Places	All criteria	MBSR credit	• All criteria under Enjoyable Places are generally appropriate for an MBSR approach where there is one project team designing and delivering all buildings within the MBSR project boundary. Communal spaces must be accessible by occupants from all MBSR buildings occupants AND there is a single owner or entity overseeing the operation of the project. Please note that each building must have equitable access to enjoyable places implemented across the MBSR project boundary.
29 Contribution to Place	All criteria	MBSR credit	• All criteria under Contribution to Place are generally appropriate for an MBSR approach where there is one project team designing all buildings within the MBSR project boundary. The urban context report and design responses, and independent design reviews must be completed by a single review panel for all buildings across the MBSR project boundary.
30 Culture, Heritage, and Identity	All criteria	MBSR credit	• All criteria under Culture, Heritage and Identity are generally appropriate for an MBSR approach where there is one project team designing all buildings within MBSR project boundary.

Credit	Credit Criteria	Credit Approach	Guidance
			Community engagement works and independent design reviews must be completed by a single review panel for all buildings across the MBSR project boundary.
People			
31 Inclusive Construction Practices	All criteria	MBSR credit	• All criteria under Inclusive Construction Practices are generally appropriate for an MBSR approach where there is one head contractor overseeing the works by all subcontracts and suppliers for all buildings registered under the MBSR approach. The NZGBC acknowledges that this typically results in the provision of common policies and programs for all workers delivering the buildings within the MBSR project, including site specific inductions and staff support for workers.
32 Tohu Mauri Ora	All criteria	MBSR credit	• All criteria under Tohu Mauri Ora are generally appropriate for MBSR approach where there is a single project team or owner for all buildings registered under the MBSR approach, in partnership with and/or led by local hapū/iwi..
33 Procurement and Workforce Inclusion	All criteria	MBSR credit	• All criteria under Procurement and Workforce Inclusion are generally appropriate for an MBSR approach where there is one project team overseeing procurement and employment strategies for the delivery of all buildings registered under the MBSR approach.
34 Design for Inclusion	Needs Analysis	MBSR credit	• The Needs Analysis criterion is appropriate for an MBSR approach where there is one project team designing and delivering all buildings registered under the MBSR approach AND the project team can conduct consultation works using designs for the entire site.

Credit	Credit Criteria	Credit Approach	Guidance
	Inclusive Design	Building specific credit	• The Inclusive Design criterion is not considered appropriate for an MBSR approach. This criterion intends to award a building for providing inclusive features within its respective design. As such, the NZGBC considers the outcomes of these credits to be building specific.
Nature			
35 Impacts to Nature	All criteria	MBSR credit	• All criteria under Impacts to Nature are generally appropriate for an MBSR approach as they intend to address development site impacts. • Please note that if targeting this credit as MBSR, the inclusion of light and noise pollution measures must be demonstrated at the building level.
	Retaining High Biodiversity Values	Building specific credit	• The Retaining High Biodiversity Values criteria are not considered appropriate for an MBSR approach, due to the inclusion of light and noise pollution measures, which are related to building specific design and must be demonstrated at the building level. Further, any projects including staged construction have the capacity to change the outcomes of light and noise pollution dramatically throughout the course of construction.
36 Biodiversity Enhancement	All criteria	MBSR credit	• All criteria under Biodiversity Enhancement are generally appropriate for an MBSR approach as they intend to address landscaping in a development, in this case, the MBSR project boundary. • Please note that if targeting this credit as MBSR, landscaped areas must be distributed evenly around the buildings within the MBSR project boundary.

Credit	Credit Criteria	Credit Approach	Guidance
37 Nature Connectivity	All criteria	MBSR credit	• All criteria under Nature Connectivity are generally appropriate for an MBSR approach as they intend to address landscaping or infrastructure within a development to allow species connectivity throughout and adjacent to the MBSR project boundary.
38 Nature Stewardship	All criteria	MBSR credit	• All criteria under Nature Stewardship are generally appropriate for an MBSR approach where there is one project team or owner responsible for all buildings across the MBSR project boundary AND protection or restoration activities can be organised by this entity. • For the purpose of the Area of Restoration or Protection criterion, the area of restoration must be equivalent to the total GFA of the development (i.e. the GFA of all individual buildings being rated under the MBSR approach) or total site area within the MBSR project boundary, whichever is greater.
39 Waterway Protection	All criteria	MBSR credit	• All criteria under Waterway Protection are generally appropriate for an MBSR approach where there is one project team designing all buildings within the MBSR project boundary AND stormwater infrastructure services all MBSR buildings. • Please note that project staging has the capacity to change the outcomes of annual stormwater discharge rates and pollution targets dramatically throughout the course of construction. As such, any project including staged construction will not be able to target this under an MBSR approach.
Leadership			
40 Market Transformation	-	-	

Credit	Credit Criteria	Credit Approach	Guidance
41 Leadership Challenges	-	-	• The NZGBC notes that approaches claimed under the Leadership category must be reviewed on a case-by-case basis for their applicability to an MBSR approach and are awarded at the discretion of the Certified Assessor(s).
Other			
Sector Specific Credits	-	-	• The NZGBC notes that approaches claimed under Sector Specific Credits must be reviewed on a case-by-case basis for their applicability to MBSR approach.

Note:

This document is intended to be used as guidance and may not be applicable in every situation. Should any projects deviate from the standard approach they must submit a Technical Question outlining an alternate approach for the NZGBC to review.

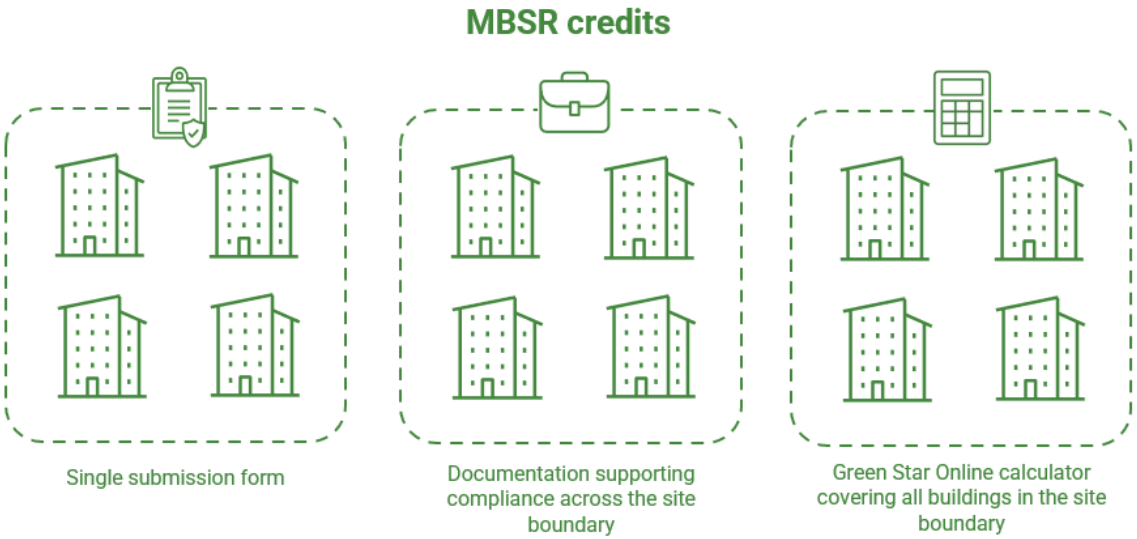
Submission Guidance

Projects registered under Green Star Buildings v1 that are approved for an MBSR approach must use the NZGBC-supplied shared Green Star submission folders to complete their submission. The submission for all credits is made under a single MBSR project registration. *MBSR credits* and *building specific credits* must be submitted as outlined below.

The credit approach taken in each credit must be made clear in the submission. Project teams must outline in the Discussion section of each credit submission form whether an MBSR or building specific approach has been taken for the project.

MBSR credits

Project teams may demonstrate compliance with *MBSR credits* for all buildings under the MBSR project registration. There is no requirement to document evidence at a per building level for these credits. Evidence supporting compliance across the entire project site boundary must be provided in the submission, and any associated calculators may be completed covering all buildings in a single calculator submission.

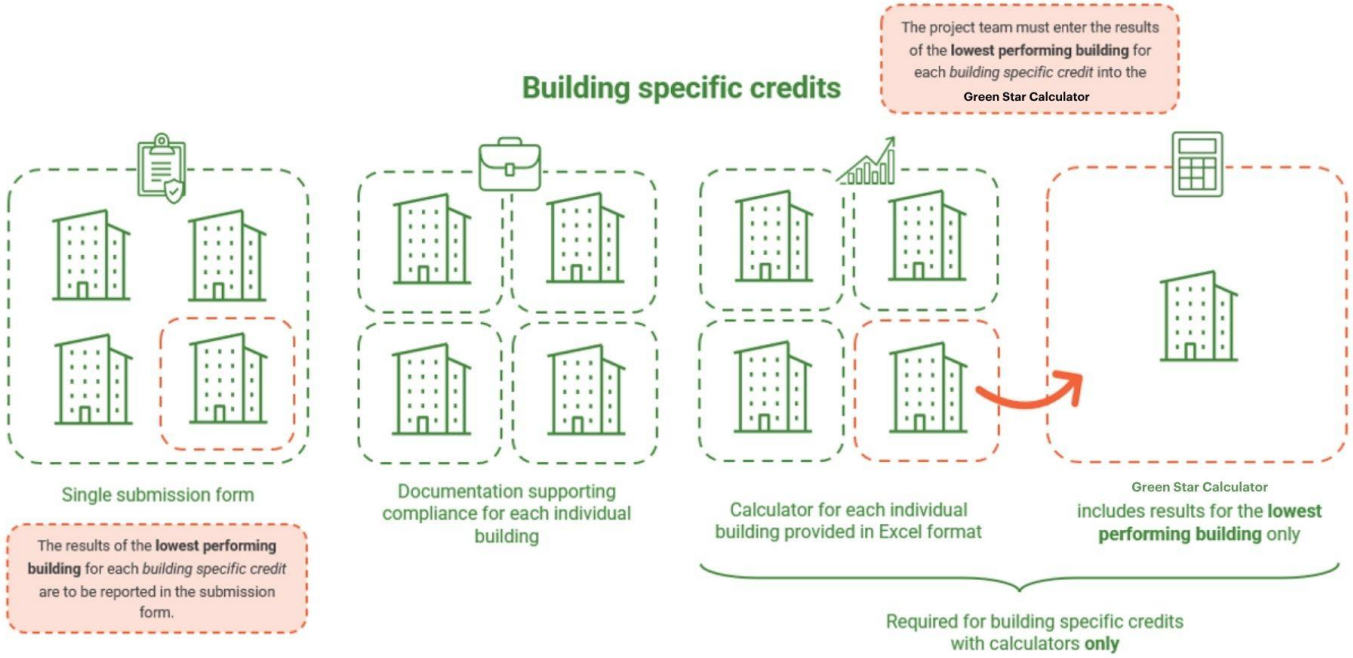


Building specific credits

Evidence for *building specific* credits may be documented in a single submission for the MBSR project, however, the compliance requirements apply to each building individually rather than as a group. Documentation must be provided demonstrating that each individual building is compliant under the single MBSR project number. For these credits, the building with the **lowest score** must be used for the MBSR rating. It is up to the project team to identify the lowest performing building and ensure these results are reflected in the scorecard and submission forms.

For *building specific credits* with an associated calculator, a separate calculator must be submitted for **each individual building** in Excel format. The results of the **lowest performing building** must be entered into the Green Star calculator and disclosed in the submission form by the project team. *Building specific credits* with an associated calculator include:

- Energy Use
- Water Use



What will my results look like?

A single set of assessment results will be issued under the MBSR project number, including both *MBSR and building specific* credits. The final score for each individual building is a summation of:

1. The award of the MBSR and building specific credits; and
2. The results of the lowest performing building for *building specific credits*.

Note that the individual buildings **are not** awarded individual Green Star ratings**.** Buildings under the MBSR approach are rated together. For single building ratings, the MBSR approach cannot be used.

When should I submit the MBSR and building specific credits?

MBSR and *building specific credits* can be submitted for assessment at both Designed and Certified assessment rounds. When ready for assessment, *MBSR and building specific credits* must be submitted together under the single MBSR project number.

What should a submission for an MBSR *credit* look like?

MBSR credits require the same information as a typical submission, being:

- A completed Submission Form; and
- All documentation as required by the Submission Guidelines, for example, calculators, drawings, models, reports and contract excerpts.

Evidence provided for *MBSR credits* must be indicative of all relevant buildings across the MBSR project boundary, not individual buildings, and must be easy to demonstrate across the whole site.

What should a submission for a *building specific credit* look like?

Building specific credits require the same information as a typical submission, being:

- A completed Submission Form; and
- All documentation as required by the Submission Guidelines, for example, calculators, drawings, models, reports and contract excerpts.

Evidence provided for *building specific credits* must demonstrate that each individual building is compliant. Evidence demonstrating that each building is compliant must be attached to the credit Submission Form in the MBSR project registration.

For *building specific credits* with calculators, the project must fill in an Excel calculator for each individual building and provide this as evidence in the submission in Excel format. Evidence to support the inputs must be entered into the Submission Form in the supporting project. The results from the lowest performing building must be entered into the Green Star calculator by the project team.

Glossary

Building specific credits – Credits where compliance is tied to building specific attributes.

Individual building – Each building approved for inclusion within the MBSR approach. The MBSR approach can contain two or more individual buildings, subject to the *Eligibility Criteria for use of MBSR* on page 5 of this document.

Multiple Building Single Rating (MBSR) approach – A Green Star certification approach that certifies multiple buildings under one single certification.

MBSR project registration – A group of buildings approved for the MBSR approach registered under a single certification.

MBSR credits – Credits where compliance is tied to the MBSR project boundary or contracts/contractors and can be demonstrated at an MBSR project level.

Project boundary – The areas of the project being certified under a single Green Star rating using the MBSR approach.