

# Lessons from Rating Schemes

- ACT Star Rating (1996?):
  - A performance scheme can work
- Aust Building Greenhouse Rating Scheme (SEDA, 1999):
  - Use of real billing data can be very effective
  - Using greenhouse gases as the metric controversial for some, but publicly OK
  - Requirements for design process and verification of performance of new buildings controversial but seems to work – and adds credibility
  - Free DIY rating+paid formal rating powerful

# Lessons from Rating Schemes

- ACT EERSOP (2000?)
  - Rating of buildings at time of sale can work – and seems to have community support
  - Real estate industry may not be keen
- NatHERS (1990s on)
  - Even a complex rating tool can be used
  - Weak commitment delays development and undermines consistency
- BCA (2003)
  - Comprehensive, fair DTS is hard – worth effort?
  - Industry and regulators behind community opinion

# Lessons from Rating Schemes

- Green Bldg Council Tool (2003):
  - Consultation and process – non-government.....
  - Complexity and detail – proscriptive approach
  - Surrogate indicators and trade-offs
  - Verification and credibility (and TPC!)
- Vic 5 Star (2004):
  - Surprise – it's cost-effective (even when peak benefits ignored)
  - Surprisingly strong community support
  - Dilemma: what if 'green' measures don't pass cost-effectiveness regulatory test.....