

NABERSNZ

Benchmarking building performance across
Auckland

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Benchmarking building performance across Auckland



1. What is NABERSNZ?

**2. What it means to
Auckland Council**

**3. The potential for wider
Auckland**

1. What is NABERSNZ?



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What is NABERSNZ?

Not just another green building rating tool

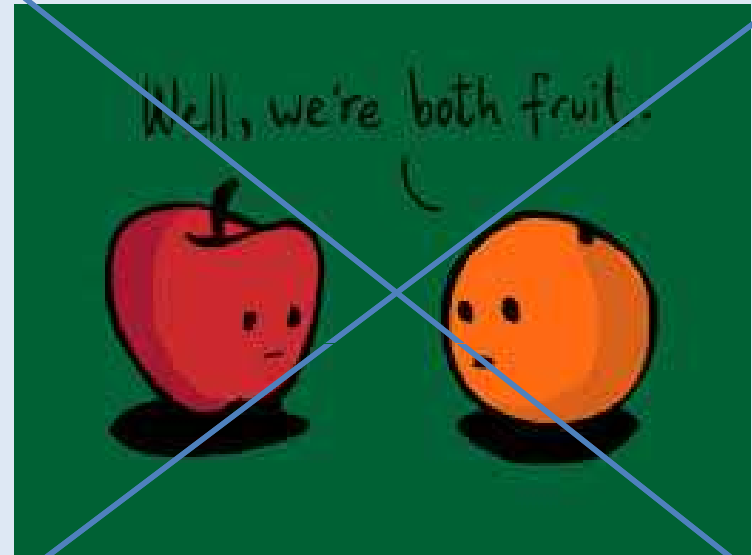
NABERSNZ measures
Real Performance
in the real world

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What is NABERSNZ?

The NABERSNZ Philosophy

- to compare apples with apples
- make allowances for core service delivery functions
- provide a rating from 1 to 6 stars
 - 2.5 to 3 stars is the market average in New Zealand



What is NABERSNZ?

Real world data

The rating takes into consideration:

- Energy use + fuel source (e.g. gas, electricity)
- Climate in which the building operates
- Hours the building is used
- Size of the building
- Number of occupants

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What is NABERSNZ?

Backed by central government

- Launched in June by Hon Simon Bridges to drive building efficiency
- IP licensed to EECA from the NSW government
- Rating scheme adapted to NZ conditions from the Australian NABERS scheme



LICENSEE OF NABERS
IN NEW ZEALAND



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What is NABERSNZ?

An Australian success story

1998 - Launched by NSW gov 1998

2000 - Adopted nationally by all states

2010 – Commercial building disclosure scheme introduced using NABERS to disclose energy efficiency



TODAY – 72% of Australia's office buildings now rated

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What is NABERSNZ?

Ratings options

1) Self assessment

- Free, online (www.nabersnz.govt.nz)
- Informal, no status
- Rough estimate of performance

2) Certified Rating

- Undertaken only by Accredited Assessors
- Compliant with NABERSNZ Rules
- Audited
- Can be used for marketing and promotion

2. What it means to Auckland Council



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What it means to Auckland Council

A commitment to operational efficiency

- Council energy bill = \$11.3 million/yr +
- A vision to deliver a financially astute world class property function to our ratepayer
 - Whole of Life Value approach
 - Better benchmarking
 - Clear sustainability framework
- NABERSNZ will help track our progress

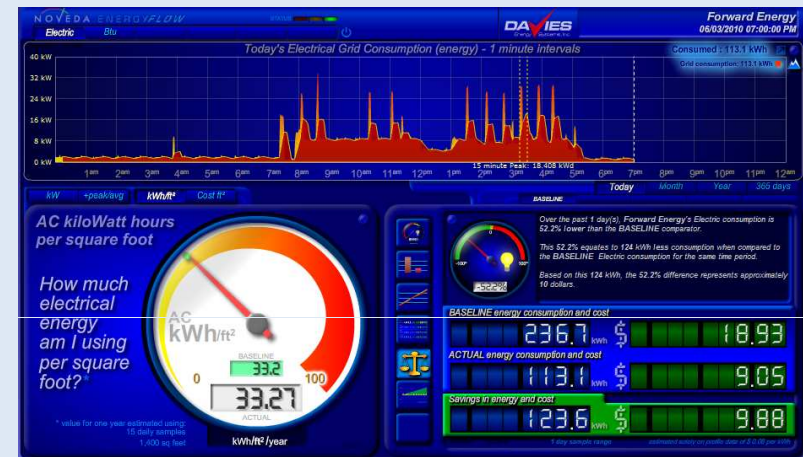
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What it means to Auckland Council

Solving our benchmarking challenge

- Invested in detailed real-time energy monitoring on 60 large council buildings
- No two public office buildings are the same
- Benchmarking via NLA/kWh isn't hitting the mark
- NABERSNZ provides us with strict definitions
- NABERSNZ submetering methodology



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What it means to Auckland Council

NABERSNZ gets our ducks in a row

Case study: Graham Street Offices

- NZ's first 'whole building' office rating
- Not such a good benchmark this time round but identified attention areas
- Major overhaul of HVAC system required which may result in improved rating



What it means to Auckland Council

Options for energy efficiency improvement

Typical buildings in Australia

Building Properties	3.5 Stars	4.5 Stars	5.5 Stars
Facade	Fully glazed all orientations	Glazing + spandrel panels	Orientation – sensitive window to wall ration
Glazing	Single, tinted	Single, tinted	Double tinted
External shading	No external shading	Fixed external shading	Fixed/active external shading
Lighting	T8 fluorescents 15 to 20 W/m2 Zoning by floor	T5 fluorescents 10 to 15 W/m2 Zoned lighting control	T5 + LEDs 5 to 10 W/m2 Zoning: core, perimeters, presence detection

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3. The potential for wider Auckland



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The potential for Auckland

A huge savings opportunity

- Commercial buildings use 21% NZ's electricity
- \$800m spent on electricity/yr
- 20-25% savings achievable
- NABERSNZ both an asset management and marketing incentive to raise the bar for commercial sector
- Rental premiums



The potential for Auckland

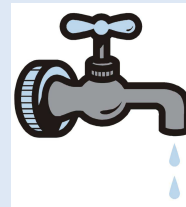
A more energy resilient Auckland

- Targets to reduce Auckland's GHGe 40% by 2040
- Greater resilience to electricity price hikes
- NABERSNZ rewards onsite renewables generation
- Addressing Auckland's 3 million m2 of office space a great place to start



The potential for Auckland NABERSNZ – the future

- The wider suite of NABERS tools?
 - Water
 - Indoor environment
 - Waste
 - Hotels, Shopping Centres, Data Centres
- Mandatory?
- Rating and disclosure policies?



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Conclusion

- Auckland Council
 - An important benchmark
 - A measure of operational efficiency
 - Track progress on sustainability targets and deliverables
- Commercial Property Industry
 - Early adopters will be those whose investors demand more investment for long term gain

Questions

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- For further information on NABERSNZ visit:
www.nabersnz.govt.nz