



NABERSNZTM

Energy performance improvement for office buildings

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nabersnz.govt.nz

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Content

- An introduction to NABERSNZ
- Financial impact
- Managing energy through the lease cycle
- Performance leases will drive improvements in existing commercial building stock
- Ensuring your building is NABERSNZ ready



NABERSNZ

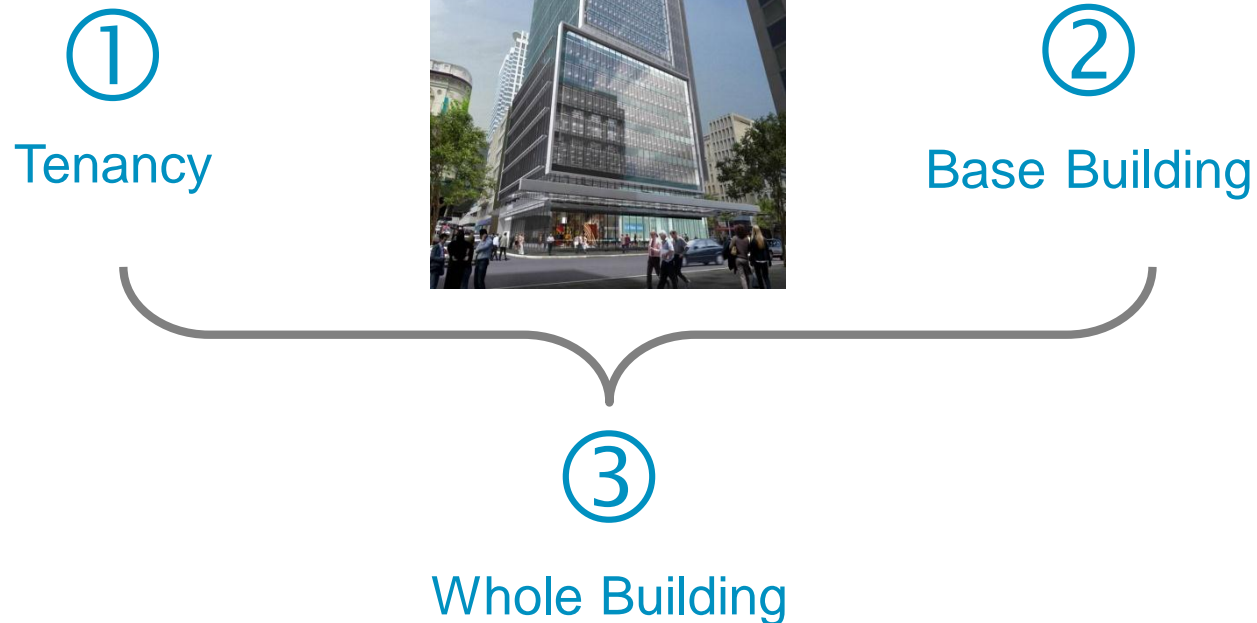
- Collaboration:
Industry and Government



- Energy performance benchmarking tool for office buildings – based on NABERS from Australia
- Enabling comparison between office buildings by normalising for climate + hours of operation...
- Rating range: 0 to 6 Stars

What does **NABERSNZ** rate?

Existing offices: energy in use



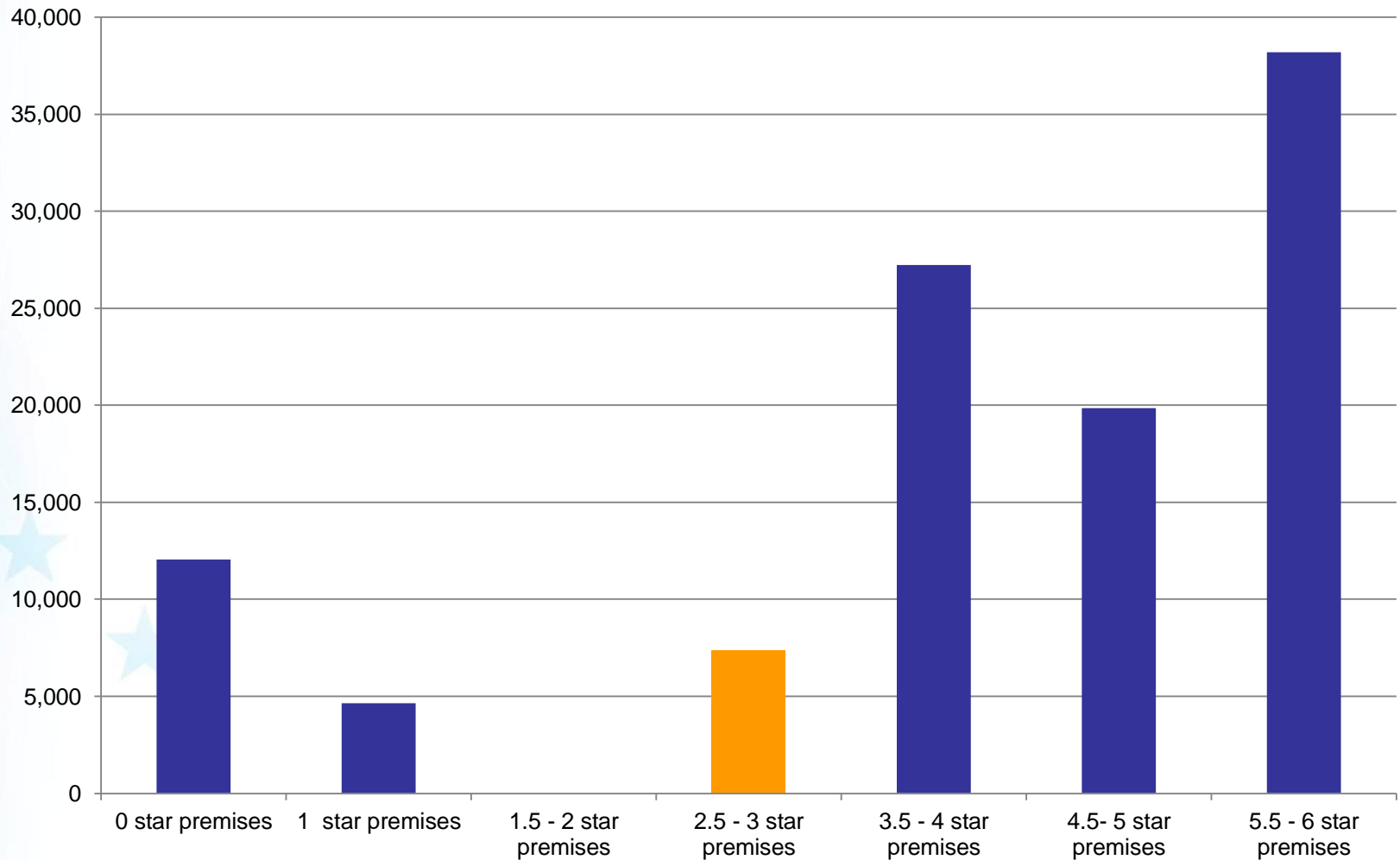


NABERSNZ - Progress to date

- Launched June 2013
- 16 Certified Ratings - 19 new ratings in progress
- 363 Self Assessments
- 90 assessors and/or practitioners trained
- Over 114,500 m² of floor area rated



Rating results (m² rated)

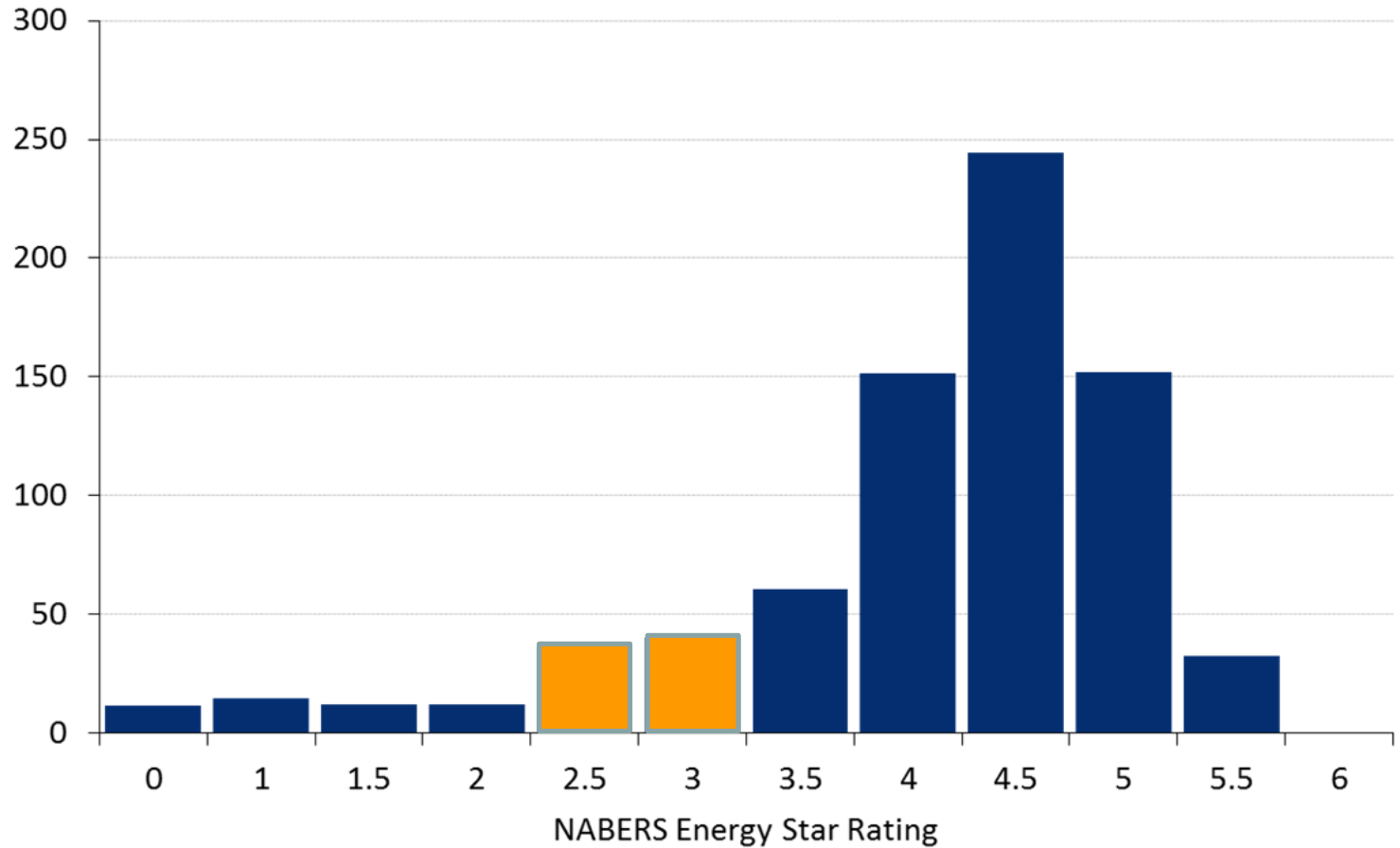




Financial impact of NABERS in Australia

Rating distribution in Australia

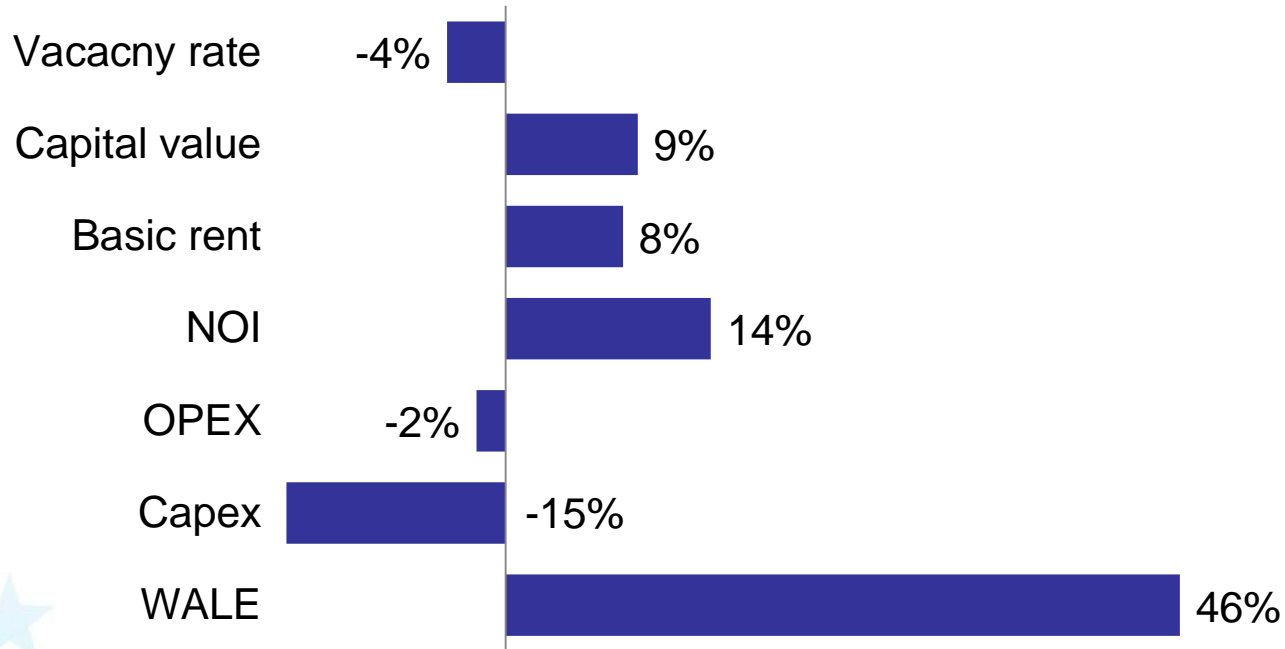
NABERS Energy Rated NLA (x10,000sqm)



Source: NABERS, IPD

Selected market data

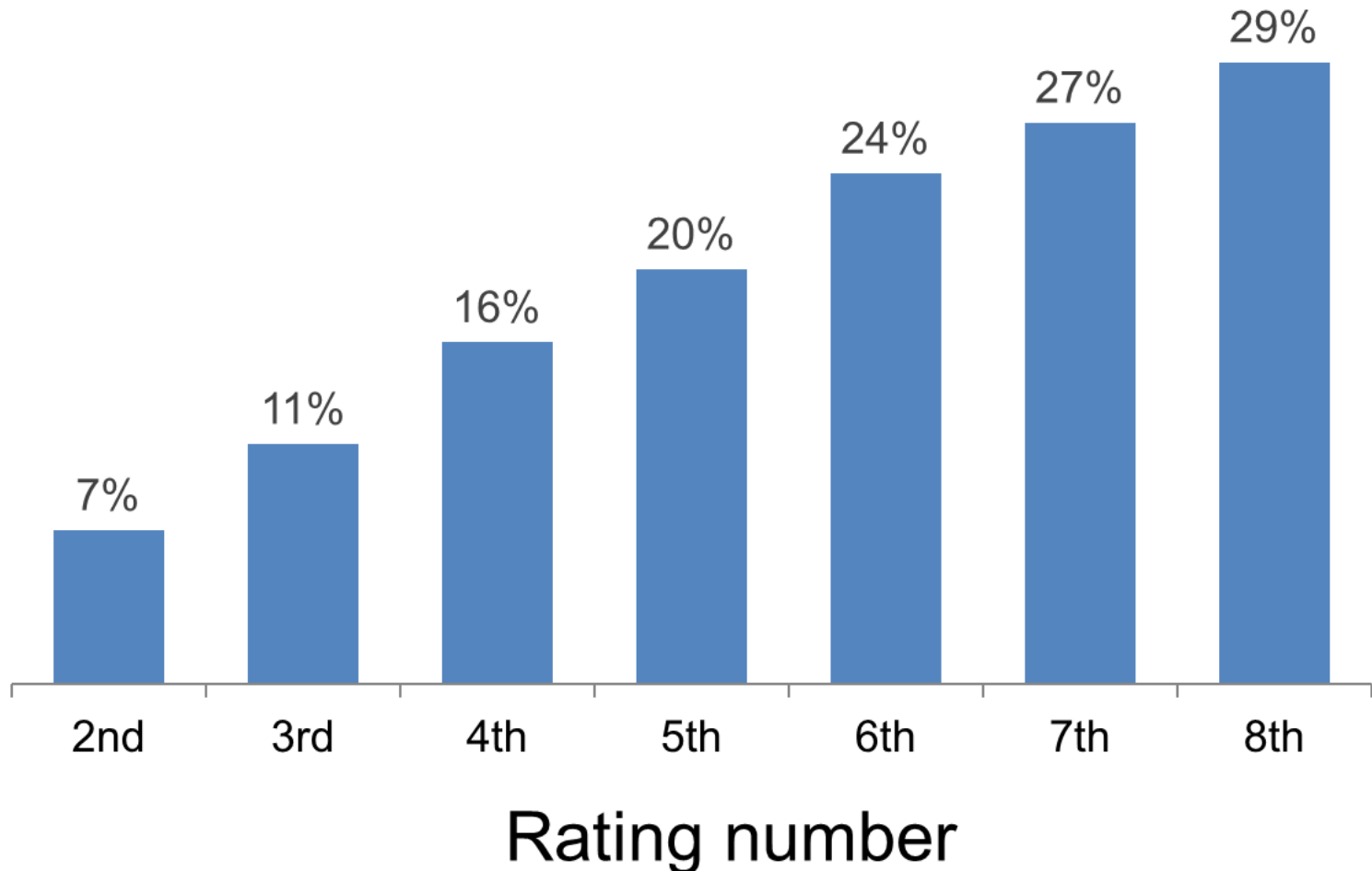
Australia: high v. low NABERS energy rating



Sources: IPD 2013, NABERS 2013, "Building better returns" 2011



Average energy savings over time





Using the lease cycle to invigorate energy management





Case study – starting point

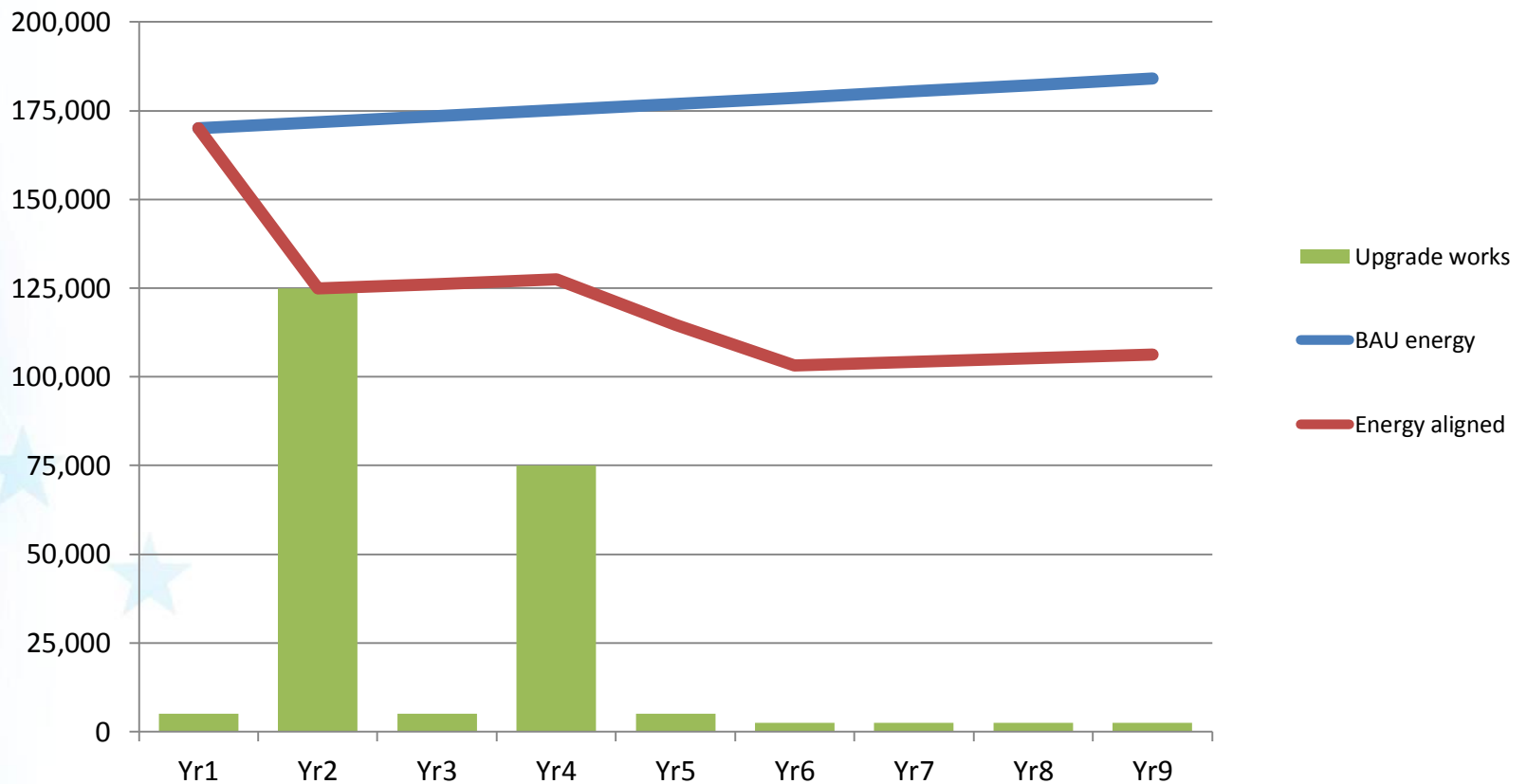
- 4,000 m² B-grade building
- 300 staff – single occupier
(density 13-14m² per person)
- 250 kWh/m² p.a. whole building energy use
(approx. 2.5 to 3 star NABERSNZ)
- 17c/kWh electricity cost
- Net lease: landlord controlling 50% of energy but
passing cost to tenant



Energy aligned lease benefits

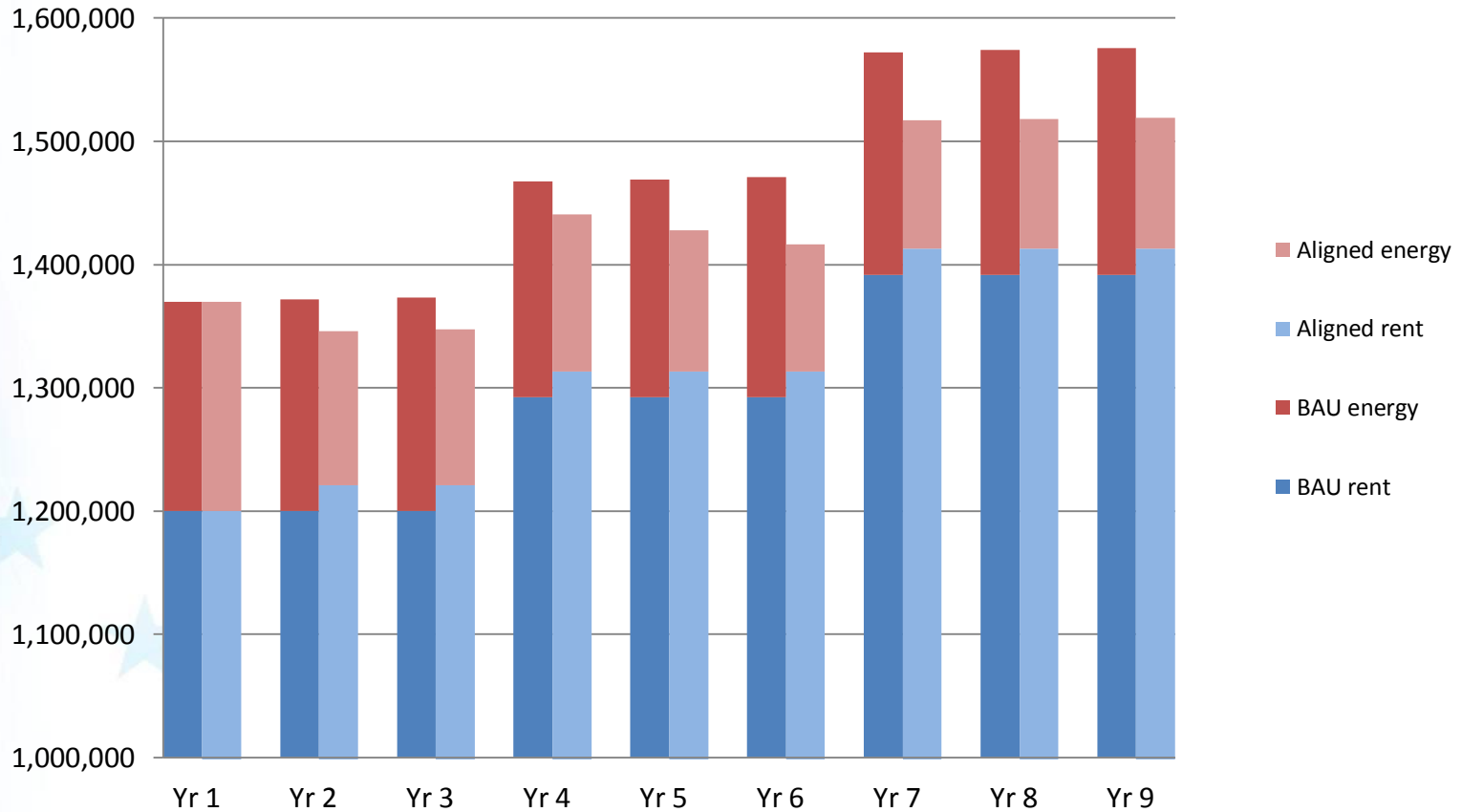
Taking Kiwi-average to Aussie-average over a 9-year lease

Energy spend and upgrade cost \$
business as usual v energy aligned lease



Rent and energy cost compared

business as usual v energy aligned lease





Energy Aligned Lease (EAL) benefits 9 year lease

- Energy cost savings: \$510,000
- Upgrade costs: \$225,000
- **Net savings: \$285,000**
- Tenant perspective: \$15/m²/year

Net lease

Owner/Tenant split incentive:

- Owners offer these savings as part of an energy aligned lease, in return for tenant contribution

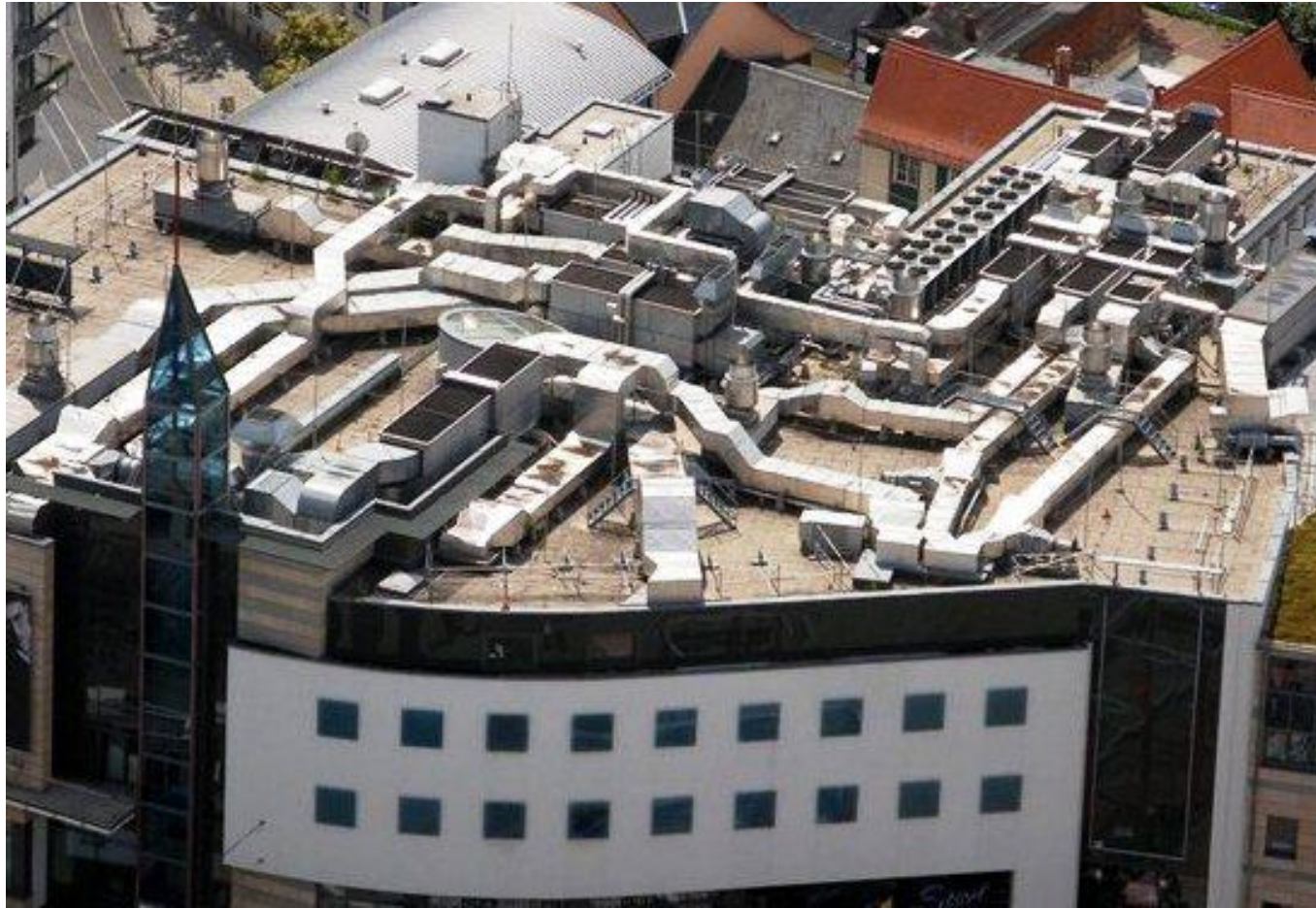
Gross lease

- Savings retained by the owner



Key performance leasing elements

- Building owner responsible for obtaining a NABERSNZ base building rating
- Tenant required to complete a NABERSNZ tenancy rating
- Energy efficiency investments options are scoped for benefits to owner and tenant
- Split incentives: cost and benefit of gains are apportioned fairly





MIT News

ON CAMPUS AND AROUND THE WORLD



⌵ FULL SCREEN



Diagnosing “broken” buildings to make them greener

Startup’s software detects inefficient equipment in facilities — saving energy, time, and money.

Rob Matheson | MIT News Office
June 13, 2014



Recap: Ensuring your building is NABERSNZ-ready



The basics

- Ensure metering separates base building and tenancy energy loads
- Ensure plans + leases show floor area in accordance with PCNZ/PINZ guide for measurement of rentable areas
- Not sure? Find out. Contact an assessor nabersnz.govt.nz



The energy improvement journey

- Engagement from tenants, property owner, property manager, and facilities manager
- Management commitment:
1.3 star difference (average)
- Building technology:
1.4 star difference (average), plus
0.6 star difference for economy cycle
- Rating disclosure:
0.5 star difference (average),



...for more information

nabersnz.govt.nz

- Do a self assessment
- Take a look at education options

contact us

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