



The Role of a Residential Rating Tool

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The Role of a Residential Rating Tool

1. A million home problem
2. Differentiation
3. Council & industry leadership

1* **2*** | **3*** **4*** | **5*** **6*** **7*** **8*** **9*** **10***

2008

“Notably, while we have energy ratings for cars... we do not have any similar way of knowing how much energy our most valuable asset – our home – will use.”

Better performing homes for
New Zealanders:



Making it Happen

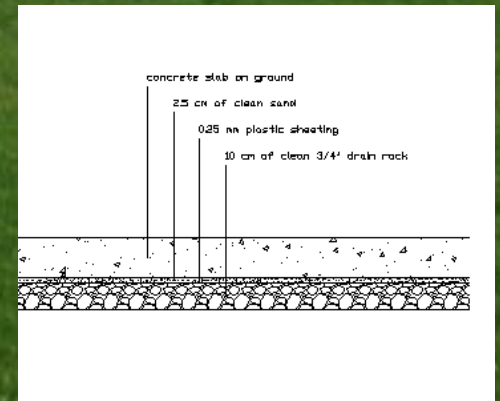
DEDICATED TO MAKING A DIFFERENCE



New Zealand Business Council
for Sustainable Development



Fit for Purpose?



The NZ Building Code Doesn't do Performance

Homestar Category	New Zealand Building Code		Homestar Rating			
			4	5	6	7
Energy, health and comfort	✓	✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
	G8, G4, E3, G6:..	H1:				
Water	✓ G12, G13:				✓ ✓	✓ ✓
Waste	✓ G15:			✓	✓	✓
Management	✓ C			✓ ✓	✓ ✓	✓ ✓
Materials	✓ F2			✓ ✓	✓ ✓	✓ ✓
Site	✓				✓	✓

Real Estate Agents Act

- 'buyer beware'?
- Potential risks
- Independent, expert advice



Are we a small island in the middle of nowhere?



9%

2%

THE AUCKLAND UNITARY PLAN



5 or more dwellings
Minimum 6 Homestar rating

6 



Consent 39,000 dwellings in 3 years

Sept 2013 to Oct 2014: 9,000

by Oct 2015 : 14,000

by Oct 2016 : 16,000

District Plan Review
Residential Chapter

Draft - February 2014

GHBs achieving

1* 2* 3* 4* 5* **6*** 7* 8* 9* 10*

Minimal energy,
health, water and
comfort features.

Typical house built to
New Zealand Building
Code standards

World best in all
categories.

THE AUCKLAND
UNITARY
PLAN



Why we need Homestar



*Building Code sets the
bare minimum and
there are [no plans to
change that].*

Hon Nick Smith SHS June 2014



“Cold damp homes are no place for New Zealanders. We want to put them in the six-star properties we have here” John Key
May 2014

Kupe St

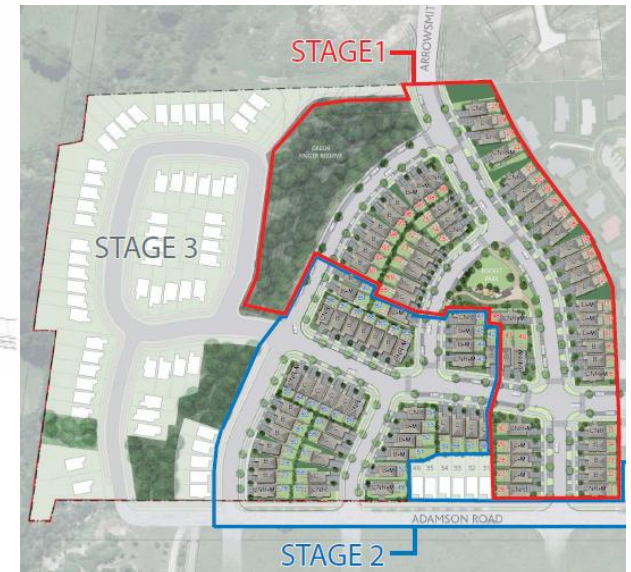
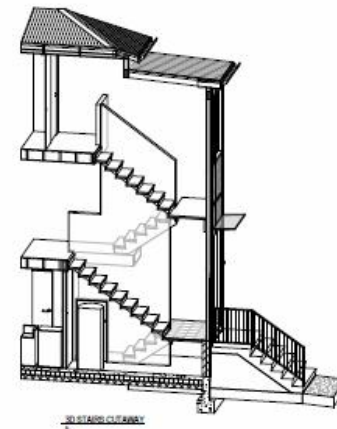


Kupe Street
Orakei

“ We wanted to be as sustainable as we could, and build a smarter, more energy efficient home that you can heat more effectively. ”



SHA



Mountain Road, Auckland



[June 21, 2014 - 10:44]



We need a residential rating tool because:

- 1. We have sub-standard houses**
- 2. The code does differentiate**
- 3. Councils & industry want to lead**

1* **2*** | **3*** **4*** | **5*** **6*** **7*** **8*** **9*** **10***

Thank you

 HomestarNZ

 @HomestarNZ