

Case Study	The Awly Building
Building Rating	★★★★



## Efficient by design, the Awly Building meets Christchurch business requirements

**Designed for environmental responsibility and energy efficiency, the Awly Building demonstrates all that can be achieved with modern approaches and a conscientious focus on minimising resource usage. After becoming the first building in the post-earthquake city to achieve a 5-Star rating from the New Zealand Green Building Council, the Awly Building has now added a 4-Star NABERSNZ base-build rating to its credentials. Owner Awly Investments is using this initial rating as a benchmark and intends on applying several recommended measures to further improve energy efficiency, lowering operational costs and driving up tenant comfort.**

### Key sustainable features:

The Awly Building is equipped with base isolators which reduce swaying and shaking during an earthquake, helping limit damage to the building. This is coupled with diagonal seismic bracing, visible through the high-performance façade, for lateral stability. The central courtyard features green spaces, which works in concert with an internal design to maximise outlook and natural light.

It's these features which helped the Awly Building to its 5-Star NZGBC Green Star rating.

The NABERSNZ rating, assessed by Economech Analytics, focuses solely on energy efficiency. The following features contributing to the 4-Star rating:

- A highly efficient, flexible air-conditioning system that uses energy-saving EC (brushless) fan coils
- Low-energy LED lighting
- Occupancy sensors to shut off lighting when rooms are empty
- Sensors for light harvesting
- Thermally broken façade frames
- Solar shading and high-performance double glazing, optimising daylight and limiting solar gains.

As a result, the Awly Building is assessed for a GHG Emissions Intensity (kgCO<sub>2</sub>-e/m<sup>2</sup>) of 18.3, with an Energy Intensity (KWh/year/m<sup>2</sup>) of 92.5.

# About the Awly Building, 287-293 Durham Street North, Christchurch

Managed by Colliers International, the five-storey mixed-use property was designed by architects Warren + Mahoney and engineered by Beca. Completed in 2016 and just under 17,000m<sup>2</sup>, the Awly Building has as anchor tenants BDO, Meridian Energy and Regus. The ground floor houses two cafés, a Japanese restaurant and a convenience store.



We recognise the advantages of improved staff health and wellness, reduced operational costs and minimal environmental impact by implementing a sustainability strategy.

Anna Yeo, Awly Investments Director



EECA was engaged throughout the design and construction process and provided funding through the building performance advice programme, set up specifically for the Christchurch rebuild. Funding ensured commissioning and post commissioning led to the achievement of a high performing NABERSNZ rating.

## What is NABERSNZ?

**NABERSNZ is a straightforward way to measure the energy performance of your building. A base building rating measures the energy performance of a building's core services, including the lifts, stairwell lighting, common toilets, air conditioning and ventilation.**



## A seamless process

The NABERSNZ assessment is designed for minimal disruption. Over the course of several weeks, Economech assessed energy usage data from utility and energy metering companies, reviewed operational and maintenance manuals, and lease information in terms of hours of occupancy, car parking spaces and tenancy start dates. A site visit was performed to assess correct setup of metering and to break the building into different functional spaces.

These variables are used to input data into the NABERSNZ tool, a process which takes around a day, which is complemented by analysis of energy usage data to produce a comprehensive report, including recommendations for actions to be taken to further improve the building's energy efficiency.



Tenants generally welcome the assessment process, with many taking a keen interest in understanding better energy usage.

Simon Ross – Economech



Awly Investments director Anna Yeo is satisfied with the process and says there was no disruption or impact on the company; a decision has been taken to meet with tenants to discuss improvements.



NABERS<sup>TM</sup> and NABERSNZ<sup>TM</sup> are owned by the New South Wales Government through the Office of Environment and Heritage (OEH). The Energy Efficiency and Conservation Authority (EECA<sup>TM</sup>) is the licensee of NABERSNZ in New Zealand. NABERSNZ is administered by the New Zealand Green Building Council (NZGBC).

New Zealand Government

[www.nabersnz.govt.nz](http://www.nabersnz.govt.nz)





## Building Profile



287-293 Durham Street,  
Christchurch



**Owner:**  
Awly Investments  
Limited

**Tenants:**  
Meridian Energy,  
BDO and Regus



**5 Green Star Built**  
(Achieved 2017)

**5 Green Star Design**  
(Achieved 2015)

## Why NABERSNZ?

**It creates value for anyone who designs, builds, lets or tenants an office building. There are three kinds of ratings available within NABERSNZ: Base building, Tenancy and Whole building. The base build rating, in terms of which the Awly Building has achieved 4 Stars, measures the energy performance of a building's core services – lifts, stairwell lighting, common toilets, air conditioning and ventilation.**

The assessment tool makes good sense as it delivers cost savings and achieves sustainability, while driving up the appeal of the building to prospective tenants.

Anna Yeo, director of Awly Investments, says achieving an initial NABERSNZ rating is considered a benchmark against which to act further and the company is committed to annual reviews. "This is a valuable assurance that we're on the right track. We have multiple recommendations from Economech to improve our rating and we're working on these together with our tenants to improve next year's assessment."

**"Carrying out commissioning and post-occupation commissioning provides greater understanding of occupant behaviours, leading to improved comfort and energy levels. A NABERSNZ rating is a great benchmark to continue the energy efficiency journey."**

Drew Roberts – Account Manager – EECA BUSINESS, Energy Efficiency and Conservation Authority (EECA)

Tony Young, Regional Portfolio Manager at Colliers International, says prospective tenants look closely at operating costs when assessing and comparing their leasing options.

This is confirmed by Nick Robilliard, procurement and property manager at Meridian. "Environmental responsibility is important to us, given the nature of our business: we produce power from renewable sources, so our corporate activities follow that DNA with a workplace thoughtful about sustainability, managing emissions and the benefits of wellness and health for staff."

As a tenant, he says Meridian is prepared to pay a premium for a NABERSNZ-rated building. "And we do. This is a demonstration of our commitment to sustainable principles and we're seeing the benefits, with for example, sick days down by two thirds."

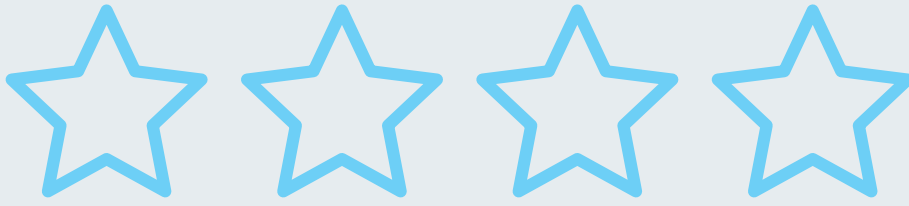


**Many companies now have a green element to their corporate policy. A NABERSNZ rating assists with fulfilling these policy objectives.**

Tony Young, regional Portfolio Manager, Colliers International

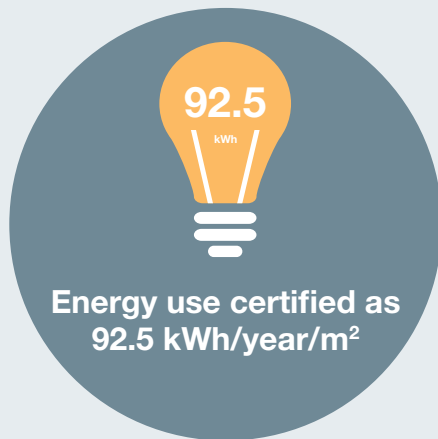


## Key Facts



4 star 'excellent' NABERSNZ tenancy rating

2016 – achieves a 4 star  
NABERSNZ tenancy rating.



Energy use certified as  
92.5 kWh/year/m<sup>2</sup>



NABERSNZ  
to be used  
at other sites.



Further energy  
upgrades  
continue



To find out more about getting a NABERSNZ rating, or to use the online self-assessment tool, visit the NABERSNZ website: [nabersnz.govt.nz](http://nabersnz.govt.nz), email: [nabersnz@nzgbc.org.nz](mailto:nabersnz@nzgbc.org.nz) or phone: (09) 379 3996 (ask for the NABERSNZ team).

### Big numbers

- 2016 – Awly Building completed
- 2015 – achieves a 5-star NZGBC Design rating
- 2017 – achieves 5-star NZGBC Built rating
- Energy use certified as of 92.5KWh per year per square metre
- Further energy upgrades continue.

### The owner

Awly Investments Limited, a Christchurch-based property development company.

### The tenants

Meridian Energy, BDO and Regus.

### The building manager

The Awly Building is managed by the Christchurch branch of Colliers International, which delivers a full range of services to real estate occupiers, owners and investors across all sectors.

## Demonstrable value from NABERSNZ

A NABERSNZ rating provides a way for building owners and tenants to engage in discussions on the building's energy usage using independently verified data and benchmarks, says Ross. This is helpful in:

- Lowering operating cost: Understating opportunities to reduce operating costs
- Better reporting: Providing the ability to report on energy usage and carbon footprint, often required for annual Sustainability reports
- Improving relations with tenants
- Future planning: The rating can identify poor performing building services that would benefit from future upgrades.