

# A clear view of building energy performance



**Whether you own, manage or lease an office building you should know it's performing for maximum comfort and minimum cost. That's where NABERSNZ™ can help – giving a clear view of efficiency.**

NABERSNZ is a simple, low-cost tool that rates energy performance. The more stars, the more efficient the building. It's an excellent way to know exactly how you compare to the rest of the market.

- Independent
- Gives a rating from one to six stars
- Can rate tenancy, base building or whole building energy use
- Designed to be used regularly

## Why does energy matter?

A more efficient building has many advantages



### Lower operating costs

Efficient buildings cost less to run and maintain, and hold their value better over the long-term.



### Health and wellness

Light, heating and air conditioning have a direct impact on staff comfort. A well-tuned building responds to occupants' needs, creating a more pleasant work space.



### Sustainability

Demonstrating environmental responsibility is increasingly important for many companies. Measuring and reporting energy use can be a vital part of this.

NABERSNZ is based on the long-running Australian NABERS programme. Australian evidence shows that buildings with good NABERS ratings are more desirable to tenants – they have better occupancy rates and tend to have longer lease terms.

Often simple, low cost changes can improve efficiency. But you have to know where you're starting from.

## How do I get a rating?

A qualified NABERSNZ Assessor will visit the building and examine factors including annual energy use, occupancy hours and rentable area (NLA).

Your first rating may take a bit longer than following ones, because it involves compiling data for the first time. But once that legwork's done, further ratings should be quicker and easier.






**You can find out more about the exact steps and information needed on the fact sheet *Your first NABERSNZ rating* at [www.nabersnz.govt.nz](http://www.nabersnz.govt.nz)**

## Is NABERSNZ an alternative to Green Star?

NABERSNZ and Green Star do different things. The key difference is that while Green Star is a one-off for new projects, NABERSNZ rates efficiency of buildings in-use – and can be used repeatedly to track and improve.

NABERSNZ can be used on any building that's been occupied for a year or more. It can provide proof that a Green Star building is performing the way it should.

|  | NABERSNZ  | GREENSTAR  |
|--|---|--|
|  <b>What does it measure?</b>       | Energy efficiency   | Whole range of sustainability (energy, water, waste, transport, materials etc) |
|  <b>When?</b>                       | Annually if desired – the rating improves with efficiency | Once only during design, build or fit-out (rating lasts for life of building)  |
|  <b>How long to get a rating?</b> | A few weeks   | Several months (over the span of the project)                                  |

## What happens after the rating?

You will get a NABERSNZ certificate that shows your rating from 1 to 6 stars – but it's up to you whether it is made public. Some companies announce their ratings, others use them internally to guide energy plans.

## How much does it cost?

### Cost depends on

- The type of rating
- The size of building
- The number of tenancies

The main cost of a NABERSNZ rating is the Assessor's time. If you are well prepared for the assessment, know what information is needed, and where to get it, then the process will be quicker and your NABERSNZ rating will cost less to achieve.

The second rating and subsequent ratings are generally faster and smoother because much of the information has been collated the first time round.

For more information on the process and the data required for a rating, see the NABERSNZ website for other fact sheets in this series.

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

**Assessors set their own costs, so we recommend talking to several before selecting someone you want to work with.**



## How do I get started?

Find out more, use the calculators, or get in touch with an Assessor at

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



For more information:

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