

Before you get an Energy Rating



NABERSNZ™ ratings are a great way to measure and track your building's performance. It's not a difficult process – all that's required is some easily obtainable information. And each further rating should get a bit simpler.

Whether you own, manage or lease an office building, it pays to know that it's performing optimally for comfort and cost.

A NABERSNZ rating is

- Clear and Independent
- The more stars, the more efficient your site is
- Gives a rating from one to six stars
- Carried out by specially trained NABERSNZ Assessors

What is the rating based on?

The following table shows the information required for a NABERSNZ rating and where it is sourced.



Energy data

Utility bills covering 12 months of energy use.



Rentable area

Up-to-date survey drawings, carried out in line with the Property Council of NZ's Guide for the Measurement of Rentable Areas (2006).



Hours of use

Lease agreement showing agreed hours for HVAC and other services, as well as any vacancies during the period.

BMS record (if there is one) – to check it matches the agreed hours in lease.

Staff survey* – for a tenancy or whole building rating, the Assessor will need information from managers or team leaders about employees' usual hours of work.



Computers

Computer count* - if you're getting a tenancy or whole building rating, the Assessor will visit your premises to physically count the number of computers in use.

**This information isn't needed for base building ratings.*

Some companies decide to have a staff member trained as an in-house NABERSNZ Practitioner. This gives them the skills to gather the right information in advance, support the Assessor, facilitate a smooth rating and follow up with plans to improve.

How long will it take?

Depending on the size of the site and how readily available the information is, your NABERSNZ rating could be complete in a couple of weeks.

It may take longer if information needs to be compiled from scratch – for example, if survey plans are outdated or not available, you'll need plans drawn up by a registered surveyor. But once done, these can be used again, so will speed up the second and subsequent ratings.

What if the energy meters aren't correct?

Before getting started with NABERSNZ, it's important to have correct metering. Many office buildings in New Zealand are not metered to separate tenant and landlord energy use. It's impossible to get an accurate base building or tenancy rating without separate metering (though you can still get a whole building NABERSNZ rating).

If your building doesn't have the right metering, it is worth considering re-metering or installing sub-meters to

capture the right data. This doesn't have to be complicated or expensive.

The NZGBC can carry out a simple, free pre-NABERSNZ review to help you work out if you're ready to start with energy ratings. There are no obligations, and this will give you an idea of how much work might be involved.

Contact us at nabersnz@nzgbc.org.nz

What about confidentiality?

There may be information needed for your NABERSNZ rating that is confidential – such as terms in lease agreements. Your Assessor will treat any information in the strictest confidence. Financial information such as specific rent figures and energy charges, are not used for NABERSNZ ratings.

Once you get your final star rating, it's also up to you whether this is made public. Many companies use their NABERSBNZ ratings internally as a basis for improvement.

Next time...

NABERSNZ is designed to help improve energy efficiency. Once you have your rating, there are likely to be several simple low-cost steps you can take to improve. This could mean that next time, your NABERSNZ rating goes up – even by half a star. That can tell a great story to staff, clients or investors.

How do I get started?

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

www.nabersnz.govt.nz



For more information:

www.nabersnz.govt.nz
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t. (09) 379 3996
(ask for the NABERSNZ team)