Achieving what our ‘NABERS’ achieve

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Contents

Motivation

What is NABERS?

Drivers

1. Government Regulations
2. Investment
3. Marketing

Whole Life Building Performance

Kings Cross Plot B1
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Motivation

34% GHG from UK’s existing building stock

Growing population

Energy price volatility
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Motivation

Design & Construction Certification

Designing for Compliance

Closing the Performance Gap

BREEAM®

USGBC LEED Certified

Energy Star

ISOFT LANDINGS
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What is NABERS

National Australian Built Environment Rating System

“NABERS provides an accurate, comparable measure of a building’s performance to improve awareness and understanding of the impact of a building or tenancy to the industry and public”

Performance based

1 to 6 Stars
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What is NABERS

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1 to 6 Stars
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NABERS Energy Rating for Office

Managing agent’s boundary

Common parts

Office tenant 1
Office tenant 2
Office tenant 3
Office tenant 4
Office tenant 5

Independent shop unit
(outside office boundary)

Direct energy supplies to each office tenant

Energy supplied in landlord’s services

Independent energy supplies to shop unit

CIBSE TM39 (2009)
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NABERS Energy Rating for Office

1) Base Building

- Landlord supplied HVAC & Hot Water
- Common Area Lighting & Power
- External Lighting

- Landlord Lifts
- Generator Fuel
- Car Park Lighting & Ventilation

Base Building
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NABERS Energy Rating for Office

2) Tenancy
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NABERS Energy Rating for Office

3) Whole Building
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What do you need?
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**NABERS Energy for Office**

Calculate gross emissions from energy consumption

**Operational Factors**

- Climate
- Occupancy hours
- Equipment Density
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**Rating Calculation**

NABERS 80% electricity, 20% gas

UK 45% electricity, 55% gas

Creating a normalised benchmark for office energy consumption in the UK may contribute to the incentive to improve building performance post occupancy
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Metering Strategy – NABERS vs UK

Base build and tenancy split

Renewable energy split

BMS validated with manual readings or on-board counting device

100% of the annual energy consumption
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Drivers

1) Government Policy

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Drivers

1) Government Policy
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Drivers

2) Investment

- Income Return
- Capital Growth
- Total Return

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Drivers

2) Investment

GRESB (2015)
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Drivers

2) Investment

![Graph showing GRESB (2015) data with categories: Green Starters, Green Talk, Green Walk, Green Stars.](image-url)
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**Drivers**

3) Marketability

‘Competitive Sustainability’

Higher investment & increased lettability

‘Sustainability Pioneers’
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Whole Life Building Performance

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Conclusion

Successful performance based scheme driving energy consumption reduction

- Address Performance Gap

Changes for implementation within the UK are not significant

- Energy Benchmarking Opportunity

‘Sustainability Pioneers’

- Recognise value of high performing buildings
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Thank you

Any questions?

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