

“A New Zealand Building Sustainability Rating Tool: Conditions for Successful Implementation”



Acknowledgements:

- The Building Research Levy
- The National Energy Research Institute
- NZGBC CEO Jane Henley
- The Project Advisory Group
- The 476 participants of the survey

Aim :

To investigate the requirements of end-users and stakeholders including their understanding of sustainability, the New Zealand Green Building Council (NZGBC) and Building Sustainability Rating Tools (BSRTs), ensuring that any potential barriers were identified and addressed in the early stages of Green Star NZ's implementation

Objectives:

- Identify information gaps regarding sustainability, sustainable buildings and BSRTs
- Provide a 'snapshot' of the current New Zealand market
- To provide a base point for measurement of the adoption of Green Star NZ

Methodology:

- Web-based survey
- Conducted over a 3 week period – 19/02/07 - 12/03/07
- Distributed by 19 building industry related organisations to their relative email contacts
- Required 376 participants to be statistically significant

Methodology:

Stakeholders included:

- Commercial/Residential property developers and investors
- Building product manufacturers and distributors
- Architects, Draftpersons, Engineers
- Property and construction professionals
- Research and non-government organisations

End-users included:

- Consultants
- Architects, designers, engineers

Methodology:

- General field questions
- Implementation-specific questions
 - 1) Industry Information
 - 2) Background
 - 3) Building Sustainability Rating Tools
 - 4) Green Star New Zealand
 - 5) The New Zealand Green Building Council
 - 6) Triggers, Drivers, Obstacles and Reasons for Sustainable Building
 - 7) Information Requirements

Results:

Response Makeup	Percentage
Architects and Draftpersons	33%
Building Product Manufacturers and Distributors	15%
Engineers	12%
Property and Construction Professionals	10%
Building Contractors	7%
Research and Non Government Organisations	6%
Owner Occupiers	5%
Investors, Owners and Property Managers	4%
Related Interests (Utilities, Financial, Insurance, Legal)	4%
Major Corporate Tenants and Retailers	2%
Commercial Property Developers	2%
Residential Developers and Major Portfolio Owners	1%
Total	100%

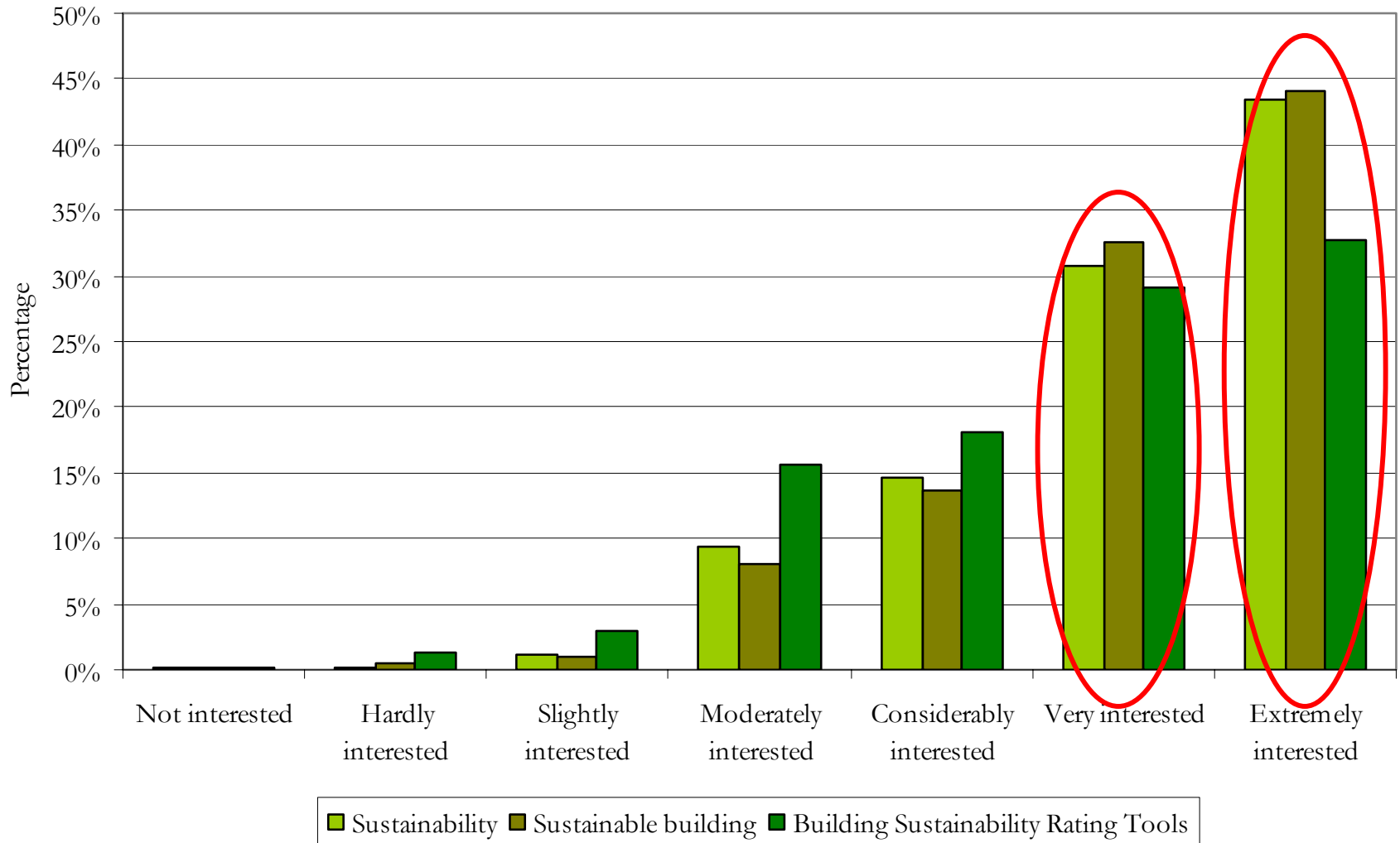


Figure 1: Level of interest in sustainability, sustainable building and Building Sustainability Rating Tools

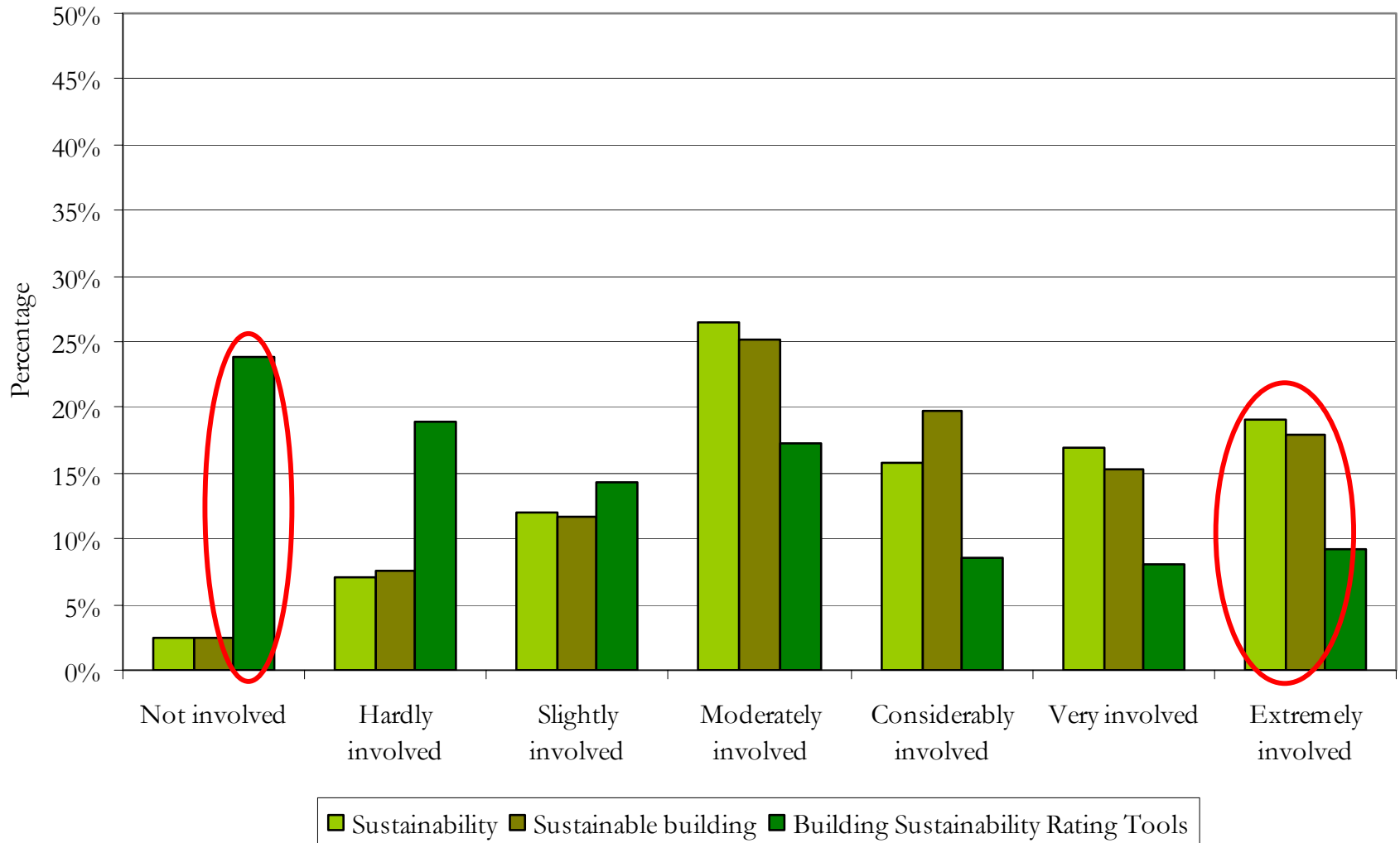


Figure 2: Level of involvement in sustainability, sustainable building and Building Sustainability Rating Tools

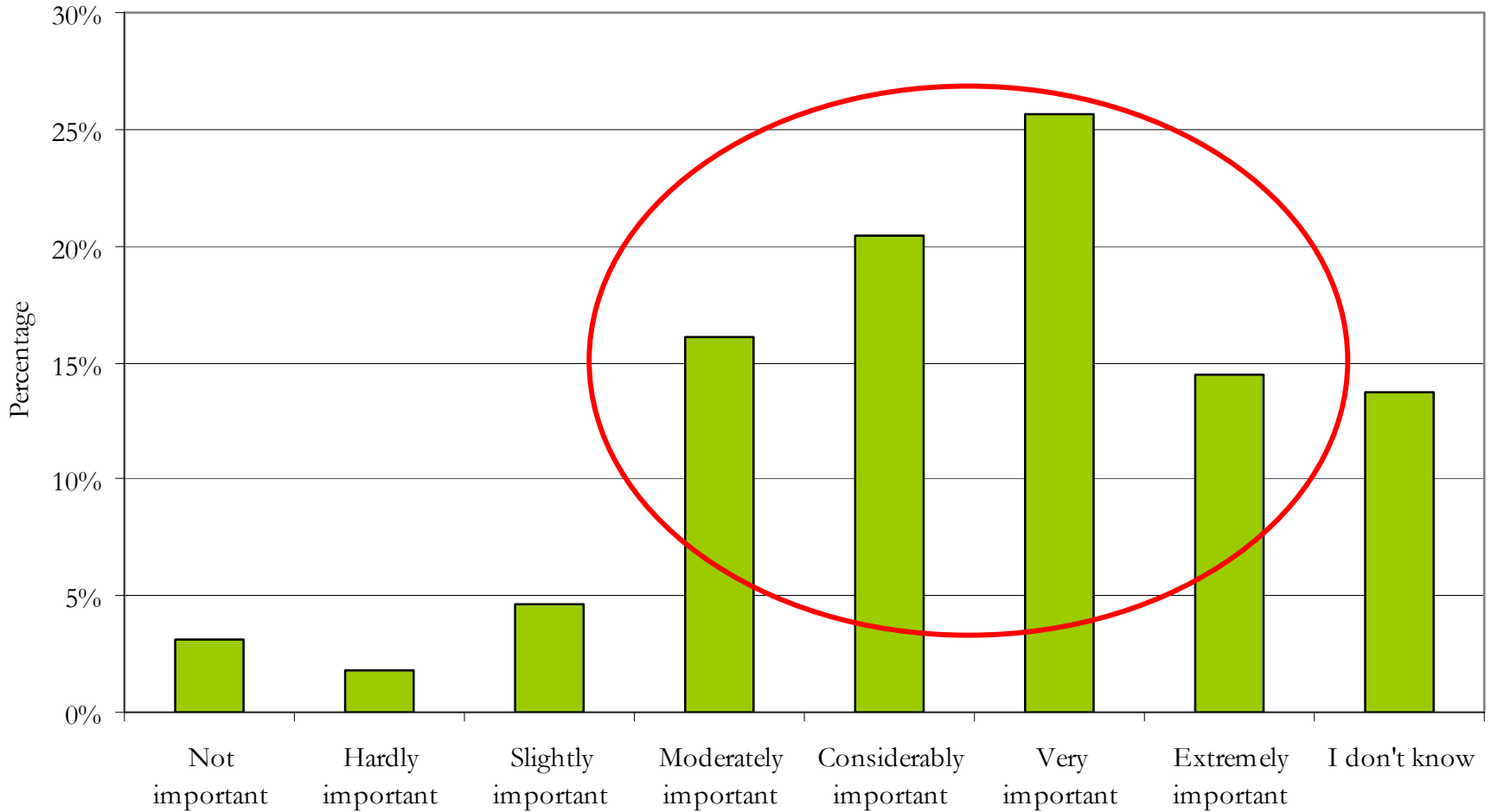


Figure 3: Importance for Green Star NZ to be a New Zealand equivalent of the Australian Green Star system

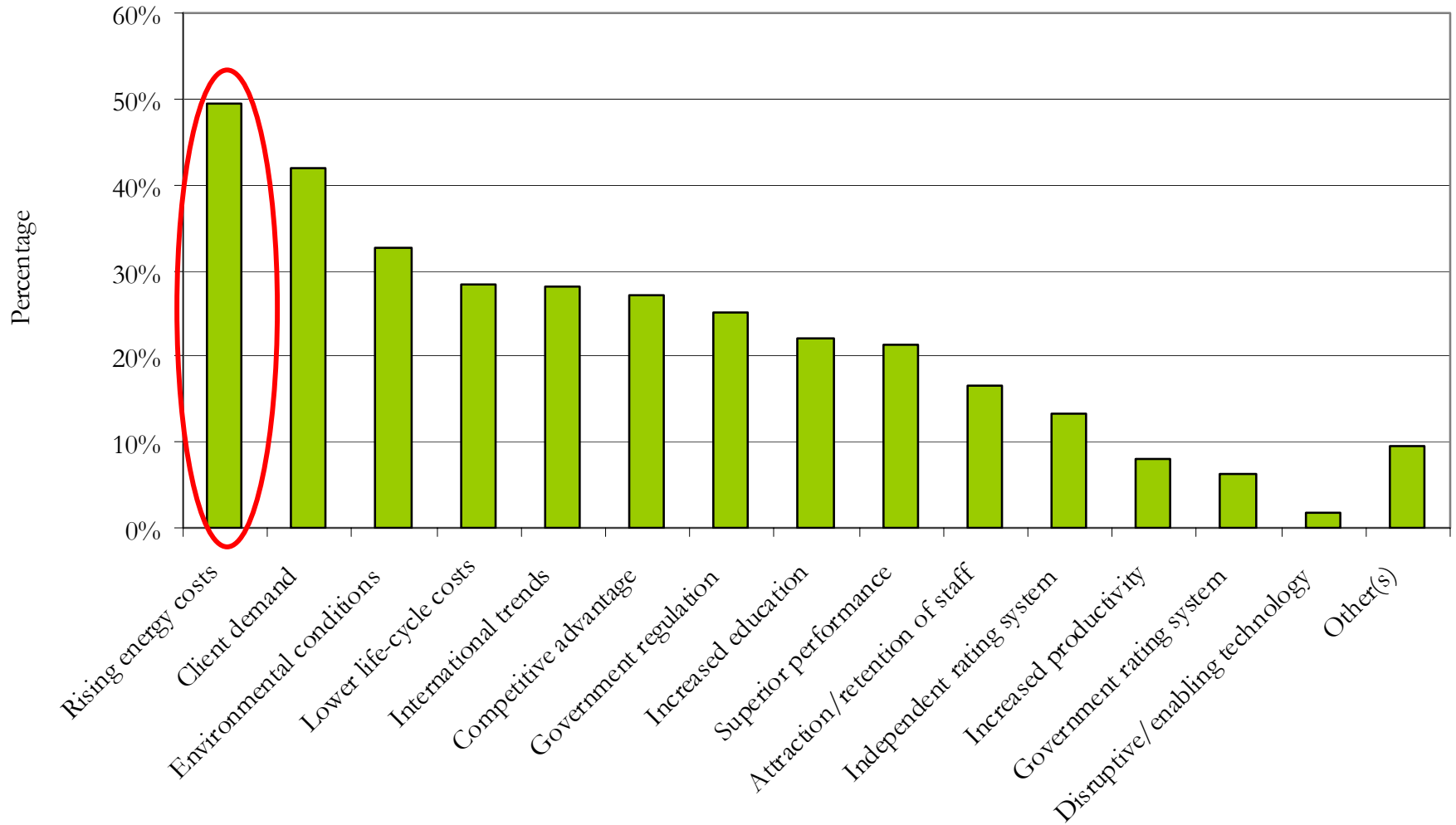


Figure 4: Main drivers for sustainable building

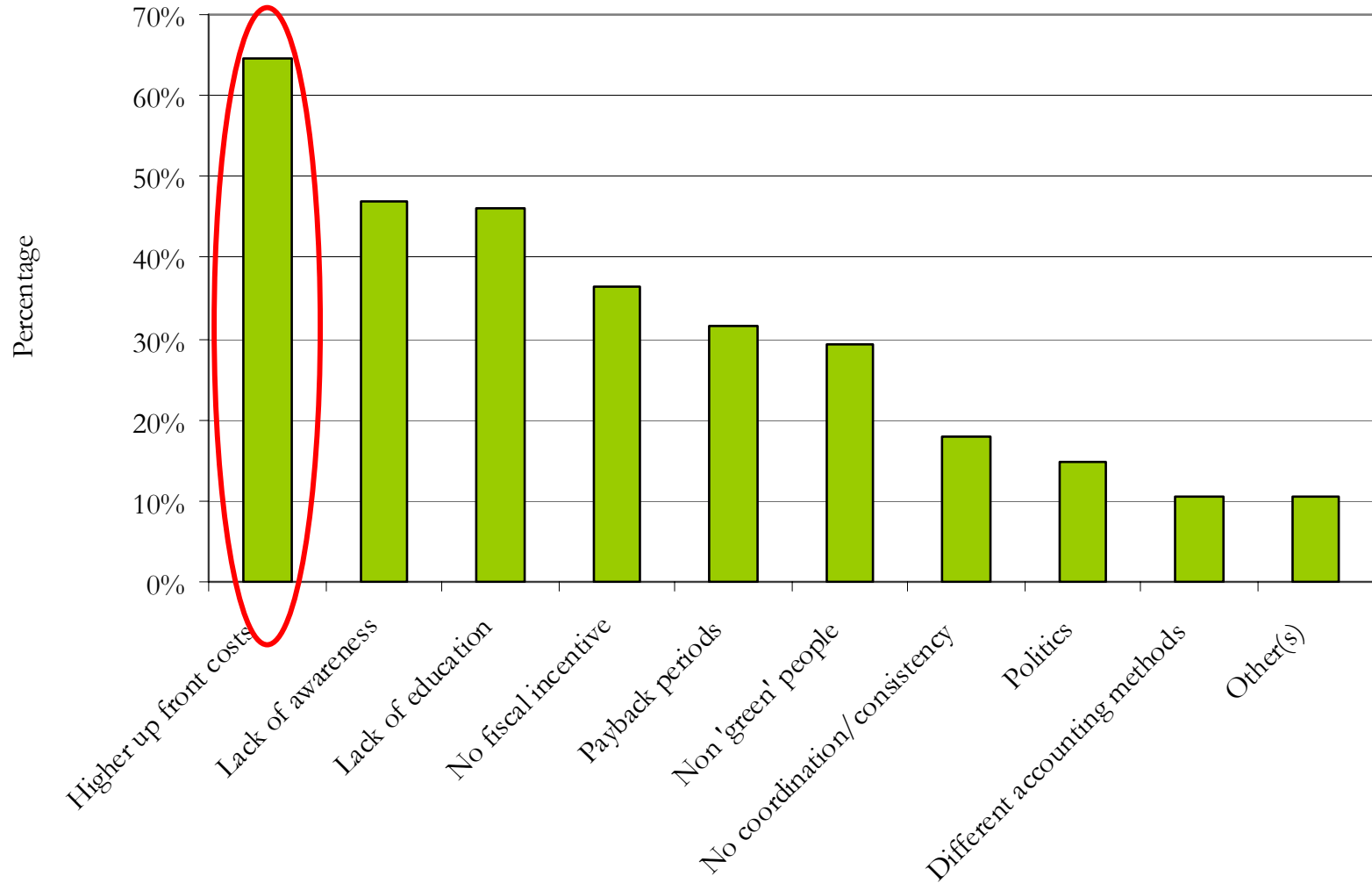


Figure 5: Obstacles to sustainable building

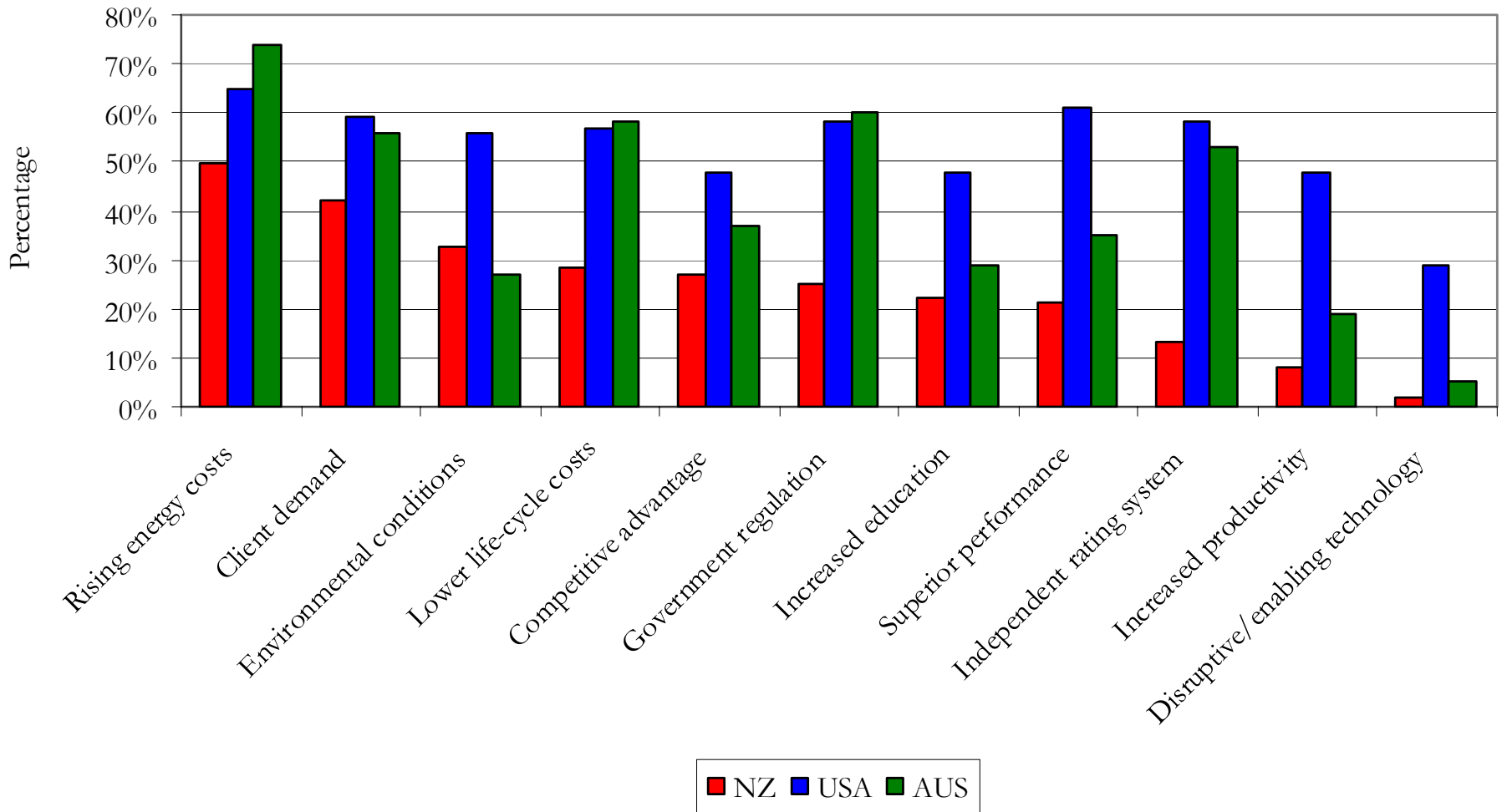


Figure 6: International comparison of drivers for sustainable building

Future Analyses:

- The purpose of a Building Sustainability Rating Tool
- The extent which Green Star New Zealand will influence the building industry in a shift towards more sustainable building development in New Zealand
- Stage of the building process at which sustainable building is most likely triggered
- Economic/Environmental/Social reasons/benefits of sustainable building
- Requirements and satisfaction level regarding sustainable building information

Conclusions:

- Identified possible issues regarding the BSRT, to help smooth the period of transition for implementation and make it more New Zealand specific
- Increased the potential for a more successful BSRT, including, penetration of the market and widespread application
- Emphasised the relationship between the NZGBC and industry, encouraging dialogue to help develop the tool
- Provided a base point for future measurement
- Identified areas for future research and funding

