

Case Study	Bayleys House
Building Rating	★★★★★



# Eco-smart alliance delivers top energy outcomes for Bayleys House

The list of sustainability credentials for Bayleys House continues to grow with the building achieving not one, but two NABERSNZ ratings in 2020.

The building's 4.5 star NABERSNZ base building rating is the result of a collaborative approach to sustainability between owner 151 Property, property manager Bayleys Property Services and the building's customers. 151 Property's approach is centred on optimising building performance and encouraging safe, comfortable and environmentally friendly workspaces.

Bayleys, who has its head office in the building, has also earned a 4 star NABERSNZ rating for its tenancy, reinforcing its strong commitment to the environment.

Located in Auckland's dynamic commercial VXV precinct at the gateway to Wynyard Quarter, the striking five-level Bayleys House has previously been awarded a 5 Green Star rating for the building's design. Its two new NABERSNZ ratings further demonstrates the building's excellent environmental sustainability.

## Key sustainable features:

Designed by Jasmax, Bayleys House is one of seven buildings in the precinct championing an integrated approach to sustainability. The precinct's newest facilities are designed to Green Star standards and have achieved NABERSNZ ratings.

Bayleys House comprises large floor plates, open plan collaborative and adaptable workspaces, green technology and quality services.

- A high-performance double-glazed façade to maximise natural light and balance thermal comfort
- Highly efficient heat pumps
- On-demand cooling
- Detailed energy monitoring system
- Rainwater storage
- LED office lighting
- Low-flow water fittings
- End of trip facilities

## Why NABERSNZ?

151 Property is strongly committed to promoting sustainability initiatives within its Australian portfolio. On entering the New Zealand market they partnered with like-minded Bayleys Property Services to provide sustainably-driven property and facilities management services across its seven commercial office assets in Auckland.

151 Property and Bayleys Property Services share an understanding of the importance of effective energy use and environmentally-friendly commercial buildings for current and future customers. A NABERSNZ Certified Rating is viewed as an essential tool for successfully measuring energy efficiency and identifying improvement opportunities.



NABERSNZ is an important first step in delivering a sustainability benchmark for Bayleys House. We believe adopting environmentally sustainable tools like NABERSNZ is the right thing to do and we see it as a win-win outcome on every level.

– Ryan Carter, Portfolio Manager at 151 Property



## NABERSNZ in Action

NABERSNZ assessor Hong Lee says high quality mechanical services including a fresh air system with a connected heat pump, have been instrumental in the achievement of a 4.5 star NABERSNZ rating for Bayleys House. The integrated heat pump provides consistent heat efficiency and reduces the need for electrical heating to kick in when the building cools down in winter.



We can monitor down to 15-minute segments of energy use and you can even see the impact on air conditioning services if a staff member comes to work at 3am.

– Hong Lee, NABERSNZ assessor.



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New Zealand Government

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

## Building Profile



Bayleys House  
30 Gaunt Street  
Auckland



Five levels – 8,089 square metres of office space – housing a cluster of high profile corporate tenants including, IBM, Mayne Wetherell, Augusta and Bayleys head office – home to Bayleys Property Services who manages the building.



**5 Green Star Design rating**  
(Achieved 2016)

**3.5 star NABERSNZ tenancy rating**  
(Achieved 2018/2019)

**4.5 star NABERSNZ base building rating**  
(Achieved 2019)

**4.5 star NABERSNZ base building rating**  
(Achieved 2020)

**4 star NABERSNZ tenancy rating**  
(Achieved 2020)



Hong Lee says well designed tenancy office services including LED lighting and occupancy sensors which switch off after 30 minutes, have driven the 4 star NABERSNZ tenancy score for Bayleys head office. A regime of normal daytime working hours has also propelled the Bayleys head office's optimum energy performance.

It is the second consecutive year Bayleys House has scored a 4.5 star NABERSNZ base building rating while Bayleys head office has lifted its first tenancy rating from 3.5 to 4 stars.



**NABERSNZ is a really great tool which not only provides evidence of energy use in a space but encourages higher targets. That next star is always the goal.**

– Hong Lee, NABERSNZ assessor and  
Building Optimisation Manager at Energy Solution Providers



## The Value of NABERSNZ

Bayleys Property Services General Manager Stuart Bent says being both tenant and property managers allows the team a unique level of understanding and engagement with their building, with NABERSNZ an important way of measuring performance and ensuring the team continues to strive for better.

**Sustainable, energy efficient workplaces provide environmental and financial benefits for both landlords and tenants – they enable a more cost effective, comfortable, healthier and more environmentally-friendly building. As a result, a landlord can better retain and attract quality tenants and the tenant is also able to better retain and attract quality staff. The NABERSNZ rating mechanism provides the evidence.**

– Stuart Bent, General Manager, Bayleys Property Services

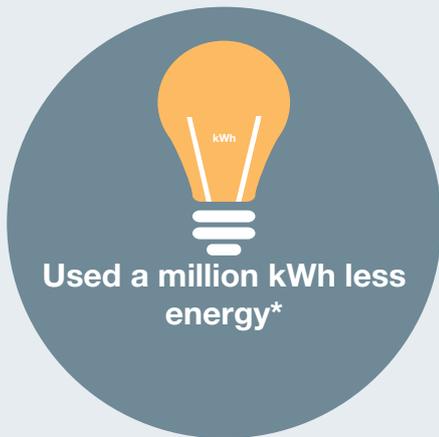
## Key Facts



### 4.5 Star Base Building Rating



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).



\*Based on modelling of a new comparable base building

## Big Numbers

- 70 energy monitoring meters spread across the building
- 8,089 square metres of office space

## Owner – 151 Property

151 Property is a portfolio company owned by funds advised or managed by Blackstone – one of the world’s leading investment firms and the world’s largest private owner of commercial real estate.

151 Property is a specialist real estate asset manager in Australia and New Zealand, with a team of seasoned real estate professionals who have a proven track record of active management and successful repositioning of office, retail and logistics assets. [151property.com.au](http://151property.com.au)

## Property Manager – Bayleys Property Services

Bayleys Property Services is one of New Zealand’s market leader’s in property and facilities management, and occupier services. It is innovative in the environmental space, has successfully reduced its own carbon footprint, and continues to work closely with its clients to mitigate environmental impingement. Bayleys Property Services has a longstanding partnership with the New Zealand Green Building Council. [bayleys.co.nz/property-services](http://bayleys.co.nz/property-services).



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New Zealand Government

