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## THE ROLE OF A RESIDENTIAL RATING TOOL

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What is the purpose of ratings tools in the construction sector and why does New Zealand need an environmental residential rating tool?

Property related industries such as construction, real estate, insurance and finance, are already closely controlled and increasingly regulated. In addition, designers, developers and builders must also negotiate the planning and consenting process. With all this control and regulation, it could be assumed that the quality of our buildings will be assured, and that there's no need or capacity for additional compliance tools.

This presentation will address both of these assumptions. Firstly, the presentation will review some of the main regulatory controls, such as the New Zealand Building Code. It will explore the range of issues covered by existing regulation and the degree to which they are addressed.

Secondly, the presentation will draw on international and local examples to show that there is an appetite for more information about particular aspects of building quality.

Rating tools are by no means a substitute for existing regulatory instruments. However, tools such as Homestar are valuable for setting benchmarks, increasing the access to useful information and ultimately for improving the quality of our buildings.

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