HYPOTHETICAL RELATIONSHIP
ENERGY PERFORMANCE INDEX & RENT: Label G

The tenants have indicated their motivation for the occupation is defined by:
1. Location (Accessibility & Amenities of Area)
2. Overall Appearance (Modern)
3. Benefits: Image & Employee Wellbeing
4. No Sustainability Criteria

It is important to notice, the benefits they find important are benefits of sustainability. This implies sustainability matters only indirectly.

The assessment tool provides guidelines for investors and real estate advisors, whether they should or should not improve the sustainability of their buildings.

It is an interpretation of the results of the quantitative and qualitative studies. The guidelines define the potential of a building to respond to the tenant’s basic demand... a requisite for investing in the level of sustainability of existing buildings in the Randstad.

The list of interviews includes:
1. Weena, Score 75
2. Halfrond, Score 30

The tenants have occupied buildings with Label G.

The assessment is shown below:

- Location
- Overall Appearance
- Benefits: Image & Employee Wellbeing
- No Sustainability Criteria

From this a new energy-rent graph is shown below.

This is a hypothetical relationship indicating energy G-label buildings are of lower rent value compared to the resulting graph (above).

The assessment tool provides guidelines for investors and real estate advisors, whether they should or should not improve the sustainability of their buildings.

Direct and indirect benefits of sustainability in the existing Dutch metropolitan office stock - Fleur van dererve

Master Real Estate & Housing - 14 April 2011 - Mentors: P.W. Koppels, A.J. van Doorn - Contact: fleurvandererve@gmail.com

Outliers in the graph on the right side are indicated by red dots.

Their pictures are shown below. From this we can conclude appearances is not the uniting factor. However, 10 out of 13 buildings are located on prime locations. 3 out of 10 are well accessible, especially by car.

The outliers have in common their location and accessibility which could not be optimally corrected for in the model.

Some of the buildings on the side have high rents, some are built before 1960, but they all have label G.

From this a new energy-rent graph is shown below.

This is a hypothetical relationship indicating energy G-label buildings are of lower rent value compared to the resulting graph (above).

The list of interviews includes:
1. Weena, Score 75
2. Halfrond, Score 30

The tenants have occupied buildings with Label G.

The assessment is shown below:

- Location
- Overall Appearance
- Benefits: Image & Employee Wellbeing
- No Sustainability Criteria

From this a new energy-rent graph is shown below.

This is a hypothetical relationship indicating energy G-label buildings are of lower rent value compared to the resulting graph (above).