



- ▶ **Selection from Phone Survey**
 - Preliminary analysis
- ▶ **Floor area**
 - Occupied space per employee
- ▶ **Hours of use**
 - Weekday or All Week
- ▶ **Fuels**
 - Electricity, Gas & others
 - On-site generation
- ▶ **Numbers of computers**
 - Representative of electrical load & occupants



Gross Floor Area per Employee



Building Size	Count		m ² /employee		
	Valid	Missing	Mean	Median	Mode*
5 - 649 m ²	32	2	47	34	6
650 - 1,499 m ²	35	2	60	39	20
1,500 - 3,499 m ²	69	1	113	40	15
3,500 - 8,999 m ²	118	7	109	41	25
9,000 + m ²	130	2	188	30	18
Total	384	14			

Note: * Multiple modes – lowest value given

- Wide variation shown by difference between mean, median & mode
Mean = average; Median = 50% of premises; Mode = Most popular
- Median 40 ± 1 m²/person for 605 - 8,999 m² buildings
 - Lower for smaller and larger buildings



Source: BEES Phone Survey
Preliminary results. Subject to change

Full Week Occupancy



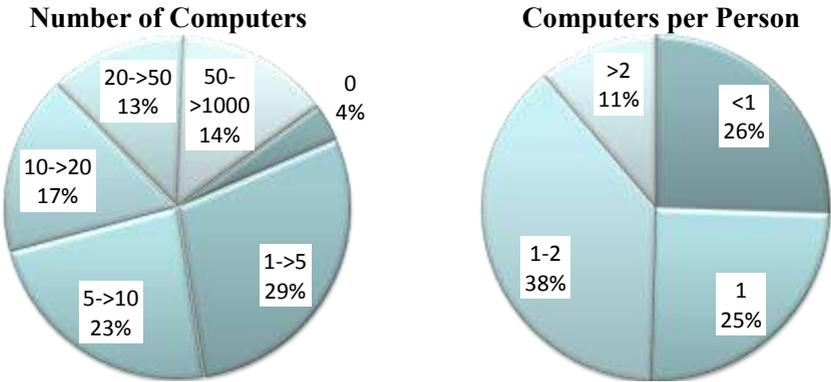
	Hours of Occupancy						TOTAL
	0 -> 34	35 -> 44	45 -> 59	60 -> 69	70 -> 168	Missing	
1 - 649 m ²	4	11	14	3	2		34
650 - 1,499 m ²	4	16	5	8	2	2	37
1,500 - 3,499 m ²	2	22	30	7	7	2	70
3,500 - 8,999 m ²	3	36	62	12	7	5	125
9,000 + m ²	7	27	57	25	11	5	132
TOTAL	20	112	168	55	29	14	398
	5%	28%	42%	14%	7%	4%	

- 70% of premises used 35 to 59 hours per week
- Interesting questions:
 - Why so low or so high occupancy hours?
 - Weekday only use?



Source: BEES Phone Survey
Preliminary results. Subject to change

Computers – per Person



- 4% had no computers
- 52% of surveyed businesses had 1->10 computers
- 51% of business average 1 or fewer computers per person



Source: BEES Phone Survey Preliminary results. Subject to change

Fuel Types



All have Grid Electricity	Other Fuel					TOTAL
	Elect	+ Self Gen	+ Nat Gas	+ Oil	+ Other	
5 - 649 m ²	29	1	3	-	1	34
650 - 1,499 m ²	33	-	3	1	-	37
1,500 - 3,499 m ²	64	1	3	1	1	70
3,500 - 8,999 m ²	114	3	7	1	-	125
9,000 + m ²	115	2	9	6	-	132
Total	355	7	25	9	2	398
%	89%	2%	6%	2%	1%	
Cumulative %	89%	91%	97%	99%	100%	

- 89% of businesses have only Electricity
- 6% also have Natural Gas
- 2% have some form of Self-Generation



Source: BEES Phone Survey Preliminary results. Subject to change

Proportion of Building Occupied



A given office business will occupy:

	Whole Building	Partial Building	Total
5 - 649 m ²	3 (9%)	31	34
650 - 1,499 m ²	3 (8%)	34	37
1,500 - 3499 m ²	6 (8%)	64	70
3,500 - 8,999 m ²	8 (6%)	117	125
9,000 + m ²	7 (5%)	125	132
Total	27	371	398
	7%	93%	

- Only 7% of businesses occupy entire building
- Policy must deal with multiple occupancy
 - As any one business is only likely to occupy part of the building

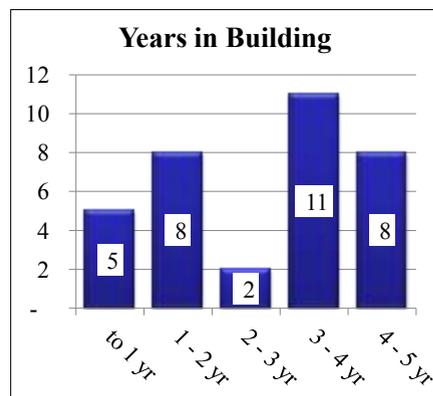


Source: BEES Phone Survey
Preliminary results. Subject to change

Marketing Efficiency



- Wellington CBD 'typical'
 - 1960s 5,570 m²
 - 9 storeys plus penthouse
 - Changed name once in 2009
- Changes over time
 - **15%** businesses stay **1 yr or less**
 - Average of stay = **3.3 yrs**
 - Max # businesses = 25 (2011)
 - Min # businesses = 16 (2012)
 - 50% of 2012 present for 5 yrs
 - 1-4 staff, 9 businesses
 - 5-9 staff, 5 businesses
 - 10-14 staff, 1 business
 - 20-49 staff, 1 business



Data: WholsWhere Ltd
www.whoiswhere.co.nz