

OFFICE BUILDINGS



Use NABERS to assess the efficiency
and environmental performance of
your office building



WHY NABERS?

At NABERS, we know that environmentally friendly buildings are better for the bottom line, better for our staff and clients and better for the planet.

NABERS (which stands for the National Australian Built Environment Rating System) provides simple, reliable and comparable sustainability measurement you can trust across building sectors like offices, apartments, hotels, shopping centres, data centres and more.

Over the last 20 years we have proven that “what gets measured gets managed”. Our customers have saved an

average of 30-40% on their energy over 10 years. Our rating system has driven financial growth and solid returns in portfolios across building sectors by clearly demonstrating their operational performance and sustainability achievements to customers and investors.

A NABERS rating helps you to accurately measure, understand and communicate the environmental performance of your building, while identifying areas for cost savings and future improvements.

ABOUT NABERS FOR OFFICE BUILDINGS

NABERS ENERGY

NABERS Energy measures the efficiency of an office building and rates either the base building, tenancy or whole building. An energy rating works by comparing the energy consumption of a building against the sector average. These benchmarks are developed using actual data.

BASE BUILDING ENERGY RATING

Occurs when central services like heating and cooling systems, lifts and lobby lighting are rated.

WHOLE BUILDING ENERGY RATING

This measures the combined base building and tenant occupied space in one rating. This usually occurs when there is a single tenant occupying an entire building.

TENANCY ENERGY RATING

Occurs when businesses choose to rate the space they occupy within a building. To tailor the tool for the tenancy market, we look at area of office, hours of occupancy and number of occupants.

NABERS WATER

NABERS Water measures the amount of water used and recycled within a building.

WHOLE BUILDING WATER RATING

This measures all the water used in a building, including the base building and tenant occupied space in one rating.

NABERS STAR RATING GUIDE

★ ★ ★ ★ ★ ★	MAKING A START
★ ★ ★ ★ ★ ★	OPPORTUNITIES FOR UPGRADES
★ ★ ★ ★ ★ ★	MARKET STANDARD
★ ★ ★ ★ ★ ★	HIGH PERFORMANCE
★ ★ ★ ★ ★ ★	SUPERIOR PERFORMANCE
★ ★ ★ ★ ★ ★	MARKET LEADER

OTHER TOOLS AVAILABLE TO OFFICE BUILDINGS ARE:

- NABERS Indoor Environment
- NABERS Waste

BENEFITS TO OFFICE BUILDINGS



LOWER ENERGY AND WATER BILLS



REDUCE ENVIRONMENTAL IMPACT



COMPARE ASSET PERFORMANCE ACROSS YOUR PORTFOLIO



VERIFY AND VALIDATE INTERNAL TRACKING DATA



MARKET RECOGNITION AS A LEADING ASSET MANAGER



ATTRACT PREMIUM TENANTS



INCREASE RENTAL YIELDS



REDUCE VACANCY RATES



IMPROVE WATER EFFICIENCY



INCREASE BUILDING VALUE

YOUR SUSTAINABILITY STRATEGY

COMPARE AND IMPROVE

NABERS ratings form the basis of any building or business's rigorous sustainability strategy. It provides a fair benchmark for your energy and water efficiency, enabling comparison within your portfolio, and across the industry.

VALIDATE AND COMMUNICATE

NABERS provides cost-effective, high-trust and independent validation of your sustainability data, ensuring you can be confident in reporting it publicly and communicating simply.

TRACK YOUR PERFORMANCE

NABERS star ratings are your essential framework for annual reporting and asset management plans. They are accepted by industry as integral to your energy management strategies. With annual ratings, you can see how efficiency activities at your building improve your rating.

COMPETITIVE EDGE

With a NABERS rating, you'll gain a head start to take advantage of corporate and government procurement policy. You'll also be prepared for future changes in energy and water costs, all while improving your building's resilience to climate change.



JOIN THE LEADERS

78% of office space in Australia is currently NABERS rated. Over 20 million m² of lettable space was rated in FY 2018-19.

The NABERS Sustainable Portfolios Index ranks office building portfolios each year and is a unique opportunity for promotion of your achievements to potential investors.

Visit www.nabers.gov.au/portfolio

HOW WE DELIVER FAIR COMPARISON

NABERS ratings take into consideration factors that are unique to offices to ensure a fair, like-with-like comparison. We look at:

- Location
- Area of offices
- Hours of operation
- Occupancy
- Occupant density / Number of computers

AVERAGE COST SAVING

\$280,000 per annum

when an office building improves its NABERS Energy rating from 4 to 6 stars*

THE AVERAGE COST SAVING IS APPROXIMATELY

\$22,800 per annum

when an office building improves its NABERS Water rating from 3 to 5 stars*

THE AVERAGE COST SAVING IS APPROXIMATELY

\$90,000 per annum

when an office tenancy improves its NABERS Energy rating from 3 to 5 stars**

“NABERS ratings have been intrinsic to helping leading building owners measure, understand and improve the environmental performance of their building portfolios. Communicating NABERS ratings has helped them attract and retain premium tenants, and they have enjoyed a great return on investment through lower operational costs and an increase in their portfolios' market value.”

– Alberto Jimenez
Manager at Better Buildings Partnership

TRUSTED BY NATIONAL & INTERNATIONAL REPORTING AND FINANCE SCHEMES

- GRESB
- Climate Active Carbon Neutral certification
- Green Building Council of Australia, Green Star Performance
- Commercial Building Disclosure Program - building owners are required to communicate their NABERS rating if advertising to sell or lease office space of 1,000m² or more
- Various green bonds and finance issuers

OUR PROMISE

IMPROVE ACCOUNTABILITY

By specifying NABERS rating and improvements in your contracts and performance indicators, you can increase accountability for delivery from your service contractors and technical service providers.

INCREASE YOUR RATING

Improve your rating by aligning your capital works programs to NABERS and ensure continuous improvements by adding NABERS rating specifications to the procurement of significant plant and assets at your site.

RETURN ON INVESTMENT

Attract investment with a NABERS rating: in today's context of climate change and drought, investors prefer buildings with sustainability credentials. Additionally, you'll enjoy a high return on your investment in annual NABERS ratings through avoided energy costs.

VALUE FOR MONEY

Purchase a NABERS Energy rating and save 50% on your NABERS Water rating when undertaken at the same time. Visit our website to see the latest offers.

STEPS TO A RATING



GET READY

- Visit NABERS website.
- Obtain 2-3 quotes from a NABERS accredited assessor to understand scope of work (site hours and consulting hours).
- Seek internal approval from senior management.
- Consider setting public sustainability targets to communicate your commitment.



GATHER YOUR DATA

You'll need 12 months historical data on your energy and/or water consumption and some evidence about the size and features of your building. Your assessor will advise you on what you need to provide.



ACHIEVE NABERS CERTIFICATION

Organise access for your assessor to conduct site visits, to review your documentation and to validate your rating.



IMPROVE YOUR RATING

- Your NABERS rating lasts for 12 months.
- Take action.
- Enjoy savings.
- Get annual ratings so that you can track improved performance.
- Collect the whole set! Check if NABERS Indoor Environment or Waste are offered for your building and sign up.

GET YOUR RATING

Visit our website

www.nabers.gov.au/ratings/spaces-we-rate/office-buildings

Contact the NABERS team

nabers@environment.nsw.gov.au
(02) 9995 5000

NABERS is a national initiative managed by the NSW Government on behalf of the Federal, State and Territory governments of Australia.

*Calculated averages from the NABERS dataset as at Jan 2020. Based on a 15,000 m² office building in Sydney CBD, rated over 50 hours.

**Calculated averages from the NABERS dataset as at Jan 2020. Based on a 6,400 m² office tenancy in Sydney CBD, rated over 40 hours.