

OFFICE TENANCIES



Use NABERS to assess the efficiency
and environmental performance of
your offices



WHY NABERS?

At NABERS, we know that environmentally friendly workplaces 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 workplace, while identifying areas for cost savings and future improvements. This can attract better talent to your organisation and improve staff retention.

ABOUT NABERS FOR OFFICES

The energy used by office tenancies can account for 50% of the total office building’s energy use. High performing office buildings support more profitable and more productive businesses and people.

As a tenant, you can use the information provided by a NABERS rating to easily understand the performance of your office space, compare it to others, identify opportunities for improvement and save on electricity costs. You can also use a rating to improve your office space’s indoor environment quality.

NABERS STAR RATING GUIDE

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



WHAT’S AVAILABLE FOR OFFICE TENANCIES?

- NABERS Energy
- NABERS Indoor Environment

HOW YOU CAN BENEFIT



HEALTHY INDOOR ENVIRONMENT



LOWER ENERGY BILLS



PROVIDE A BASELINE FOR IMPROVEMENT



MARKET RECOGNITION



BECOME A LEADER



REDUCE ENVIRONMENTAL IMPACT



INCREASE OCCUPANT PRODUCTIVITY



REDUCE STAFF ABSENTEEISM AND IMPROVE RETENTION



UNDERSTAND PERFORMANCE ACROSS ALL YOUR OFFICES



BRIDGE THE INFORMATION GAP

YOUR SUSTAINABILITY STRATEGY

COMPARE

NABERS ratings form the basis of any office-based business's rigorous sustainability strategy. They provide a fair benchmark for your company's energy efficiency, enabling comparison across your branches, and across the industry. With annual ratings, you can see how improvement activities in your offices enhance your rating.

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 AND IMPROVE

NABERS star ratings are your essential framework for annual reporting and sustainability strategies. With annual ratings, you can see how effective activities at your workplace actually deliver performance improvements and reduce energy and emissions.

COMPETITIVE EDGE

Many tenders now expect evidence of sustainability action and impact. With a NABERS rating, you'll gain a head start to take advantage of corporate and government procurement policy. You'll be less wasteful of key resources and more resilient to unexpected business impacts of climate change.

HOW PRICING WORKS

Paying for a NABERS Rating has two parts, the NABERS lodgement fee and the Assessor's fee.

In order to understand the full cost associated with a NABERS rating, you need to contact a NABERS Accredited Assessor to get a quote for a site visit to verify the data for your building. Assessors will set individual fees based on their own costs and business practices.

You can estimate your energy rating for free, with only 12 months worth of bills by using the [NABERS calculator](#).

To save money you can also approach your building management and go in with them on a Co-Assess deal when they rate the building.

↓ ISPT office, 100 St Georges Terrace, Perth, WA, Australia



**THE AVERAGE
COST SAVING IS
APPROXIMATELY**

\$90,000 per annum

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



OUR PROMISE

CONFIDENTIALITY

Your energy data is only shared with your Assessor and NABERS.

FAIR COMPARISONS

We only measure energy usage that you can control and improve on.

TIME SAVING

After you've provided 12 months of energy bills, or consented to your energy provider supplying it directly, we'll do the rest.

SUSTAINABILITY REPORTING

NABERS RATINGS ARE TRUSTED BY NATIONAL AND INTERNATIONAL REPORTING AND SUSTAINABLE FINANCE SCHEMES INCLUDING:

- GRESB
- Climate Active, Carbon Neutral certification
- Green Building Council of Australia, Green Star Performance
- Commercial Building Disclosure Program which uses NABERS ratings to inform businesses about the efficiency of any workspace they are considering leasing
- Various green bonds and finance issuers



STEPS TO A RATING:



1. GET READY

Source quotes from a few NABERS Accredited Assessors to understand the scope of work, then present your case to your management team for approval. Also, speak to your building manager to find out if your office space could be included in their next rating using the NABERS Co-Assess deal.



2. GATHER YOUR DATA

Provide all key inputs required for the NABERS rating as per the NABERS rules.

Your Assessor will be able to guide you.



3. ACHIEVE NABERS CERTIFICATION

Organise for your Assessor to conduct a site visit to validate your data and identify areas for improvement.



4. IMPROVE YOUR RATING

Take action to reduce your energy consumption or improve your indoor environment quality during the next 12 months and enjoy the savings and positive impact.

Collect data to feed back into your next rating to track your performance.

GET YOUR RATING

Visit our website

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

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 an office building in Sydney CBD rated over 40 hours with average office dimensions of 6,400 m² and 256 computers per tenancy