

# RETIREMENT LIVING



Use NABERS to improve your retirement community's energy and water efficiency



## WHY NABERS?

At NABERS, we know that environmentally friendly buildings are not only better for the planet, but they also make happier, healthier environments where retired citizens can live a life of relaxation and fulfillment.

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 apartments, offices, hotels, data and shopping 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 properties across multiple sectors through achievement of sustainability objectives.

A NABERS rating helps you to accurately measure, understand and communicate the environmental performance of your building.

## ABOUT NABERS FOR RETIREMENT LIVING

NABERS ratings for retirement living buildings will quantify your site’s energy and water performance. We will give your site a rating from one to six stars, based on the energy and water efficiency of the central services and common areas of your retirement living site.

Your NABERS rating can then be used to identify areas for cost savings and building improvements as well as to promote the environmental credentials of your retirement living community. This can help in attracting more residents and reduce vacancies.

### NABERS STAR RATING GUIDE

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

### WHAT’S AVAILABLE TO RETIREMENT LIVING?

- NABERS Energy
- NABERS Water



## BENEFITS TO RETIREMENT LIVING PROVIDERS



LOWER ENERGY AND WATER BILLS



REDUCE ENVIRONMENTAL IMPACT



IDENTIFY COST SAVINGS



SUPPORT A HEALTHY LIVING ENVIRONMENT



VERIFY AND VALIDATE INTERNAL TRACKING



IMPROVE WATER EFFICIENCY



ALIGN WITH COMMUNITY EXPECTATIONS



INCREASE BUILT ASSET VALUE



COMPARE ASSET PERFORMANCE ACROSS PORTFOLIO



BRIDGE THE INFORMATION GAP



ENHANCE PROVIDER REPUTATION



COMPARE WITH OTHER RETIREMENT LIVING SITES

## HOW NABERS ADDS VALUE

### FACILITIES MANAGERS

- Understand and communicate the opportunities to enhance your building's performance
- Prove the positive results of any upgrades or behaviour change when you improve your rating
- Differentiate yourself as a facility manager by offering a deeper level of management

### RETIREMENT LIVING PROVIDERS

- Take control of your building's performance
- Promote the quality and performance of your building when selling or renting
- Get a complete picture of your metering, identify billing issues or unfair distributions, and address anything erroneous
- Reduce your workload, using your rating to track energy and water efficiency
- Communicate how your building community is responding to climate change and drought

### VALUE FOR MONEY

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

Enjoy a high return on your investment in annual NABERS ratings through avoided energy costs.

## HOW WE DELIVER FAIR COMPARISON

When calculating your rating we account for characteristics that are unique to your building, including:

- Number of dwellings on site
- Serviced apartments on site
- Retirement village site area
- Heated/unheated Pool
- Climate zone/postcode

*“At Stockland, we believe there's a better way to live and we are committed to delivering a sustainable lifestyle for residents in our retirement living communities. Measuring and managing the environmental impact of our communities with a NABERS rating will enhance our service provision by helping to identify and drive efficiency improvements across our villages which will in turn benefit our residents.”*

– Kalpesh Patel, Sustainable Projects Manager  
Stockland Communities

## STEPS TO A RATING



### 1. GET READY

Visit NABERS website. Obtain 2-3 quotes from a NABERS Accredited Assessor to understand scope of work (site hours and consulting hours).

Obtain sign off on a NABERS rating and engage a NABERS Assessor.



### 2. 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.



### 3. ACHIEVE NABERS CERTIFICATION

Organise access for your Assessor to conduct a site visit to validate your information.



### 4. IMPROVE YOUR RATING

Your NABERS rating lasts for 12 months.

Take action. Enjoy savings.

Get annual ratings so that you can track improved performance.

## GET YOUR RATING

### Visit our website

[www.nabers.gov.au/ratings/spaces-we-rate/retirement-living](http://www.nabers.gov.au/ratings/spaces-we-rate/retirement-living)

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

### Contact the NABERS team

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