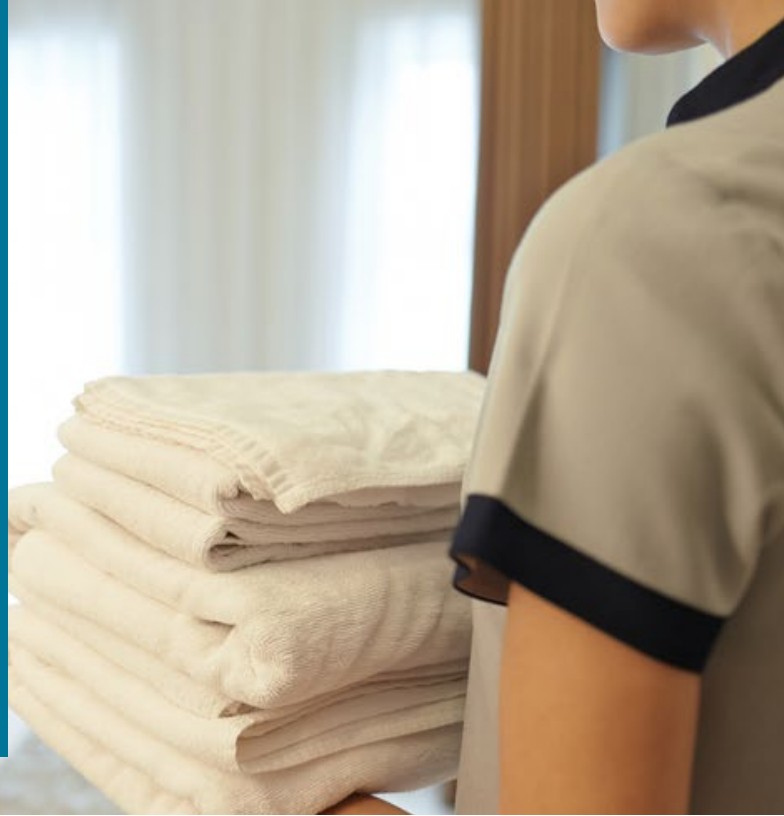




# NABERS

## HOTELS

Government policy movements impacting energy efficiency and sustainability in accommodation and hospitality



### WHAT IS NABERS?

NABERS (National Australian Built Environment Rating System) is a government initiative providing certified sustainability ratings to support the efficiency of buildings across Australia.

NABERS ratings are simple, reliable and trusted, helping building owners and managers accurately measure the environmental performance of their building and identify areas for cost savings.

For 25 years, the NABERS rating system has driven significant financial growth and returns across building sectors, proving that environmentally friendly buildings are not only better for people and the planet; they're also better for the bottom lines of Australian businesses.

### CLIMATE CHANGE IS DRIVING POLICIES FOR HOTEL SECTOR

The hospitality industry can be heavily affected by the impacts of climate change. Rising temperatures, changing weather patterns, and extreme weather events can disrupt operations, damage infrastructure, and impact guest experiences.

Moreover, an increase in consumer awareness of climate change and a shift in preference toward sustainability are influencing travellers' choices.

As the effects of climate change continue to worsen and travellers increasingly demand that hotels are operating in a sustainable way, the Australian government has introduced policies to help halt the rise of global emissions by 2050.



## POLICIES FROM VARIOUS GOVERNMENT LEVELS THAT AFFECT HOTEL SECTOR

### COMMERCIAL BUILDING DISCLOSURE EXPANSION (CBD PROGRAM)

- The CBD Program currently requires energy efficiency information to be provided when commercial office space of 1000 square metres or more is offered for sale or lease.
- The CBD Program has recently consulted with the hotel and accommodation industry about the roadmap to expanding disclosure of ratings to the hotel and accommodation sector.

### NETZERO IN GOVERNMENT OPERATIONS STRATEGY (APS NET ZERO POLICY)

- From 1 July 2024, Australian Government travellers must consider the environment when booking travel. To support greener travel choices, NABERS Energy ratings will be displayed next to applicable hotels in the Online Booking Tool from 1 July 2024.

### NSW GOVERNMENT STATE ENVIRONMENTAL PLANNING POLICY (SEPP)

- NSW Government introduced the Sustainable Buildings SEPP in September 2023 which set minimum sustainability standards for large commercial buildings.
- SEPP has set a minimum 4-star energy and 4-star water star ratings for hotels or motels with 100 or more rooms, and serviced apartments with 100 or more units. This policy applies to both new buildings and major refurbishments.

### CITY OF MELBOURNE RETROFIT FRAMEWORK

- The City of Melbourne published the Retrofit Melbourne framework in October 2023, where all existing mid-tier commercial buildings in their jurisdiction need to be 'zero carbon ready' by 2040.
- The framework has introduced a rates mechanism to incentivise building owners to access reduced council rates if their buildings reach a certain level of energy efficiency. There is also an emissions cap to financially penalise buildings that exceed a defined limit of emissions.

There are huge cost savings to be realised. We know an average 30% reduction in emissions and water consumption is possible regardless of a building's age. This opportunity must be reflected in planning and regulation, with mandatory disclosure an important policy to drive change.

- MELINDA DEWSNAP

THE CITY OF SYDNEY'S MANAGER OF SUSTAINABILITY PROGRAMS



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## JOIN THE INDUSTRY LEADERS

“In hotel world, base business is corporate travel. Having ESG credentials – verified by NABERS – helps us to secure our base.”

– ANTHONY URSINO

GENERAL COUNSEL AND CHIEF COMPLIANCE OFFICER  
FOR ASIA PACIFIC, PRO-INVEST GROUP

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## OUR PROMISE



### CONFIDENTIALITY

Your energy data and site details are only shared with your assessor and NABERS, and are stored in compliance with NSW Government data management policies.



### IMPROVE ACCOUNTABILITY

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



### TRANSPARENCY

We can arrange a meeting with one of our qualified assessors or a member of the NABERS team and your chief engineer or facilities management team to explain exactly how the program works and why it is the most robust system available.



## GET YOUR RATING

Visit our website

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

Contact the NABERS team

[nabers@environment.nsw.gov.au](mailto: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 4-star hotel in Sydney CBD with 265 rooms, 69 rooms with full-service laundering and a function room with 567 seating capacity