



# NABERS

## HOTELS

Supporting sustainable futures  
for Australian hotels and  
short-term accommodations



### 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, ranging from one to six stars for a building's efficiency. Ratings measure performance of energy, water, waste and indoor environment across building sectors including hotels, data centres, apartments, offices, shopping centres and more.

A NABERS rating helps owners and managers accurately measure, understand and communicate the environmental performance of their facility versus comparable buildings in the same sector, identifying areas for cost savings and future improvements.

Over the last 25 years, the NABERS rating system has driven significant financial growth and returns in portfolios across building sectors by clearly demonstrating operational performance and sustainability achievements. That's how we know environmentally friendly buildings are not only better for people and the planet; they're also better for the bottom lines of Australian businesses.



### ABOUT NABERS FOR HOTELS

In an industry where operational costs are high and energy efficiency can make or break profitability, NABERS provides hotels with a powerful tool to improve financial performance while reducing environmental impact. A NABERS rating for hotels can be used to identify areas for operational improvements and cost savings, as well as promote your environmental credentials to help you stand out, attract investment, and win guest loyalty and engagement.

NABERS ratings for hotels provides an indication of the operational efficiency and environmental impact of your building. We give your building a rating from one to six stars, based on the energy and water efficiency of common areas, guest rooms, back of house facilities and on-site amenities.



IDENTIFY COST SAVINGS



INCREASE BUILDING VALUE



ENHANCE CORPORATE REPUTATION



SIMPLIFIED DATA TRACKING



ACTIONABLE SUSTAINABILITY ADVICE

## HOW DO NABERS RATINGS BENEFIT HOTELS?

### BOOST BOOKINGS WITH VERIFIED SUSTAINABILITY CREDENTIALS

NABERS ratings help communicate environmental responsibility, offering an advantage in attracting guests who prioritise sustainability, including corporate and government bookings.

### GAIN THE COMPETITIVE EDGE

A certified NABERS rating benchmarks your hotel in the sector, helping reduce your Environment, Social, and Governance (ESG) risks, meet sustainability targets and attract investment from high-value clients.

### REDUCE ENERGY AND OPERATIONAL COSTS

Your NABERS assessor can provide cost-effective sustainability advice for your facility to help you significantly reduce costs and improve future ratings.

### TRUSTED THIRD PARTY RATINGS

NABERS provides accredited and independent validation of your sustainability data, trusted by both national and international reporting and sustainable finance schemes.

### SIMPLIFIED DATA TRACKING AND REPORTING

NABERS ratings provide a simple and communicable framework for energy performance tracking, reporting and cost management plans.



AVERAGE ENERGY COST SAVING

**\$490,000**

PER ANNUM

when a hotel improves its NABERS Energy rating from 3 to 5 stars.\*



AVERAGE WATER COST SAVING

**\$55,000**

PER ANNUM

Source: NABERS Annual Report 2022-2023

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## TYPES OF HOTEL RATINGS

### NABERS ENERGY FOR HOTELS

A NABERS Energy rating is a measure of the energy efficiency of your hotel building's operation, giving you a fair reflection of how you are progressing against your energy-saving commitments.

A NABERS Accredited Assessor will provide a rating from one to six stars, indicating the energy efficiency and environmental impact of your hotel. Your assessor can also provide tailored sustainability advice to help you cut costs and improve future ratings.

### NABERS WATER FOR HOTELS

A NABERS Water rating measures the amount of water used and recycled within your hotel building. Similar to a NABERS Energy rating, your accredited assessor can provide sustainability advice that will help improve future ratings.

### NABERS WASTE VERIFICATION

NABERS Waste tools measure how well buildings manage waste generation, recycling and resource recovery, and supply chain management. NABERS can provide an independent measurement of the recycling and resource recovery performance of your hotel building.

### NABERS PATHWAY FOR CLIMATE ACTIVE CARBON NEUTRAL CERTIFICATION

NABERS offers hotels a pathway to achieve [Climate Active Carbon Neutral certification](#), which is a world-leading, government-backed certification that is aligned to national and international greenhouse gas accounting protocols. If your hotel has a NABERS Energy rating of 3 stars or above and uses carbon offsets to cancel the building's emissions, you can achieve a Climate Active certification.

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## HOW WE RATE YOUR HOTEL

NABERS ratings for hotels take into consideration factors that are unique to these facilities to ensure fair, consistent and transparent comparison. A NABERS Accredited Assessor will look at:

- ✔ CARPARKS
- ✔ LAUNDRIES
- ✔ FUNCTION AND CONFERENCE ROOMS
- ✔ SPAS AND SAUNAS
- ✔ INDOOR/OUTDOOR SWIMMING POOLS
- ✔ RESTAURANTS AND CAFÉS
- ✔ GYMS

The NABERS algorithm adjusts for differences between hotel quality and size, so it's always a fair comparison. Additionally, even if your occupancy rates fluctuate throughout the year, the algorithm uses an average over the year, so you're always being assessed fairly.



## JOIN THE INDUSTRY LEADERS

**76%** of guests would consider the sustainability program of Alto Hotel on Bourke in Melbourne as a factor when choosing to stay at the hotel again.\*\*

This type of guest loyalty is invaluable in a competitive market, proving that eco-friendly operations aren't just good for the environment – they're good for business, too.

## HOW TO GET A RATING



### 1. GET A QUOTE

Visit the NABERS website to [search for a NABERS Accredited Assessor](#) and obtain quotes for a NABERS rating for hotels. Your quotes will include site hours and consulting hours.

Tip: To ensure stakeholder buy-in, calculate the energy cost savings from increasing your star rating using the [NABERS reverse calculator tool](#).



### 2. GATHER YOUR DATA

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



### 3. ACHIEVE NABERS CERTIFICATION

Your assessor will conduct a site visit to validate your rating. Your rating will be based on factors that are unique to data centres, ensuring a fair, transparent and comparable outcome.

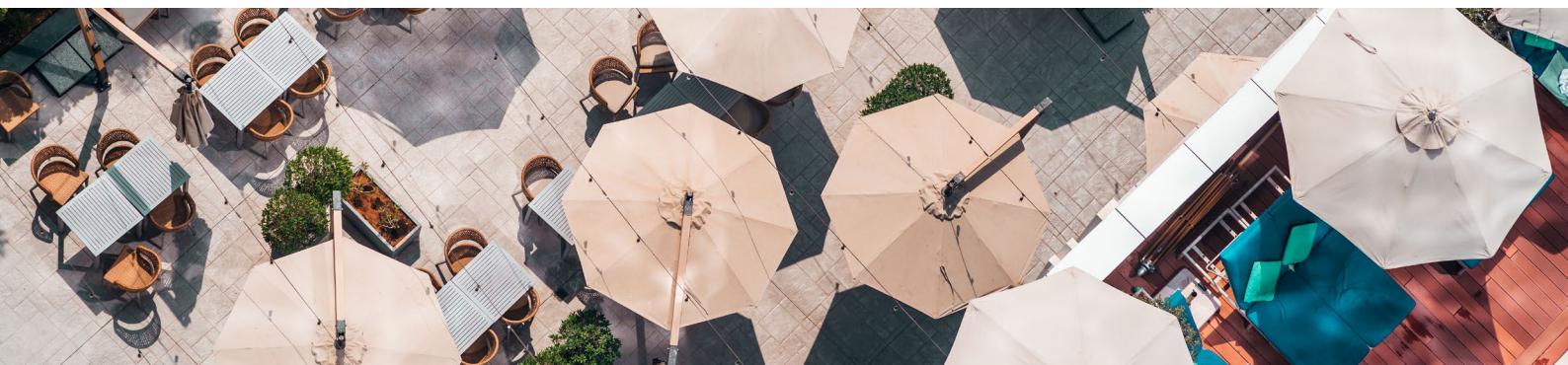


### 4. CUT COSTS & IMPROVE YOUR RATING

Each NABERS rating lasts for 12 months. Your assessor can provide advice on how to reduce your energy and operational costs and improve any future ratings.

## NABERS STAR RATING GUIDE

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



## 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

\*\*Figure derived from a survey conducted by Alto Hotel. Details about the survey was published in a factsheet for hotels in the NABERS Members platform