



# NABERS

## FOR TENANCIES

Use NABERS to improve  
the energy performance  
of your office tenancy

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## NABERS can measure and rate the energy performance of your office tenancy

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Operating an office tenancy is not cheap. Energy expenses can account for some of the largest costs for tenants. Yet, little is known about the energy efficiency of the tenancy itself which makes finding ways to improve and save, difficult. NABERS Energy for Tenancies has been designed to fill this gap.

### What is it?

A tenancy rating measures the energy consumed by the occupants within an office space over a 12 month period.

This includes:

- lighting
- power to equipment like PCs, printers and computer servers
- any additional tenant-controlled air conditioning, and
- any generator fuel for tenant use.

A tenancy rating does not cover the energy for central services normally provided for all tenants, like central air conditioning and energy used by lifts.

The star rating is calculated using a benchmarking algorithm that compares the performance of your tenancy to others in the Australian market.

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### Why is it useful?

The energy used by office tenancies generally account for around 50% of the total office building's energy use.

Tenants can use the information provided by a NABERS rating to easily understand the performance of their tenancy and from here, find opportunities for improvement and save on electricity costs.

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### How do I get a NABERS Rating for my tenancy?

It has never been so simple and cost effective to obtain a NABERS rating for your tenancy. NABERS has designed a new application process that allows tenancies to be rated alongside the Base Building of your building. This application process is called [Co-Assess](#).

The easiest way to get your tenancy rated is to contact your buildings manager and ask to participate in a Co-Assess NABERS application.

# What do the NABERS stars mean?

## NABERS ratings are awarded using a 6 star scale

Each star rating is calculated using a benchmarking algorithm that compares the performance of your tenancies to others in the Australian market. It can be used to:

- Understand your energy efficiency, and potential for savings
- Track progress and demonstrate impact of changes
- Communicate your performance & commitment to efficiency

All of this will give you the power to drive down energy bills, reduce carbon emissions and add value to your company.



## But what if my rating is poor?

It's possible to get a below average rating the first time. If this happens in your tenancy, there's no need to worry! This means you'll have lots of opportunity to make improvements, get a better rating next year and save money on your energy bills. What is more, you are always in control: you can decide to not make your rating public until you are happy with it! You decide.

### The savings opportunities huge!

*"A one star NABERS improvement can save a 1000sqm office \$30,000\* on average over the 5 years of its tenancy"*

**Contact your  
building manager  
for more information**

Or talk to someone from the NABERS team for more information

[nabers@environment.nsw.gov.au](mailto:nabers@environment.nsw.gov.au)

T (02) 9995 5000

\* The savings are calculated based on benchmarking factors and varied utility prices across the states



## About NABERS

NABERS stands for the National Australian Built Environment Rating System. NABERS ratings have helped the commercial building sector reduce energy and water consumption at an unprecedented rate.

NABERS rated buildings have saved nearly half a billion dollars in energy bills since 2010. Plus, long-term NABERS users reduce energy emissions by more than 40% on average. We forecast a similar environmental and cost savings trajectory for office tenancies thanks to the new Co-Assess application process.

[www.nabers.gov.au](http://www.nabers.gov.au)