

# SHOPPING CENTRES



Use NABERS to improve your shopping centre's energy and water efficiency



# WHY NABERS?

At NABERS, we know that environmentally friendly buildings are better for the bottom line, better for our communities 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 shopping centres, apartments, hotels, offices, 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.

A NABERS rating helps you to accurately measure, understand and communicate the environmental performance of your building, while identifying areas for cost savings and future improvements.

## ABOUT NABERS FOR SHOPPING CENTRES

NABERS ratings for shopping centres quantify your building’s energy and water performance. We give your building a rating from one to six stars, based on the energy and water efficiency of the central services and common areas of your building. This includes all facilities provided to retail tenants and the associated back-of-house facilities.

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 building, helping you to attract premium tenants and increase rental yields.

### NABERS STAR RATING GUIDE

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

## WHAT’S AVAILABLE TO SHOPPING CENTRES?

- NABERS Energy
- NABERS Water
- NABERS Waste Manager

## BENEFITS TO SHOPPING CENTRES

					
REDUCE ENVIRONMENTAL IMPACT	BECOME A LEADER	ALIGN WITH COMMUNITY EXPECTATIONS	COMPARE ASSET PERFORMANCE ACROSS YOUR PORTFOLIO	VERIFY AND VALIDATE INTERNAL TRACKING	IDENTIFY COST SAVINGS
					
INCREASE BUILDING VALUE	ATTRACT PREMIUM TENANTS	INCREASE RENTAL YIELDS	REDUCE VACANCY RATES	IMPROVE WATER EFFICIENCY	LOWER ENERGY AND WATER BILLS

## YOUR SUSTAINABILITY STRATEGY

A NABERS rating is the basis of a rigorous sustainability strategy because it enables fair comparison of your shopping centres against all other shopping centres in Australia. With annual ratings, you can see how improved activities at sites improve your rating.

NABERS provides low-cost, high-trust and independent validation of your sustainability data, ensuring you can be confident in reporting it publicly and communicating simply.

NABERS forms an essential framework for annual reporting and performance and cost management plans. It is integral to your comprehensive energy management system or a basic building management system.

With a NABERS rating, you'll gain a head start in taking advantage of potential government procurement policy. You'll also be prepared for future changes in energy and water costs, all while improving your building's resilience to climate change.

## JOIN THE LEADERS

Leading companies such as GPT Group, Scentre Group, Stockland and Vicinity Centres recognise the value in rating their shopping centres.



THE AVERAGE COST SAVING IS APPROXIMATELY

**\$683,000** per annum

when a shopping centre improves its NABERS Energy rating from 3 to 5 stars\*

THE AVERAGE WATER COST SAVING IS APPROXIMATELY

**\$66,000** per annum

when a shopping centre improves its NABERS Water rating from 3 to 5 stars\*

## HOW WE DELIVER FAIR COMPARISON

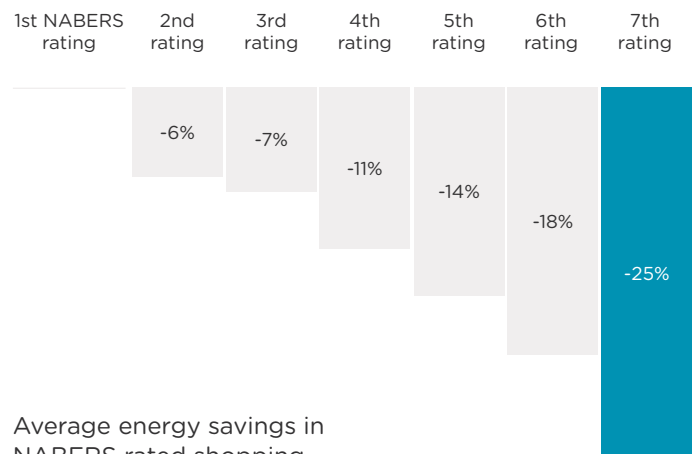
NABERS ratings take into consideration factors that are unique to shopping centres to ensure a fair, like-with-like comparison. We look at:

- Total shopping centre area (GLAR)
- Centrally serviced shopping centre area
- Number of mechanically or naturally ventilated parking spaces
- Annual number of trading days
- Weekly hours of service
- Floor configuration (single or multi-storey)
- Number of food court seats
- Number of cinema theatrettes
- Total gymnasium area (GLAR)
- Your postcode

*“Through completing NABERS assessments for shopping centres, I have found that there is often the opportunity to identify key initiatives for retail centres to make improvements to their overall NABERS rating outcomes. This may significantly result in reducing the overall energy and water usage, along with cost savings initiatives. NABERS is invaluable to benefit the shopping centre sector to achieve sustainability goals, benchmark the energy and water efficiency of the retail assets and allow building owners to serve their tenants and community responsibly.”*

– **Michelle Tommosgård**,  
Senior Sustainability Engineer at NettZero  
and NABERS Accredited Assessor

See what Australian shopping centre leaders are doing in the NABERS Sustainability Portfolio Index at:  
[www.nabers.gov.au/portfolio](http://www.nabers.gov.au/portfolio)



Average energy savings in NABERS rated shopping centres after multiple ratings

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

- Climate Active, Carbon Neutral certification
- Green Building Council of Australia, Green Star Performance
- GRESB
- National Greenhouse Emissions Reporting Scheme
- Various green bonds and finance issuers

## OUR PROMISE

### IMPROVE ACCOUNTABILITY

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

### MARKET RECOGNITION

Your rating complements and extends your current energy tracking with an independent, rigorous, third party certification which can benchmark your shopping centre in the sector.

### 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.

### VALUE FOR MONEY

Choose a NABERS Energy rating and save 50% on your NABERS Water rating when completed at the same time. Additionally, you'll enjoy an improved return on your investment in annual NABERS ratings through avoided energy costs.

## 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).  
Seek internal approval from senior management.  
Consider setting public sustainability targets to secure approval.



### 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 review your documentation and to validate your rating.



### 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.  
Collect the whole set!  
Check if NABERS Indoor Environment or Waste are offered for your building and sign up.

## GET YOUR RATING

### Visit our website

<https://www.nabers.gov.au/ratings/spaces-we-rate/shopping-centres>

### Contact the NABERS team for more information

[nabers@environment.nsw.gov.au](mailto:nabers@environment.nsw.gov.au)  
(02) 9995 5000

NABERS is a national initiative managed by the NSW Department of Planning, Industry & Environment on behalf of the Federal, State and Territory governments of Australia.

\*Calculated averages from the NABERS dataset as at Jan 2020. Based on a multi-storey shopping centre in Sydney CBD with GLAR of 46,707 m<sup>2</sup> and central serviced shopping centre area of 17,190 m<sup>2</sup>. Site has 447 mechanically ventilated car parking spaces and 1,648 naturally ventilated or open-air car parking spaces. Site has 360 trading days annually with 60 hours of weekly service.