

Summary

The National Australian Built Environment Rating System (NABERS) is a performance-based environmental impact rating system for existing buildings. Ratings are available for offices, hotels, residential housing and retail establishments. NABERS measures the energy efficiency, water usage, waste management and indoor environment quality of a building or tenancy and its impact on the environment.

Certifying body: Office of Environment and Heritage NSW on behalf of federal, state and territory governments

| Applicable sectors | | | | | Award types | | | | |
|--------------------|----------------|------------------|--------------|----------------------|-------------|----------|------------------|----------|-------|
| General civil | Transport only | Buildings | Public realm | Community / precinct | Design | As built | Operation | Planning | Other |

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|--------------------------------------|--|--------------------------------|---|---|---|
| Country | Australia, expanding to New Zealand | Sustainability criteria | NABERS measures energy efficiency, water usage, waste and indoor quality for offices. Energy and water for hotels and shopping centres, and energy for data centres. These ratings are carried out by third party 'Accredited Assessors', and ratings are both audited by government and peer reviewed. | | |
| Deployment & developments | <p>NABERS was originally developed as an energy efficiency rating tool for office buildings. It was first launched in NSW as the Australian Building Greenhouse Rating (ABGR) in 1998, and expanded nationally in 2000.</p> <p>On 10 June 2013 the NABERS Energy for offices was launched for NABERS New Zealand (NABERSNZ).</p> | | NABERS also has a self rating tool for homes and is developing energy rating tools for schools and hospitals. | | |
| Applicants | Building owners, managers and tenants | | Assessment: scoring, performance levels, evidence collection | <p>There are three rating types within NABERS for offices: tenancy, base building and whole building. This distinction accounts for the fact that building owners and tenants control different aspects of the building's resource efficiency.</p> <p>Ratings take third party performance data, such as utility bills or direct measurements and benchmark this performance once they have taken into account factors that are likely to influence resource consumption, such as the climatic conditions in which the building operates, the hours of use, the level of services it provides, the energy sources it uses, its size and occupancy. The rating is based on a 6 star scale: 1 = poor performance, 2 = below average performance, 3 = average performance, 4 = good performance, 5 = excellent performance, 6 = market leading performance. Strict rules surround what is acceptable data for rating. These are explained the 'Rules for collecting and using data' document, which is available in the resources section of the NABERS website.</p> | |
| Government endorsement | <p>The NSW Office of Environment and Heritage has developed and continues to manage NABERS, in conjunction with industry representatives on behalf of the Australian, state and territory governments.</p> <p>NABERS Energy for office ratings are required whenever office space 2000sqm or larger is being sold or leased. Governments around Australia have also set minimum performance standards for buildings looking to attract government tenants.</p> | | | Tailoring | The rating takes into account factors related to the building, such as location (climatic conditions), building size and occupancy. |
| Support to applicants | <p>A calculator is available online for people to conduct self-assessments. Accredited ratings are required for reporting and promoting rating performance. Guidance is provided on all the necessary data for a rating.</p> <p>There is an online resource library with various pieces of information, however the user has to search through it to understand what is available.</p> <p>Reverse calculators are available to help understand how to achieve targets.</p> | | | | Fee |



Stockland Development Pty Ltd
achieved 6 star NABERS Energy rating for

Stockland Forster
Breese Parade
Forster NSW 2428



This NABERS Rating is based on 12 months of operational energy use. More stars indicate better energy performance and lower emissions of greenhouse gases. NABERS is a national initiative of the Commonwealth, State and Territory Governments. It is managed by the Office of Environment and Heritage, NSW Department of Premier and Cabinet.

www.nabers.com.au

Left: A NABERS energy certificate.

Below: The top process diagram is the NABERS energy for offices benchmarking process. The bottom diagram is the NABERS energy for hotels and shopping centres benchmarking.

