

APARTMENT BUILDINGS



Use NABERS to improve your apartment building'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 apartments, offices, hotels, data and shopping 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 properties across multiple sectors through achievement of sustainability objectives.

ABOUT NABERS FOR APARTMENT BUILDINGS

NABERS ratings for apartment buildings quantify your building’s energy and water performance. We give your building a rating from one to six stars, based on the energy use of shared services such as car parks, lobbies and gyms. The rating does not include the energy consumption of individual residences. Your water rating can include shared water use only, or all water use, dependent on your preference and metering.

NABERS STAR RATING GUIDE

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



WHAT’S AVAILABLE TO APARTMENT BUILDINGS?

- NABERS Energy
- NABERS Water

BENEFITS TO APARTMENT BUILDINGS



REDUCE ENERGY & WATER BILLS



REDUCE ENVIRONMENTAL IMPACT



IMPROVE WATER EFFICIENCY



ALIGN WITH COMMUNITY AND RESIDENT EXPECTATIONS



INCREASE BUILDING VALUE



ATTRACT PREMIUM TENANTS



INCREASE RENTAL YIELDS



INFORM YOUR 10 YR CAPITAL ASSET PLAN

HOW NABERS ADDS VALUE

FACILITIES MANAGERS

- Understand and communicate the opportunities to enhance your building's performance
- Prove the positive results of any upgrades or behaviour change when you improve your rating
- Differentiate yourself as a facility manager by offering a deeper level of management

OWNERS CORPORATION

- Take control of your building's performance
- Promote the quality and performance of your building when selling or renting
- Get a complete picture of your metering, identify billing issues or unfair distributions, and address anything erroneous
- Reduce your workload, using your rating to track energy and water efficiency
- Communicate how your building community is responding to climate change and drought

VALUE FOR MONEY

Enjoy a high return on your investment in annual NABERS ratings through avoided energy costs.

Purchase a NABERS Energy rating and save 50% on your NABERS Water rating when undertaken at the same time. See our website for the latest offers.

HOW WE DELIVER FAIR COMPARISON

When calculating your rating we account for shared amenities that are unique to your building, including:

- Reception areas
- Stairwells
- Lifts and lobby areas
- Car parks
- Gyms, pools and common areas
- Heating and cooling services

“Through my building assessments, I consistently identify opportunities for apartment buildings to make improvements that vastly reduce energy and water usage, resulting in significant operational cost savings for owners corporations. NABERS ratings are a valuable complement to the assessment process and provide a great return on investment for owners.”

– **Ethan Burns,**
NABERS accredited assessor and Managing Director,
Sustainability Now



THE AVERAGE COST SAVING IS APPROXIMATELY

\$104,420 per annum

when an apartment building improves its NABERS Energy rating from 3 to 5 stars*

THE AVERAGE COST SAVING IS APPROXIMATELY

\$27,580 per annum

when an apartment building improves its NABERS Water rating from 3 to 5 stars*

Key opportunities for energy savings in shared services of apartment buildings per technology type

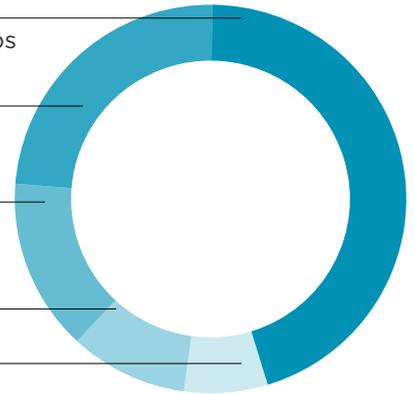
Fans, motors and pumps

Lighting

Heating and cooling

Other

Renewables



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).

Align with an AGM or arrange a dedicated meeting to obtain owners corporations' sign off on a NABERS rating.



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 validate your information.



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.

GET YOUR RATING

Visit our website

<https://www.nabers.gov.au/apartment-buildings>

Contact the NABERS team for more information

nabers@environment.nsw.gov.au

(02) 9995 5000

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

*Calculated averages from the NABERS dataset as at Jan 2020. Based on an apartment building with 177 units located in Sydney CBD with a temperature-controlled pool & gym on site.