



Managing the environmental performance of your building

The National Australian Built Environment Rating System (NABERS) is a Government initiative to measure and compare the environmental performance of a building against its market.

NABERS rates against a set of benchmarks developed using national building performance data. NABERS provides an accurate, comparable measure of your building's performance to improve industry and public understanding of the impact of the building or tenancy.

NABERS can be used to measure a building's operational energy and water efficiency, indoor environmental quality and waste recovery.

The NABERS suite of rating tools measures performance on a scale from 1 to 5 stars, with 2.5 stars representing market median performance. A 5 star rating demonstrates market leading performance, while a 1 star rating means the building is performing well below median market practice and has considerable scope for improvement.

5 ★★★★★	Excellent
4 ★★★★★	Very good
3 ★★★	Good
2.5 ★★★☆	Median
2 ★★	Below average
1 ★	Poor

NABERS IS A GOVERNMENT INITIATIVE WITH STRONG INDUSTRY SUPPORT

The goal of NABERS is to encourage innovation and market best practice to achieve positive environmental outcomes that improve sustainability in the built environment, such as: lower greenhouse gas emissions, reduced water consumption, less waste and healthier working environments.

NABERS was developed with industry, for industry, and is managed nationally by the NSW Department of Environment and Climate Change (DECC) on behalf of federal, state and territory governments.

YOU CAN RATE A RANGE OF BUILDING TYPES AND ENVIRONMENTAL IMPACTS

	Energy	Water	Waste	Indoor Environment
Offices	✓	✓	✓	✓
Hotels	✓	✓		
Homes	✓	✓	in development	
Retail	in development	in development		
NSW Schools	in development	in development		
NSW Hospital	in development	in development		

NABERS ratings for offices can be used to rate tenancies, the base building or the whole building:

Rating type	Covers	Applicable to
Tenancy	The tenanted space.	Tenant occupying a leased or privately owned office space within a commercial office building.
Base Building	Central services and common areas.	Building owner or property manager.
Whole Building	A combination of the above.	Building owner or property manager.



Managing the environmental performance of your building continued

SELF ASSESS FOR A QUICK AND FREE ESTIMATE OF PERFORMANCE

Self assessments are an easy way to quickly gain an idea of how well your building is performing. The self rating process is free and uses the NABERS Rating calculators available online at www.nabers.com.au

To perform a self assessment, simply collect the information required for the type of rating you are performing and enter it into the rating calculator.

Remember that the results of self assessments are indicative only and cannot be published or promoted.

OBTAIN A NABERS ACCREDITED RATING TO REPORT AND PROMOTE PERFORMANCE

If you want to promote the star rating of your office building, tenancy or hotel, you must obtain an 'Accredited NABERS Rating' that has been performed by a NABERS Accredited Assessor and approved by the Department of Environment and Climate Change NSW (DECC).

A NABERS rating is valid for one year. An annual review ensures the rating is up-to-date and accurate for the building's current operational performance.

To rate your building:

1. Engage the services of an Accredited Assessor. The NABERS website (www.nabers.com.au) provides contact details for all Accredited Assessors. The cost of a rating application can vary, depending on the type of ratings you are performing and the size of the property. As with any professional service, we encourage you to obtain more than one quote to ensure you receive a competitive price for your rating application.
2. Collate and provide data required for the rating to your Assessor - see our fact sheets on 'Preparing for a NABERS Rating' for further information on the data required for a rating.

3. Provide access to the premises so that the Assessor can perform the site visit to verify information.
4. The Assessor will calculate your rating application in accordance with the NABERS Validation Protocols, the rules for performing rating applications, and then lodge it with DECC for certification.
5. DECC will check that the rating application complies with the rules, before certifying the rating application and creating a rating certificate. You will receive an electronic certificate, and framed certificates can be provided on request.
6. DECC aims to process completed rating applications within three working weeks of their receipt. Be aware that it may take longer if a rating application does not comply and follow-up with the Accredited Assessor is required. Customers will be informed if their rating application is delayed for any reason.

In order to become accredited, an Assessor must attend training on the NABERS processes and procedures and pass an examination that tests their ability to perform rating applications. Assessors abide by a Code of Conduct and perform rating applications in strict accordance with the NABERS Validation Protocols.

PROMOTING YOUR RATINGS

With your agreement, your rating result will be promoted on the NABERS website. You can also promote the rating and use the NABERS rating logo in association with the building as part of your marketing collateral and reports whilst the rating is valid.

For more information on NABERS visit www.nabers.com.au

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