



NABERS Energy for offices Benchmarking Factors

updated 18 August 2011 (online calculator v 9.0)

The benchmarking factors listed below are calculated by applying correction factors to the actual greenhouse gas emissions of the rated premises. The correction factors are applied to account for building/tenant operational factors such as building area, hours of use, climate, equipment density (tenancy and whole building ratings) and the greenhouse intensity of the energy source. This is to enable a fair comparison between buildings/tenancies. Benchmarking factors are not applicable beyond 5 stars.

Note the figures below have been rounded for ease of presentation and should be used as a guide only.

WHOLE BUILDING RATING

star(s)	ACT	NSW	NT	QLD	SA	VIC	WA	TAS
1	372	372	178	329	361	439	284	399
1.5	342	342	163	304	331	406	263	366
2	313	313	148	279	301	372	242	333
2.5	283	283	133	254	271	338	221	300
3	253	253	118	229	241	304	200	267
3.5	223	223	102	204	211	271	179	234
4	193	193	87	179	181	237	158	200
4.5	164	164	72	154	151	203	137	167
5	134	134	57	129	121	169	116	134
5.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

BASE BUILDING RATING

star(s)	ACT	NSW	NT	QLD	SA	VIC	WA	TAS
1	199	199	96	156	201	280	158	230
1.5	183	183	88	146	185	258	147	212
2	167	167	80	136	169	235	136	194
2.5	151	151	72	126	153	213	125	175
3	135	135	63	116	136	190	114	157
3.5	119	119	55	106	120	168	103	138
4	103	103	47	96	104	145	92	120
4.5	87	87	39	86	88	123	81	101
5	71	71	31	76	72	101	70	83
5.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

TENANCY RATING

star(s)	ACT	NSW	NT	QLD	SA	VIC	WA	TAS
1	172	172	81	173	160	159	126	168
1.5	158	158	74	158	146	148	116	153
2	144	144	67	143	132	137	106	139
2.5	131	131	60	128	118	125	96	124
3	117	117	54	113	104	114	86	110
3.5	103	103	47	98	90	103	76	95
4	89	89	40	83	76	92	66	80
4.5	76	76	33	68	62	80	56	66
5	62	62	26	53	49	69	46	51
5.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A