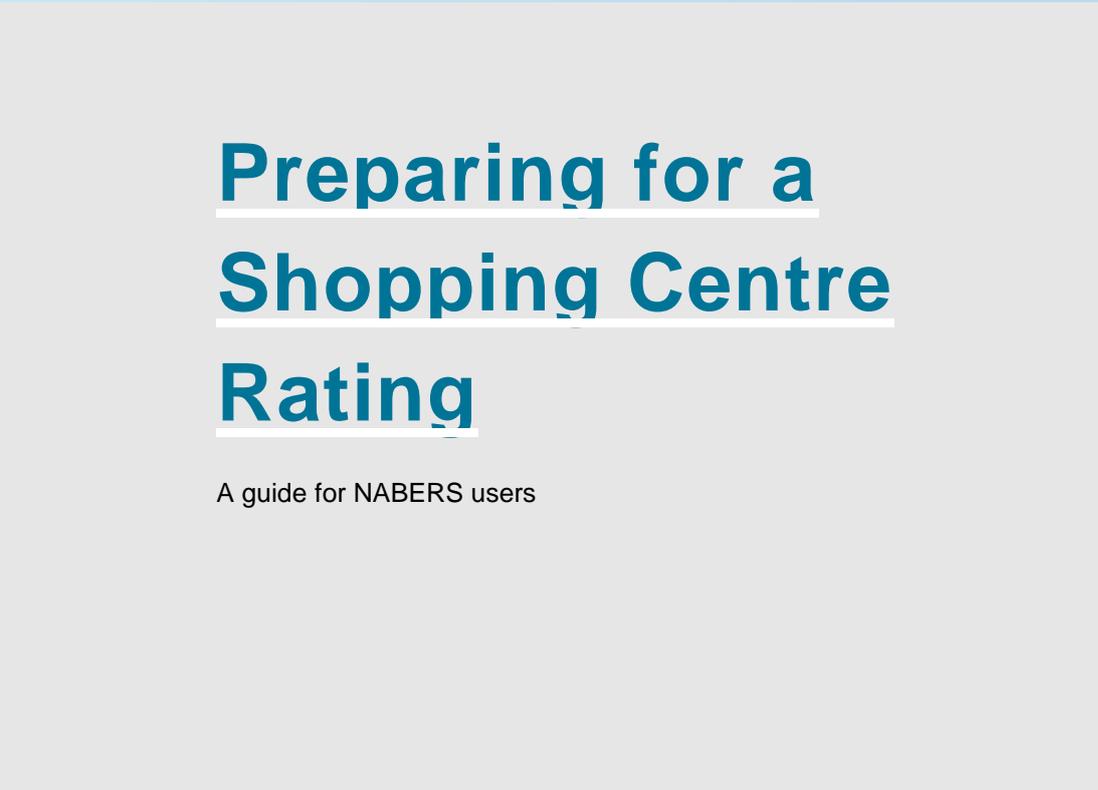




NABERS

# Preparing for a Shopping Centre Rating

A guide for NABERS users



## Shopping Centre Ratings

This is a guide to help customers or potential customers prepare for a NABERS Shopping Centre rating. It outlines what you need to do in preparation for your rating.

### What's involved in a NABERS Shopping Centre rating?

NABERS ratings for shopping centres provide an indication of how well the centre's environmental impacts are being managed compared to other shopping centres in Australia.

NABERS ratings for shopping centres are based on actual operational data related to the central services or common areas controlled by the shopping centre owner, over a 12-month period.

### Rating your shopping centre

There are 2 different types of ratings for shopping centres available:

- Energy
- Water

NABERS shopping centre ratings assess the efficiency of the energy and water that is under the control of the shopping centre owner. It includes all facilities provided to retail tenants and the associated back-of-house facilities.

### The Process

In all cases, a NABERS rating can only be carried out by an Accredited Assessor.

An Accredited Assessor will calculate and lodge a rating application with the NABERS Technical Team which sits within the NSW Office of Environment and Heritage (OEH). These technical specialists will check that the application complies with the NABERS Rules, before certifying the rating application and producing a rating certificate.

Once certified, you will receive an electronic certificate and report. Our Technical Team endeavours to process rating applications within two working weeks of their receipt.

Note that this process may take longer if a rating application is found to not comply as a follow up with the Accredited Assessor may be required.

### Finding an Accredited Assessor

The NABERS website provides [contact details for all Accredited Assessors](#).

The cost of a rating is negotiated between the Assessor and the customer and is influenced by factors such as the size of the shopping centre.

We advise that you seek more than one quote to ensure you receive a competitive price for your rating.

For further information on fees please visit our [Pricing page](#).

### Requirements for Shopping Centre Rating Applications

NABERS shopping centre ratings provide benchmarks for both large shopping centres with GLAR (Gross Lettable Area Retail) equal or greater than 15,000 m<sup>2</sup> and small shopping centres less than 15,000 m<sup>2</sup>.

Shopping centres of all sizes can be rated under the shopping centre benchmarks. However, the National Administrator does not guarantee accuracy of the Energy rating results for centres with a GLAR of less than 5,000 m<sup>2</sup>.

The required information for each centre type is slightly different.

#### Energy Rating - What You'll Need



Centre Type	Large	Small
Energy consumption	✓	✓
Postcode	✓	✓
Shopping centre area	✓	✓
Centrally serviced shopping centre areas	✓	✓
Hours of service	✓	✓
Number of trading days	✓	✓
Parking spaces	✓	✓

Floor configuration	✓	✓
Number of food court seats		✓
Centrally serviced gyms		✓

services from the shopping centre owner including heating, cooling, ventilation and air movement.

### Energy consumption

You will need to provide an Assessor with 12 months of bills for all sources of energy consumption such as electricity, gas, LPG, coal or diesel oil.

Energy consumption data must be provided for:

- All services provided to common areas including lighting, air conditioning and ventilation
- Air-conditioning services provided to tenants
- Services provided to car parks such as ventilation and lighting
- Lifts and escalators located within common areas
- Exterior lighting and signage

An Assessor is primarily interested in knowing about the consumption data, i.e. the amount of electricity in kWh or gas in MJ, rather than the energy costs. As such please provide full copies of your bills and not just the first page.

If you are unable to obtain energy bills for a 12-month period, Assessors can contact energy suppliers to verify energy supply information. To arrange this, you will need to get in touch with your energy supplier to grant an Assessor permission to access the data.

### Postcode

The postcode is used to index climate factors and is used in calculating the rating. Please ensure you give an Assessor the correct postcode for your shopping centre.

### Shopping centre area

An Assessor will need to know the total area of a shopping centre. This is the floor area (Gross Lettable Area Retail) of all tenancy areas assessed under the Property Council of Australia (PCA) 1997 Method of Measurement.

### Centrally serviced shopping centre areas

An Assessor will need to know if a tenancy in a shopping centre is centrally serviced. This refers to tenancies that receive all air conditioning

### Hours of service

Hours of service are based on a centre's weekly core trading hours and extended tenant operating hours (if applicable). Evidence of core hours can be those listed on the shopping centre website or at the entrance to a shopping centre. Extended hours refer to operating hours higher than the core hours. Evidence of extended hours can be documented on the shopping centre or tenancy website, at the entrance to a shop or within promotional materials.

### Trading days

To calculate a rating, an Assessor needs to determine the number of days a shopping centre is open for trade. You will need to provide an Assessor with written documentation such as a signed statement from shopping centre management or written records confirming trading days including Sundays and public holidays.

### Parking spaces

An Assessor will need to know the number of naturally ventilated and mechanically ventilated parking spaces in a shopping centre. Evidence of this can include drawings, plans or schedules of carparks provided by shopping centre management.

An Assessor will also carry out a site visit and physically count the number of car spaces to cross check against the documents provided.

### Floor configuration

An Assessor needs to determine whether a shopping centre is single or multi-storey to account for differences in energy consumption. A marked-up floor plan of a shopping centre and the GLAR of each floor needs to be provided to an Assessor.

### Number of food court seats

The number of food court seats is used to index the scale of catering facilities in the small



shopping centres. An Assessor requires drawings of a shopping centre to identify food court areas in order count the number of seats within these areas.

An Assessor will also carry out a site visit and physically count the number of seats to cross check against the documents provided.

### Centrally serviced gyms

An Assessor will need to verify the central servicing conditions for all gymnasiums in a small shopping centre. The total GLAR of centrally serviced gyms is to customise the energy consumption for each rating.

Documentation to confirm the area of a centrally serviced gym is the same as calculating the shopping centre area (see previous).

An Assessor will also carry out a site visit to confirm the accuracy of the documentation provided.

- Air conditioning and other central services such as cleaning
- Services supplied to the shopping centre such as showers or swimming pools
- Fire services
- Water features
- Water associated with centre management or back-of-house facilities

An Assessor is mainly interested in knowing the consumption data, i.e. amount of water in kL or m3, rather than the water costs. As such please provide full copies of your bills and not just the first page.

### Postcode

This is as per the NABERS Energy rating for shopping centres (see previous).

### Shopping centre area

This is as per the NABERS Energy rating for shopping centres (see previous).

### Hours of service

This is as per the NABERS Energy rating for shopping centres (see previous).

### Trading days

This is as per the NABERS Energy rating for shopping centres (see previous).

### Number of food court seats

This is as per the NABERS Energy rating for shopping centres (see previous).

### Number of cinema theatres

To customise water consumption for each rating, the number of theatres is used to index the scale of cinema facilities in a shopping centre. An Assessor requires drawings of a shopping centre to identify cinemas and count the number of theatres within them.

An Assessor will also carry out a site visit and physically count the number of cinema theatres to cross check against the documents provided.

## Water Rating - What You'll Need



Centre Type	Large	Small
Consumption data	✓	✓
Postcode	✓	✓
Shopping centre area	✓	✓
Hours of service		✓
Number of trading days		✓
Number of food court seats	✓	✓
Number of cinema theatres	✓	✓
Gyms	✓	✓

### Consumption data

You will need to provide an Assessor with bills for all externally supplied water. Water that is collected on site and recycled is not included in the rating.

Water consumption data must be provided for:

- Taps and sinks
- Toilets and washing facilities

### Gyms

The GLAR of all gyms in a shopping centre, both centrally and non-centrally serviced, is required for water ratings. The gym area is used to index the level of shower facilities in a shopping centre to customise the water consumption for each rating.

Documentation to confirm the area of a gym is as per the NABERS Energy rating for shopping centres (see previous).

An Assessor will carry out a site visit to confirm the accuracy of the documentation provided.

## Get in Touch

If you'd like further information on NABERS ratings for shopping centres please email [nabers@environment.nsw.gov.au](mailto:nabers@environment.nsw.gov.au) or phone 02 9995 5000 and ask for the NABERS team.

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