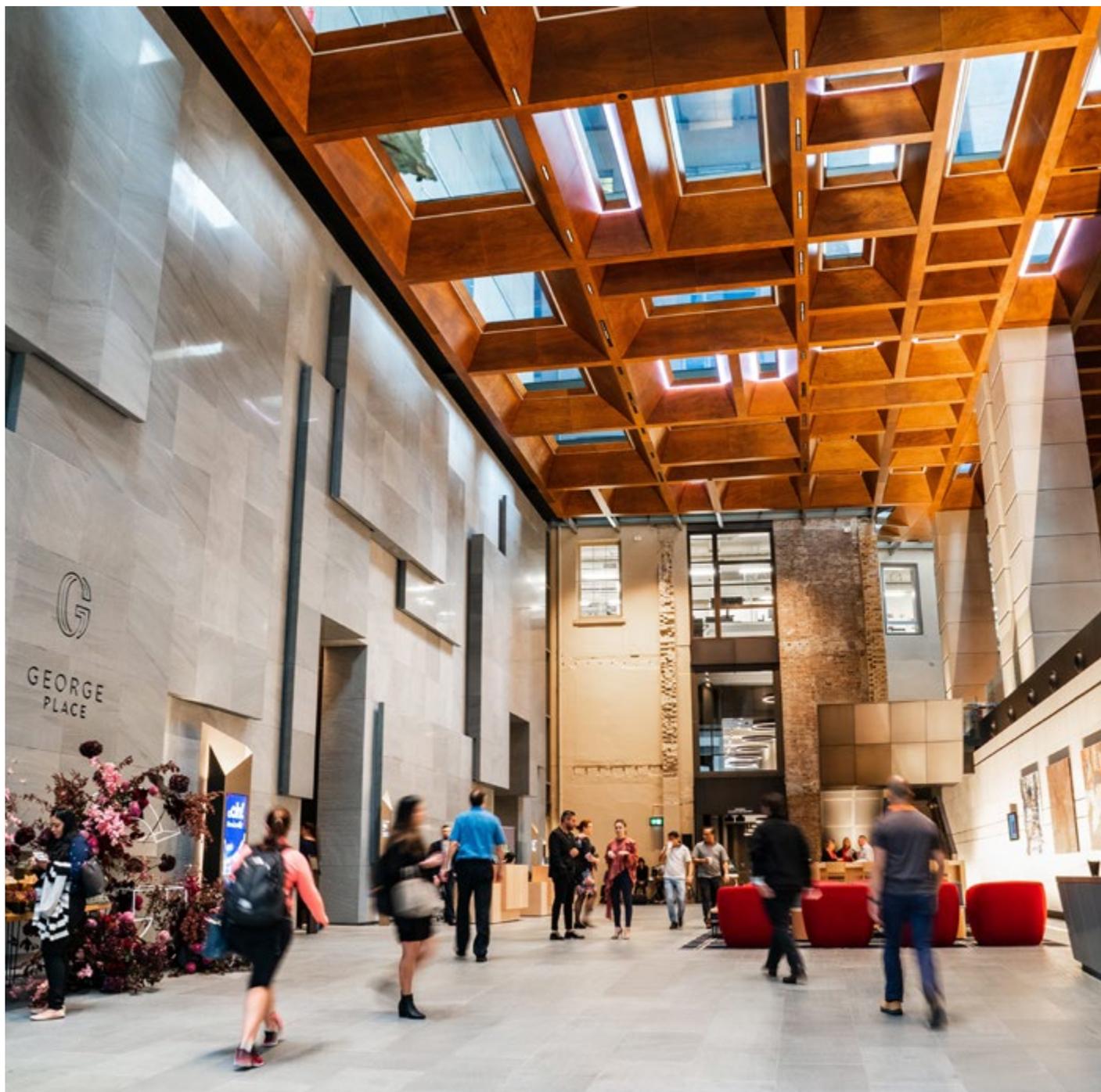


# CO-ASSESS FOR BUILDING MANAGERS AND OWNERS



Co-Assess allows you to measure your whole building's environmental performance by collaborating with tenancies in your office building



# 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 offices, apartments, 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.

A NABERS rating helps you to accurately measure, understand and communicate the environmental performance of your building.

## ABOUT CO-ASSESS FOR BUILDING MANAGERS AND OWNERS

High performing office buildings support more profitable and more productive businesses. There are efficiencies available if more than one company in a building rates at the same time. To encourage building owners to work with their tenants more easily, we have created a service called NABERS Co-Assess that saves you time and money in submitting your ratings.

We give building owners and each tenant that participates in Co-Assess their own rating from one to six stars, based on the energy efficiency of their area of the building.

### NABERS STAR RATING GUIDE

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

Co-Assess has been designed to help building managers, building owners and tenants/businesses to better understand their energy use and work together to improve their environmental performance.



## WHAT'S AVAILABLE UNDER THE NABERS CO-ASSESS DEAL?

- NABERS Energy — base building and office tenancy ratings
- NABERS Water — 50% discount when conducted at the same time. Base building rating only

## HOW YOU CAN BENEFIT



LOW FEES FOR EACH ASSESSMENT



GREATER TENANT ENGAGEMENT AND RETENTION



ENCOURAGE COLLABORATION AND WHOLE BUILDING ACTION



REDUCE ENVIRONMENTAL IMPACT



LOWER ENERGY AND WATER BILLS



IDENTIFY COST SAVINGS



INCREASE BUILDING VALUE



BRIDGE THE INFORMATION GAP



BECOME A SUSTAINABILITY LEADER



IMPROVE ENVIRONMENTAL SOCIAL GOVERNANCE (ESG) SCORES

# JOIN THE LEADERS

## LEADERSHIP SPOTLIGHT

*“NABERS Co-Assess is an important tool for Barangaroo which is the first certified carbon neutral precinct in Australia.*

*At Barangaroo approximately 75% of the lettable area at International Towers Sydney has gone through the NABERS Co-Assess process in the past year – that’s over 200,000 m<sup>2</sup> of commercial space. The high participation rate reflects the desire of tenants, owners and investors to work together towards a more sustainable future.*

*From an investor’s perspective it supports our core values and builds on our strong connection with our tenant community. By providing such valuable data to our tenants we collectively have informed and objective discussions on asset performance and areas to focus on.”*

— Adam Hill and Liam Timms,  
Fund Managers – International Towers Sydney, Lendlease

↓ International Towers Sydney, Barangaroo, NSW, Australia.

# YOUR SUSTAINABILITY STRATEGY

## COMPARE

NABERS ratings form the basis of any building owner and managing agent’s rigorous sustainability strategy. They provide a fair benchmark for your building asset’s energy and water efficiency, enabling comparison across your portfolio.

## VALIDATE AND COMMUNICATE

NABERS provides cost-effective, high-trust and independent validation of your sustainability data, ensuring you can be confident in reporting it publicly and communicating simply.

## TRACK AND IMPROVE

NABERS star ratings are your essential framework for annual reporting and sustainability strategies. With annual ratings, you can see how effective activities at your building actually deliver performance improvements and reduced energy and emissions.

## COMPETITIVE EDGE

Many ESG reporting indices now expect evidence of whole building sustainability action and impact. With a NABERS Co-assess rating, you’ll gain a head start, be less wasteful of key resources and improve your building community’s resilience to the impacts of climate change.



## OUR PROMISE

### CONFIDENTIALITY

Each tenant's data is only shared with the assessor and NABERS.

### COST CONTROL

By opting to rate your building through the NABERS Co-Assess process, you'll save money overall on your rating with lower assessor fees and by splitting the cost with your participating tenants. The more tenants, the lower the cost to you and each tenant.

## SUSTAINABILITY REPORTING

### NABERS RATINGS ARE TRUSTED BY NATIONAL AND INTERNATIONAL REPORTING SCHEMES INCLUDING:

- GRESB
- Climate Active, Carbon Neutral certification
- Green Building Council of Australia, Green Star Performance
- BEED Act 2010 – Building owners are required to have a BEEC if advertising to sell or lease office space of 1,000 m<sup>2</sup> or more
- Various green bonds and finance issuers do the rest.

## STEPS TO A RATING: WHO DOES WHAT?



### 1. BUILDING OWNER

Find an accredited assessor through NABERS website.

Ask your tenants to be part of a Co-Assess rating.

Authorise your rating.  
Promote your rating.

### 2. BUSINESSES

Asks the building owner for a Co-Assess rating.

Sends energy and water information to the assessor.

Authorises the rating.

### 3. ASSESSOR

Certifies the rating.  
Shares the rating with the business and building owner.

### 4. NABERS TEAM

Certifies the rating.  
Shares the rating with the assessor and strata manager.

### AVERAGE ENERGY COST SAVING

**\$280,000** per annum

when an office building improves its NABERS Energy rating from 4 to 6 stars\*

### AVERAGE WATER COST SAVING

**\$22,800** per annum

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

## GET YOUR RATING

### Visit our website

[www.nabers.gov.au/ratings/spaces-we-rate/co-assess-business](http://www.nabers.gov.au/ratings/spaces-we-rate/co-assess-business)

### Contact the NABERS team for more information

[nabers@environment.nsw.gov.au](mailto:nabers@environment.nsw.gov.au)  
(02) 9995 5000

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

\*Calculated averages from the NABERS dataset as at Jan 2020. Based on a 15,000 m<sup>2</sup> office building in Sydney CBD rated over 50 hours.