

# HOTELS



Use NABERS to improve your hotel's energy and water efficiency

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# WHY NABERS?

At NABERS, we know that environmentally friendly buildings are better for the bottom line, better for our clientele and employees, 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 hotels, shopping centres, apartments, offices, data 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 portfolios across building sectors. It has directed corporate procurement by clearly demonstrating their operational performance and sustainability achievements.

A NABERS rating helps you to accurately measure, understand and communicate the environmental performance of your building, while identifying areas for cost savings and future improvements.

## ABOUT NABERS FOR HOTELS

NABERS ratings for hotels quantify your hotel building’s energy and water performance. We give your building a rating from one to six stars, based on the energy and water efficiency of common areas, guest rooms, back of house facilities and on-site amenities.

Your NABERS rating can then be used to identify areas for cost savings and building improvements, as well as to promote the environmental credentials of your hotel, helping you to attract greater investment and increase guest loyalty and engagement. Ratings can be promoted either including or excluding green power.

### NABERS STAR RATING GUIDE

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

## WHAT’S AVAILABLE TO HOTELS?

- NABERS Energy
- NABERS Water
- NABERS Waste Manager

## BENEFITS TO HOTELS



IDENTIFY COST SAVINGS



REDUCE ENVIRONMENTAL IMPACT



INCREASE ASSET VALUE



LOWER ENERGY AND WATER BILLS



ATTRACT GOVERNMENT AND CORPORATE BOOKINGS



BECOME A SUSTAINABILITY LEADER



MARKET RECOGNITION



IMPROVE WATER EFFICIENCY



COMPARE ASSET VALUE ACROSS PORTFOLIO



VERIFY AND VALIDATE INTERNAL TRACKING



BRIDGE THE INFORMATION GAP



ENHANCE CORPORATE REPUTATION

## YOUR SUSTAINABILITY STRATEGY

### COMPARE

NABERS ratings form the basis of any hotel service's rigorous sustainability strategy. They provide a fair benchmark for your hotel building's energy and water efficiency, enabling comparison across your portfolio, and across the industry. With annual ratings, you can see how improvement activities in your hotels enhance your rating.

### 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 it 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 hotel deliver performance improvements and reduced energy and emissions.

### COMPETITIVE EDGE

Enjoy a competitive advantage with corporate clients who include NABERS ratings in their accommodation and conference procurement policies. With NABERS ratings, you'll gain a head start to take advantage of corporate and government procurement policy. You'll be less wasteful of key resources, while improving your building's resilience to unexpected impacts of climate change.

## JOIN THE LEADERS

Pro-invest Group, one of the largest hotel investment platforms in Australia, is prioritising hotels with 5 Star NABERS Energy ratings. The Pro-invest Fund II will develop, operate and manage Holiday Inn Express and IHG



### AVERAGE ENERGY COST SAVING

**\$490,000** per annum

when a hotel improves its NABERS Energy rating from 3 to 5 stars\*

## HOW WE DELIVER FAIR COMPARISON

We rate standard, suite, boutique, conference, gaming/casino, ski and spa hotels, and factor in shared space usage in mixed-use buildings into your rating. When calculating your rating we account for all onsite services and amenities that are unique to your building, including:

- Carparks
- Laundries
- Function and conference rooms
- Spas and saunas
- Indoor/outdoor swimming pools
- Restaurants and cafés
- Gyms

We adjust for differences between hotel quality, so it's always a fair comparison. Additionally, even if your occupancy rates fluctuate throughout the year, our algorithm uses an average over the year, so you're always being assessed fairly.

lifestyle hotels in strategically selected CBD hubs such as Holiday Inn Express hotels in Parramatta in Sydney and Maroochydore on the Sunshine Coast.

*"NABERS forms an important part of our overall Environmental, Social, Governance (ESG) agenda, with the tool being easily understood, implemented and comparable across our portfolio. The NABERS tool is also strongly supported by a host of our valued stakeholders, as the need for energy and water efficiency becomes ever more crucial at an investment, development and operating level."*

– Dr. Sabine Schaffer, Managing Partner, Pro-invest Group

← Holiday Inn, Melbourne Southbank, VIC, Australia

### AVERAGE WATER COST SAVING

**\$55,000** per annum

when a hotel improves its NABERS Water rating from 3 to 5 stars\*

# 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
- Clean Energy Finance Corporation
- Various green bonds and finance issuers

## OUR PROMISE

### MARKET RECOGNITION

Your rating complements your current energy tracking with an independent, rigorous, third party certification which can benchmark your hotel in the sector.

### VALUE FOR MONEY

Purchase a NABERS Energy rating and save 50% on your NABERS Water rating.

### RETURN ON YOUR INVESTMENT

Enjoy a high return on your investment in annual NABERS ratings through avoided energy costs. The Australian government gives tax incentives to foreign investors for buying into high performing buildings through Clean Building Managed Investment Trusts.

## 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).  
Seek internal approval from senior management.  
Consider setting public sustainability targets to secure approval.

### 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 review your documentation and to validate your rating.

### 4. IMPROVE YOUR RATING

Your NABERS rating lasts for 12 months.  
Take action.  
Enjoy savings.  
Get annual ratings so you can track improved performance.  
Collect the whole set!  
Check if NABERS Indoor Environment or Waste are offered for your building and sign up.

## GET YOUR RATING

Visit our website  
[www.nabers.gov.au/hotels](http://www.nabers.gov.au/hotels)

Contact the NABERS team  
[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 4-star hotel in Sydney CBD with 265 rooms, 69 rooms with full-service laundering and a function room with 567 seating capacity.