



# Annual Report

FY18/19



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## Contents

<b>Annual Report</b>	<b>1</b>
<b>Welcome to the NABERS Annual Report FY18/19</b>	<b>2</b>
<b>A note from our stakeholders</b>	<b>4</b>
<b>Major achievements</b>	<b>6</b>
Improving how people live, work and play	6
The future of NABERS	6
London calling	6
Developing an online community	7
Future sectors	7
Helping investors choose sustainability	7
A boost to the circular economy	8
Apartment buildings - quiet achievers	8
A retail revolution	9
Helping Australian companies	9
A healthy and comfortable office environment	9
Australia's first certified carbon neutral office building	10
Empowering building service providers	10
<b>Statistics</b>	<b>11</b>
<b>Financials</b>	<b>38</b>

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# Welcome to the NABERS Annual Report FY18/19

## Introduction and overview of the year

Carlos Flores, Director NABERS

The sustainable transformation in the building sector has continued to flourish in the past 12 months, with an impressive growth in NABERS ratings across all sectors. Australian office buildings continue to improve their environmental performance at a world-leading pace and we are beginning to see large-scale change spread to other building types.

No sector has seen more change in recent times than shopping centres. NABERS for shopping centre ratings grew for the fifth year in a row, increasing by 28% on the previous financial year to 189. This represents over half of all retail area that could be certified by NABERS nationally, the highest uptake of any voluntary NABERS tool ever. Most importantly, NABERS-rated shopping centres are now reducing energy use and carbon emissions faster than almost any other sector in the Australian economy. We even became the first country where the ten leading retail portfolios disclosed the environmental performance of all their assets, publicly and side by side. Now that is a sustainable revolution and a testament to our guiding principle that “what gets measured, gets managed.”

There is still a long road to travel in the shopping centres sector, particularly as we try to reach smaller shopping centres and private owners. With this in mind, we worked closely last year with leaders in the sector to expand NABERS to shopping centres as small as 5,000 square metres. Australia has a real opportunity to become the world-leader in shopping centre sustainability and we are excited to be working with so many of you to make that happen.

Interest in sustainability has also continued to grow beyond just energy and carbon. The new NABERS Waste rating continues to be strongly supported by industry and is already being recognised as a foundation stone for a circular economy. We have also seen NABERS Indoor Environment (IE) ratings grow by a whopping 63%, with multiple owners rating their entire portfolios annually to assess and set targets for occupant health and wellbeing. Buildings that are good for the environment as well as occupants are here to stay.

A year ago, we made our first incursion into the residential sector with NABERS for Apartment Buildings. Working in close partnership with leading local councils such as the City of Sydney and City of Melbourne, we were able to certify more than 100 apartment buildings last year. With more apartments than houses being built in Australia, we are looking forward to help reduce the cost of living and improve the environmental performance of this crucial and rapidly evolving sector.

As the ongoing drought affects more and more cities and towns around Australia, NABERS Water ratings are rising. In FY18-19, there were 1,053 Water ratings – a 22% increase on the previous financial year. We see this as a promising sign of building owners taking responsibility for their water use and we are confident that we can help the built environment increase its water efficiency and overall resilience to a changing climate.

The transformation of our built environment has begun. We have an ambitious 5-year Strategic Plan, as well as an excited and talented team committed to the task. As we roll out NABERS to most building sectors in the coming years, we will continue to focus on being a highly trusted and

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cost-effective way of informing, fairly comparing, improving and communicating environmental performance across Australian buildings.

We are excited by the potential and will be keeping the NABERS community updated with exciting news over the coming months. We look forward to working with our valued industry partners to create a sustainable future.



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## A note from our stakeholders

Francesca Muskovic, Stakeholder Chair

National Policy Manager - Sustainability and Regulatory Affairs at The Property Council of Australia

The NABERS team have set some ambitious goals in their Strategic Plan for the next five years, guided by their newly articulated vision and mission for all Australian buildings to be healthy and comfortable, with zero environmental impact. The 2019-2023 Strategic Plan leverages the extremely committed and capable team at NABERS but also shows the ambition that many of you, key stakeholders of NABERS, brought to the process. We do not underestimate the challenge set in this plan's goals: to expand NABERS to be able to rate every major building type and to double the number of NABERS ratings, but with your support we are confident we can get there.

Boosted by very welcome funding commitments from the 2018/19 Federal budget, NABERS has progressed a number of key projects and ensured the team is set up to deliver the challenges it has set itself in doubling the number of ratings and expanding its reach to other sectors. Key to success on this front is NABERS Online, a project that will allow users to manage their data and generate NABERS ratings on one central platform. NABERS Online will also allow the systematic addition of new rating products for different building types as the team works to engage new sectors of the built environment.

On behalf of the stakeholder members on the NABERS Steering Committee, I welcome you to the NABERS FY18/19 Annual Report detailing the team's many achievements in the past year. Your support of the program is more important than ever as the team seeks to broaden and deepen NABERS' impact and I look forward to working closely with you in charting a path to success.

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## Michelle Croker, (Outgoing) Government Chair of the NABERS Steering Committee

Assistant Secretary, Appliance and Building Energy Efficiency Branch,  
Department of the Environment and Energy

The 2018/19 Financial year has been another significant year for NABERS and an excellent one to finish my time with the Steering Committee, knowing NABERS is thriving and in good hands.

The Commonwealth Climate Solutions Package announcement of \$1.7 million will speed up the introduction of the NABERS Online tool for further sectors, which is a great outcome. The expansion of the sectors builds on the strong work of the NABERS team in developing the Online portal and establishing the tools for Apartments and Co-assess last year.

Over the next year, the findings and government response to the Independent Review of the Commercial Building Disclosure (CBD) Program are likely to impact upon NABERS, alongside the COAG Energy Council's work on the Trajectory for Low Energy Buildings. I feel confident in the knowledge that NABERS will continue to create great outcomes for the take up of energy efficiency in commercial buildings in Australia.

In the four years that I have led the Appliance and Building Energy Efficiency Branch I have greatly appreciated the way our stakeholders in the sector have engaged so positively and constructively with the work of the Australian governments.

Thank you for your support and commitment. Your expertise and engagement are greatly valued, and it has been a pleasure to work with you and the NABERS team as Chair of this committee.

Kind Regards,

Michelle Croker

Assistant Secretary

Appliance and Building Energy Efficiency Branch

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## Major achievements

### Improving how people live, work and play

In the last year, we've undergone significant transitions and changes – making us bigger, bolder and more energised than ever. We're ready to take on the challenges of climate change, drought and the waste and recycling crisis. Thanks for joining us on this journey so far.

Our vision is a world where *we all live, work and play in a sustainable place*. We want the whole built environment to eventually have a *positive* impact on the natural world, in Australia and beyond.

To get us there, we first need to achieve our mission – for all Australian buildings to be healthy and comfortable, with zero environmental impact.

In 20 years, we have collectively demonstrated that large-scale change across whole building sectors is possible and attainable. But time is pressing and we know that the next decade will be critical for the planet and our future. There is much work to be done.

Here's a tour of the progress we've made in the last year – and a glimpse of the future of built environment sustainability in Australia.

### The future of NABERS

We've made ambitious targets for the next five years. We've also made sure to consult and listen to many of our partners and stakeholders in all the sectors we work in.

Our ambitious Strategic Plan 2019-2023 is the result of these conversations.

We commit to:

1. Expand our scale and reach so we can rate every major building type
2. Double the number of NABERS ratings (based on 2017-18 figures) by driving uptake and improving our existing tools.

To see our Strategic Plan, click [here](#).

### London calling

We're working towards a future where people will use performance data and rating systems to drive smarter, more efficient and sustainable cities. These challenges are shared by many countries across the world and international interest in NABERS and Australia's world-leading building sustainability expertise is growing.

This year, we announced our first major international partnership since NABERS New Zealand launched in 2013. We have partnered with the UK Better Buildings Partnership (BBP) to develop a NABERS Energy tool specifically created for the UK market. You can read about it in more detail [here](#).

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## Developing an online community

Our assessors and building managers currently use various platforms to calculate their ratings. This can mean their experience of NABERS is fragmented. Soon, our users will be able to manage their data and generate NABERS ratings on one unified platform.

During the 2018-19 financial year, we asked various stakeholders who use our platforms about their experiences and opinions to understand how we could improve them. We then began working on incorporating the various NABERS rating tools into one streamlined online platform.

One of the most important features is flexibility, allowing us to keep adding new rating products for different building types as we diversify and expand into new sectors.

The project is called NABERS Online and we have big goals for it in the next couple of years. These include bringing all NABERS tools to a single, cloud-based platform and the ability to capture energy and water data automatically directly into ratings, among others. NABERS Online will also be at the centre of the program's expansion to new building sectors. Watch this space.

## Future sectors

To reach our target of net zero by 2050, all major buildings will need to measure and manage their environmental impacts in a fair and comparable way. That's why one of our strategic goals is to enable all major building types to get a NABERS rating by 2023.

In February 2019, the Commonwealth [Department of the Environment and Energy](#) announced funding for NABERS to begin rating buildings in new sectors, which will help us achieve this goal.

We are currently conducting research to help us select the sectors where we can drive the biggest possible impact. We will prioritise three sectors to begin with and then expand into more sectors after that.

The first three sectors will be invited to start tracking sustainability data using NABERS Online. We will then use this data to develop a full, benchmarked rating system for them.

## Helping investors choose sustainability

In the face of climate change, drought and the waste crisis, many people are choosing to invest in sustainable buildings and infrastructure. However, up until now it has been difficult to find out how sustainable most property portfolios are becoming.

To make it easier for investors and professionals in the building sector, we compiled sustainability data on some of Australia's largest building portfolios in our first ever [Sustainable Portfolios Report](#).

We had a tremendous response to this initiative, with 27 of Australia's leading sustainability portfolios opting to be listed in the report. We also had major interest from investors, banks and thousands of people who have made this one of the most visited pages on our website.

Based on the latest results, the highest rated portfolios as of 30 June 2019 were owned by:

- Cbus Property – Office Energy
- Lendlease and Property NSW – Office Water



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- Local Government Super – Shopping Centre Energy and Water

We are planning on releasing this report every six months from now on. We hope to eventually include all building portfolios in Australia's first sustainability index for property, and in this way encourage more transparency for the benefit of the property sector, investors and the environment.

## A boost to the circular economy

Waste has been in the spotlight recently, as international options for exporting low grade recycling close. Industry experts agree that it is time to lift our game. The NABERS Waste platform is helping us do just that.

Leading companies are now tracking and rating their waste generation in order to make more informed management decisions, improve resource recovery and save money.

Over 70 buildings are using the NABERS Waste platform to track their waste, recycling and resource recovery. Companies like GPT, Dexux and Frasers have led the charge to achieve waste ratings, while over the 2018-19 financial year, Property NSW has the most buildings on the waste platform. In its first year, we certified 23 Waste Ratings (including one 6 Star rating).

## Apartment buildings - quiet achievers

Apartment buildings are complex multi-million-dollar assets run by voluntary committees of residents. Some years ago, we received feedback from the industry and local councils that there was no easy way for owners to understand and compare their energy and water performance.

As a response, we worked with them to develop NABERS for Apartment Buildings and became part of the solution for ordinary Australians. This tool helps owners understand their building services' energy and water performance.

There were over 100 ratings in the 2018-19 financial year, which is a great start to understanding building performance and represents the fastest growth of a voluntary tool since NABERS began.

This is in large part thanks to the support of local governments. City councils around Australia have been instrumental in bringing apartment buildings on board by integrating NABERS into their sustainability strategies. For example, City of Sydney includes NABERS in its Smart Green Apartments program and has offered grants to building owners.

As this sector and energy efficiency policy becomes more mature, we'll be working towards rating all apartment buildings in Australia, encouraging this growing sector to eventually become net positive in terms of its environmental impact.

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## A retail revolution

Did you know that over half of the shopping centre area in Australia has a NABERS rating? And as usual, this is translating into a rapid evolution in shopping centres' sustainability credentials.

We're having a huge impact on energy reductions in shopping centres. In FY18-19 we certified 189 shopping centres, a 28% increase on the previous financial year. Shopping centres that have completed seven NABERS Energy ratings are reducing their energy use by an average of 24%.

Up until recently, smaller shopping centres were facing benchmarking constraints under NABERS, but over the 2018-19 financial year, we developed a new benchmark for smaller centres with a GLAR of less than 15,000 square metres. The initiative to expand NABERS to smaller centres came directly from leading shopping centre owners, and we are looking forward to transforming this sector together in coming years.

## Helping Australian companies

The National Construction Code was updated in 2019 and, for the first time, requires building owners to commit to a minimum NABERS Energy for Offices Rating of 5.5 stars. This means that more offices around Australia are likely to be entering into Commitment Agreements before they are built, and energy efficiency will be a more integral part of the building's design.

We see this as an enormous opportunity to help more companies around Australia save money and resources, and to continue supporting them to reduce their impact on the environment.

## A healthy and comfortable office environment

Modern humans spend around 90% of their lives indoors, so we need to understand how buildings can positively or negatively influence our health. Indoor conditions such as air temperature, level of pollutants and noise levels can affect people's cognitive performance, satisfaction and productivity.

So, it's not surprising that more and more companies are choosing to certify the indoor environment (IE) quality of their building through a NABERS IE rating.

Over the 2018-19 financial year, we rated the IE of 106 office buildings and our IE ratings grew by 63%. Companies like ISPT, Brookfield, Frasers and Dexs are leading the world in rating and improving the environmental quality for the benefit of their tenants. The Australian office sector now has the highest number of buildings benchmarking their indoor environment quality performance in the world, and the potential to go much further.

Clearly, companies are realising that NABERS IE is the first step towards improving productivity, health and wellbeing for people in their buildings, which brings huge rewards. After all, who wouldn't want to spend 90% of their lives inside healthy buildings?

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## Australia's first certified carbon neutral office building

We're also seeing a growing appetite for buildings to go one step further and become certified carbon neutral.

The National Carbon Offset Standard (NCOS) is the Australian Government's Carbon Neutral Certification. We are one of the organisations who certify buildings as carbon neutral against this standard. During the 2018-19 financial year, we audited and certified nine carbon neutral ratings, including the first carbon neutral office building in Australia - Frasers Property, Building F, in Rhodes, NSW.

## Empowering building service providers

Our assessors, auditors and supervisors, who visit buildings and gather the data needed for NABERS ratings, are the unsung heroes of the sustainability revolution in Australia.

This year we focused on reaching out to assessors. We made our NABERS Assessor 101 Course available online for the first time, so they wouldn't have to attend face-to-face sessions in capital cities to become certified. This led to a surge in new assessors located all over Australia.

We also released five other online courses including a free tutorial for the Waste Platform and ran face-to-face sessions for offices and apartment buildings around Australia.

In total, over the 2018-19 financial year we handed out 252 new accreditations to new or existing assessors which covered all our rating tools.

We'll continue to build on our offering as a training service provider in the coming years. It's part of our broader strategy to join forces with sustainability consultants around Australia, so that together we can bring all building types into the NABERS program.

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# Statistics

## Office Energy (Base Building and Whole Building)

Percentage % Office ENERGY Whole/Base Building Star Ratings - with GreenPower													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	4%	2%	1%	3%	5%	6%	7%	13%	26%	26%	6%	1%	126
<b>NSW</b>	3%	1%	1%	5%	2%	6%	5%	11%	20%	30%	14%	2%	510
<b>NT</b>	4%	4%	0%	4%	4%	9%	4%	13%	22%	23%	13%	0%	23
<b>QLD</b>	7%	3%	2%	4%	6%	6%	7%	14%	13%	25%	11%	2%	294
<b>SA</b>	7%	3%	1%	2%	3%	11%	7%	20%	20%	19%	6%	1%	89
<b>VIC</b>	4%	1%	1%	5%	6%	12%	11%	23%	17%	13%	6%	1%	302
<b>WA</b>	10%	2%	1%	6%	4%	6%	10%	16%	18%	21%	6%	0%	219
<b>TAS</b>	0%	0%	0%	17%	0%	9%	17%	22%	13%	13%	9%	0%	23
<b>NATIONAL</b>	5%	1%	1%	5%	4%	8%	8%	15%	18%	25%	9%	1%	1586



Percentage % Office ENERGY Whole/Base Building Star Ratings - without GreenPower													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	4%	2%	1%	4%	4%	6%	8%	13%	31%	21%	5%	1%	126
<b>NSW</b>	3%	1%	1%	4%	2%	6%	6%	11%	22%	33%	10%	1%	510
<b>NT</b>	4%	4%	0%	4%	4%	9%	4%	13%	22%	23%	13%	0%	23
<b>QLD</b>	7%	3%	2%	4%	6%	6%	8%	14%	13%	25%	11%	1%	294
<b>SA</b>	7%	3%	1%	2%	3%	11%	8%	20%	19%	19%	6%	1%	89
<b>VIC</b>	4%	1%	1%	5%	6%	12%	12%	22%	18%	14%	4%	1%	302
<b>WA</b>	10%	2%	1%	6%	4%	6%	10%	16%	18%	21%	6%	0%	219
<b>TAS</b>	0%	0%	0%	17%	0%	9%	17%	22%	13%	13%	9%	0%	23
<b>NATIONAL</b>	5%	2%	1%	5%	4%	8%	8%	15%	19%	24%	8%	1%	1586

## Office Energy (Tenancy)

Program statistics													Total Ratings
Percentage % Office ENERGY Tenancy Star Ratings - with GreenPower													
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
ACT	0%	0%	0%	4%	0%	4%	4%	9%	9%	31%	17%	22%	23
NSW	1%	1%	1%	0%	0%	1%	6%	9%	15%	24%	24%	18%	85
NT	0%	0%	0%	0%	0%	25%	0%	25%	25%	25%	0%	0%	4
QLD	0%	0%	0%	0%	0%	19%	9%	25%	19%	12%	16%	0%	32
SA	0%	0%	0%	0%	0%	0%	6%	19%	19%	24%	19%	13%	16
VIC	0%	0%	0%	0%	3%	3%	10%	23%	19%	27%	13%	6%	31
WA	0%	3%	6%	3%	0%	16%	19%	6%	16%	22%	6%	3%	32
TAS	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	1
NATIONAL	0%	1%	1%	1%	0%	7%	8%	14%	17%	22%	17%	11%	224

Percentage % Office ENERGY Tenancy Star Ratings - without GreenPower													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	0%	0%	0%	4%	0%	4%	9%	4%	13%	31%	22%	13%	23
<b>NSW</b>	1%	1%	1%	0%	0%	2%	5%	13%	13%	28%	28%	8%	85
<b>NT</b>	0%	0%	0%	0%	0%	25%	0%	25%	25%	25%	0%	0%	4
<b>QLD</b>	0%	0%	0%	0%	0%	19%	9%	25%	19%	12%	16%	0%	32
<b>SA</b>	0%	0%	0%	0%	0%	0%	6%	19%	19%	25%	25%	6%	16
<b>VIC</b>	0%	0%	0%	3%	0%	3%	10%	23%	19%	34%	13%	0%	31
<b>WA</b>	0%	3%	6%	3%	0%	16%	19%	9%	13%	22%	6%	3%	32
<b>TAS</b>	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	1
<b>NATIONAL</b>	0%	1%	1%	1%	0%	7%	8%	15%	16%	27%	20%	5%	224

## Office Water

Percentage % Office WATER Star Ratings													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	4%	4%	2%	12%	5%	9%	12%	23%	14%	9%	2%	4%	57
<b>NSW</b>	2%	2%	0%	4%	7%	18%	27%	22%	12%	3%	2%	1%	318
<b>NT</b>	0%	0%	0%	0%	25%	0%	36%	0%	13%	13%	13%	0%	8
<b>QLD</b>	1%	0%	1%	0%	3%	3%	16%	41%	24%	6%	3%	2%	115
<b>SA</b>	6%	0%	0%	6%	11%	6%	28%	15%	28%	0%	0%	0%	18
<b>VIC</b>	4%	0%	1%	5%	8%	23%	15%	13%	15%	10%	5%	1%	131
<b>WA</b>	6%	1%	3%	3%	9%	8%	17%	24%	19%	8%	2%	0%	151
<b>TAS</b>	25%	0%	0%	0%	0%	0%	0%	25%	0%	50%	0%	0%	4
<b>NATIONAL</b>	3%	1%	1%	4%	7%	14%	20%	25%	16%	6%	2%	1%	802

Percentage % Office IE Star Ratings													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	0%	0%	0%	0%	0%	11%	0%	11%	0%	12%	44%	22%	9
<b>NSW</b>	12%	2%	2%	8%	4%	8%	15%	10%	8%	14%	15%	2%	52
<b>NT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1
<b>QLD</b>	8%	0%	8%	8%	0%	8%	8%	0%	38%	14%	0%	8%	13
<b>SA</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	1
<b>VIC</b>	0%	0%	6%	0%	6%	17%	6%	6%	0%	20%	11%	28%	18
<b>WA</b>	0%	0%	0%	0%	0%	17%	0%	33%	16%	0%	17%	17%	12
<b>TAS</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>NATIONAL</b>	7%	1%	3%	5%	3%	10%	9%	10%	10%	15%	16%	11%	106



Percentage % Office Waste Star Ratings													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>NSW</b>	6%	6%	6%	12%	24%	12%	22%	6%	6%	0%	0%	0%	17
<b>NT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>QLD</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>SA</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>VIC</b>	0%	0%	0%	17%	17%	0%	16%	33%	0%	0%	0%	17%	6
<b>WA</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>TAS</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>NATIONAL</b>	4%	4%	4%	13%	22%	9%	22%	14%	4%	0%	0%	4%	23

## Shopping Centres

Percentage % Shopping Centre ENERGY Star Ratings - without GreenPower													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	0%	0%	0%	33%	0%	0%	0%	34%	33%	0%	0%	0%	3
<b>NSW</b>	0%	0%	2%	0%	2%	14%	22%	25%	19%	8%	5%	3%	59
<b>NT</b>	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	1
<b>QLD</b>	0%	3%	0%	0%	3%	8%	13%	29%	28%	13%	0%	3%	39
<b>SA</b>	0%	0%	0%	0%	0%	0%	17%	33%	33%	0%	17%	0%	6
<b>VIC</b>	2%	4%	2%	4%	8%	19%	15%	23%	23%	0%	0%	0%	48
<b>WA</b>	0%	4%	4%	7%	7%	11%	14%	17%	25%	4%	7%	0%	28
<b>TAS</b>	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	25%	0%	4
<b>NATIONAL</b>	1%	2%	2%	3%	4%	12%	16%	23%	24%	7%	4%	2%	188

Percentage % Shopping Centre WATER Star Ratings													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	0%	0%	0%	0%	67%	0%	0%	33%	0%	0%	0%	0%	3
<b>NSW</b>	11%	5%	11%	11%	11%	9%	12%	21%	5%	4%	0%	0%	56
<b>NT</b>	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	1
<b>QLD</b>	0%	0%	0%	0%	0%	23%	26%	17%	11%	9%	11%	3%	35
<b>SA</b>	0%	0%	0%	17%	17%	17%	32%	17%	0%	0%	0%	0%	6
<b>VIC</b>	2%	2%	2%	17%	7%	13%	14%	22%	15%	4%	2%	0%	46
<b>WA</b>	4%	8%	4%	4%	24%	16%	24%	12%	4%	0%	0%	0%	25
<b>TAS</b>	0%	0%	0%	0%	0%	0%	75%	25%	0%	0%	0%	0%	4
<b>NATIONAL</b>	5%	3%	5%	10%	10%	14%	17%	19%	9%	4%	3%	1%	176

## Hotels

Percentage % Hotel ENERGY Star Ratings - without GreenPower													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>NSW</b>	25%	0%	0%	0%	25%	0%	0%	25%	25%	0%	0%	0%	4
<b>NT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>QLD</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>SA</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>VIC</b>	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	1
<b>WA</b>	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	1
<b>TAS</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>NATIONAL</b>	17%	0%	0%	0%	17%	0%	0%	49%	17%	0%	0%	0%	6

Percentage % Hotel WATER Star Ratings													Total Ratings
	0 Star	1 Star	1.5 Star	2 Star	2.5 Star	3 Star	3.5 Star	4 Star	4.5 Star	5 Star	5.5 Star	6 Star	
<b>ACT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>NSW</b>	0%	0%	0%	33%	0%	33%	0%	0%	34%	0%	0%	0%	3
<b>NT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>QLD</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>SA</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>VIC</b>	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	1
<b>WA</b>	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	1
<b>TAS</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
<b>NATIONAL</b>	0%	0%	0%	20%	0%	40%	0%	20%	20%	0%	0%	0%	5



National Office Market Penetration (5-year rolling period)																					
	FY99	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19
	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Energy Ratings	0%	3%	4%	4%	6%	8%	13%	19%	23%	27%	31%	34%	49%	57%	63%	73%	78%	79%	78%	77%	78%
Water Ratings								4%	9%	15%	21%	25%	32%	38%	41%	47%	51%	51%	52%	52%	54%

Note: The Market Penetration calculation has been revised to only include the total area of rated buildings for a 5-year rolling period. This is because some rated offices have been retired from use and no longer make up the total available office stock (m2). Previous calculations included all rated buildings since FY99.

## Number of Individual Buildings Rated

Number of Individual Buildings Rated	
	FY18-19
Office Energy	3402
Office Water	1386
Office IE	168
Office Waste	67
Shopping Centre Energy	246
Shopping Centre Water	226
Hotel Energy	78
Hotel Water	69
Data Centre	18
Apartment Buildings Energy	100
Apartment Buildings Water	90
Public Hospitals Energy	274
Public Hospitals Water	139
Carbon Neutral	9

## Number of Unique Buildings and Tenancies Rated

Number of Unique Buildings and Tenancies Rated																					
	FY99	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19
	1998/ 99	1999 /00	2000 /01	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011/ 12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19
Office Energy Ratings	2	36	32	10	40	66	297	213	200	332	388	493	1120	1308	1346	1390	1409	1347	1463	1739	1772
Office Water Ratings	-	-	-	-	-	-	-	51	106	212	242	253	414	506	522	552	562	568	637	704	783
Office IE Ratings	-	-	-	-	-	-	-	-	-	-	-	11	14	14	22	44	34	48	49	65	106
Waste Ratings	-	-	-	-	-	-	-	-	-	-	1	13	4	15	11	12	5	8	4	5	22
Shopping Centre Energy Ratings	-	-	-	-	-	-	-	-	-	-	-	23	34	54	81	59	109	129	132	148	165
Shopping Centre Water Ratings	-	-	-	-	-	-	-	-	-	-	-	23	31	52	74	53	88	111	113	136	155
Hotel Energy Ratings	-	-	-	-	-	-	-	-	-	-	2	23	28	30	21	26	15	6	4	3	6
Hotel Water Ratings	-	-	-	-	-	-	-	-	-	-	2	26	29	28	19	14	12	2	3	2	5

Data Centre Ratings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	5	11	12	12	10
Apartment Buildings Energy Ratings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		100
Apartment Buildings Water Ratings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		90
Public Hospitals Energy Ratings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	274	-
Public Hospitals Water Ratings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	139	-
Carbon Neutral	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		9
<b>TOTAL</b>	<b>2</b>	<b>36</b>	<b>32</b>	<b>10</b>	<b>40</b>	<b>66</b>	<b>297</b>	<b>264</b>	<b>306</b>	<b>544</b>	<b>635</b>	<b>865</b>	<b>1674</b>	<b>2007</b>	<b>2096</b>	<b>2151</b>	<b>2239</b>	<b>2230</b>	<b>2417</b>	<b>2814</b>	<b>3024</b>

	Office Energy Star Rating (Without GreenPower)	Distribution % of Office Energy Ratings over Life of the Program											
		0	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
FY99	1998/99	0.0%	0.0%	0.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%	0.0%
FY00	1999/00	11.1%	0.0%	0.0%	22.2%	11.1%	27.8%	2.8%	22.2%	0.0%	2.8%	0.0%	0.0%
FY01	2000/01	9.1%	0.0%	3.0%	3.0%	12.1%	18.2%	18.2%	27.3%	6.1%	3.0%	0.0%	0.0%
FY02	2001/02	0.0%	0.0%	0.0%	10.0%	10.0%	30.0%	10.0%	10.0%	0.0%	30.0%	0.0%	0.0%
FY03	2002/03	11.9%	4.8%	9.5%	0.0%	19.0%	26.2%	23.8%	0.0%	4.8%	0.0%	0.0%	0.0%
FY04	2003/04	7.5%	3.0%	7.5%	9.0%	13.4%	16.4%	17.9%	11.9%	3.0%	10.4%	0.0%	0.0%
FY05	2004/05	7.8%	5.0%	6.6%	10.0%	13.8%	24.7%	13.1%	8.8%	4.7%	5.6%	0.0%	0.0%
FY06	2005/06	5.9%	4.6%	8.2%	11.4%	14.2%	18.3%	19.6%	10.0%	3.2%	4.6%	0.0%	0.0%
FY07	2006/07	6.0%	4.0%	4.0%	9.5%	17.9%	19.4%	18.9%	11.4%	5.0%	4.0%	0.0%	0.0%
FY08	2007/08	3.6%	3.0%	5.8%	12.4%	9.1%	20.1%	15.4%	14.3%	9.4%	6.9%	0.0%	0.0%
FY09	2008/09	3.0%	3.0%	5.5%	7.0%	9.3%	17.5%	15.5%	16.0%	12.5%	10.5%	0.0%	0.0%
FY10	2009/10	5.1%	3.2%	2.8%	7.9%	6.5%	14.7%	14.9%	16.0%	15.4%	13.5%	0.0%	0.0%
FY11	2010/11	10.8%	3.8%	5.4%	9.5%	8.2%	12.2%	14.6%	12.9%	11.6%	8.8%	1.8%	0.3%
FY12	2011/12	8.7%	2.9%	4.3%	6.1%	8.8%	10.9%	14.2%	14.6%	14.8%	10.7%	3.6%	0.3%
FY13	2012/13	6.8%	2.4%	3.7%	4.5%	7.5%	9.2%	11.1%	17.1%	19.5%	14.1%	3.7%	0.4%
FY14	2013/14	5.6%	2.1%	2.0%	4.1%	7.3%	8.3%	11.0%	16.5%	19.7%	17.5%	5.6%	0.3%
FY15	2014/15	4.7%	1.7%	1.9%	3.2%	5.2%	9.1%	12.0%	16.1%	20.1%	19.6%	5.9%	0.4%
FY16	2015/16	4.6%	1.4%	2.4%	2.9%	4.9%	7.5%	10.6%	14.6%	20.5%	22.3%	7.7%	0.6%
FY17	2016/17	4.4%	1.5%	2.1%	3.4%	4.5%	6.9%	10.3%	16.2%	19.3%	23.2%	7.1%	1.1%
FY18	2017/18	6.1%	1.5%	2.0%	2.9%	4.7%	6.6%	9.8%	14.5%	19.6%	22.9%	8.0%	1.2%

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FY19	2018/19	4.5%	1.4%	1.3%	4.3%	3.5%	7.5%	8.5%	15.3%	18.8%	24.0%	9.5%	1.4%
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	Office Energy Star Rating (With GreenPower)	Distribution % of Office Energy Ratings over Life of the Program											
		0	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
FY99	1998/99	0.0%	0.0%	0.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%	0.0%
FY00	1999/00	8.3%	0.0%	0.0%	19.4%	8.3%	27.8%	2.8%	22.2%	0.0%	11.1%	0.0%	0.0%
FY01	2000/01	6.1%	3.0%	3.0%	3.0%	12.1%	18.2%	18.2%	27.3%	6.1%	3.0%	0.0%	0.0%
FY02	2001/02	0.0%	0.0%	0.0%	10.0%	0.0%	30.0%	0.0%	20.0%	0.0%	40.0%	0.0%	0.0%
FY03	2002/03	11.9%	4.8%	9.5%	0.0%	19.0%	26.2%	23.8%	0.0%	4.8%	0.0%	0.0%	0.0%
FY04	2003/04	7.5%	0.0%	6.0%	7.5%	14.9%	16.4%	20.9%	11.9%	4.5%	10.4%	0.0%	0.0%
FY05	2004/05	6.3%	3.8%	6.3%	8.1%	12.8%	22.2%	14.4%	10.6%	5.3%	10.3%	0.0%	0.0%
FY06	2005/06	4.1%	3.7%	7.8%	8.7%	12.3%	16.0%	21.5%	12.8%	5.0%	8.2%	0.0%	0.0%
FY07	2006/07	5.0%	3.0%	3.0%	9.0%	15.4%	17.9%	17.4%	16.9%	4.5%	8.0%	0.0%	0.0%
FY08	2007/08	2.8%	2.5%	4.7%	9.1%	8.8%	16.3%	12.7%	15.7%	14.0%	13.5%	0.0%	0.0%
FY09	2008/09	2.3%	2.5%	3.3%	7.0%	6.8%	13.3%	14.5%	17.0%	14.5%	18.8%	0.0%	0.0%
FY10	2009/10	4.0%	3.2%	2.4%	6.9%	4.4%	12.1%	11.9%	13.3%	19.4%	22.6%	0.0%	0.0%
FY11	2010/11	10.6%	3.3%	4.9%	8.2%	7.6%	10.8%	13.6%	11.9%	12.2%	11.6%	2.7%	2.4%
FY12	2011/12	8.4%	2.9%	4.1%	5.5%	7.8%	10.1%	13.5%	13.3%	15.7%	11.6%	4.5%	2.8%
FY13	2012/13	6.2%	2.3%	3.5%	4.4%	6.6%	8.9%	10.5%	14.9%	20.2%	14.6%	5.2%	2.7%
FY14	2013/14	5.5%	2.0%	2.0%	3.9%	6.6%	7.8%	10.8%	15.2%	18.6%	18.9%	6.2%	2.5%
FY15	2014/15	4.6%	1.6%	2.1%	3.1%	4.5%	8.5%	11.7%	14.9%	19.2%	20.5%	7.1%	2.1%
FY16	2015/16	4.6%	1.3%	2.5%	2.8%	4.5%	7.0%	10.1%	13.6%	20.0%	21.6%	9.5%	2.4%
FY17	2016/17	4.3%	1.6%	1.9%	3.4%	4.0%	6.4%	10.4%	15.5%	18.8%	22.5%	8.5%	2.5%
FY18	2017/18	5.9%	1.5%	2.0%	2.9%	4.6%	6.2%	9.4%	14.3%	19.3%	22.2%	9.2%	2.3%

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FY19	2018/19	4.5%	1.4%	1.2%	4.3%	3.6%	7.4%	8.0%	15.1%	18.1%	23.5%	10.4%	2.6%
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Average reduction in energy use after multiple ratings		
NABERS ENERGY FOR OFFICES (Base and Whole Buildings)		
Rating #	MJ/m2	kg/CO2
2	3%	5%
3	4%	8%
4	11%	16%
5	12%	18%
6	16%	22%
7	21%	28%
8	25%	32%
9	28%	36%
10	32%	40%
11	34%	42%
12	35%	44%
13	38%	49%

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**Average reduction in energy use after multiple ratings**

**NABERS ENERGY FOR SHOPPING CENTRES**

Rating #	MJ/m2	kg/CO2
2	8%	12%
3	14%	19%
4	16%	23%
5	15%	24%
6	19%	27%
7	24%	31%
8	24%	34%

NABERS Energy Commitment Agreements

Targeted star ratings over the life of the program

Star Rating	4	4.5	5	5.5	6
Total	16	116	129	4	3

## Ratings and Government Policy - NABERS Office Energy Ratings Certified

	FY99	FY00	FY01	FY02	FY03	FY04	FY05	FY06
	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06
Number of Energy Ratings (WB, BB & T)	2	36	33	10	42	67	320	219
Number of Energy Ratings over 4 stars (WB, BB & T)	1	4	3	4	2	10	50	29
LABELS AT EACH POINT						NSW Greenhouse Performance of Government Office Buildings required all owned and leased offices to be rated.		

	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Number of Energy Ratings (WB, BB & T)	201	363	399	505	1143	1380	1422	1475	1441	1393	1491	1768	1810
Number of Energy Ratings over 4 stars (WB, BB & T)	25	100	133	212	331	476	608	682	705	746	781	939	988

LABELS AT EACH POINT	Energy Efficiency in Government Operations introduced by Commonwealth requiring all owned or leased office spaces rated over 4.5 stars.	NSW Sustainable Government Policy introduced requiring all government owned or leased office spaces to be rated over 4.5 stars.		Commercial Building Disclosure introduced by Commonwealth making NABERS rating mandatory for all office buildings over 2000m2.								Commercial Building Disclosure threshold dropped to 1000m2	
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## NSW Energy Saving Scheme

### Energy Savings Certificates and \$ claimed using the NABERS method Year

Year	Number of ESCs claimed	Average price	Total \$ claimed
2009/10	4,073	\$19.80	\$80,645.40
2010/11	14,339	\$26.88	\$385,432.32
2011/12	37,577	\$30.40	\$1,142,340.80
2012/13	58,645	\$26.84	\$1,574,031.80
2013/14	72,934	\$14.50	\$1,057,543
2014/15	40,221	\$14.39	\$578,780.19
2015/16	56,613	\$25.46	\$1,441,367
2016/17	20,047	\$17.98	\$360,445
2017/18	26,483	\$21.28	\$563,558.24
2018/19	20,775	\$21.05	\$437,387.80

## Financials

NABERS Finance Report 2018 - 2019	
<b>Receipts</b>	
NSC Member Contributions	(777,401)
Other Government Partnerships	(641,003)
NABERS ratings and products	(2,537,972)
Training fees	(326,019)
Accreditation fees	(378,545)
NABERS agreements and licenses	(23,526)
<b>Total Revenue</b>	<b>(4,684,466)</b>
<b>Expenditure</b>	
Salaries	2,991,692
Operational expenses related to the delivery of ratings	195,915
Training and accreditation	121,824
Stakeholder and communication activities	67,747
Development & Innovation projects	201,139
Website development and maintenance (incl Capital)	685,008
General operation costs	300,903
<b>Total Expenditure</b>	<b>4,564,228</b>
Net Result	(120,238)
Cash Reserves	(360,093)



# Contact us

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