



Annual Report

2017/18





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Welcome to the NABERS Annual Report 2017/18

Introduction and overview of the year by Carlos Flores

National Program Manager, NSW Office of Environment & Heritage

NABERS is celebrating 20 years in 2018, a time period that saw the program grow into one of Australia's most successful sustainability initiatives. Since NABERS was launched in 1998, our users have saved more than \$790M in energy and water bills, while avoiding over 5.4 million Tonnes of CO₂ from being released into the atmosphere. These are world leading figures that truly demonstrate how much progress can be made when government and industry join forces to make Australia's built environment more sustainable.

The past year also gave us much to be hopeful about the future of building sustainability in Australia. A record 148 shopping centres certifying under NABERS in 2017-18, a huge proportion of the Australian shopping centres market [spread across urban and regional areas alike](#). The proportion of shopping centres voluntarily disclosing their energy performance using NABERS is now higher than it ever was in the office market before it became mandatory in 2010. The number of NABERS IE certifications also reached a record 65 buildings, a 32% increase from the previous year that emphatically demonstrate the interest owners are showing in providing better services for their occupants.

After launching NABERS for public hospitals the previous year, 2017-18 saw the first public hospitals submitted for NABERS certification. Working with state health portfolios throughout Australia, we jointly certified a staggering 274 hospitals during the tool's first year, the fastest uptake of any NABERS tool to date. These figures reflect that sustainability teams in the health sector, one of the largest in the Australian built environment, are ready to play a centre role in Australia's transition to a more sustainable future. With more public hospitals working to join the program next year, we are very happy to welcome these trailblazers into the NABERS family and look forward to the exciting journey ahead.

2017-18 was also the year in which the Commercial Building Disclosure (CBD) Program captured smaller spaces down to 1,000m². This resulted in an increase of over 21% in the number of buildings tracking and disclosing their energy performance using NABERS. Unsurprisingly, most of the newcomers proved less energy efficient than those already disclosing under CBD, which is precisely why this policy has become such a game-changer in Australian energy efficiency.. We are hoping these buildings will join the successful path of energy and emission reduction their disclosing peers have long embarked on.

And while we can all look back on the above and be justifiably proud of these achievements, we must recognise we are at an environmental crossroads. We need a much larger part of the built environment to join the sustainability journey, and we need those leading the way to do so at an even faster pace. As many of our users constantly remind us, to achieve this we need initiatives such as NABERS to grow its ambition and help a larger part of the Australian economy become more sustainable.

Over the past 12 months, we worked with industry and government on the largest number of new NABERS products ever launched in a single year. To mark this milestone, we organised



a 20-year anniversary conference with our long-term partners at the Commercial Building Disclosure (CBD) program, where we launched:

- [NABERS for apartment buildings](#), Australia's first energy and water certification for existing high-density residential buildings.
- [NABERS Co-assess](#), a new delivery mechanism to bring NABERS tenancy ratings to thousands of businesses with ease and at low cost.
- [NABERS Waste](#), our revamped certification tool and platform for waste, which has been our most ambitious technology project to date.

In 2017-18, we also launched one of the world's first Carbon Neutral Buildings certification standard, in partnership with the National Carbon Offset Standard (NCOS) and the Green Building Council of Australia (GBCA). The result is a greatly simplified process for becoming Carbon Neutral, which can be conducted by NABERS Assessors directly using NABERS Energy and Water ratings. The past 12 months also saw the launch of a new NABERS [visual identify](#), to ensure the look, feel and usability of our products matched the technical quality that so many in our industry love.



A note from Francesca Muskovic, Stakeholder Chair

Policy Manager Sustainability and Regulatory Affairs, Property Council of Australia

NABERS celebrated its 20th birthday in 2018, a cause for celebration and reflection on what is the most successful government program ever put in place to drive emissions reduction in the built environment.

Core to the success of the program over many years is not only the rigour and robustness of NABERS' data collection, benchmarking and auditing of an ever-increasing number of rating tools, but of equal importance has been the collaborative approach to partnering with industry and the respectful process for stakeholder engagement. This is epitomised in one of NABERS' less publicly trumpeted achievements for 2017/18, which was to embed a key strength of NABERS – a robust and respectful dialogue between government and industry – into its refreshed governance structure. This will set NABERS up for continued success into the future and I'm delighted to be playing my part as a member of the Steering Committee and chairing the stakeholder members.

Following the successful launch of several key projects in 2017/18, notably NABERS Waste, NABERS Co-Assess, NABERS for Apartment Buildings and new branding, we are looking ahead to finalise the NABERS' strategic plan for 2019-2023. This is a crucial initiative and will determine where the NABERS team directs its considerable talents over the next 5 years.

With strong support from industry and a welcome focus from governments on looking for ways to improve energy performance of buildings over time, there has never been a better time to consider how to effectively leverage the NABERS program in government policy more broadly. I encourage all NABERS stakeholders to get involved in the consultation on its strategic plan and look forward to your contributions.



A note from Michelle Croker, Government Chair

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

The 2017/18 financial year has been a story of success for NABERS. It has been a landmark year for new developments, with the launch of new rating tools for apartment buildings, waste and combined building and tenancies rating application process through NABERS Co-assess. These new tools increase the range that NABERS offers, enabling a wider cross-section of Australian buildings to reliably measure their actual performance against key sustainability criteria.

On top of the development of new tools, there has been an increase in the use of NABERS existing tools over the past 12 months. The drop in disclosure threshold for the CBD Program increased the number of NABERS Energy for Offices ratings by over 21 per cent. Through rating and disclosure of the buildings energy performance, we are hoping to see the same performance improvements in office buildings new to NABERS that have been witnessed in the sector to date.

The successful expansion of NABERS has been supported by funding from Australia's state, territory and Commonwealth governments working together on this important and successful national program that has now been running for 20 years.

Major Achievements

NABERS turns 20 in 2018!

2018 is an important year for NABERS as it marks 20 years of successful operation of our program.

NABERS began its life in 1998 as the Australian Building Greenhouse Rating (ABGR). This was an energy certification program for offices in New South Wales. It was only in 2000 with overwhelming support from the property industry, State and Australian governments that NABERS was extended nationally. Indeed, NABERS was facilitating such impressive environmental savings that in 2011, it became mandatory for certain buildings to get an Energy rating as part of the Building Energy Efficiency Disclosure (BEED) Act 2010, introduced by the Commercial Building Disclosure Program. This policy was expanded on 1 July 2017 to require even more spaces to be rated, which drove an 18% increase in NABERS ratings in FY2018-19 compared to the year before.

We are proud that NABERS has become as a world leading sustainability program. For two decades, facilities managers, building owners and tenants have used our framework to track and improve the energy, water, waste and indoor environment quality of their buildings.

As a direct result of the NABERS program and its users, Australia has emitted less carbon dioxide, reduced the amount of waste to landfill and saved water. Indeed, over the life of the program, including all shopping centre and office energy ratings, NABERS has saved:

- 5.4m tonnes of CO₂ emissions that's enough to power 494,000 homes for one year
- \$792 million in energy bills
- And provided over 20,000 certifications in energy, water, waste and indoor environment.

In 2018, we celebrated our 20 year milestone by launching a suite of exciting new products and services that will positively shape the future of the program and contribute to a healthier Australian environment.

New products and services

June 2018 marked the culmination of many years of research, development and refinement in creating new assessment methods and tools to support our industry to become even more energy, water and waste efficient. We were honoured that the NSW Environment Minister, the Hon. Gabrielle Upton M.P. officially launched our suite of new tools at our Conference on 5 June 2018.

Below is an overview of the new tools, including what benefits they offer for both the residential and commercial property sectors:

[NABERS for Apartment Buildings](#) is Australia's first energy and water certification for existing high-density residential buildings.

With the inauguration of NABERS Energy and Water ratings into the high density residential sector, we hope to have the same positive impact that we've had in the commercial sector. NABERS for Apartment Buildings will give investors, residents, strata managing agents and building managers a better snapshot of their building's performance so they can identify opportunities for improvement both environmentally and financially as well as operationally.

[NABERS Co-assess](#) is our new delivery mechanism to bring NABERS tenancy ratings to thousands of businesses with ease and at low cost.

Our new Co-Assess process allows building owners/managers to utilise the base and whole building ratings that they are already undertaking and rate their tenancies at the same time. This ultimately makes it easier and more accessible for tenants to get a rating for their individual offices.

Tenancies within office buildings account for about 50% of that building's energy use. We estimate that of the buildings that have been rated with NABERS previously there may be some 35,400 tenancies. There is enormous energy and emissions saving potential if NABERS can capture this tenancy market.

[NABERS Waste](#) is our revamped rating tool and dedicated online platform for waste management. The redevelopment of the tool and the creation of the platform has been our most ambitious technology project to date.

We worked with industry, government and leading building portfolios to develop the NABERS Waste Manager Platform which manages and monitors a building's waste data. Its key features include the ability for managers and waste companies to:

- Visualise and monitor real-time data through the interactive, simple dashboard
- Get a NABERS Waste Rating online
- Identify opportunities to save money on waste management

The waste project will improve waste management within commercial buildings and help in the transparent reporting of waste disposal.

The response from our customers and users with the launch of our new products was swift and impressive. Within a few weeks there were a number of ratings being lodged for both Waste and Apartment Buildings. We look forward to reporting how many of these ratings were certified in FY18-19.

A new governance group

In early 2018 after endorsement by our National Steering Committee and following an extended consultation process, NABERS moved to having a single governance group. This new structure replaces previously separate government and stakeholder groups. It also offered a simple arrangement that was clear to stakeholders and easy to manage for the NABERS Secretariat and National Administrator.

The new NABERS Steering Committee consists of Government members, who represent states, territories and the Australian government, and have decision-making capacity. The Stakeholder members represent key groups of stakeholders for NABERS.

Government members include:

- Office of Environment and Heritage (NSW) – Cristian Hickey
- Property NSW - Parag Shinde
- Department of Environment, Land, Water and Planning (Vic) – Think Tran
- Sustainability Victoria - Chris Iape
- Department of Housing and Public Works (Qld) – Steve Storer
- Department of Finance, Public Utilities Office¹ (WA) – tbc
- Department for Energy and Mining (SA) – Craig Walker
- Environment and Planning Directorate¹ (ACT) – Vanessa Morris
- Department of Premier and Cabinet¹ (TAS) - Garth Dickinson
- Department of Lands, Planning and the Environment¹ (NT) - tbc
- Department of the Environment and Energy (Commonwealth) - Michelle Croker

11 Stakeholder members were selected for a three-year term following an open expression of interest process, they include;

- Australian Institute of Architects (AIA) - Stefan Preuss, Associate Victorian Government Architect
- Australian Institute of Refrigeration Air Conditioning and Heating (AIRAH) - Paul Bannister - Director, Innovation and Sustainability, Energy Action/Vyt Garnys - Principal Consultant and Managing Director, CETEC
- Australian Property Institute Ltd (API) - Roger Walker, APAC Director of Incorp Facilities Management
- Chartered Institution of Building Services Engineers (CIBSE) - Stephen Hennessy, CIBSE ANZ Membership Secretary
- Council of Capital City Lord Mayors (CCCLM) - Melinda Dewsnap, Sustainability Engagement Manager - Residential, City of Sydney
- Facility Management Association Australia (FMA) - Nicholas Burt, Chief Executive Officer
- Green Building Council of Australia (GBCA) - Jonathan Cartledge, Head of Public Affairs
- International Building Performance Simulation Association (IBPSA) - Noni Nuriani, Marketing and Promotion Committee Chair
- The Australian Sustainable Built Environment Council (ASBEC) - Phil Wilkinson, ASBEC Executive Committee Member (Stakeholder Deputy Chair)
- The Energy Efficiency Council (EEC) - Luke Menzel, Chief Executive Officer
- The Property Council of Australia (PCA) - Francesca Muskovic, National Policy Manager for Sustainability and Regulatory Affairs (Stakeholder Chair)

¹ Pending return of NABERS Program Management Agreement.

Visual Identity

Starting in 2017, our Communications and Marketing team worked closely with staff, current NABERS users, potential users, Accredited Assessors, steering groups and a variety of external stakeholders to explore ideas, concepts and visions for the new NABERS visual identity. Through this iterative consultation process we were able to develop the new identity and its branding as you see it today.

We feel privileged that so many members of our industry took part in the creation of our new visual identity and believe that through such a collaborative approach, we have managed to develop something we can all be proud to use and promote. The new visual identity meets several project objectives which were to design a brand that was:

- Easily accessible for property businesses to use alongside their own brands
- Simpler, streamlined design to increase brand value and recognition
- Suitable for NABERS present and future growth
- Increased functional benefit for our users to help them truly understand how well their building is operating in terms of energy use, air quality, as well as waste and water management

The team has received an overwhelming amount of encouraging feedback since the launch of the new visual identity. With such positive responses from our customers and stakeholders we know that our new look will sustain the organisation well into the future.

NABERS + CBD Conference 2018

The third bi-annual NABERS and CBD Conference was held on 5 June 2018 in Sydney. The purpose of this event was to launch a series of innovative products to an audience of Australian building sustainability leaders.

The Conference also celebrated 20 years of NABERS and eight years of Commercial Building Disclosure, which are recognised as two of the most successful building sustainability programs in Australia and the world. The event was held as a joint initiative between NABERS and the Commonwealth Department of Environment and Energy, who deliver the Commercial Building Disclosure (CBD) program.

Total number of attendees (not including CBD and NABERS staff) at the Conference was 110 (of which 62 were NABERS and CBD Assessors). This total was made up of:

- 84 attendees from the private sector
- 19 attendees from government (local, State and Australian)
- 2 attendees from non-government organisations (NGO)
- 5 attendees from not-for-profit or charity organisations

Significant effort was made to ensure the NABERS + CBD Conference was run as sustainably as possible. Unfortunately, it was not possible to hold the event in a NABERS rated building. Instead, a number of different elements were included in the Conference to make sure the event's environmental impact was mitigated as much as possible. These included:

- **Purchasing 100% GreenPower** for the event. This was a proactive measure to reduce the carbon footprint of the Conference by using fully accredited renewable energy which produces zero net greenhouse gas emissions
- **A takeaway coffee cup recycling** station that was kindly donated by Simply Cups. Attendees could throw away their coffee cup in the collection tube and the coffee cup lids were collected separately and placed in comingled recycling bins
- Providing an **organics recycling** bin for uneaten food scraps. The Organic Recycling Group (ORG) agreed to do a one-off collection for the Conference and as a result we managed to divert 40 kilograms of food from ending up in land fill
- Hiring a large number of **indoor plants** such as rubber plants and Areca palms to filter and purify the air within the event space, thus reducing air pollution, humidity and fatigue of attendees

In the keynote address given by the NSW Minister for the Environment, Hon. Gabrielle Upton M.P. she endorsed the action taken to reduce the amount of waste sent to landfill:

“I noticed as I walked into the foyer today there were a number of pop-up displays that emphasise some very practical ways we can reduce waste across our community and also inside the buildings and industries we work within...”

A series of post Conference Roadshows are planned to be held nationally throughout FY18-19.



Training

This year was an exciting one for our Training team with the launch of new, online training courses, delivering our first ever webinar training and the continued revision and refresh of some of current training courses.

Our newest training courses to launch in FY17-18 were for our Waste, Carbon Neutral and Apartment Building rating tools. We ran two face-to-face training sessions for the new Waste rating and platform and after this we launched the training as a 100% online course. We are pleased that a total 42 new people have become accredited in the Waste rating tool and look forward to more Waste certifications being carried out.

Our second new training course was on how to do a Carbon Neutral application. This was also our first ever training course delivered via webinar. The response from our stakeholders and industry confirmed that this is a burgeoning area of the built environment with 97 people tuning in for the training. Much like our Waste training, we then launched this course as an online training course. In total 69 people are now accredited Carbon Neutral Assessors making NABERS a strong contender in helping to achieve a net zero economy.

Finally, we ran our first ever face-to-face Energy and Water for Apartment Buildings course in Sydney and Melbourne. The turnout in each State was strong with keen interest from the building management, strata and sustainability sectors in becoming accredited to perform Apartment Building ratings. So far 66 people have become accredited which is a solid foundation particularly as this is an entirely new part of the industry for NABERS to become involved in. We must acknowledge the great ongoing support from the City of Sydney and the City of Melbourne councils in developing, promoting and driving uptake of our rating tool amongst their networks.

We are still seeing interest in our other accreditation courses and this can be seen in Energy & Water for Offices where we gained 62 Assessors and 5 people becoming accredited in Energy & Water for Hotels. In addition, 4 people have also become accredited to do Indoor Environment ratings with the pilot of a new online course.

The rise of high NABERS Energy ratings in the office market

2017-18 has seen a rise in high performing buildings within the office market. For the first time, more than 100 office buildings throughout Australia achieved a NABERS Energy rating of 5.5 stars or higher. This is a three-fold increase compared to only 5 years ago. This achievement is a powerful reflection of how advanced designers, operators and service providers have become in this sector over the past five years.

Commitment Agreements

In 2017-18, 19 new NABERS Energy Commitment Agreements were signed. NABERS commenced work expanding Commitment Agreements to include other types of buildings such as: shopping centres, hotels and data centres.

NABERS has also worked with the Australian Building Codes Board to include NABERS Commitment Agreements as a new JV1 verification method for Class 5 (office) buildings in the 2019 National Construction Code (NCC). Under the current proposal, new buildings will be able to use a signed Commitment Agreement of 5.5 stars or higher to directly meet their energy efficiency obligations under Section J of the NCC. This will allow buildings aiming to achieve high energy performance in operation, to remove duplicity of modelling and compliance costs. By requiring a NABERS ratings in operation, Commitment Agreements

will also help the building code breach the gap between theoretical building design and real sustainable performance in operation.

NABERS also worked closely with the City of Sydney on updating the Council's minimum energy efficiency requirements for new office buildings. After modelling the energy and carbon savings, as well as conducting extensive consultation, the City of Sydney formally proposed introducing Commitment Agreements of 5.5 stars NABERS Energy in May 2018. This proposal has since been approved, meaning offices in the Sydney CBD will now be built to the most energy efficient levels anywhere in Australia. We look forward to establishing similar positive collaborations with other councils throughout Australia.

Shopping centre ratings

In 2017-18, NABERS saw a record 148 shopping centres becoming certified, representing more than 46% of the floor area of all shopping centres larger than 15,000m² across Australia. This is very significant figure, particularly as it is one of our voluntary rating tools. Moreover, this number of ratings is more than we had for our office Energy ratings before the introduction of the mandatory Commercial Building Disclosure program in 2010.

We are keen to ensure the number of shopping centre ratings continue to increase nationally. The introduction of Waste ratings in shopping centres will complement the existing Energy and Water ratings, forming a strong foundation to improve the operational and sustainability functions of shopping centres across Australia.

Indoor Environment ratings

The uptake of buildings using the NABERS Indoor Environment rating tool also reached record levels by growing more than 30% in 2017-18. This is evidence of the growing interest in health and wellbeing, with more people willing to invest in measuring, communicating and improving the services buildings provide to occupants.

With 4 more Indoor Environment Assessors becoming accredited this year, we hope to see the rise of Indoor Environment ratings continue.

Commercial Building Disclosure program expansion

The last 12 months also saw the program expand by 18%, due to the expansion of the Commercial Building Disclosure program to capture smaller buildings (between 1,000-2000m²).

A total of 169 of these smaller buildings obtained their first NABERS Energy rating ever. Our data indicates that these new buildings use 30% more energy than buildings which already have a NABERS Energy rating (and have rated between 2 - 5 times). This increases to 51% more energy compared to buildings which have rated between 6 - 10 times. In turn, this means there is a wide scope for these buildings to use the information our ratings provide them and set meaningful targets to reduce their energy use and increase the efficiency of their building.

Overall, the office sector has decreased energy and carbon emissions at one of the fastest rates of any sector in Australia over the past decade. We expect these newcomers to the office sector to benefit from the technology and methods that long-term NABERS users employ to improve the performance of their buildings.



Life of Program Statistics

Office Energy (Base Building and Whole Building)

Program statistics													Total ratings
office energy whole/base building star ratings - with GreenPower													
ACT	4%	1%	5%	2%	6%	6%	10%	13%	28%	19%	5%	1%	109
NSW	4%	1%	2%	2%	4%	6%	8%	13%	20%	26%	11%	3%	522
NT	8%	8%	0%	0%	4%	0%	12%	8%	32%	20%	8%	0%	25
QLD	11%	2%	2%	5%	7%	5%	8%	10%	15%	22%	12%	1%	282
SA	3%	2%	1%	5%	6%	7%	8%	20%	26%	17%	5%	0%	99
VIC	7%	2%	1%	2%	6%	9%	13%	20%	16%	18%	4%	2%	292
WA	10%	3%	3%	3%	4%	10%	14%	12%	18%	19%	4%	0%	207
TAS	0%	0%	4%	4%	4%	8%	8%	24%	12%	20%	12%	4%	25
NATIONAL	7%	2%	2%	3%	5%	7%	10%	14%	19%	21%	8%	2%	1561
	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	



Program statistics													Total ratings
office energy whole/base building star ratings - without GreenPower													
ACT	4%	1%	5%	3%	5%	6%	10%	13%	30%	17%	5%	1%	109
NSW	4%	1%	2%	2%	4%	6%	8%	13%	21%	30%	8%	1%	522
NT	8%	8%	0%	0%	4%	0%	12%	8%	32%	20%	8%	0%	25
QLD	11%	2%	2%	5%	7%	6%	8%	11%	14%	21%	12%	1%	282
SA	3%	2%	1%	5%	6%	7%	10%	20%	24%	17%	5%	0%	99
VIC	7%	2%	1%	2%	6%	10%	13%	22%	16%	17%	3%	1%	292
WA	11%	3%	3%	3%	4%	10%	14%	12%	17%	19%	4%	0%	207
TAS	0%	0%	4%	4%	4%	8%	8%	24%	12%	20%	12%	4%	25
NATIONAL (%)	7%	2%	2%	3%	5%	7%	10%	14%	19%	23%	7%	1%	1561
	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	



Office Energy (Tenancy)

Program statistics value is a percent													
office energy tenancy - with GreenPower													Total ratings
ACT	0%	0%	7%	0%	0%	0%	0%	14%	17%	31%	24%	7%	29
NSW	0%	0%	0%	1%	1%	3%	3%	18%	17%	28%	17%	12%	77
NT	0%	0%	0%	0%	0%	40%	0%	20%	40%	0%	0%	0%	5
QLD	4%	0%	0%	4%	4%	4%	8%	24%	20%	20%	8%	4%	25
SA	0%	0%	0%	0%	0%	7%	7%	14%	14%	30%	14%	14%	14
VIC	0%	0%	2%	0%	2%	0%	10%	19%	22%	21%	19%	5%	42
WA	0%	0%	9%	9%	0%	0%	9%	0%	46%	18%	0%	9%	11
TAS	0%	0%	0%	0%	0%	0%	0%	0%	50%	25%	25%	0%	4
NATIONAL	0%	0%	2%	1%	1%	3%	5%	17%	21%	26%	16%	8%	207
	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	



Program statistics													Total Ratings
Office energy tenancy - without GreenPower													
ACT	0%	0%	7%	0%	0%	0%	3%	10%	17%	35%	21%	7%	29
NSW	0%	0%	1%	0%	1%	3%	5%	17%	18%	32%	18%	5%	77
NT	0%	0%	0%	0%	0%	40%	0%	20%	40%	0%	0%	0%	5
QLD	4%	0%	0%	4%	4%	4%	8%	24%	20%	20%	8%	4%	25
SA	0%	0%	0%	0%	0%	7%	7%	14%	21%	30%	14%	7%	14
VIC	0%	0%	2%	0%	2%	0%	10%	19%	24%	27%	14%	2%	42
WA	0%	0%	9%	9%	0%	0%	9%	9%	37%	18%	0%	9%	11
TAS	0%	0%	0%	0%	0%	0%	0%	0%	50%	25%	25%	0%	4
NATIONAL	0%	0%	2%	1%	1%	3%	6%	16%	22%	29%	15%	5%	207
	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	



Office Water (Whole or Base Building)

Program statistics													
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	
ACT	4%	2%	2%	2%	0%	26%	19%	13%	13%	11%	4%	4%	45
NSW	3%	1%	2%	5%	8%	17%	30%	18%	11%	2%	1%	2%	295
NT	0%	0%	0%	0%	0%	0%	25%	25%	25%	0%	0%	25%	4
QLD	4%	0%	0%	0%	1%	2%	13%	48%	19%	5%	6%	2%	98
SA	6%	0%	6%	6%	6%	18%	0%	40%	12%	6%	0%	0%	17
VIC	4%	2%	1%	2%	10%	18%	19%	13%	13%	13%	2%	3%	126
WA	10%	0%	4%	2%	7%	15%	13%	22%	19%	5%	3%	0%	135
TAS	0%	0%	0%	0%	50%	0%	50%	0%	0%	0%	0%	0%	2
NATIONAL	5%	1%	2%	3%	7%	15%	21%	22%	14%	6%	2%	2%	722
	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	



Shopping Centres

Program statistics												
Shopping centre energy star ratings - without GreenPower												
NATIONAL	0%	1%	3%	3%	8%	13%	23%	24%	19%	3%	2%	1%
	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

Program statistics												
shopping centre water star ratings												
NATIONAL	6%	3%	8%	9%	8%	16%	14%	21%	9%	6%	0%	0%
	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



Hotels

Program statistics													
hotel energy star ratings - without GreenPower													
NATIONAL	0%	0%	0%	0%	0%	0%	0%	0%	67%	33%	0%	0%	0%
	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	

Program statistics												
hotel water star ratings												
NATIONAL	0%	0%	0%	0%	0%	0%	0%	50%	50%	0%	0%	0%
	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



National office market penetration

	NABERS office tools																			
Energy Ratings	0%	3%	4%	4%	6%	8%	14%	19%	23%	27%	31%	36%	50%	58%	64%	70%	75%	77%	81%	86%
Water Ratings	-	-	-	-	-	-	0%	4%	9%	15%	21%	25%	32%	38%	42%	46%	50%	52%	55%	59%
Year	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



Number of individual buildings rated

Number of individual buildings rated At least once over the life of the program	
Office Energy	3213
Office Water	1291
Office IE	122
Office Waste	46
Public Hospital Energy Ratings	274
Public Hospital Water Ratings	139
Shopping Centre Energy	228
Shopping Centre Water	195
Hotel Energy	76
Hotel Water	67
Data Centre Energy	16



Number of Unique Buildings and Tenancies Rated

	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
Office Energy Ratings	2	30	38	10	41	66	297	214	200	332	390	495	1122	1316	1348	1389	1414	1347	1465	1743
Office Water Ratings	-	-	-	-	-	-	-	51	106	212	242	253	414	506	520	547	561	566	635	702
Office Indoor Environment Ratings	-	-	-	-	-	-	-	-	-	-	-	11	14	14	22	44	34	48	49	65
Office Waste Ratings	-	-	-	-	-	-	-	-	-	-	1	14	4	15	11	12	5	7	4	5
Public Hospital Energy Ratings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	274
Public Hospital Water Ratings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	139
Shopping Centre Energy Ratings	-	-	-	-	-	-	-	-	-	-	-	0	31	76	85	59	109	129	131	148
Shopping Centre Water Ratings	-	-	-	-	-	-	-	-	-	-	-	0	28	74	78	53	88	111	112	136
Hotel Energy Ratings	-	-	-	-	-	-	-	-	-	-	2	19	32	29	22	26	15	6	4	3
Hotel Water Ratings	-	-	-	-	-	-	-	-	-	-	2	19	36	27	20	14	12	2	3	2
Data Centre Ratings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	5	11	12	12
TOTAL	2	30	38	10	41	66	297	265	306	544	637	811	1683	2061	2105	2146	2244	2228	2417	2819



Distribution (%) of Office Energy Ratings over Life of the Program

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
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%
1999/00	13.0%	0.0%	0.0%	26.1%	8.7%	26.1%	4.3%	21.7%	0.0%	0.0%	0.0%	0.0%
2000/01	6.1%	0.0%	3.0%	6.1%	12.1%	21.2%	18.2%	27.3%	6.1%	0.0%	0.0%	0.0%
2001/02	0.0%	0.0%	0.0%	16.7%	0.0%	33.3%	0.0%	16.7%	0.0%	33.3%	0.0%	0.0%
2002/03	13.2%	2.6%	10.5%	0.0%	21.1%	28.9%	21.1%	0.0%	2.6%	0.0%	0.0%	0.0%
2003/04	10.9%	0.0%	4.3%	6.5%	13.0%	17.4%	17.4%	10.9%	4.3%	15.2%	0.0%	0.0%
2004/05	8.1%	4.9%	7.1%	10.0%	13.9%	25.2%	12.3%	9.1%	3.9%	5.5%	0.0%	0.0%
2005/06	5.9%	4.5%	7.2%	11.8%	14.0%	17.6%	20.4%	9.5%	4.1%	5.0%	0.0%	0.0%
2006/07	5.8%	4.3%	4.8%	9.1%	17.3%	19.7%	18.8%	11.5%	4.8%	3.8%	0.0%	0.0%
2007/08	3.6%	3.1%	5.9%	12.6%	9.2%	20.1%	15.1%	14.0%	9.5%	7.0%	0.0%	0.0%
2008/09	3.0%	3.0%	5.5%	7.0%	9.3%	17.5%	16.0%	16.0%	12.0%	10.5%	0.0%	0.0%
2009/10	5.1%	3.2%	2.8%	7.9%	6.5%	14.8%	14.6%	16.2%	15.6%	13.4%	0.0%	0.0%
2010/11	10.8%	3.8%	5.4%	9.5%	8.2%	12.1%	14.7%	12.9%	11.7%	8.8%	1.8%	0.3%
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%
2012/13	6.8%	2.4%	3.7%	4.5%	7.5%	9.2%	11.1%	17.2%	19.5%	14.1%	3.7%	0.4%
2013/14	5.4%	2.2%	2.1%	4.2%	7.3%	8.3%	10.9%	16.6%	19.6%	17.5%	5.6%	0.3%
2014/15	4.7%	1.7%	1.9%	3.2%	5.2%	9.1%	12.1%	16.0%	20.1%	19.6%	5.9%	0.4%
2015/16	4.6%	1.4%	2.3%	2.9%	4.9%	7.6%	10.7%	14.6%	20.5%	22.3%	7.6%	0.6%
2016/17	4.4%	1.5%	2.1%	3.4%	4.6%	6.8%	10.3%	16.2%	19.4%	23.1%	7.2%	1.1%
2017/18	6.1%	1.5%	2.0%	2.9%	4.8%	6.6%	9.7%	14.6%	19.6%	23.0%	8.0%	1.3%



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
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%
1999/00	10.0%	0.0%	0.0%	20.0%	10.0%	23.3%	3.3%	20.0%	0.0%	13.3%	0.0%	0.0%
2000/01	5.1%	2.6%	2.6%	5.1%	10.3%	23.1%	15.4%	28.2%	5.1%	2.6%	0.0%	0.0%
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%
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%
2003/04	7.6%	0.0%	4.5%	7.6%	15.2%	16.7%	21.2%	12.1%	4.5%	10.6%	0.0%	0.0%
2004/05	6.4%	3.5%	6.7%	8.3%	12.8%	22.4%	14.1%	10.6%	4.8%	10.3%	0.0%	0.0%
2005/06	4.1%	4.1%	6.3%	8.6%	12.7%	15.8%	21.7%	12.2%	5.9%	8.6%	0.0%	0.0%
2006/07	4.8%	2.9%	4.3%	8.7%	14.9%	17.8%	17.3%	17.3%	4.3%	7.7%	0.0%	0.0%
2007/08	2.8%	2.5%	4.7%	9.2%	8.9%	16.2%	12.6%	15.4%	14.0%	13.7%	0.0%	0.0%
2008/09	2.3%	2.5%	3.3%	7.0%	6.8%	13.3%	14.8%	17.0%	14.5%	18.5%	0.0%	0.0%
2009/10	3.9%	3.2%	2.4%	6.9%	4.3%	12.2%	11.6%	13.6%	19.1%	22.7%	0.0%	0.0%
2010/11	10.6%	3.3%	4.9%	8.2%	7.6%	10.8%	13.7%	11.9%	12.4%	11.6%	2.7%	2.4%
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%
2012/13	6.2%	2.3%	3.5%	4.4%	6.6%	8.9%	10.5%	15.0%	20.1%	14.6%	5.2%	2.7%
2013/14	5.3%	2.2%	2.0%	3.9%	6.5%	7.9%	10.7%	15.3%	18.6%	18.8%	6.2%	2.6%
2014/15	4.6%	1.6%	2.1%	3.1%	4.5%	8.5%	11.8%	14.9%	19.2%	20.5%	7.1%	2.1%
2015/16	4.6%	1.2%	2.4%	2.8%	4.5%	7.1%	10.2%	13.5%	20.1%	21.7%	9.5%	2.4%
2016/17	4.3%	1.6%	1.9%	3.4%	4.1%	6.3%	10.5%	15.4%	18.8%	22.5%	8.6%	2.5%
2017/18	5.9%	1.5%	1.9%	2.9%	4.6%	6.2%	9.3%	14.4%	19.3%	22.3%	9.2%	2.4%



Average reduction in energy use after multiple ratings

Average reduction in energy use after multiple ratings (MJ/m²) NABERS Energy for offices (Base and Whole Buildings)											
Reduction	5%	4%	12%	13%	20%	22%	27%	30%	34%	36%	36%
	2nd rating	3rd rating	4th rating	5th rating	6th rating	7th rating	8th rating	9th rating	10th rating	11 th rating	12 th rating

Average reduction in emissions after multiple ratings

Average reduction in emissions after multiple ratings (kg/co₂-e/m²)											
Reduction	6%	7%	16%	19%	26%	28%	33%	36%	40%	41%	44%
	2nd rating	3rd rating	4th rating	5th rating	6th rating	7th rating	8th rating	9th rating	10th rating	11 th rating	12 th rating

NABERS Energy Commitment Agreements

Targeted star ratings over the life of the Program

Star Rating	4	4.5	5	5.5	6
Total	14	114	112	3	3



Ratings and government policy

	Ratings and government policy NABERS Energy for offices																			
Number of Energy Ratings	2	30	39	10	42	66	312	221	208	358	399	507	1146	1380	1422	1475	1441	1393	1491	1768
Number of Energy Ratings over 4.5 stars	1	4	3	4	2	10	47	32	25	99	132	212	333	476	607	682	704	747	782	939
	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18

Labels

2003/04 NSW Greenhouse Performance of Government Office Buildings required all owned and leased offices to be rated

2006/07 Energy Efficiency in Government Operations introduced by Commonwealth requiring all owned or leased office spaces rated over 4.5 stars

2007/08 NSW Sustainable Government Policy introduced requiring all government owned or leased office spaces to be rated over 4.5 stars

2009/10 Commercial Building Disclosure introduced by Commonwealth making NABERS rating mandatory for all office buildings over 2000m²

2017/18 Commercial Building Disclosure threshold dropped to 1000m²



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

Financial Statement 2017/18

NABERS Finance Report 2017 - 2018	
Receipts	
NSC Member Contributions	(432,234)
Other Government Partnerships	(397,969)
NABERS ratings and products	(2,314,817)
Training fees	(316,765)
Accreditation fees	(377,718)
NABERS agreements and licenses	(121,572)
Total Revenue	(3,961,076)
Expenditure	
Salaries	2,556,106
Operational expenses related to the delivery of ratings	199,162
Training and accreditation	184,654
Stakeholder and communication activities	153,913
Development & Innovation projects	162,121
Website development and maintenance (incl Capital)	743,497
General operation costs	128,651
Total Expenditure	4,128,103
Net Result	167,028
Cash Reserves	(239,854)

Contact us

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