

Ruling

# Waste data verification

Version 2.0 — September 2022



Cover photo: Bales of cardboard ready for shipping.

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# 1 Introduction

## 1.1 General

This document is a Ruling that specifies how a verification of NABERS waste data is to be carried out.

The waste data verification tool presented in this Ruling is designed for buildings that currently have no waste benchmark and therefore cannot attain a NABERS waste star rating. It offers the ability to track the quality of the waste data being generated by a property via verified data which will supply a method of consistent measurement.

NABERS waste verification tool will allow building owners to conduct the same verification checks as a NABERS waste rating, using the NABERS waste verification rules and any data already certified by an Assessor. The verified data will be submitted by an Assessor and audited by the NABERS program.

Building owners will not receive a NABERS star rating result but will obtain a verification report including validated recycling rates and other valuable indicators for reporting purposes. Building owners will also be able to get a better understanding of contamination in their recycling streams and insights into whether these are effectively recycled when it leaves the premises.

The NABERS waste verification tool was initially tested in the market with shopping centres and hotels. This update expands application of the tool to five new building sectors, with future updates allowing for application of the tool to other sectors over time.

This Ruling will supersede *NABERS Ruling — Waste data verification, v1.0, 2021*.

## 1.2 Interpretation of the Rules and Rulings

This Ruling is to be read in conjunction with *NABERS The Rules — Waste, v1.3, 2021* as they apply to the specific building type.

**Note:** Rulings are used to address specific issues that may arise after the publication of the Rules.

Where a conflict between this Ruling and existing Rules is present, the requirements of the Ruling take precedence over the Rules.

This Ruling applies to any building type eligible for a NABERS rating using the NABERS energy rating tools.

## 1.3 Situations not covered by the Rules

Assessors must comply with this Ruling unless prior approval has been sought and approved by the National Administrator.

Where appropriate, Assessors may contact the National Administrator to propose an alternative methodology, outlining the circumstances and rationale. Prior approval for use is required and may be granted conditionally, on a case-by-case basis and at the National Administrator's discretion.

## 1.4 How to use this document

The term "Ruling" refers to a body of works produced by NABERS that specify what must be examined, tested and documented when an Assessor conducts a rating. Wherever the term is used in this document from Chapter 3 onwards, it refers to this document, *NABERS Ruling — Waste data verification*. Other Rules documents mentioned in the text are distinguished from the present document by the inclusion of their title.

Text appearing **dark green** and **bold** is a defined term. Defined terms can be found in Chapter 2 of this Ruling or in Appendix A of *NABERS The Rules — Waste*, v1.3, 2021.

The following formatting conventions may appear in this text:

 Important requirements and/or instructions are highlighted by an information callout box.

**Note:** Text appearing with a grey background is explanatory text only and is not to be read as part of the Ruling.

**Example:** Text appearing with a green background is intended to demonstrate a worked example of the respective Rules section or Ruling section.

## 1.5 What is new in this version

The following changes have been included in this current version:

- a) Chapter 1 content has been updated to align with current NABERS style.
- b) NABERS waste verification has been expanded from hotels and shopping centres to include the following sectors:
  - 1) Apartment buildings.
  - 2) Corrective services.
  - 3) Data centres.
  - 4) Overseas buildings.
  - 5) Retirement aged care and residential living.
  - 6) Tenancies for offices.
  - 7) Warehouses and cold stores.

## 1.6 Related documents

The following documents have been referenced within this Ruling:

*NABERS The Rules — Energy and water for apartment buildings, v2.0, 2022*

*NABERS The Rules — Energy and water for hotels, v3.2, 2015*

*NABERS The Rules — Energy and water for offices, v4.1, 2020*

*NABERS The Rules — Energy and water for shopping centres, v4.1, 2022*

*NABERS The Rules — Energy for data centres, v1.1, 2014*

*NABERS The Rules — Energy for warehouses and cold stores, v1.0, 2022*

*NABERS The Rules — Waste, v1.3, 2021*

## 2 Terms and definitions

This chapter lists the key terms and their definitions that are integral to the proper use of this document.

Term	Definition
<b>Assessor(s)</b>	An accredited person authorised by the National Administrator to conduct ratings.
<b>Gross Lettable Area (GLA)</b>	The floor area of spaces as determined in accordance with the Measurement Standard for warehouses, industrial buildings, free-standing supermarkets and showrooms.
<b>Gross Lettable Area Retail (GLAR)</b>	<p>The floor area, determined in accordance with the Measurement Standard for shopping centres, of spaces that can be used as retail tenancies within the premises to be rated.</p> <p><b>Note:</b> This is essentially the space within the permanent walls of the building, excluding spaces for the following:</p> <ul style="list-style-type: none"><li>a) Public access and use (including stairs, escalators, lift lobbies and passageways).</li><li>b) Building, mechanical, air conditioning, electrical and other utility services.</li><li>c) Staff and cleaning facilities (including toilets, tea rooms and cleaners' cupboards) which are not part of a tenant's fitout.</li></ul> <p>Tenant storage areas not adjacent to the tenancy are also excluded.</p>
<b>NABERS waste rating</b>	An independent benchmark of a building's recycling rate as determined by the weight of all materials managed by the building owners (or their representatives) that leave the site.
<b>National Administrator</b>	<p>The body responsible for administering NABERS, in particular the following areas:</p> <ul style="list-style-type: none"><li>a) Establishing and maintaining the standards and procedures to be followed in all aspects of the operation of the system.</li><li>b) Determining issues that arise during the operation of the system and the making of ratings.</li><li>c) Accrediting Assessors and awarding accredited ratings in accordance with NABERS standards and procedures.</li></ul>

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	The functions of the National Administrator are undertaken by the NSW Government.
<b>Net Lettable Area (NLA)</b>	<p>The floor area, determined in accordance with the Measurement Standard for rated area, of spaces that can be used as offices within the rated premises.</p> <p><b>Note:</b> This is essentially the space within the permanent walls of the building, but excluding spaces for the following:</p> <ul style="list-style-type: none"><li>a) Public access and use (including stairs, escalators, lift lobbies and passageways).</li><li>b) Building mechanical, air conditioning, electrical and other utility services.</li><li>c) Staff and cleaning facilities (including toilets, tea rooms, and cleaners' cupboards).</li></ul> <p>The Assessor should refer to the relevant Measurement Standard for rated area documents for a definitive list of inclusions and exclusions.</p>
<b>operational waste</b>	Waste which is generated from the normal day-to-day operation of that property type.
<b>rating period</b>	The 12-month base period for the rating, requiring at least 12 continuous months of acceptable data upon which the rating is based.
<b>recycling rate</b>	The ratio of total recovered materials to total materials generated expressed as a percentage.
<b>Rules</b>	Authoritative document produced by the National Administrator that specifies what must be covered by an Assessor in order to produce a rating.
<b>Ruling(s)</b>	An authoritative decision by the National Administrator which acts as an addition or amendment to the Rules.
<b>site</b>	The legal boundary of a building that meets the requirements for a specific rating type.
<b>waste stream</b>	A type of waste.

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# 3 Waste types

Any of the **waste streams** included in the [NABERS Waste Rules and support documentation](#) may be included.

If there are additional **waste streams** that do not appear in the waste streams document, the **Assessor** may contact the **National Administrator** for clarification.

# 4 Calculating the recycling rate

The method for calculating the **recycling rate** is the same as the method used for calculating a rating in Chapter 4 of *NABERS Rules — Waste*.

# 5 Confirming waste audit methods

The methods for waste auditing are the same as those specified in Chapter 5 of *NABERS Rules — Waste*.

# 6 Confirming data quality

During the waste data verification, the **Assessor** must confirm that all the waste included in the report complies with the NABERS waste data standard

**Note:** For further information on data quality, refer to Chapter 6 of *NABERS The Rules — Waste*.

As a minimum, the general waste included must be to the NABERS waste data standard.

Any **waste stream** that complies for 8 months or more of the **rating period** may be included once a review has been carried out. If a **waste stream** complies for more than 8 months but less than 12 months, the **Assessor** must compare the data to confirm that it is within a 95 % certainty of being consistent. Once this data is confirmed the **waste stream** can be included in the report.

**Waste streams** that fail this requirement must be excluded.

**Note:** For further information on waste streams, refer to Appendix F of *NABERS The Rules — Waste*.

If there is any uncertainty, the **Assessor** may contact the **National Administrator** for clarification.

# 7 Confirming intensity metric

## 7.1 General

This chapter outlines the intensity metric to be used for each sector. Waste intensity is the total amount of **operational waste** that a property generates divided by an appropriate intensity metric.

**Example:** Shopping centre waste intensity is determined by dividing the total amount of **operational waste** by the Gross Lettable Area Retail (GLAR) metric in m<sup>2</sup>. This is a value that can be used to compare waste management practices between similar buildings.

The **Assessor** must confirm the intensity metric recorded on the NABERS Waste Manager platform is accurate.

**Note:** For further information on the process to lodge a **NABERS waste rating**, refer to Appendix E of *NABERS The Rules — Waste*.

If further confirmation is required, the **Assessor** may contact the **National Administrator**.

## 7.2 Building sector intensity metrics

### 7.2.1 Apartment buildings

Apartment buildings are to use the total number of apartments.

**Assessors** are required to retain evidence for this measurement in accordance with *NABERS The Rules — Energy and water for apartment buildings*.

### 7.2.2 Corrective services

Corrective services are to use the total number of prisoners catered for by the correctional facility over the 12-month **rating period**.

If a person-based metric is to be used there is a 2-month timeframe before and after the end of the **rating period** when this metric can be applied.

### 7.2.3 Data centres

Data centres are to use the design capacity of the IT load in megawatts (MW).

**Assessors** are required to retain evidence for this measurement in accordance with *NABERS The Rules — Energy for data centres*.

### 7.2.4 Hotels

Hotels are to use hotel rooms.

**Assessors** are required to retain evidence for this measurement in accordance with *NABERS The Rules — Energy and water for hotels*.

### 7.2.5 Overseas buildings

Overseas buildings will be assessed on a case-by-case basis as it may be appropriate to use the same sector intensity as chosen in Australia. However, default densities and contaminations in the NABERS waste verification tool may need to be further investigated.

**Assessors** may contact the **National Administrator** if there is an interest in pursuing this.

### 7.2.6 Retirement aged care and residential living

Retirement living and retirement aged care living are to use occupied beds days.

**Assessors** are required to retain evidence for this measurement in accordance with *NABERS The Rules — Energy and water for apartment buildings*.

### 7.2.7 Shopping centres

Shopping centres are to use the tenancy Gross Lettable Area Retail (GLAR).

**Assessors** are required to retain evidence for this measurement in accordance with *NABERS The Rules — Energy and water for shopping centre*.

### 7.2.8 Tenancies for offices

Tenancy Net Lettable Area (NLA) are to use all office space and office support facilities.

**Assessors** are required to retain evidence for this measurement in accordance with *NABERS The Rules — Energy and water for offices*.

### 7.2.9 Warehouses and cold stores

Warehouses and cold stores are to use site Gross Lettable Area (GLA).

**Assessors** are required to retain evidence for this measurement in accordance with *NABERS The Rules — Energy for warehouses and cold stores*.

# 8 Confirming operational waste

The **Assessor** must confirm that only operational waste for that property type has been included in the verification. **Operational waste** streams will be verified with the **Assessor** during auditing of the verification application.

**Note:** Minimum waste streams may differ for each sector. However, as a minimum, general waste and a type of paper/cardboard/mixed recycling is the basic option.

The property must be able to demonstrate that any waste types that are included are operational waste.

Construction and demolition waste are waste types that are always excluded.

If the **Assessor** is unsure whether a particular waste stream can be included, they must contact the **National Administrator** for clarification.

# Contact us

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