



NABERS

Annual Report
2022–23



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Carlos Flores
Director of NABERS

Welcome

Welcome letter from Carlos Flores, Director of NABERS

NABERS is Australia's largest sustainability initiative for buildings, but many of the organisations we work with don't actually think of themselves as part of the built environment.

Hotel operators often refer to their industry as part of the 'hospitality' sector, hospital operators think of themselves as part of 'healthcare', and school principals work in the 'education' sector. The same can be said of most sectors NABERS is in, each with their own set of unique challenges and opportunities on the path towards decarbonisation and greater sustainability. Understanding these unique circumstances is key to helping every sector of the economy become more sustainable.

That said, one thing we don't talk about enough is what these sectors share in common when it comes to sustainability. The equipment that uses energy and produces carbon emissions in these diverse group of buildings is essentially the same: it is air conditioning, heating, lifts, lighting and other standard equipment. The same can be said for water usage and circular economy challenges in buildings, many of which have less to do with the building and more to do with how to help people behave more sustainably.

Because of this, different building sectors can learn much from each other, and a breakthrough in one can pave the way for faster change in the other.

At NABERS, we have seen the office sector make huge leaps forward in sustainability for over 25 years now. But in this year's Annual Report, we wanted to showcase how other sectors are beginning to make their own major leaps forward. In fact, this year's report includes a special on shopping centres, a sector that has experienced an energy efficiency and decarbonisation revolution in the past 10 years.

And while we are making meaningful progress in some sectors of the built environment, the decarbonisation challenge is urgent. It demands action on an unprecedented scale and from every sector, even those which have made a lot of progress to date.

The joint achievements of our program and stakeholders this year were delivered against this theme of 'urgent and unprecedented'. In the past 12 months, we rolled out new NABERS rating tools for warehouses and cold stores, and we prepared for the upcoming launch of NABERS for schools and retail stores. We launched the Renewable Energy Indicator to support the industry's shift towards all-electric buildings. We delivered an online platform that streamlines the rating process for NABERS Assessors. And we continued to lay the groundwork

for an embodied carbon standard with industry-wide consultation and collaboration.

We have also continued to see sustainability action broaden beyond just energy and carbon, with 23% more buildings certifying under NABERS Indoor Environment this year, as well as 35% more buildings certifying under NABERS Waste.

These are the collective achievements of tens of thousands of individual sustainability champions in organisations across the Australian economy. They are also a great example of what is possible when government and industry work together to make a more sustainable future possible.

At NABERS, we feel fortunate for the opportunity to be able to work with many people who are spending much of their careers trying to make a difference for the planet. We are walking a narrow path to net zero, but I am confident we can walk it together, building a country where nature and the economy can both thrive.



Nicholas Burt
Chief Executive
Facility Management
Association of
Australia

Welcome letter from Nicholas Burt, Stakeholder Chair

The 2023 financial year has been marked by substantial achievements and progress for the NABERS program, underscoring its significant impact on the sustainability landscape. NABERS, long recognized as a leader in sustainable building assessment, continued to align itself with industry leaders, positioning itself to tackle emerging challenges head-on.

There is a noticeable growing importance of NABERS given the need to address carbon output of buildings. The global imperative to combat carbon emissions from the built environment has elevated NABERS' relevance. This was evident through last year's on-going work to develop a standard to measure and compare embodied carbon in buildings. This process included a public consultation paper with 10 proposals which were co-designed. NABERS has allowed for a stronger sense of industry engagement, which allows goals to be accomplished while working with various stakeholders in the building industry. This inclusive approach ensures that NABERS' rating tools remain relevant and widely accepted. Through these pathways NABERS has proven its ability to address changing landscapes. NABERS' reputation as a global leader in sustainable building assessment is well-deserved. One of the year's standout achievements was the launch of the Renewable Energy Indicator. This innovation reaffirms NABERS' commitment to promoting renewable energy sources in building operations.

A noteworthy accomplishment is the 26% increase in Office Indoor Environment (IEQ) ratings. Improved indoor environmental quality not only enhances comfort but also aligns with sustainability goals by reducing energy consumption and emissions. NABERS' expansion into new sectors, demonstrates its versatility within the industry and its commitment to constantly undertake work to develop standards addressing topical issues.

The 2023 Financial Year NABERS Annual Report highlights a year of significant impact and growth, driven by a commitment to sustainability and a proactive response to emerging challenges.



Clare McLaughlin

Head of Division
Energy Performance
and Security Division
Department of
Climate Change,
Energy, the
Environment and
Water

Welcome letter from Clare McLaughlin, Government Chair

As the new Government Chair of the NABERS National Steering Committee, I want to acknowledge what an exciting time it is to be working in this area in Government. All Australian governments have targets to achieve net zero emissions by 2050. By working with and investing in programs such as NABERS, we are on the way to achieving this goal.

The Trajectory for Low Energy Buildings brings together all Australian governments to deliver cost-effective energy efficiency improvements to homes and commercial buildings. Energy and Climate Change Ministers have recently agreed to update the Trajectory to reflect achieving low energy, net zero emissions in residential and commercial buildings by 2050. This update will build on the current commitments in support of NABERS energy ratings, including embracing the need for action on embodied carbon.

The Australian Government's National Energy Performance Strategy will also be released later this year, recognising the significant role that the built environment must play to rapidly reduce Australia's emissions, which includes improving the energy performance of existing and new building stock.

The Australian Government's Commercial Building Disclosure (CBD) program continues to be a key driver of improvement in energy performance and reduce emissions, and an excellent example of the important initiatives which are founded on NABERS ratings. This financial year has seen more than 1,800 Building Energy Efficiency Certificates issued using NABERS Energy for Offices ratings.

I look forward to working with the members of the NABERS National Steering Committee and the wider NABERS community to increase the impact of NABERS going forward.

Major Achievements

NABERS delivers impact at speed and scale in FY23

NABERS has continued to expand its reach, with an increasing number of ratings in non-mandated sectors and through engagement across the industry.

Some highlights from the year include:

- 21% growth in Sustainable Portfolios Index ratings
- 27% increase in data centres rated
- 26% increase in offices with NABERS Indoor Environment ratings
- 200% growth in offices with NABERS Waste ratings of 5 or more stars
- 18% increase in shopping centres with repeat ratings
- 85% of survey respondents agreed with NABERS approach to measuring embodied carbon.

Some key industry achievements over the past two decades

- 1.7 billion dollars in energy bills saved by our customers
- 11.57 million tonnes of CO² emissions saved

To see more on the evolution of NABERS over the past two decades, see the Life of Program Statistics.

NABERS Renewable Energy Indicator supports all-electric future

Two years in the making and developed in close consultation with industry, the NABERS Renewable Energy Indicator was launched to market in June 2023. We delivered 116 ratings in the first month after the launch – a sign of what's to come.

The Indicator discloses the percentage of fossil fuels and clean renewable energy that a building consumes on every NABERS Energy certificate. This gives building owners, investors and tenants extra information as they make the transition to net zero.

Launch attracts industry attention

Launched online, the event attracted 200-plus people, breaking NABERS attendee records. The positive response from industry demonstrates a strong appetite for all-electric buildings – and for a mechanism that recognises all-electric buildings in the market.

The launch attracted strong media attention too. Speaking to The Fifth Estate, NABERS Director Carlos Flores said the Indicator supports the large number of developers already designing

all-electric buildings, as well as those setting roadmaps to remove fossil fuels during capital upgrades.

“We are very thankful to the hundreds of organisations, individuals and industry bodies in the building sector who advocated for and helped shape the Renewable Energy Indicator over the past two years,” Carlos said. “Their efforts were instrumental in designing a new Indicator that is helping NABERS evolve to drive buildings to be energy efficient as well as fully decarbonised.”

The Renewable Energy Indicator is strongly aligned with other industry standards, including the Green Building Council of Australia’s (GBCA’s) Green Star rating system and Climate Active’s Carbon Neutral Standard for Buildings.



Renewable Energy Indicator launches in June 2023

New certificate and online training for Assessors

The launch of the Renewable Energy Indicator was accompanied by extensive training to upskill NABERS Assessors on how the Indicator interacts with NABERS ratings.

By incorporating the Renewable Energy Indicator on every NABERS certificate, owners, managers, tenants and investors gain a high-level view of how their building is performing.

Assessors have hailed this as a game changer that will better recognise and reward the generation and purchase of renewable energy.

Building owners are also supportive. As Steve Ford, The GPT Group’s Head of Sustainability and Energy, notes: “A simple outcome of stars, and now renewable energy percentages, can be what attracts green finance or gets buy-in for energy efficiency projects. The uplift in a NABERS rating can be the extra incentive that gets capital investment over the line.”

NABERS sets out to tackle embodied carbon

This year, we asked for feedback on the proposed rating methodology for a new embodied carbon standard and the response from industry was emphatic: 85% of respondents either agreed or strongly agreed with our approach.

Embodied carbon is a complex and interconnected issue with many competing interests and priorities – and that’s why collaboration across the value chain is mission critical.

NABERS has been working in partnership with the GBCA and collaborating with the property, construction and building industry, and with governments across Australia, to develop a standard that can measure, verify and compare embodied carbon in new buildings and major refurbishments.

Public consultation on 10 foundational proposals – co-designed and tested with all sectors of the building industry – closed in February 2023.

200+

Individuals

150+

Organisations



Decision makers

Developers, owners, tenants



Project teams

Architects, engineers, quantity surveyors, construction, LCA experts



Influencers

Policy makers, investors, industry peaks, standards bodies, academics



Supply side

Product manufacturers

With a standard method of measurement for embodied carbon, project teams can set targets and limits. This standard promises to harness the collective power of the building sector to drive demand for low-carbon design practices and construction materials.

We have now started developing the rating tool and will launch NABERS for Embodied Carbon in mid-2024.

NABERS expands to more building sectors...

NABERS takes the temperature of warehouses and cold stores

Australia's growing footprint of warehouse and cold storage facilities connect increasingly complex supply chains – and as the sector grows, so does the desire to better measure and manage performance.

In September 2022 NABERS launched a rating tool to help owners and operators of warehouses and cold stores. Speaking at the launch, the Australian Government's Assistant Minister for Climate Change and Energy, Jenny McAllister, hailed the new rating tool as another step towards “the broad effort of industry, business and communities across the country in securing the future of our energy system, our economy and our climate”.

NABERS worked with a range of warehouse and cold store owners and tenants to collect data on energy use, area or volume, and operational factors. This data informed a building-specific benchmark that was piloted across 17 facilities in diverse climate zones. We consulted with providers, peak bodies and experienced consultants, and used data gathered from more than 150 facilities to develop the energy ratings for these crucial sectors.

The first ratings have been lodged and we look forward to sharing stories of leadership from this sector in the months ahead.



Federal Assistant Minister for Climate Change and Energy, Jenny McAllister, delivering the opening address at the launch of NABERS Energy for Warehouses and Cold Stores.

Classrooms to count stars with NABERS ratings for schools

Australia has more than 9,600 schools – and every single one will soon be able to achieve NABERS Energy and Water ratings.

The NABERS team has been working hard to design a robust methodology for schools to measure, manage and improve their sustainability performance.

This year, we collaborated with various state and territories' education departments to develop a portfolio-style tool as a low-cost and effective solution. Leaders from several private and systemic schools, industry experts and education peak bodies were also consulted through working groups.

The benchmarks are based on a vast data set from 7,940 schools in diverse climate zones. Pilot ratings are now progressing across more than 45 schools, with the tool planned for launch at the end of 2023.



9,600 schools across Australia can soon benchmark using the NABERS Energy and Water ratings

Boutiques to big box retail stores poised for NABERS ratings

NABERS began rating shopping centres in 2010 – but tens of thousands of retail stores still fall outside our scope.

To accelerate the retail sector's decarbonisation efforts, the NABERS team has been working on a new NABERS Energy rating tool for retail stores. More than 25 retail organisations and peak bodies have joined the NABERS Accelerate program to speed up the development process.

We have collected data from a diverse range of 4,000-plus retail stores to create a robust benchmark. The data set captures everything from department stores within shopping malls to big box retail to small specialty shops.

NABERS Energy for Retail Stores will launch in 2024, so keep an eye out for the retail energy revolution ahead.

NABERS evolves to meet the market

Efficiency at Assessors' fingertips with NABERS Perform

Technology plays a central role in the transition to net zero – and this year we rolled out the NABERS Perform technology platform to new sectors to make it even easier for NABERS Assessors to complete ratings.

NABERS Perform now allows Assessors to lodge, access and modify ratings for offices and hotels, as well as shopping centres, residential aged care and retirement living.

NABERS Perform provides quick access to rating data, is intuitive and easy to use, and reduces manual data input which means Assessors can complete ratings in less time.

Funded in partnership with the Australian Government, NABERS Perform was developed following extensive consultation and input from NABERS Assessors and customers. Further large-scale ongoing development is planned.

In the meantime, NABERS Assessors are reaping the rewards. As Assessor Paul Thomas of Stantec confirmed: “Compared to the old platform, NABERS Perform has made entering rating data quicker and simpler, saving us a significant amount of time on the initial data entry and subsequent updates.”

Online reverse calculators make rating estimation even easier

NABERS reverse calculators are a simple way to understand the maximum amount of energy and water a building can use to achieve a desired rating. This year we transitioned our reverse calculators online to make estimating a rating even easier. The enhancements we've made will help more building owners and operators to gather up-to-date and accurate information as they set rating targets.

Maintaining momentum by spreading the NABERS message

We know everyone in Australia's built environment sector has a role to play in the shift to an all-electric, net-zero future – and our team is out there talking to people, sharing knowledge, listening and learning from feedback, building networks and championing solutions.

Our leaders were proud to join their peers at everything from large national summits to intimate roundtable discussions this year. We were invited to present at



Frankie Muskovic (Property Council of Australia), David Palin (Mirvac), Carlos Flores (NABERS) and Davina Rooney (Green Building Council of Australia) appear on the Commercial Buildings Panel at the 2022 National Energy Efficiency Summit in October 2022.

the Energy Efficiency Council's Summit and the Green Building Council of Australia's TRANSFORM 2023 conference. We joined panel discussion at events hosted by MECLA, CitySwitch and the Australian Trade & Logistics Corporation. And we used our platform to maintain momentum, so we can all move further and faster together.

Accelerating Net Zero Buildings

The NSW Government is investing \$4.8 million in Accelerating Net Zero Buildings – an initiative that includes financial support for NABERS ratings of existing buildings and NABERS Commitment Agreements for new buildings. Accelerating Net Zero Buildings is also supporting the development of a world-leading framework to measure, benchmark and certify emissions from construction and building materials.

Energy Starters empower rising stars

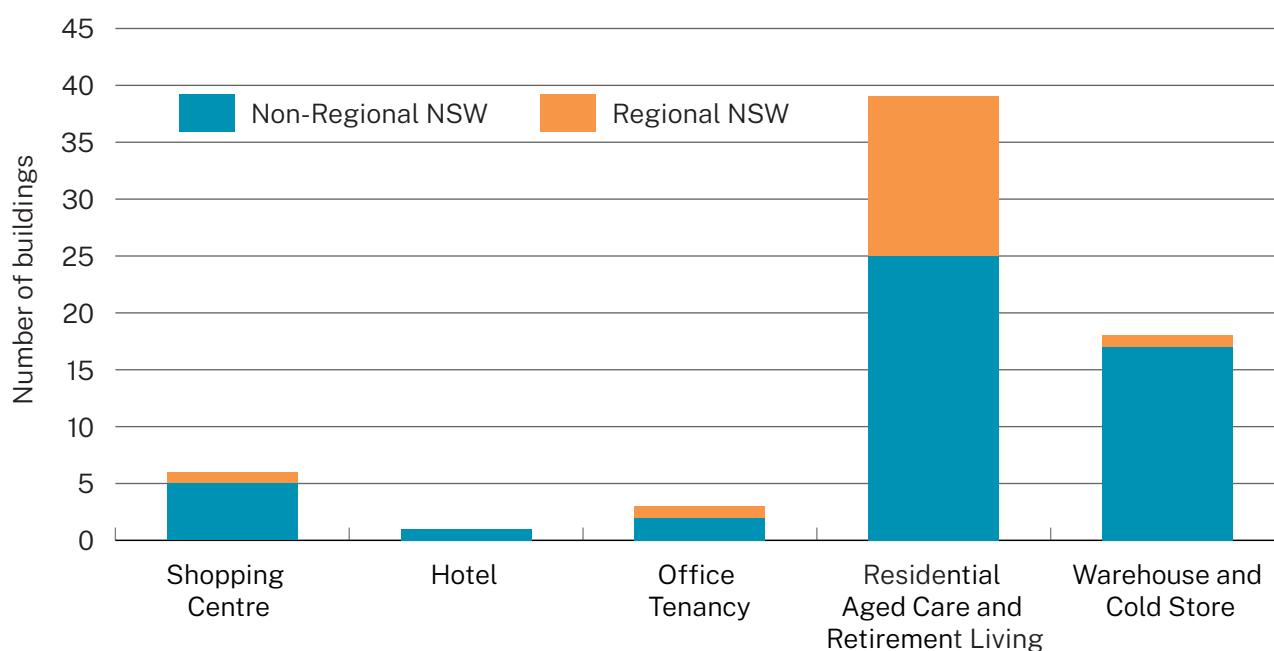
The Energy Starters program helped 67 buildings to start their energy efficiency journey this year – a 65% increase on FY22.

Residential aged care and retirement living assets accounted for 58% of ratings, and warehouse and cold stores for 27%.

Australian Unity's assets in NSW were among those that started the NABERS rating process for the first time, thanks to Energy Starters grant funding. As Parag Shinde, Australian Unity's National Manager – ESG (Property) notes: "We know the value of NABERS as an independently verified and widely recognised benchmark. We also know it can be challenging to achieve NABERS ratings in asset classes that have just started their ESG journey, but at Australian Unity our team is getting on with it."

With the support of Energy Starters grants, we expect the uptake of NABERS ratings and energy efficiency practices to continue its positive trajectory throughout FY24.

Energy Starters



Commitment Agreements close the performance gap for new buildings

Commitment Agreements help project teams to set ambitious energy performance targets as their buildings come to life and to use the trusted NABERS brand to share their sustainability stories with tenants, investors, financiers and more. NSW Government funding also helped us waive Commitment Agreement fees for new building developments in NSW.

Project teams that sign a NABERS Commitment Agreement overwhelmingly meet their target rating. In fact, our latest data shows 36% of buildings with NABERS Commitment Agreements overachieve their target within the first two ratings.

Collaborating with our customers and Assessors

Data drives decision making with NABERS Sustainable Portfolio Index

Sixty-four property portfolios –and a quarter of Australia’s office market –participated in the 2023 NABERS Sustainable Portfolio Index (SPI).

Now in its fifth year, the SPI offers the only publicly available whole-of-portfolio view of the actual performance of Australia’s office and retail assets. Announcing the results, NABERS Director Carlos Flores noted that “investors and property owners want efficient, resilient and sustainable assets –and the 21% growth in participating portfolios confirms this trend”.

Two new companies joined the Index in 2023, Mirvac and Elanor Investments, taking the total companies participating to 27.

The SPI Office Energy Index included ratings on 418 assets, amounting to 8.56 million sqm of rated area, or 27% of the national office market.



Brisbane CBD saw multiple portfolios participate in the 2023 Sustainable Portfolios Index (SPI)

The SPI Office Water Index followed closely behind, with 385 assets representing 8.22 million sqm of rated area, or 26% of the total national office market.

The number of funds disclosing Indoor Environment performance grew by 38%, with eight new funds listed. Two new funds disclosed Waste ratings, driving a 20% increase in the Waste Index.

The number of portfolios disclosing their ratings is important – as it not only confirms the clear trajectory of industry leadership, but also strengthens the value of the NABERS SPI. As Charter Hall's Group Head of ESG, Andrew Cole, notes: "Third-party verification such as the NABERS Sustainable Portfolio Index supports our ongoing monitoring and disclosure of our ESG performance. It also enables our participation in emerging sustainable finance, where we have \$3.4 billion in sustainable finance transactions currently."

Outreach and training for local governments

With funding from the Australian Government's Department of Climate Change, Energy, the Environment and Water (DCCEEW), NABERS developed a series of case studies, four training courses and resources for local governments across Victoria, Queensland, Western Australia and South Australia.

These materials were designed to improve the knowledge and capacity of planning professionals and to help local councils understand and use sustainability tools like NABERS Commitment Agreements in the planning approvals process.

We also re-launched the *Using NABERS for Sustainable Building Planning in Victoria* training course in March 2023, attracting more than 170 people, including 80 people from state and local governments.



NABERS launches a new course for sustainability professionals in Victoria

Rules and ratings adapt and evolve

NABERS Rules are used by Assessors to rate the performance of buildings. This year, we made substantial changes to simplify the rating process for Assessors as we transitioned to the NABERS Perform platform, and to introduce the new Renewable Energy Indicator.

Following on from an update to the Energy and Water for Hotels Rules in October 2022, major updates to the two most-used Rules documents in the NABERS stable were released in June 2023: the Metering and Consumption Rules and the Energy and Water for Offices Rules.

The Rules for the new *Energy for Warehouses and Cold Stores ratings* were released in August 2022.

Working together through NABERS-hosted webinars and online events

The NABERS team is committed to collaboration. To do this, we regularly share information to keep our Assessors and customers up to date on our work and to incorporate their insights and expertise into every new NABERS project.

This year, we hosted NABERS conference satellite events across six cities, launched ratings for warehouses and cold stores with an industry panel, and hosted webinars on the Renewable Energy Indicator, embodied carbon consultation and other technical topics. We brought together Assessors to share best practice information on tenancy lighting assessments (TLAs) and gathered education experts across the country for their input into the new rating tool for schools.



Members of the NABERS Government Schools Technical Working Group in February 2023

Energising our training

This year NABERS released two new training courses, as well as training material to support new tools and updates. More than 120 people attended the Energy for Warehouses and Cold Stores training course, while our NABERS Sustainable Finance course attracted 130-plus participants.

The new training courses included extensive information to support the Renewable Energy Indicator and Perform for Offices launches.

New fact sheets bridge the information gap

The first NABERS rating can be daunting, so this year we developed a suite of case studies and fact sheets with simple and easy information for Assessors to share with first-time customers. The case studies and fact sheets were developed in collaboration with DCCEEW in response to Assessor feedback and to help bridge the information gap when customers are starting their NABERS journey.

A simple energy comparison tool for new sectors

Our footprint of rating tools continues to expand, but dozens of building types still fall outside the NABERS sphere of influence. This year we took a significant step towards a new NABERS Energy rating tool that provides a simple energy comparison for new sectors outside NABERS' current offerings.

We undertook market and user research to understand the value and demand for this type of tool and what users could expect. A simple prototype was positively received during testing by potential users in targeted sectors. We are finalising the plan to develop and launch the tool with support from DCCEE during the next calendar year.

Many communication channels, multiple connections

The NABERS team is committed to keeping our stakeholders up to date with new tools, launches, training and other developments. We use integrated campaigns that include electronic direct mail, social media, events and website updates to communicate and engage with our audiences. This financial year the NABERS LinkedIn page reached 10,000 page followers and we continue to embrace new channels to engage a wide audience in conversations.

NABERS international

NABERS launched in the United Kingdom in 2020 and since then we've seen increasing interest in NABERS from other countries.

We are currently laying the groundwork with the German government and the German industry initiative for energy efficiency, DENEFF to pilot the NABERS Energy for Offices tool.

We are also engaging with the Irish Green Building Council and Irish Government, Singapore's Ministry of Trade and Industry and the Building and Construction Authority, and have attracted interest from China, the Pacific and Poland.

NABERS UK

NABERS UK went from strength to strength over the year, underpinned by unswerving industry support. The Whole Building and Tenancy rating tools were launched in April 2023, completing the suite of NABERS UK Energy for Offices tools and enabling all office buildings to obtain a rating, regardless of their metering arrangements.

We've seen continued strong uptake in Design for Performance registrations, Assessor licences and the NABERS UK Assessor training. We look forward to seeing these translate into ratings over the coming year.

NABERS Director Carlos Flores travelled to London in June 2023 to present to multiple influential industry organisations and government agencies over three days, including the Chartered Institution of Building Services Engineers (CIBSE), the City of London Corporation, the Government Property Agency and members of the Better Buildings Partnership.



Tom Wilson (BRE), Robert Cohen (Verco), Diana Rico-Roa (ESG Plus), Carlos Flores (NABERS) and Rob MacWhannell (BBP) gather for the CISBE UK event on lessons learnt during the implementation of NABERS UK

NABERS NZ

NABERS NZ continues to thrive under the administration of the New Zealand Green Building Council, which offers NABERS Energy for Office ratings. A total of 132 certified ratings over the financial year represents another record since NABERS NZ was launched and a 26% increase on the results posted in the previous financial year.

NABERS recently renewed its license agreement with the New Zealand Energy Efficiency and Conservation Authority and expanded the agreement to include NABERS Energy and Water for Public Hospitals.

An offer to pilot ratings for buildings in New Zealand has commenced to allow NABERS and NZGBC to test the suitability of the full suite of NABERS tools for the New Zealand market.

A flexible and future-focused team

NABERS five-year strategic plan

The current NABERS five-year plan runs from 1 July 2019 to 30 June 2024 with two core goals:

1. Every major building type can be rated by NABERS
2. Double the number of NABERS ratings by driving uptake and improving our existing tools.

This year, NABERS commenced its review process and confirmed the five-year plan is on track. Current analysis indicates that, by the end of the five-year period, NABERS will be close to achieving both goals.

In May 2023 NABERS conducted an all-of-staff workshop to unpick the learnings of the current strategic plan and begin setting goals for the next one. Our team is proud of our role supporting industry transformation and determined to drive further uptake of NABERS in the years ahead.



The NABERS team gathers in May 2023 for a five-year plan strategic workshop.

A fit-for-future structure

Over the last year, the NABERS team has worked flexibly to deliver impact at speed and scale. As the scope and influence of NABERS ratings has grown, and as tool development and overall activity has increased, so too has the NABERS team. We grew our headcount by 38% over the last year.

After a thorough analysis by an external consultant, NABERS adopted a new structure to add a new stream, Market Transformation. This allows us to work more effectively and service our growing customer base. The transition process involved extensive consultation and workshops with the NABERS team.

With our fit-for-future structure, we are excited to be working alongside our stakeholders to build a more sustainable tomorrow.



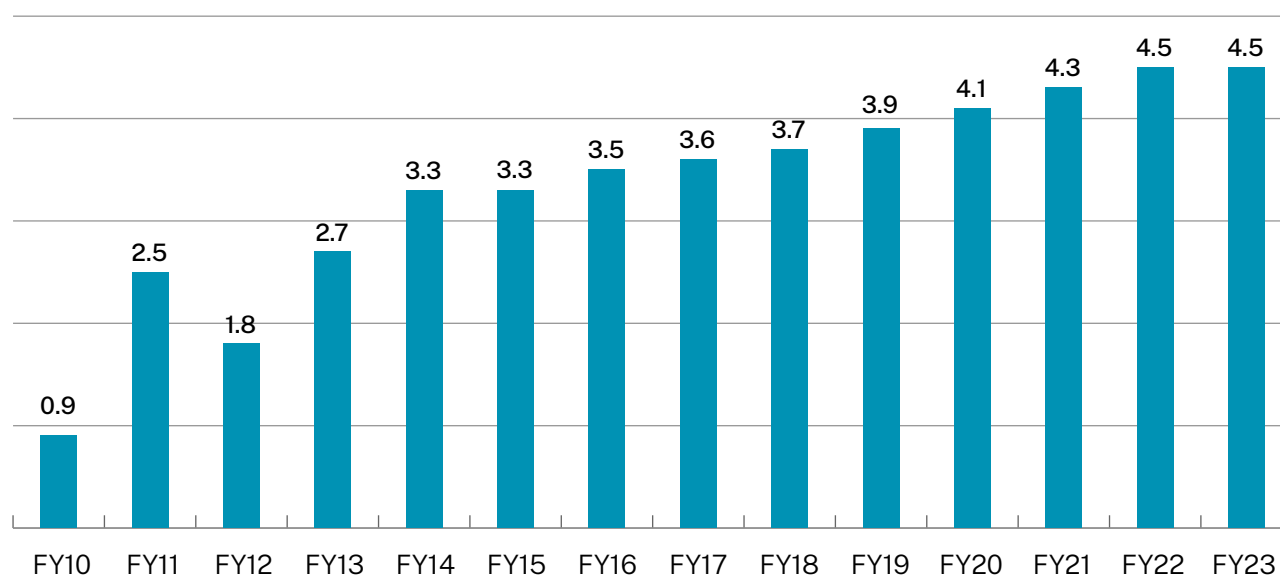
The NABERS Team collaborated at various team events

Spotlight on shopping centres

Almost half of Australia's shopping centre footprint was rated by NABERS last financial year. But as the retail sector drives energy efficiency at speed and scale, there's plenty of work ahead.

NABERS began rating the energy and water consumption of shopping centres in 2010. That first cohort of shopping centres posted an average 0.9-star rating. Last year, a record 238 shopping centres obtained NABERS ratings, and the average 4.5-star Energy rating achieved proves the NABERS mantra, “measurement leads to better management”.

Figure 1: Average NABERS Energy for Shopping Centres: star ratings excluding GreenPower



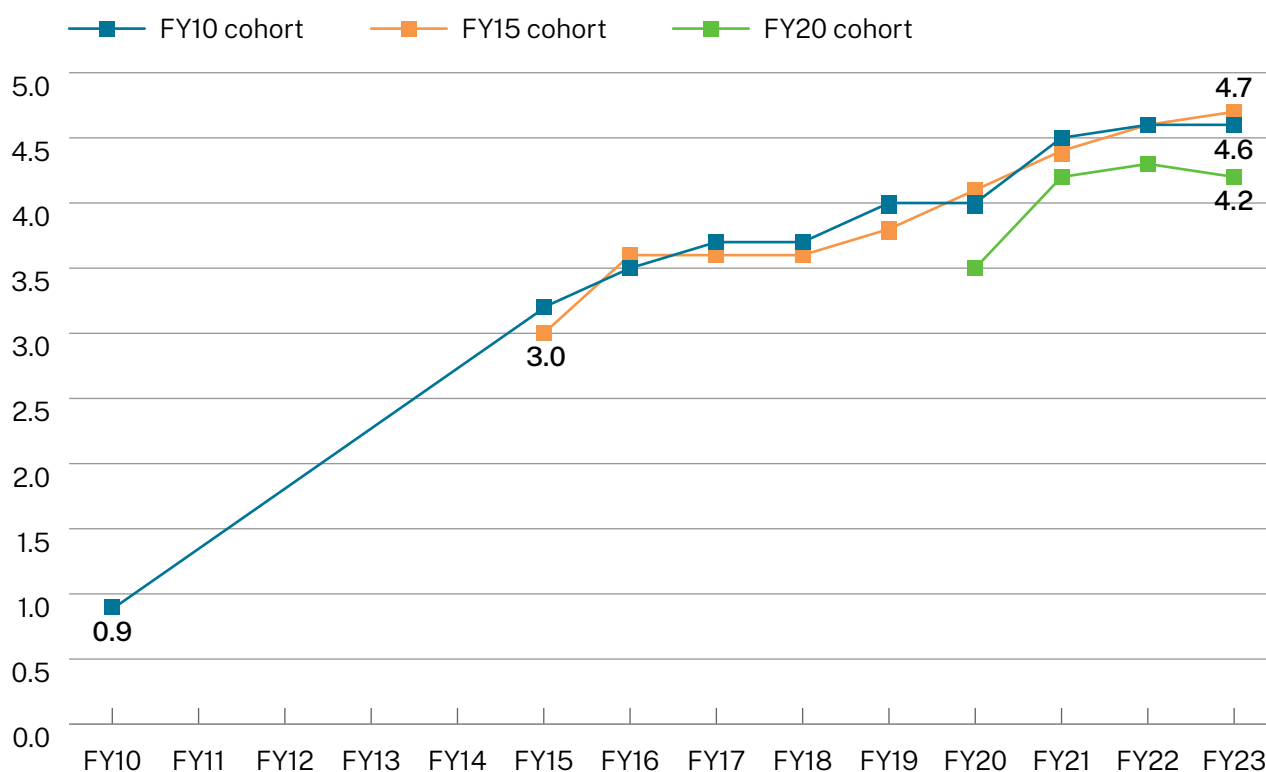
The average energy intensity of NABERS-rated shopping centres—in other words, the amount of energy consumed per unit of floor area—has fallen dramatically over time. This means shopping centres rated by NABERS are using less energy, year-on-year, to manage their functionality and comfort.

The graph in Figure 2 is instructive. It shows three cohorts of shopping centres that joined NABERS at five-year intervals. As these shopping centre owners began to measure—and then better manage—their energy efficiency, their NABERS star ratings increased.

The original cohort from 2010 had an advantage over shopping centres that joined NABERS five years later, with better performing assets and lower energy bills.

The same trend can also be seen when comparing the 2015 cohort with shopping centres joining NABERS in 2020. What does this data suggest? We know that most shopping centres are improving their energy efficiency—but those joining the NABERS program are moving forward faster.

Figure 2: Average NABERS star rating for 3 cohorts of shopping centres



Insight and empowered investment

The GPT Group has been a “longtime supporter” of NABERS, according to the company’s Head of Sustainability and Energy, Steve Ford. GPT’s team began benchmarking the energy performance of its shopping centres in 2011.

“NABERS considers the idiosyncrasies between shopping centres, not just the energy use per square metre,” Steve says.

“As an external person looking in – whether that’s an investor or a tenant – you get a good understanding of performance of an individual asset against others in a portfolio, or of a single asset over time.”

NABERS delivers a “foundation of data” that is easy to understand. But one of NABERS’ “structural advantages” is its army of NABERS Assessors, Steve adds. “It’s not just about measuring and managing. It’s about having skilled people to help you.”

“The very basis of NABERS is a known set of rules that everyone understands. In reporting, it is easy to include numbers that look good and exclude the ones that look bad – but you can’t do that with NABERS.”

Steve Ford, Head of Sustainability and Energy, The GPT Group

How do NABERS ratings work?

NABERS is a common language that allows us to compare shopping centres of all shapes and sizes.

The NABERS assessment process considers the factors that are unique to shopping centres to ensure a fair, like-for-like comparison. This includes everything from the floor space to postcode to car parking spaces to trading days.

The benchmarks adjust depending on the shopping centre's characteristics. This means the energy consumption to achieve a coveted 6-star NABERS Energy rating will vary, depending on those unique characteristics.

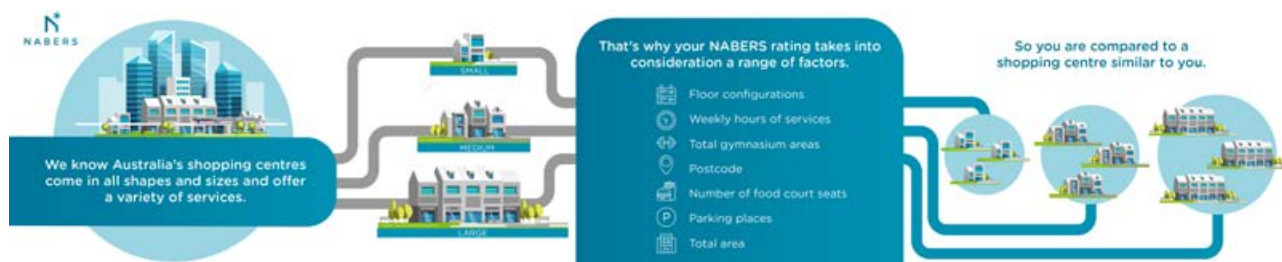
Take a hypothetical example of two shopping centres of the same size and scale, and with the same hours of operation and trading days (Figure 3). The only difference is location.

The shopping centre in Darwin is inherently a larger consumer of energy because of the air-conditioning required to maintain occupant comfort. The benchmark adjusts for this. Even though the energy intensity values of the two centres are different, they both achieve 6-star NABERS Energy ratings.

Figure 3: Comparison of hypothetical NABERS-rated buildings

Feature	Case 1	Case 2
Location	Darwin, NT	Hobart, TAS
NABERS Energy star rating	6 stars	6 stars
Energy intensity (MJ/m ²)	133	58
Total GLAR (m ²)	20,000	20,000
Total centrally serviced area	5,000	5,000
Floor configuration	Single storey	Single storey
Total hours of operation	62 hours	62 hours
Trading days	362 days	362 days
Naturally ventilated car parks	100	100
Mechanically ventilated car parks	80	80

Figure 4: Comparison of shopping centres



Star-studded shopping centres

Cbus Property has ownership in more than 285,000 sqm of shopping centre floor space as part of the Australian Core Retail Trust (ACRT), rated under the NABERS Sustainable Portfolios Index.

In 2023, Cbus Property was awarded a 5.5-star NABERS rating for its portfolio, ranking second in Australia.

"Elevating our NABERS Energy ratings has been a progressive achievement," says Cbus Property's Sustainability Manager, Marc Gillespie. "Measuring and monitoring our NABERS ratings closely give us a better understanding of how our buildings operate over time."

All shopping centres have undergone substantial changes over the Covid-19 period, Marc notes. Changes to foot traffic influenced energy and water consumption.

"NABERS gives us extra insight to help optimise our operations, at an asset, and at a portfolio level. Using a standard benchmark like NABERS allows us to share knowledge between buildings on what works and what doesn't."

Rating more retail in 2024

In FY23, NABERS rated more shopping centres than ever before. The achievements of Australia's leading retail asset owners over the last decade are worthy of awards and applause.

But the challenge of driving down energy consumption and emissions is as supersized as our shopping centre footprint, which the Shopping Centre Council of Australia says amounts to 26.5 million square metres.

The NABERS team is developing a tool to rate the spaces that aren't currently assessed by NABERS, like large supermarket tenancies, department stores and big box retailers. This tool is set for launch in mid-2024.

Many retailers are eagerly awaiting the new NABERS rating tool. One of those is menswear label M.J Bale. Athena Savvas, M.J Bale's Sustainability and Projects Manager, welcomes the launch of a "valuable tool to propel retail businesses in their efforts to better understand and reduce their environmental impact", especially as NABERS has been "proven to reduce energy consumption of other industries".

Electric dreams

Shopping centres participating in NABERS have achieved huge reductions in energy use in just a few years. But a more nuanced picture emerges when we look at the decline in electricity and gas usage separately.

The graph in Figure 5 shows the evolution of 71 shopping centres that were certified by NABERS in FY15, and then once again in FY23. During this 8-year period, those shopping centres reduced their electricity consumption (in MJ/m²) by a whopping 37%, a world-leading rate of energy improvement. In contrast, gas usage in these buildings declined by 18%, a respectable decline but only half as fast as the progress seen with electricity usage.

Figure 6 complements the analysis, showing that although shopping centres have become more energy-efficient, the percentage of NABERS rated shopping centres using on site fossil fuels is still high.

This example shows the great challenge ahead for Australian retail, as well as the broader building sector. We need to continue to use our electricity more efficiently, but we need an even bigger leap towards electrifying our buildings. So, while we can and should be proud of our progress to date, there is much work ahead on the road to a net zero retail sector.

Figure 5: Percentage change of electricity and gas intensity of 71 shopping centres since FY15

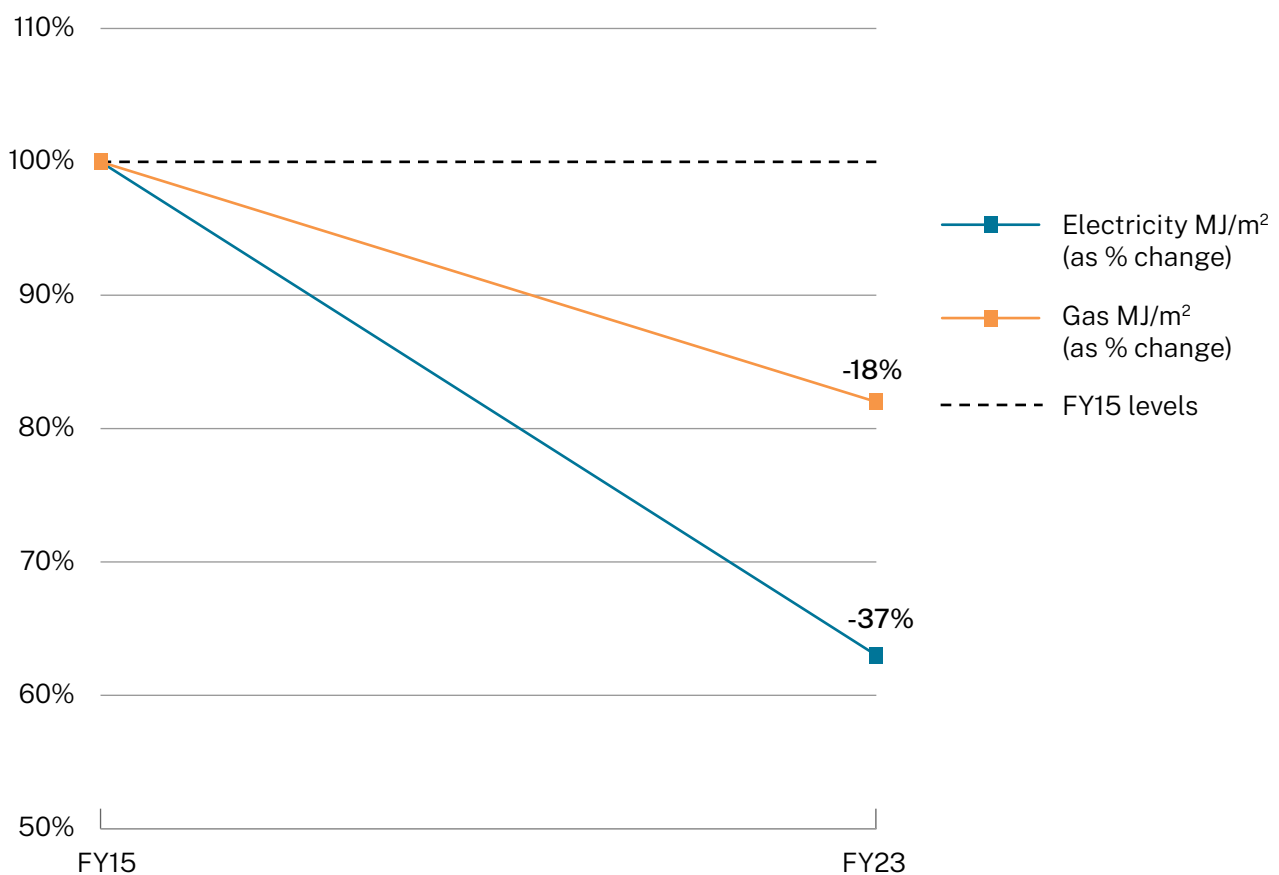
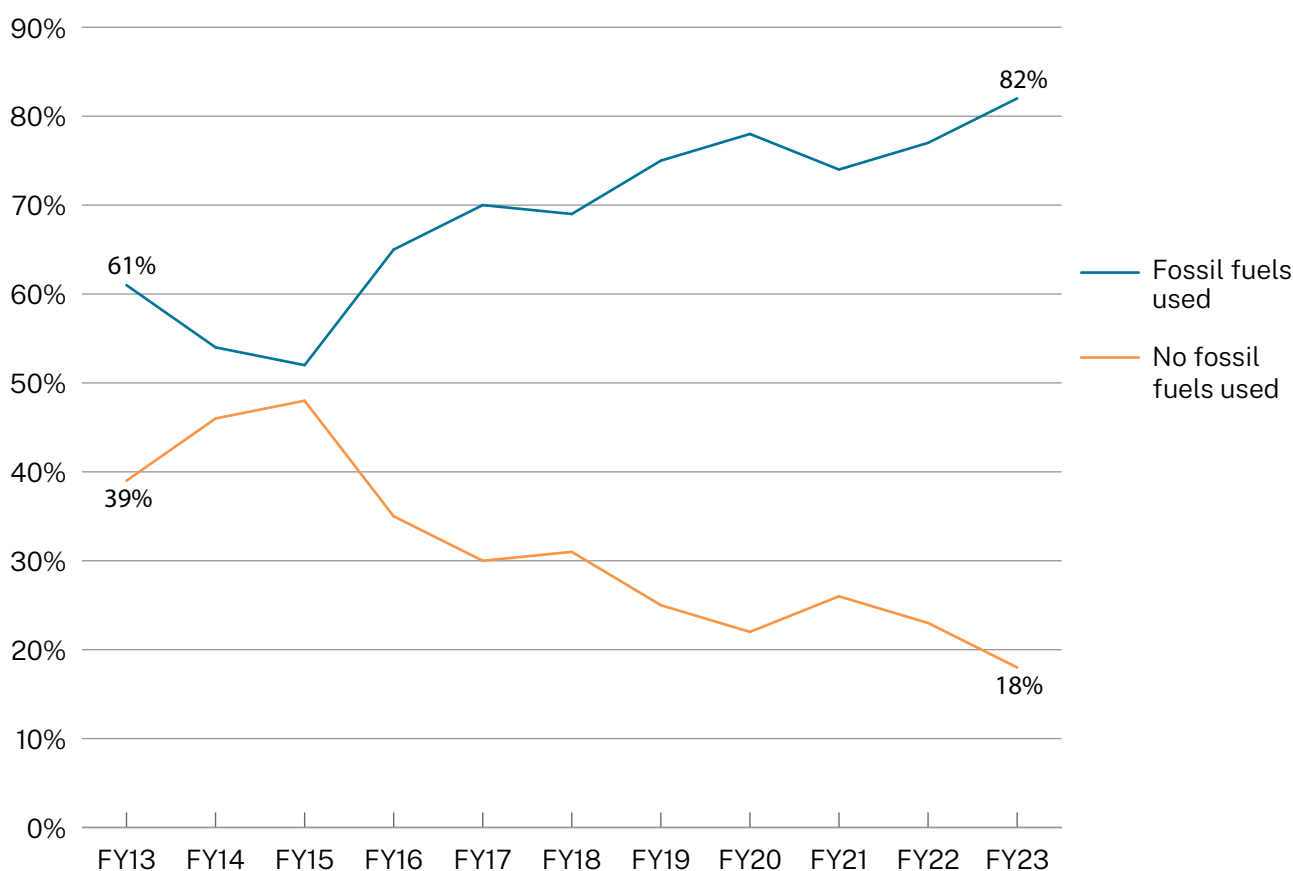


Figure 6: Percentage of shopping centres that use fossil fuel energy



The new Renewable Energy Indicator is displayed on NABERS certificates, showing the proportion of a building's energy derived from renewables.

GPT's Steve Ford says the Indicator will drive the next level of investment in energy efficiency. "A simple outcome of stars, and now renewable energy percentages, can be what attracts green finance or gets buy-in for energy efficiency projects. The uplift in a NABERS rating can be the extra incentive that gets capital investment over the line."

Cbus Property's Marc Gillespie says the addition of the Indicator on NABERS certificates has been "eye opening". Cbus Property is working towards electrification across its portfolio, but this takes long-term planning. Understanding the proportion of energy that comes from gas "helps to drive the electrification conversation today".

Steve emphasises the crucial insight his team has gained from its long collaboration with NABERS.

"Our biggest lesson from working with NABERS has been to pay greater attention to the changing profile of our assets. Shopping centres aren't stagnant. They are in perpetual change. NABERS helps us understand and respond to those changes."

Statistics

Program Statistics FY2022–23

Percentage % **OFFICE ENERGY** Whole/Base Building 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	1%	0%	1%	2%	2%	2%	3%	12%	21%	28%	25%	4%
NSW	3%	0%	0%	1%	2%	4%	5%	9%	12%	25%	21%	17%
NT	7%	4%	0%	0%	4%	7%	7%	4%	7%	18%	43%	0%
QLD	3%	0%	1%	3%	1%	3%	2%	7%	12%	32%	25%	12%
SA	3%	0%	1%	1%	1%	2%	6%	19%	23%	16%	17%	9%
VIC	2%	2%	1%	1%	4%	6%	7%	17%	23%	19%	11%	6%
WA	6%	2%	2%	4%	2%	5%	8%	14%	13%	24%	13%	7%
TAS	0%	0%	0%	0%	6%	0%	11%	17%	39%	17%	11%	0%
NATIONAL	3%	1%	1%	2%	2%	4%	5%	12%	19%	24%	19%	11%

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%	2%	0%	0%	0%	0%	6%	4%	13%	32%	42%	2%
NSW	0%	0%	0%	1%	1%	1%	3%	6%	9%	28%	27%	26%
NT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%
QLD	3%	0%	0%	0%	0%	8%	3%	11%	11%	19%	22%	22%
SA	0%	0%	0%	0%	0%	0%	0%	11%	0%	33%	33%	22%
VIC	0%	0%	0%	0%	0%	1%	3%	5%	8%	21%	32%	31%
WA	0%	0%	0%	0%	0%	0%	13%	13%	26%	35%	10%	3%
TAS	0%	0%	0%	0%	0%	25%	0%	0%	25%	25%	25%	0%
NATIONAL	0%	0%	0%	0%	0%	1%	4%	6%	11%	26%	29%	21%

Percentage % OFFICE ENERGY Whole/Base Building Star Ratings – without 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	1%	0%	1%	2%	2%	2%	3%	12%	21%	28%	25%	4%
NSW	3%	0%	1%	1%	3%	5%	5%	10%	14%	29%	23%	6%
NT	7%	4%	0%	0%	4%	7%	7%	4%	7%	18%	43%	0%
QLD	4%	0%	1%	3%	1%	3%	3%	8%	11%	34%	25%	6%
SA	4%	0%	1%	1%	1%	4%	7%	19%	22%	15%	19%	5%
VIC	3%	2%	1%	1%	4%	6%	7%	19%	26%	18%	11%	2%
WA	6%	2%	2%	4%	2%	5%	9%	13%	13%	25%	15%	4%
TAS	0%	0%	0%	0%	6%	0%	11%	17%	39%	17%	11%	0%
NATIONAL	3%	1%	1%	2%	3%	5%	6%	12%	17%	26%	20%	4%

Percentage % OFFICE ENERGY Tenancy Star Ratings – without 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%	2%	0%	0%	0%	0%	6%	4%	13%	32%	42%	2%
NSW	0%	0%	0%	1%	1%	1%	4%	8%	13%	32%	31%	11%
NT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%
QLD	3%	0%	0%	0%	0%	11%	3%	11%	17%	28%	28%	0%
SA	0%	0%	0%	0%	0%	0%	0%	11%	0%	33%	33%	22%
VIC	0%	0%	0%	0%	0%	1%	3%	5%	10%	26%	36%	20%
WA	0%	0%	0%	0%	0%	0%	13%	13%	26%	35%	10%	3%
TAS	0%	0%	0%	0%	0%	25%	0%	0%	25%	25%	25%	0%
NATIONAL	0%	0%	0%	0%	0%	2%	4%	7%	13%	30%	32%	11%

Percentage % OFFICE WATER Star 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	2%	0%	0%	2%	6%	0%	5%	8%	17%	35%	20%	6%
NSW	1%	0%	0%	2%	4%	3%	9%	10%	32%	17%	13%	9%
NT	0%	0%	0%	0%	0%	13%	13%	25%	13%	0%	25%	13%
QLD	1%	0%	0%	1%	1%	4%	9%	21%	46%	8%	5%	4%
SA	6%	0%	0%	3%	0%	3%	3%	22%	19%	22%	16%	6%
VIC	1%	0%	1%	0%	0%	4%	2%	5%	12%	27%	20%	26%
WA	5%	2%	2%	1%	3%	12%	10%	17%	27%	13%	5%	3%
TAS	0%	0%	0%	0%	50%	0%	0%	50%	0%	0%	0%	0%
NATIONAL	2%	0%	1%	1%	3%	5%	7%	12%	28%	18%	13%	11%

Percentage % **OFFICE INDOOR ENVIRONMENT** Star 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	0%	0%	0%	0%	0%	0%	0%	21%	7%	7%	29%	36%
NSW	0%	1%	2%	2%	3%	7%	12%	15%	15%	15%	17%	11%
NT	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
QLD	0%	0%	0%	5%	8%	0%	8%	8%	22%	11%	22%	16%
SA	0%	0%	0%	0%	0%	0%	0%	33%	0%	17%	17%	33%
VIC	0%	0%	0%	1%	4%	8%	10%	7%	11%	19%	16%	23%
WA	0%	0%	0%	3%	0%	3%	3%	0%	13%	19%	26%	32%
TAS	0%	0%	0%	0%	0%	0%	0%	50%	50%	0%	0%	0%
NATIONAL	0%	1%	1%	2%	3%	6%	9%	11%	14%	15%	19%	18%

Percentage % **HOTEL ENERGY** Star Ratings – without 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%	0%	0%	0%	0%	50%	0%	50%	0%	0%
NSW	4%	0%	0%	0%	4%	4%	14%	32%	21%	18%	4%	0%
NT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
QLD	0%	0%	0%	0%	0%	13%	0%	25%	50%	0%	13%	0%
SA	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
VIC	0%	0%	0%	0%	9%	27%	18%	27%	0%	9%	9%	0%
WA	0%	0%	0%	0%	0%	0%	0%	33%	67%	0%	0%	0%
TAS	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NATIONAL	2%	0%	0%	0%	4%	9%	11%	30%	25%	13%	6%	0%

Percentage % **HOTEL WATER** Star 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	0%	0%	0%	0%	0%	50%	0%	0%	50%	0%	0%	0%
NSW	0%	0%	0%	0%	0%	4%	15%	23%	35%	12%	8%	4%
NT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
QLD	0%	0%	0%	0%	0%	14%	29%	29%	29%	0%	0%	0%
SA	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
VIC	0%	0%	0%	0%	0%	0%	10%	40%	30%	10%	10%	0%
WA	0%	0%	0%	0%	0%	0%	33%	33%	33%	0%	0%	0%
TAS	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NATIONAL	0%	0%	0%	0%	0%	6%	16%	27%	35%	8%	6%	2%

Percentage % **SHOPPING CENTRE ENERGY** Star Ratings – without 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%	0%	25%	25%	0%	0%	25%	25%	0%	0%
NSW	2%	0%	1%	1%	1%	6%	9%	9%	26%	18%	18%	9%
NT	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%
QLD	9%	0%	2%	0%	4%	6%	7%	9%	19%	13%	7%	24%
SA	10%	10%	0%	0%	10%	0%	10%	20%	0%	10%	10%	20%
VIC	3%	2%	2%	0%	3%	8%	10%	13%	25%	18%	8%	8%
WA	5%	0%	0%	5%	15%	10%	15%	10%	20%	10%	5%	5%
TAS	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	50%	0%
NATIONAL	5%	1%	1%	1%	4%	7%	9%	10%	22%	17%	12%	12%

Percentage % **SHOPPING CENTRE WATER** Star 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	0%	0%	0%	0%	0%	0%	25%	50%	0%	0%	25%	0%
NSW	7%	1%	2%	4%	13%	16%	20%	10%	8%	7%	2%	9%
NT	0%	0%	50%	0%	0%	50%	0%	0%	0%	0%	0%	0%
QLD	4%	4%	0%	0%	2%	6%	15%	15%	19%	13%	6%	15%
SA	0%	0%	0%	0%	0%	0%	33%	33%	11%	11%	0%	11%
VIC	2%	0%	0%	2%	2%	11%	20%	11%	21%	14%	7%	11%
WA	11%	0%	11%	16%	0%	26%	5%	5%	11%	11%	0%	5%
TAS	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%
NATIONAL	5%	1%	2%	3%	6%	13%	19%	13%	14%	10%	4%	10%

Percentage % **DATA CENTRE ENERGY** Star Ratings–without 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%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NSW	0%	0%	0%	0%	0%	0%	14%	14%	43%	29%	0%	0%
NT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
QLD	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%
SA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
VIC	0%	0%	0%	0%	0%	0%	0%	80%	0%	20%	0%	0%
WA	0%	0%	0%	0%	0%	0%	50%	0%	50%	0%	0%	0%
TAS	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NATIONAL	0%	0%	0%	0%	0%	0%	20%	33%	27%	20%	0%	0%

Percentage % RESIDENTIAL AGED CARE & RETIREMENT LIVING ENERGY Star Ratings – without 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%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NSW	8%	0%	0%	8%	15%	8%	8%	15%	23%	15%	0%	0%
NT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
QLD	0%	0%	13%	13%	0%	13%	13%	25%	0%	13%	13%	0%
SA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
VIC	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
WA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
TAS	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NATIONAL	5%	0%	9%	9%	9%	9%	9%	18%	14%	14%	5%	0%

Percentage % RESIDENTIAL AGED CARE & RETIREMENT LIVING WATER Star 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	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NSW	8%	8%	0%	0%	0%	0%	0%	31%	46%	8%	0%	0%
NT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
QLD	0%	0%	0%	0%	0%	13%	0%	13%	13%	63%	0%	0%
SA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
VIC	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
WA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
TAS	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NATIONAL	5%	5%	0%	0%	0%	5%	0%	24%	33%	29%	0%	0%

Percentage % **WaCS ENERGY** Star 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	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NSW	38%	0%	0%	13%	13%	0%	13%	0%	25%	0%	0%	0%
NT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
QLD	0%	0%	0%	0%	33%	67%	0%	0%	0%	0%	0%	0%
SA	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%
VIC	0%	0%	0%	33%	0%	0%	33%	33%	0%	0%	0%	0%
WA	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
TAS	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NATIONAL	19%	0%	6%	13%	13%	13%	13%	13%	13%	0%	0%	0%

Life of Program Statistics

Number of Individual Buildings Rated (at least once over the life of the program)

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Office Energy	2319	2594	2736	2903	3213	3402	3727	3891	4055	4186
Office Water	941	1030	1103	1187	1291	1386	1503	1602	1675	1765
Office IE	69	79	93	104	122	168	201	264	353	401
Office Waste	42	42	45	45	46	67	100	100	220	328
Shopping Centre Energy	138	173	196	218	228	246	262	283	333	375
Shopping Centre Water	128	157	180	195	195	226	243	267	286	333
Hotel Energy	69	72	73	74	76	77	87	127	140	156
Hotel Water	63	66	66	66	67	68	78	119	128	144
Data Centre	1	5	12	16	18	18	18	19	21	24
Apartment Buildings Energy						100	145	181	207	240
Apartment Buildings Water						90	134	161	183	209
RACRL Energy									30	50
RACRL Water									29	48
WaCS Energy										16
Public Hospitals Energy				273	276	277	277	338	338	338
Public Hospitals Water				138	142	142	142	194	213	213
Public Hospitals Waste										130
Carbon Neutral						7	19	36	62	106

Ratings and Government Policy – NABERS Office Energy Ratings Certified (all scopes)

	FY99	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11
Number of Energy Ratings (WB, BB & T)	2	36	33	10	42	67	320	222	201	363	399	505	1143
Number of Energy Ratings over 4 stars (WB, BB & T)	1	4	3	4	2	10	50	29	25	100	133	212	331

	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Number of Energy Ratings (WB, BB & T)	1380	1422	1475	1441	1393	1490	1768	1811	2008	2031	2110	2187
Number of Energy Ratings over 4 stars (WB, BB & T)	476	608	682	705	746	780	939	989	1199	1360	1528	1554

Please note the following:

- Financial Year 04 – NSW Greenhouse Performance of Government Office Buildings required all owned and leased offices to be rated.
- Financial Year 07 – Energy Efficiency in Government Operations introduced by Commonwealth requiring all owned or leased office spaces rated over 4.5 stars.
- Financial Year 08 – NSW Sustainable Government Policy introduced requiring all Government owned or leased office spaces to be rated over 4.5 stars.
- Financial Year 10 – Commercial Building Disclosure introduced by Commonwealth making NABERS rating mandatory for all office buildings over 2000m².
- Financial Year 18 – Commercial Building Disclosure threshold dropped to 1000m²

Distribution % of Office Energy Ratings over Life of the Program – without GreenPower



Financial Year	0	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
FY99	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	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	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	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	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	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	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	5.8%	4.5%	8.1%	11.2%	13.9%	17.9%	21.1%	9.9%	3.1%	4.5%	0.0%	0.0%
FY07	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	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	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	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	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	8.7%	2.9%	4.4%	6.1%	8.8%	10.8%	14.2%	14.6%	14.8%	10.7%	3.6%	0.3%
FY13	6.8%	2.4%	3.7%	4.5%	7.5%	9.2%	11.1%	17.1%	19.5%	14.0%	3.7%	0.4%
FY14	5.6%	2.1%	2.0%	4.1%	7.3%	8.3%	11.0%	16.6%	19.6%	17.5%	5.6%	0.3%
FY15	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	4.6%	1.4%	2.4%	2.9%	4.9%	7.5%	10.6%	14.5%	20.5%	22.3%	7.7%	0.6%
FY17	4.4%	1.5%	2.1%	3.4%	4.5%	6.9%	10.2%	16.3%	19.4%	23.2%	7.1%	1.1%
FY18	6.1%	1.5%	2.0%	2.9%	4.7%	6.6%	9.8%	14.5%	19.6%	22.9%	8.0%	1.2%
FY19	4.5%	1.4%	1.3%	4.3%	3.4%	7.5%	8.5%	15.3%	18.9%	23.9%	9.5%	1.4%
FY20	4.3%	1.0%	1.3%	1.8%	3.5%	7.1%	8.9%	13.2%	19.1%	25.6%	12.5%	1.7%
FY21	3.3%	0.9%	1.2%	1.8%	2.5%	4.9%	6.6%	12.7%	17.5%	27.1%	18.2%	3.2%
FY22	3.0%	0.8%	0.7%	1.5%	1.9%	3.7%	6.2%	11.0%	17.0%	27.1%	21.5%	5.6%
FY23	2.9%	0.7%	0.7%	1.6%	2.1%	4.0%	5.5%	11.4%	16.4%	26.8%	22.2%	5.7%

Distribution % of Office Energy Ratings over Life of the Program – with GreenPower

Financial Year	0	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
FY99	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	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	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	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	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	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	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	4.0%	3.6%	7.6%	8.5%	12.1%	15.7%	21.1%	14.3%	4.9%	8.1%	0.0%	0.0%
FY07	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	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	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	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	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	8.4%	2.9%	4.1%	5.5%	7.8%	10.0%	13.5%	13.3%	15.7%	11.6%	4.5%	2.8%
FY13	6.2%	2.3%	3.5%	4.4%	6.6%	8.9%	10.6%	14.9%	20.2%	14.6%	5.2%	2.6%
FY14	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	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	4.6%	1.3%	2.5%	2.8%	4.5%	7.0%	10.1%	13.5%	20.0%	21.6%	9.6%	2.4%
FY17	4.3%	1.6%	1.9%	3.4%	4.0%	6.5%	10.3%	15.5%	18.8%	22.5%	8.5%	2.6%
FY18	5.9%	1.5%	2.0%	2.9%	4.6%	6.2%	9.4%	14.3%	19.3%	22.2%	9.2%	2.3%
FY19	4.5%	1.4%	1.2%	4.3%	3.5%	7.4%	8.0%	15.1%	18.1%	23.4%	10.5%	2.5%
FY20	4.2%	1.0%	1.3%	1.7%	3.4%	7.0%	8.6%	12.9%	18.7%	24.5%	13.2%	3.3%
FY21	3.3%	0.9%	1.2%	1.8%	2.4%	4.9%	6.2%	12.4%	17.2%	25.8%	18.2%	5.7%
FY22	2.9%	0.8%	0.6%	1.5%	1.5%	3.8%	5.8%	10.8%	15.9%	26.0%	20.6%	9.8%
FY23	2.7%	0.7%	0.7%	1.6%	2.0%	3.7%	4.8%	10.7%	14.9%	24.6%	20.6%	12.9%

Number of Ratings Applications Received

Type of Rating	FY99	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11
Office Energy Ratings	2	36	33	10	42	67	320	223	201	363	399	505	1,143
Office Water Ratings	-	-	-	-	-	-	-	57	102	237	251	259	427
Indoor Environment Ratings	-	-	-	-	-	-	-	-	-	-	-	11	14
Waste Ratings	-	-	-	-	-	-	-	-	-	-	1	14	4
Shopping Centre Energy Ratings	-	-	-	-	-	-	-	-	-	-	-	23	34
Shopping Centre Water Ratings	-	-	-	-	-	-	-	-	-	-	-	23	31
Hotel Energy Ratings	-	-	-	-	-	-	-	-	-	-	2	23	28
Hotel Water Ratings	-	-	-	-	-	-	-	-	-	-	2	26	29
Data Centre Ratings	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartment Buildings Energy	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartment Buildings Water	-	-	-	-	-	-	-	-	-	-	-	-	-
RACRL Energy	-	-	-	-	-	-	-	-	-	-	-	-	-
RACRL Water	-	-	-	-	-	-	-	-	-	-	-	-	-
WaCS Energy	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Hospitals Energy*	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Hospitals Water*	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Hospitals Waste	-	-	-	-	-	-	-	-	-	-	-	-	-
Carbon Neutral	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	2	36	33	10	42	67	320	280	303	600	655	884	1,710

* by rating certificate validity

Type of Rating	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Office Energy Ratings	1,379	1,419	1,474	1,441	1,391	1,488	1,768	1,808	2,007	2,031	2,107	2,187
Office Water Ratings	550	565	582	572	581	654	719	800	831	929	936	1,023
Indoor Environment Ratings	14	22	47	35	48	49	65	106	128	181	243	301
Waste Ratings	15	11	12	5	8	4	5	23	48	100	172	233
Shopping Centre Energy Ratings	54	84	63	113	139	138	156	188	171	207	250	242
Shopping Centre Water Ratings	52	75	54	90	119	120	143	174	159	202	216	232
Hotel Energy Ratings	30	21	26	15	6	4	3	6	19	67	32	53
Hotel Water Ratings	28	19	14	12	2	3	2	5	16	66	28	49
Data Centre Ratings	-	-	1	6	11	12	12	10	10	10	12	15
Apartment Buildings Energy	-	-	-	-	-	-	-	100	48	51	40	39
Apartment Buildings Water	-	-	-	-	-	-	-	90	47	42	34	30
RACRL Energy	-	-	-	-	-	-	-	-	-	-	36	22
RACRL Water	-	-	-	-	-	-	-	-	-	-	31	21
WaCS Energy	-	-	-	-	-	-	-	-	-	-	-	16
Public Hospitals Energy*	-	-	-	-	-	273	276	271	268	327	268	138
Public Hospitals Water*	-	-	-	-	-	138	142	137	138	190	157	137
Public Hospitals Waste	-	-	-	-	-	-	-	-	-	-	-	130
Carbon Neutral	-	-	-	-	-	-	-	7	21	41	79	114
Total	2,122	2,216	2,273	2,289	2,305	2,883	3,291	3,725	3,911	4,444	4,641	4,982

* by rating certificate validity

National Office Market Penetration – Energy rated area (5 year average)

State	Market size (m ²)	FY99	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11
NSW	10,313,529	4,940	553,779	720,803	750,031	1,046,159	1,311,115	2,411,878	2,964,121	3,381,381	4,056,519	4,512,705	4,636,168	6,091,213
VIC	7,159,132	-	266,459	384,370	384,370	464,094	530,875	518,218	670,864	1,095,821	1,264,515	1,649,766	2,006,528	3,362,546
WA	2,825,200	-	-	-	-	103,243	125,774	324,686	653,226	750,192	785,327	829,787	878,057	1,257,502
ACT	3,133,780	-	-	35,876	35,876	35,876	102,869	171,343	347,216	448,497	517,762	602,501	752,730	905,862
QLD	4,819,497	-	-	-	51,577	51,577	146,910	248,738	568,895	617,455	802,291	952,446	1,095,000	1,864,795
SA	2,414,453	-	-	-	-	-	37,055	264,699	283,717	393,822	475,340	545,554	537,178	628,437
NT	230,151	-	-	-	-	-	-	-	5,245	5,245	14,695	40,738	63,303	103,133
TAS	397,399	-	-	-	-	-	-	-	1,681	33,623	43,729	49,137	58,214	81,935
TOTAL (Australia National)	31,293,142	4,940	820,239	1,141,049	1,221,854	1,700,950	2,254,598	3,939,562	5,494,965	6,726,036	7,960,178	9,182,634	10,027,177	14,295,423

State	Market size (m ²)	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23
NSW	10,313,529	6,823,782	7,549,256	8,497,649	8,929,654	8,872,164	8,715,934	8,516,898	8,641,327	8,467,237	8,603,967	8,655,138	8,787,566
VIC	7,159,132	4,036,845	4,528,642	5,402,527	5,776,870	5,984,369	5,951,283	5,744,440	5,723,154	5,584,339	5,671,563	6,041,801	6,323,057
WA	2,825,200	1,430,488	1,577,246	1,986,562	2,044,532	2,052,975	2,069,820	2,118,984	2,179,668	2,243,287	2,304,444	2,342,780	2,412,565
ACT	3,133,780	1,126,754	1,198,332	1,350,268	1,450,923	1,492,933	1,568,223	1,619,638	1,613,044	1,637,053	1,658,210	1,617,144	1,703,076
QLD	4,819,497	2,361,800	2,647,902	2,991,296	3,291,462	3,287,199	3,226,454	3,246,549	3,361,624	3,355,182	3,411,714	3,437,049	3,420,799
SA	2,414,453	746,451	833,983	969,583	998,524	1,115,849	1,109,560	1,066,571	1,100,523	1,118,153	1,175,597	1,249,095	1,204,006
NT	230,151	127,063	156,059	154,525	174,292	162,017	130,265	132,333	135,094	156,225	159,515	180,747	172,859
TAS	397,399	99,169	133,028	174,945	194,355	205,810	207,950	222,989	231,176	254,669	250,561	232,939	221,497
TOTAL (Australia National)	31,293,142	16,752,351	18,624,447	21,527,355	22,860,612	23,173,317	22,979,489	22,668,402	22,985,611	22,816,145	23,235,571	23,756,693	24,245,425

National Office Market Penetration – Percentage (5 year average)

State	Market size (m ²)	FY99	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11
NSW	10,313,529	0%	5%	7%	7%	10%	13%	23%	29%	33%	39%	44%	45%	59%
VIC	7,159,132	0%	4%	5%	5%	6%	7%	7%	9%	15%	18%	23%	28%	47%
WA	2,825,200	0%	0%	0%	0%	4%	4%	11%	23%	27%	28%	29%	31%	45%
ACT	3,133,780	0%	0%	1%	1%	1%	3%	5%	11%	14%	17%	19%	24%	29%
QLD	4,819,497	0%	0%	0%	1%	1%	3%	5%	12%	13%	17%	20%	23%	39%
SA	2,414,453	0%	0%	0%	0%	0%	2%	11%	12%	16%	20%	23%	22%	26%
NT	230,151	0%	0%	0%	0%	0%	0%	0%	2%	2%	6%	18%	28%	45%
TAS	397,399	0%	0%	0%	0%	0%	0%	0%	0%	8%	11%	12%	15%	21%
TOTAL (Australia National)	31,293,142	0%	3%	4%	4%	5%	7%	13%	18%	21%	25%	29%	32%	46%

State	Market size (m ²)	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23
NSW	10,313,529	66%	73%	82%	87%	86%	85%	83%	84%	82%	83%	84%	85%
VIC	7,159,132	56%	63%	75%	81%	84%	83%	80%	80%	78%	79%	84%	88%
WA	2,825,200	51%	56%	70%	72%	73%	73%	75%	77%	79%	82%	83%	85%
ACT	3,133,780	36%	38%	43%	46%	48%	50%	52%	51%	52%	53%	52%	54%
QLD	4,819,497	49%	55%	62%	68%	68%	67%	67%	70%	70%	71%	71%	71%
SA	2,414,453	31%	35%	40%	41%	46%	46%	44%	46%	46%	49%	52%	50%
NT	230,151	55%	68%	67%	76%	70%	57%	57%	59%	68%	69%	79%	75%
TAS	397,399	25%	33%	44%	49%	52%	52%	56%	58%	64%	63%	59%	56%
TOTAL (Australia National)	31,293,142	54%	60%	69%	73%	74%	73%	72%	73%	73%	74%	76%	77%

National Office Market Penetration – Water rated area (5 year average)

State	Market size (m ²)	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14
NSW	10,313,529	515,928	1,371,633	2,259,397	3,081,547	3,780,050	4,526,909	5,301,598	5,732,915	6,276,375
VIC	7,159,132	233,081	714,143	1,040,105	1,396,434	1,582,903	2,417,883	2,803,884	2,932,947	3,243,357
WA	2,825,200	76,973	131,718	260,367	377,103	444,608	646,594	819,109	933,996	1,341,402
ACT	3,133,780	35,609	116,584	274,069	337,720	440,364	489,279	566,948	630,795	687,852
QLD	4,819,497	164,749	315,362	480,708	645,758	761,937	1,045,283	1,204,791	1,430,851	1,721,453
SA	2,414,453	37,998	82,671	165,371	293,512	333,696	375,410	391,531	406,669	386,302
NT	230,151	-	-	5,245	5,245	14,611	14,611	14,611	14,611	24,639
TAS	397,399	-	-	10,106	10,106	14,725	14,725	14,725	4,619	20,246
TOTAL (Australia National)	31,293,142	1,064,338	2,732,110	4,495,368	6,147,425	7,372,895	9,530,694	11,117,197	12,087,401	13,701,625

State	Market size (m ²)	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23
NSW	10,313,529	6,558,540	6,568,842	6,403,950	6,357,813	6,487,836	6,497,348	6,723,208	6,923,115	7,180,858
VIC	7,159,132	3,504,747	3,402,447	3,531,308	3,730,252	3,790,901	3,839,356	4,013,301	4,342,810	4,626,300
WA	2,825,200	1,494,690	1,598,074	1,692,957	1,767,110	1,856,220	1,924,382	1,987,487	1,982,647	2,093,276
ACT	3,133,780	737,662	832,013	880,963	913,861	951,410	1,003,300	990,872	951,491	1,040,406
QLD	4,819,497	1,838,685	2,002,444	2,100,534	2,124,683	2,297,299	2,236,098	2,409,485	2,441,258	2,493,152
SA	2,414,453	478,930	416,819	395,377	382,525	418,631	438,975	501,036	525,655	526,295
NT	230,151	37,971	32,488	32,488	32,488	40,686	36,265	36,265	38,961	39,434
TAS	397,399	20,246	20,246	27,335	32,979	43,363	37,842	49,922	58,556	58,556
TOTAL (Australia National)	31,293,142	14,671,471	14,873,373	15,064,912	15,341,709	15,886,346	16,013,565	16,711,578	17,264,494	18,058,277

National Office Market Penetration percentage – Water (5 year average)

State	Market size (m ²)	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14
NSW	10,313,529	5%	13%	22%	30%	37%	44%	51%	56%	61%
VIC	7,159,132	3%	10%	15%	20%	22%	34%	39%	41%	45%
WA	2,825,200	3%	5%	9%	13%	16%	23%	29%	33%	47%
ACT	3,133,780	1%	4%	9%	11%	14%	16%	18%	20%	22%
QLD	4,819,497	3%	7%	10%	13%	16%	22%	25%	30%	36%
SA	2,414,453	2%	3%	7%	12%	14%	16%	16%	17%	16%
NT	230,151	0%	0%	2%	2%	6%	6%	6%	6%	11%
TAS	397,399	0%	0%	3%	3%	4%	4%	4%	1%	5%
TOTAL (Australia National)	31,293,142	3%	9%	14%	20%	24%	30%	36%	39%	44%

State	Market size (m ²)	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23
NSW	10,313,529	64%	64%	62%	62%	63%	63%	65%	67%	70%
VIC	7,159,132	49%	48%	49%	52%	53%	54%	56%	61%	65%
WA	2,825,200	53%	57%	60%	63%	66%	68%	70%	70%	74%
ACT	3,133,780	24%	27%	28%	29%	30%	32%	32%	30%	33%
QLD	4,819,497	38%	42%	44%	44%	48%	46%	50%	51%	52%
SA	2,414,453	20%	17%	16%	16%	17%	18%	21%	22%	22%
NT	230,151	16%	14%	14%	14%	18%	16%	16%	17%	17%
TAS	397,399	5%	5%	7%	8%	11%	10%	13%	15%	15%
TOTAL (Australia National)	31,293,142	47%	48%	48%	49%	51%	51%	53%	55%	58%

NABERS Finance Report 2022-2023

Starting cash reserve	(11,409,145)
Includes	
Cash adjustment*	(6,075,521)
Government funding received in FY22 for projects that continued into FY23	(3,444,510)

Revenue

NSC government member contributions	(378,433)
Government funding received in FY23 for FY23 projects	(634,000)
Government funding received in FY23 for FY24-25 projects	(4,870,000)
NABERS ratings and products	(4,310,736)
Training fees	(292,163)
Accreditation fees	(395,833)
NABERS agreements and licenses	(254,485)
Total revenue	(11,135,650)

Expenditure

Salaries	5,227,225
Operational expenses related to the delivery of ratings	398,506
Training and accreditation	36,671
Stakeholder and communication activities	514,128
Development & Innovation projects	647,391
Website development and maintenance (incl Capital)	783,456
General operation costs	449,968
Total expenditure	8,057,345
Operating result	(3,078,305)
Ending cash reserve	(14,487,450)

*The cash adjustment is the accumulative cash balance from the NABERS program from all revenue sources under the Department of Planning & Environment that was transferred to Treasury Cluster as a result of Machinery of Government (MOG) changes.



Contact us

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