



NABERS for Apartment Buildings

Maximise savings on your utility bills with a NABERS for Apartment Buildings rating





In June 2018, the National Australian Built Environment Rating System for Apartment Buildings was launched

Commonly known as NABERS, the system rates the energy and water efficiency of a building's common property using a six-star scale. Borne out of the success of the NABERS Commercial Building Disclosure Program, a government initiative which started 20 years ago, NABERS now offers a way for strata properties to save money while working towards a more sustainable future.

Ratings are conducted by a qualified assessor, who is authorised by the National Administrator on behalf of the Federal Government.

Why get a NABERS rating?

Maximise savings on your utility bills. Find out how an accurate reading on the energy and water efficiency of your common property can deliver increased savings.

Every building has an impact on the environment, with buildings using 40% of the world's energy and emitting 40% of the world's carbon emissions. A NABERS rating, however, is a way to help the environment while saving money and increasing your property value.

Using a six-star scale and detailed report, a NABERS rating will benchmark your strata building's use of energy and water against similar buildings on the market. NABERS ratings, across both commercial and residential buildings, have made a huge impact.



-6 million ton

Of CO2 emissions saved - that's enough to power 93,430 homes for 1 year



-9%

Increase water efficiency by an average of 9% per building, saving a total of 1,100 megalitres of water each year



-\$870m

Over \$870 million dollars in energy bills saved by users since NABERS began

Save and enhance community living while working towards a more sustainable future

Establish the building's operational value

Ratings use externally validated data so there is accurate documentation on the building's energy consumption, which can be used to assess operational costs in a competitive market.

Identify improvements

Knowing where and how your building is wasting energy is the only way to improve, opening the door to savings.

Unlock potential savings

Users of NABERS, over the past two decades, have managed to collectively save \$870 million in energy bills.

Increase market value

Having a more efficient and sustainably responsible property, increases value as the demand for innovative and green buildings increases.

Increase rental income

Premium properties mean premium prices.

Attract the right tenants

NABERS helps to attract the right tenants as high performing buildings tend to encourage good renters.

Visible progress and change

Innovation plays a key role in improving efficiency and sustainability. Facilities like lighting, heating and irrigation can be improved by NABERS, as it guides decisions on implementing new technology.

Contribute to a sustainable future

NABERS, across commercial buildings, has saved more than 6 million tonnes of CO2 emissions — enough to power 93,430 homes for one year. Residential buildings can significantly reduce carbon offsets too.

How to qualify

To be eligible for a NABERS rating, your property must be a registered strata scheme and contain multiple apartments that meet the minimum requirements

- ✓ At least four apartments in total
- ✓ At least two apartments stacked vertically
- ✓ One or more points of entrance to the strata property that serve more than one apartment
- ✓ Apartments must be lived in during the rating period. This ensures there is sufficient common property usage for a rating

Assessment criteria

Facilities that are assessed include



Lifts and lobby areas



Car parks



Gyms



Pools



Gardens



Lighting

Required document checklist

The following details must be available for an assessment to take place

Operational costings

- Bills of electricity, gas and water from the last 12 months that have been paid for by the common property
- Registered strata plan/strata management statement/community management statement

Building operations manual

- A summary of each service system installed in the building
- Operation hours of common areas, such as a pool and gym

Plans and drawings

All architectural as-built drawings, including lifts, electricals, hydraulics and mechanical services, including:

- Equipment schedules and specification for each piece of equipment
- Schematic diagrams of each service
- Floor plans of each service



How NABERS defines an "apartment"



The NABERS rating system defines an "apartment" as a self-contained unit comprising of a kitchen and sleeping area, with living and bathroom facilities, that exists within a building that contains many such residential dwellings.

How does NABERS work?

The NABERS star rating

A star rating is calculated using a benchmark that fairly compares the energy and water performance of an apartment building to others on the Australian market



NABERS ratings are valid for twelve months. This annual model helps ensure that your rating represents your building's current operational performance.

Don't forget, it's not uncommon to get a poor or below average rating the first time. If this happens, there's no need to worry, NABERS doesn't require you to disclose it publicly.

The assessment process

The process is straightforward and your assessor will guide you

- 1 Contact**
Contact one of PICA Group's accredited NABERS assessors at nabers@picagroup.com.au
- 2 Compile data**
Your assessor will work with your committee to compile all data and visit your property
- 3 Submission**
The assessor will submit the property's application to the technical team at NABERS
- 4 Review and certification**
NABERS staff will review, verify and certify your buildings rating
- 5 Improvement strategy**
Finally, NABERS will issue an electronic rating certificate that is valid for 12 months. From here, you can plan and discuss strategies on how to improve the building's rating with your assessor

The best way to ensure an accredited assessor can complete the rating quickly is to keep good records and have all the appropriate data ready.



Book an assessment today

picagroup.com.au/nabers



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