

## The NABERS program

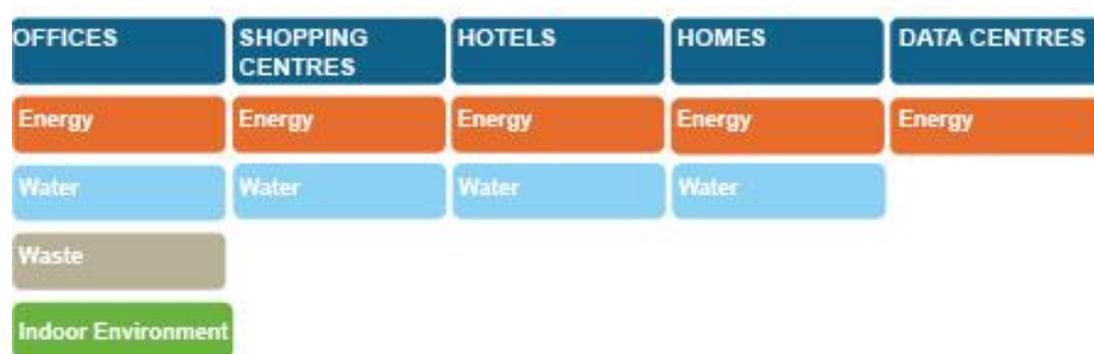
First, please watch this short explainer video: <https://www.youtube.com/watch?v=eYb1jmPNJZY>

The National Australian Built Environment Rating System (NABERS) is a performance-based rating system that measures the environmental impact of buildings.

It began operating as a NSW government program in 1999 and then expanded nationally shortly after. It is now administered by the NSW Office of Environment and Heritage on behalf of the Commonwealth, State and Territory governments.

It is different to other rating tools, like Green Star or LEED, because whereas they award points for building features, and management plans, **NABERS only uses verified performance data** (utility bills, or, in the case of IE, actual measurements taken on site).

NABERS contains a number of tools for a range of different types of buildings:



The majority of ratings certified to date are office energy ratings. The office energy tool was developed first, and has the most supporting legislation, policies and initiatives. These include:

- NABERS targets in government leasing criteria (see the Australian governments EEGO policy or the NSW Governments GREP), and
- The Building Energy Efficiency Disclosure (BEED) Act, which makes it mandatory for anyone selling, leasing or sub-leasing office space over 2000sqm in size to have a valid NABERS rating.

NABERS ratings are valid for 12 months.

Ratings are carried out by third party accredited assessors and subjected to a rigorous quality assurance program.

An independent body (The Investment Property Databank - IPD) conducts regular research on the relationship between NABERS Energy ratings for offices and investment returns. A consistent correlation has been found between assets with high NABERS Energy ratings and better investment returns.

In 2013 New Zealand licensed the program and created 'NABERSNZ'. Other countries are also investigating the possibility of a license.

## **The NABERS Indoor Environment tool**

First, please watch this short case study on the NABERS IE tool:

<https://www.youtube.com/watch?v=JaxkGSOLKTg>

Indoor environment quality is important because it has been linked to occupant health and comfort.

Occupant health and comfort have in turn been linked to employee productivity.

The NABERS Indoor Environment for offices rating is calculated by comparing the performance of the Indoor Environmental Quality (IEQ) of a building or tenancy (or both) against other office buildings using benchmarks of performance. The IEQ of a building is assessed against up to five different parameters:

- Thermal Services
- Indoor Air Quality NABERS Indoor Environment for offices
- Lighting
- Acoustics, and
- Office Layout.

The NABERS Indoor Environment tool was launched in 2009

The number of ratings certified is growing rapidly, 138 ratings have been certified so far, 69 of which were certified in 2013-14 alone.

## **The Paharpur Business Centre**

The Paharpur Business Centre and Software Technology Incubator Park (PBC) is a 7 story, 50,400 ft<sup>2</sup> office building located near Nehru Place in New Delhi India. The occupancy of the building at full normal operations is about 500 people.

The building management philosophy embodies innovation in energy efficiency while providing full service and a comfortable, safe, healthy environment to the occupants. Provision of excellent Indoor Air Quality (IAQ) is an expressed goal of the facility, and the management has gone to great lengths to achieve it. This is particularly challenging in New Delhi, where ambient urban pollution levels rank among the worst on the planet.

The approach to provide good IAQ in the building includes a range of technical elements:

- air washing and filtration of ventilation intake air from rooftop air handler,
- the use of an enclosed rooftop greenhouse with a high density of potted plants as a bio-filtration system,
- dedicated secondary HVAC/air handling units on each floor with re-circulating high efficiency filtration and UVC treatment of the heat exchanger coils,
- additional potted plants for bio-filtration on each floor, and
- a final exhaust via the restrooms located at each floor.

additionally

- The management uses “green” cleaning products exclusively in the building.
- Flooring is a combination of stone, tile and “zero VOC” carpeting.

**It achieved a 4 star NABERS Indoor Environment rating. This represents ‘Very Good Indoor Environment Quality’ on the NABERS scale.**

It is a Whole Building Rating.

It is the first IEQ rating that has been certified outside of Australia.

The rating was conducted by Dr. Vyt Garnys (pronounced ‘Veet Gar-nis’), the Managing Director of CETEC – a professional scientific consultancy. Vyt has been travelling to India on trade missions through the Victorian Government since 2010.

Paharpur Business Centre has achieved other sustainability ratings, including LEED Platinum EB Certified (LEED is a rating system run by the US Green Building Council) a BEE 5 Star certified (BEE is a local Indian rating program, similar to NABERS). Currently PBC operates at 20 Wh/hr/sqm and the endeavour is to bring it down to 15 Wh/hr/sqm.

Dr Garnys will formally present the certificate and a plaque to Mr Kamal Meattle, CEO of PBC on the 7th of May 2015.

The event will be supported by Mr. Gopi Shankar, Director- Trade & Industries, State Government of Victoria, Australia located in Bengaluru.

For more information, please click on the following links:

The NABERS website: [www.nabers.gov.au](http://www.nabers.gov.au)

The NABERS Annual report 2013-14: <http://www.nabers.gov.au/AnnualReport/index.html>

Another, slightly longer, NABERS Explainer video: <https://www.youtube.com/watch?v=vHJXUVgzzaw>