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Best practices in buildings policy package: the case of Australia
NABERS is Australia’s language for building sustainability

1 STAR
POOR

2 STARS
BELOW
AVERAGE

3 STARS
AVERAGE

4 STARS
GOOD

5 STARS
EXCELLENT

6 STARS
MARKET
LEADING
Australia Square: a journey from zero to hero

*Nabers star rating

*Australia Square | 264-268 George St, Sydney. Co-owned by DEXUS and GPT.
Australia Square Building: a journey from zero to hero

*Australia Square | 264-268 George St, Sydney. Owned by DEXUS and GPT.*
NABERS-certified buildings reduce energy use at one of the fastest rates in the world

Energy use at 1st rating

- 2 years later
- 4 years later
- 6 years later
- 8 years later
- 10 years later
- 12 years later

33% less energy use on average
Government policies made building energy efficiency visible

- Mandatory disclosure of energy performance
- Government leasing
Energy savings following mandatory disclosure

Government leasing

Energy intensity (MJ/m²)

FY6        FY8        FY10       FY12       FY14       FY16       FY18       FY20
Energy savings following mandatory disclosure

Government leasing

Disclosure introduced

35% less energy use in just 9 years
NABERS in the Australian building code - bridging the gap between design and performance

- Design
  - Commitment to a NABERS star rating target
- Operation
  - Independent design review
  - NABERS rating in operation
92% of new buildings with a NABERS Commitment Agreement meet their energy target in operations.
Good for business, good for the planet (Source: RIA)

- **Longer leases**
  - 0 – 3.5 stars: 4.7 years
  - 4 – 6 stars: 5.5 years

- **Lower vacancy**
  - 0 – 3.5 stars: 92.5%
  - 4 – 6 stars: 96%

- **More valuable**
  - 0 – 3.5 stars: $9.9 thousand/m²
  - 4 – 6 stars: $12.5 thousand/m²

*Source: Real Investment Analytics, Australian Green Office Property indicators 2020 Q2. Figures represent the 5-year average.*
Three things we need from buildings to get to net zero emissions

- **Reduce energy use**
  To reduce emissions and make room for electrification

- **Eliminate fossil fuels**
  By electrifying or using zero carbon fuels

- **Reduce embodied carbon**
  Through low-carbon construction materials less-wasteful design
We are helping other countries create programs like NABERS