

NABERS Indoor Environment - a Rating Tool to Benchmark the IEQ of Australian Office Commercial Buildings

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Abstract : The National Australian Built Environment Rating System (NABERS) is the key industry standard for measuring and benchmarking environmental performance of existing buildings in Australia. Developed and run by the New South Wales government, NABERS measures the operational efficiency of different types of buildings by using a set of tools that provide an easy to understand graphical rating outcome ranged from 0 to 6 stars. This set of tools also include a tool called NABERS IE which enables tenants or building managers to benchmark their buildings indoor environment quality against the national market. Launched in 2009, the number NABERS IE ratings have steadily increased from 10 certified ratings in 2011 to 43 in 2013. However there is a massive uptake of over 50 ratings alone in 2014 making the number of ratings to reach over 100. This paper outlines the methodology used to create this tool, a statistical overview of the tool, and the driving factor that motivates the building owners and managers to use this tool every year to rate their buildings.

Keywords : Acoustic comfort, Indoor air quality, Indoor Environment, NABERS, National Australian Built Environment Rating System, Performance rating, Rating System, Thermal comfort, Ventilation effectiveness, Visual comfort.

Conference Title : ICSBIE 2015 : International Conference on Sustainable Building and Infrastructure Engineering

Conference Location : Istanbul, Türkiye

Conference Dates : July 29-30, 2015