

PREPARING FOR A NABERS HOTEL RATING



This fact sheet outlines the information an Accredited Assessor will need to officially rate your hotel with NABERS. The same information can also be used to estimate your hotel's rating using the NABERS self rating calculator. However, only ratings carried out by an Accredited Assessor can be advertised.

Which hotels can you rate?

A NABERS rating is an environmental benchmark comparison between similar hotels. NABERS Energy and Water for hotels rates standard, all suite, boutique, conference, gaming/casino, ski and spa hotels from budget through to luxury. NABERS does not rate resorts, pubs, motels or serviced apartments as their services and facilities are too different for their energy and water efficiency to be meaningfully compared to other hotels.

Finding an Accredited Assessor

The NABERS website provides contact details for all Accredited Assessors. The cost of a rating is negotiated between the Assessor and the customer and is influenced by factors such as the size of the hotel and the scale of services.

The Rating Application Process

An Accredited Assessor will calculate your rating and lodge it with the National Administrator, who will perform a quality assurance check before certification. A certificate and report is then provided to the customer.

Scope of the rating

NABERS for hotels only rates hotel space, including all facilities provided for the hotel guests and staff. Hotels which have non-hotel areas onsite such as a café or restaurant with no charge-to-room facility, or public retail areas, may have the area and associated energy and water excluded. Your Assessor will determine this when conducting the rating.

How is the rating calculated?

Number of guest rooms

The total number of guest rooms available for individual sale, is used as a primary index of the hotel's size. This is based on hotel documentation such as a current register showing all room numbers, or a physical count of rooms by the Assessor.

Hotel star rating

The Hotel star rating is used as the primary index of the level of service based on the Australian Star Rating Scheme, managed by Star Ratings Australia.

Your Assessor will require a copy of the current Star rating review. If there is no Hotel star rating the Assessor will determine a self-assessed star rating by comparing the hotel to other similar hotels.



Checklist for an Energy or Water hotel rating:

- Number of guest rooms
- Hotel star rating
- Climate
- Number of laundry serviced rooms
- Heater swimming pool area
- Number of function room seats
- Energy consumption data
- Water consumption data

For more information on NABERS ratings for hotels, visit www.nabers.gov.au or phone (02) 9995 5000 (ask for the NABERS team).

How is the rating calculated? (continued)

Climate

The post code of the hotel's physical location is used to index climate factors and is used in the calculation of the rating.

Number of laundry serviced rooms

The number of laundry serviced rooms represents the total number of rooms either onsite or offsite that are serviced by the laundry located at the hotel.

Your Assessor will require a signed statement from hotel management indicating the number of rooms within the hotel that have been provided with:

- Bed linen laundering;
- Towel laundering; or
- Both bed linen laundering and towel laundering.

Where the hotel also launders rooms for other hotels, a signed statement will also be required from the management of those hotels that details the same information. The Assessor will also require hotel access to visit the laundry.

Heated swimming pool area

Heated swimming pools can have an impact on hotel energy use. You will need to provide your Assessor with evidence of the size of the indoor and outdoor heated pools/spas and the months per year that they are heated and operational.

Acceptable evidence may include plans or drawings showing the surface area of indoor and outdoor heated swimming pools and a statement from the hotel manager/engineer and/or photographs of signs indicating operation.

Number of function room seats

The Assessor will need licensed or publically available records showing the maximum number of seated guests permitted in the function room spaces. You should provide your Assessor with copies of this evidence, along with records detailing the weekly use for each function room over the last 12 months.

Energy and Water consumption data

Your Assessor will need complete copies of the utility bills for all sources of energy (such as electricity, gas, LPG, coal and oil) and water consumed. This includes a continuous record of energy bills in the last 12 month period.

The energy and water consumption data must be provided for all common hotel areas, guest rooms, irrigation and all onsite services offered by the hotel for guests and staff including car-parks, laundries, function rooms, day spas, indoor/outdoor swimming pools, spas and saunas, restaurants, cafés and gyms.

