

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0007712540-01

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Property

Address Unit 2, 1 Albury Street, Yagoona, NSW, 2199
Lot/DP 216/12782
NCC Class* 1A
Type New Dwelling

Plans

Main Plan n/a
Prepared by n/a

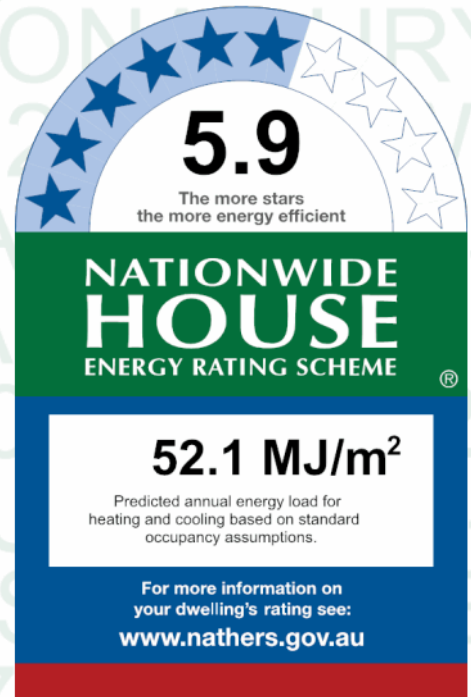
Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 161.0	Suburban
Unconditioned* 55.0	NatHERS climate zone
Total 216.0	56
Garage 36.0	



Accredited assessor

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Assessor Accrediting Organisation
Design Matters National
Declaration of interest Declaration not completed



Thermal performance

Heating	Cooling
26.3	25.8
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=gfrgZsGfC. When using either link, ensure you are visiting hstar.com.au



National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

Rated with provisional values for downlights. All downlights: IC-F /IC-4/ (insulation covered/

including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN

60529:1992, European IEC 60509:1989.

Rated with tiled ground floor.

Rated with AWS windows.

All bathrooms/ensuites windows are rated as generic windows.

All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation.

Where the roof is extended over an open area such as a deck or carport: A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

I have modeled the shading in accordance with NatHERS principles

Window and glazed door type and performance

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70	0.66	0.73

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TIM-001-01 W	TIM-001-01 W Timber A SG Clear	5.4	0.56	0.53	0.59

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-001-01 A	AWS-001-01 A 502/504 Al Sliding Window SG 3Clr	6.4	0.73	0.69	0.77
AWS-011-01 A	AWS-011-01 A 541/542 Al Sliding Door SG 5Clr	6.2	0.72	0.68	0.76
AWS-066-07 A	AWS-066-07 A RES SERIES 516 FIXED WINDOW SG 5mmClr	5.9	0.75	0.71	0.79

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Ldry/Ptry-GF	AWS-001-01 A	n/a	1500	610	n/a	45	S	No
Ktch/Din/Fam	AWS-001-01 A	n/a	2100	970	n/a	30	E	No
Ktch/Din/Fam	AWS-001-01 A	n/a	2100	970	n/a	30	E	No
Ktch/Din/Fam	AWS-011-01 A	n/a	2400	2400	n/a	45	S	No
Ktch/Din/Fam	AWS-001-01 A	n/a	2100	2110	n/a	30	S	No
Ktch/Din/Fam	AWS-001-01 A	n/a	600	1810	n/a	45	S	No
Bath-GF	ALM-002-01 A	n/a	600	970	n/a	45	E	No
Living/Foyer-GF	TIM-001-01 W	n/a	2340	300	n/a	90	N	No
Living/Foyer-GF	AWS-001-01 A	n/a	2100	1810	n/a	30	N	No
M.Bed-FF	AWS-011-01 A	n/a	2400	3000	n/a	45	N	No
ENS/M.Bed-FF	ALM-002-01 A	n/a	600	850	n/a	45	W	No
Bed 2-FF	AWS-001-01 A	n/a	1500	1450	n/a	10	S	No
Bath-FF	ALM-002-01 A	n/a	900	1210	n/a	10	S	No
Bed 3-FF	AWS-001-01 A	n/a	1500	1450	n/a	10	S	No
Bed 4-FF	AWS-001-01 A	n/a	1500	1810	n/a	10	E	No
ENS/Bed 4-FF	ALM-002-01 A	n/a	900	970	n/a	10	E	No
Upper Family-FF	AWS-001-01 A	n/a	1500	1810	n/a	10	N	No
Upper Family-FF	AWS-066-07 A	n/a	2100	1720	n/a	00	N	No

Roof window type and performance

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Double Garage	2400	5000	90	N
Ldry/Ptry-GF	2340	720	90	S
Living/Foyer-GF	2340	710	90	N
Living/Foyer-GF	2340	710	90	N

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Cavity Brick	0.85	Dark	No insulation	No
EW-2	Brick Veneer	0.85	Dark	Bulk Insulation R2.5	No
EW-3	Brick Veneer	0.30	Light	Bulk Insulation R2.5	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Double Garage	EW-1	2872	6595	N	1700	YES
Double Garage	EW-1	2700	2200	W	12300	NO
Ldry/Ptry-GF	EW-2	2700	1995	S	100	NO

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Ktch/Din/Fam	EW-2	2700	3695	E	100	NO
Ktch/Din/Fam	EW-2	2700	3600	S	2600	YES
Ktch/Din/Fam	EW-2	2700	2500	E	3700	YES
Ktch/Din/Fam	EW-2	2700	6895	S	100	NO
Bath-GF	EW-2	2700	1290	E	100	NO
Living/Foyer-GF	EW-2	2700	1000	W	18900	YES
Living/Foyer-GF	EW-2	2700	3100	N	100	NO
Living/Foyer-GF	EW-3	2700	2800	N	100	NO
Living/Foyer-GF	EW-2	2700	3195	E	100	NO
M.Bed-FF	EW-2	2700	5495	N	1700	NO
M.Bed-FF	EW-2	2700	3695	W	500	NO
ENS/M.Bed-FF	EW-2	2700	2290	W	500	NO
Bed 2-FF	EW-2	2700	3095	S	500	NO
Bed 2-FF	EW-2	2700	3695	W	500	NO
Bath-FF	EW-2	2700	2190	S	500	NO
Bed 3-FF	EW-2	2700	3090	S	500	NO
Bed 4-FF	EW-2	2700	3295	E	500	NO
Bed 4-FF	EW-2	2700	2995	S	500	NO
ENS/Bed 4-FF	EW-2	2700	3190	E	500	NO
Upper Family-FF	EW-2	2700	5895	N	2800	NO
Upper Family-FF	EW-2	2700	3195	E	500	NO

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1	Cavity wall, direct fix plasterboard, single gap	27.00	Bulk Insulation, No Air Gap R2.5
IW-2	Cavity wall, direct fix plasterboard, single gap	172.00	No insulation
IW-3	Brick, plaster on studs	20.00	Bulk Insulation both sides of shaft liner R2.5

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Double Garage	Concrete Slab on Ground 100mm	35.80	None	No Insulation	Bare
Ldry/Ptry-GF	Concrete Slab on Ground 100mm	9.20	None	No Insulation	Ceramic Tiles 8mm
Ktch/Din/Fam	Concrete Slab on Ground 100mm	45.00	None	No Insulation	Ceramic Tiles 8mm
Bath-GF	Concrete Slab on Ground 100mm	3.10	None	No Insulation	Ceramic Tiles 8mm
Living/Foyer-GF	Concrete Slab on Ground 100mm	22.70	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
M.Bed-FF/Double Garage	Timber Above Plasterboard 19mm	19.90		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
ENS/M.Bed-FF/Double Garage	Timber Above Plasterboard 19mm	3.60		Bulk Insulation R2.5	Ceramic Tiles 8mm
ENS/M.Bed-FF/Ldry/Ptry-GF	Timber Above Plasterboard 19mm	0.70		No Insulation	Ceramic Tiles 8mm
WIR/M.Bed-FF/Double Garage	Timber Above Plasterboard 19mm	2.40		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Bed 2-FF/Double Garage	Timber Above Plasterboard 19mm	0.60		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Bed 2-FF/Ldry/Ptry-GF	Timber Above Plasterboard 19mm	4.00		No Insulation	Carpet+Rubber Underlay 18mm
Bed 2-FF/Ktch/Din/Fam	Timber Above Plasterboard 19mm	7.50		No Insulation	Carpet+Rubber Underlay 18mm
Bath-FF/Ktch/Din/Fam	Timber Above Plasterboard 19mm	6.80		No Insulation	Ceramic Tiles 8mm
Bed 3-FF/Ktch/Din/Fam	Timber Above Plasterboard 19mm	9.30		No Insulation	Carpet+Rubber Underlay 18mm
Bed 3-FF	Suspended Timber Floor 19mm	1.40	Totally Open	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm
Bed 4-FF/Ktch/Din/Fam	Timber Above Plasterboard 19mm	4.50		No Insulation	Carpet+Rubber Underlay 18mm
Bed 4-FF	Suspended Timber Floor 19mm	7.20	Totally Open	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm
ENS/Bed 4-FF/Ktch/Din/Fam	Timber Above Plasterboard 19mm	4.10		No Insulation	Ceramic Tiles 8mm
WIR/Bed 4-FF/Ktch/Din/Fam	Timber Above Plasterboard 19mm	1.90		No Insulation	Carpet+Rubber Underlay 18mm
Upper Family-FF/Double Garage	Timber Above Plasterboard 19mm	2.70		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Upper Family-FF/Ktch/Din/Fam	Timber Above Plasterboard 19mm	9.40		No Insulation	Carpet+Rubber Underlay 18mm
Upper Family-FF/Bath-GF	Timber Above Plasterboard 19mm	2.50		No Insulation	Carpet+Rubber Underlay 18mm
Upper Family-FF/Living/Foyer-GF	Timber Above Plasterboard 19mm	16.70		No Insulation	Carpet+Rubber Underlay 18mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Double Garage	Plasterboard	Bulk Insulation R2.5	No
Double Garage	Timber Above Plasterboard	Bulk Insulation R2.5	No
Ldry/Ptry-GF	Plasterboard	Bulk Insulation R5	No
Ldry/Ptry-GF	Timber Above Plasterboard	No Insulation	No
Ktch/Din/Fam	Timber Above Plasterboard	No Insulation	No
Bath-GF	Timber Above Plasterboard	No Insulation	No
Living/Foyer-GF	Plasterboard	Bulk Insulation R5	No
Living/Foyer-GF	Timber Above Plasterboard	No Insulation	No
M.Bed-FF	Plasterboard	Bulk Insulation R5	No
ENS/M.Bed-FF	Plasterboard	Bulk Insulation R5	No
WIR/M.Bed-FF	Plasterboard	Bulk Insulation R5	No
Bed 2-FF	Plasterboard	Bulk Insulation R5	No

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Bath-FF	Plasterboard	Bulk Insulation R5	No
Bed 3-FF	Plasterboard	Bulk Insulation R5	No
Bed 4-FF	Plasterboard	Bulk Insulation R5	No
ENS/Bed 4-FF	Plasterboard	Bulk Insulation R5	No
WIR/Bed 4-FF	Plasterboard	Bulk Insulation R5	No
Upper Family-FF	Plasterboard	Bulk Insulation R5	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm ²)	Sealed/unsealed
Ldry/Ptry-GF	2	Downlights - LED	50	Sealed
Ktch/Din/Fam	11	Downlights - LED	50	Sealed
Ktch/Din/Fam	1	Exhaust Fans	300	Sealed
Bath-GF	1	Downlights - LED	50	Sealed
Living/Foyer-GF	6	Downlights - LED	50	Sealed
M.Bed-FF	5	Downlights - LED	50	Sealed
ENS/M.Bed-FF	1	Downlights - LED	50	Sealed
WIR/M.Bed-FF	1	Downlights - LED	50	Sealed
Bed 2-FF	3	Downlights - LED	50	Sealed
Bath-FF	2	Downlights - LED	50	Sealed
Bed 3-FF	3	Downlights - LED	50	Sealed
Bed 4-FF	3	Downlights - LED	50	Sealed
ENS/Bed 4-FF	1	Downlights - LED	50	Sealed
WIR/Bed 4-FF	1	Downlights - LED	50	Sealed
Upper Family-FF	8	Downlights - LED	50	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.85	Dark
Roof Tiles	Foil, Gap Above, Reflective Side Down, Anti-glare Up	0.85	Dark

Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m; farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).