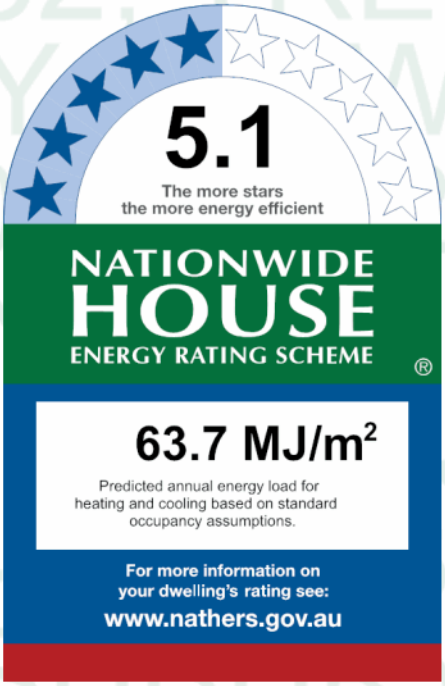
Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0008732414

Generated on 28 Jun 2023 using BERS Pro v4.4.1.5 (3.21)



Property

Address	Unit 32, Trevenar St , Ashbury , NSW , 2193
Lot/DP	2/566982
NCC Class*	1A
Type	New Dwelling

Plans

Main plan	Issue F
Prepared by	Designcorp Architects Pty Ltd

Construction and environment

Assessed floor area (m²)*	
Conditioned*	195.0
Unconditioned*	44.0
Total	239.0
Garage	34.0

Exposure type
Suburban

NatHERS climate zone
56

Thermal performance

Heating	Cooling
37.7	**26.0**
MJ/m²	MJ/m²

Accredited assessor

Name	John Boutros
Business name	Greenworld Architectural Drafting
Email	greenworldarchi@outlook.com
Phone	0407 842 586
Accreditation No.	DMN/16/1763

Assessor Accrediting Organisation
Design Matters National

Declaration of interest Declaration completed: no conflicts

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=MpAeaAVsV.
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

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-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58	0.55	0.61
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49	0.47	0.51
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57	0.54	0.60

Custom* windows

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

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	ALM-002-03 A	n/a	2800	2030	n/a	00	E	No
Kitchen/Living	ALM-002-03 A	n/a	2800	1330	n/a	00	S	No
Kitchen/Living	ALM-002-03 A	n/a	2800	3210	n/a	45	S	Yes
Kitchen/Living	ALM-001-03 A	n/a	2800	850	n/a	60	N	No
Kitchen/Living	ALM-002-03 A	n/a	2800	5440	n/a	00	N	Yes
Entry	ALM-002-03 A	n/a	2400	1200	n/a	00	N	No
Entry	ALM-002-03 A	n/a	2800	2400	n/a	00	S	No
Laundry	ALM-001-01 A	n/a	3250	950	n/a	60	N	No
WC	ALM-001-01 A	n/a	3250	950	n/a	60	N	No
FF Voids	ALM-002-03 A	n/a	2400	2500	n/a	00	S	No
FF Voids	ALM-002-03 A	n/a	2400	2500	n/a	00	N	No
FF Rumpus	ALM-002-03 A	n/a	2400	2020	n/a	00	E	No
FF Rumpus	ALM-002-03 A	n/a	2400	1330	n/a	00	S	No
FF Rumpus	ALM-002-03 A	n/a	2400	1670	n/a	00	S	No
Bedroom 1	ALM-002-03 A	n/a	2800	3040	n/a	45	N	No
Bedroom 2	ALM-001-03 A	n/a	2800	850	n/a	60	N	No
FF Bath	ALM-001-01 A	n/a	2000	750	n/a	60	N	No
Bedroom 3	ALM-002-03 A	n/a	2800	2020	n/a	45	N	No
Master Bedroom	ALM-001-01 A	n/a	2000	650	n/a	60	N	No
Master Bedroom	ALM-002-03 A	n/a	2800	4120	n/a	45	S	No
Ens	ALM-001-01 A	n/a	2000	650	n/a	60	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					

* Refer to glossary.
Generated on 28 Jun 2023 using BERS Pro v4.4.1.5 (3.21) for Unit 32, Trevenar St , Ashbury , NSW , 2193

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
Entry	2400	1200	90	N
Garage	2800	5450	90	N
Garage	2100	820	90	S
Laundry	2100	820	90	S

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Brick Veneer	0.50	Medium	Anti-glare foil with bulk no gap R2.5	No
EW-2	Metal Clad Cavity Panel Direct Fix	0.73	Dark	Anti-glare foil with bulk no gap 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)
Kitchen/Living	EW-1	2800	2300	E	2900	YES
Kitchen/Living	EW-1	2800	2300	E	2900	YES
Kitchen/Living	EW-1	2800	6800	S	0	NO
Kitchen/Living	EW-1	2800	2400	W	0	YES
Kitchen/Living	EW-1	2800	2295	S	0	YES
Kitchen/Living	EW-1	2800	2295	N	0	YES
Kitchen/Living	EW-1	2800	700	W	0	YES
Kitchen/Living	EW-1	2800	5700	N	0	NO
Entry	EW-2	2800	2890	N	0	YES
Entry	EW-2	2800	2890	S	0	YES
Garage	EW-1	2800	6095	N	1500	NO
Garage	EW-1	2800	5600	E	0	NO
Garage	EW-1	2800	6100	S	1400	NO
Garage	EW-1	2800	2300	W	2900	YES
Pantry	EW-1	2800	1990	N	0	NO
Laundry	EW-1	3250	1195	S	0	NO
Laundry	EW-1	3250	3056	SW	35	YES
Laundry	EW-1	3250	2590	N	0	NO
WC	EW-1	3250	2855	SW	35	YES
WC	EW-1	3250	1500	NW	0	NO
WC	EW-1	3250	1495	N	0	NO
FF Voids	EW-2	2400	2890	S	50	YES
FF Voids	EW-2	2400	2890	N	0	YES
FF Rumpus	EW-1	2800	2300	E	2900	YES
FF Rumpus	EW-1	2800	6800	S	0	NO
FF Rumpus	EW-1	2800	2400	W	0	YES
FF Rumpus	EW-1	2800	1195	S	0	YES
Bedroom 1	EW-1	2800	2295	S	0	NO
Bedroom 1	EW-1	2800	5920	SW	0	NO
Bedroom 1	EW-1	2800	1500	NW	0	NO

* Refer to glossary.

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Bedroom 1	EW-1	2800	4395	N	0	NO
Bedroom 2	EW-1	2800	3290	N	0	NO
FF Bath	EW-1	2800	2590	N	900	NO
Bedroom 3	EW-1	2800	3795	N	900	NO
Bedroom 3	EW-1	2800	1600	E	3900	YES
Master Bedroom	EW-1	2800	995	N	0	YES
Master Bedroom	EW-1	2800	695	N	0	NO
Master Bedroom	EW-1	2800	800	E	0	YES
Master Bedroom	EW-1	2800	900	N	0	YES
Master Bedroom	EW-1	2800	5900	E	0	NO
Master Bedroom	EW-1	2800	6100	S	1700	NO
Master Bedroom	EW-1	2800	1900	W	2900	YES
Master Bedroom	EW-1	2800	700	W	2900	YES
Ens	EW-1	2800	800	W	3900	YES
Ens	EW-1	2800	3495	N	0	NO

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		153.00	No insulation
IW-2 - Cavity wall, direct fix plasterboard, single gap		9.00	Bulk Insulation, Air Gap R2.5

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Kitchen/Living	Concrete Slab on Ground 150mm	59.90	None	No Insulation	Ceramic Tiles 8mm
Entry	Concrete Slab on Ground 150mm	9.30	None	No Insulation	Ceramic Tiles 8mm
Garage	Concrete Slab on Ground 150mm	34.00	None	No Insulation	Bare
Pantry	Concrete Slab on Ground 150mm	6.20	None	No Insulation	Ceramic Tiles 8mm
Laundry	Concrete Slab on Ground 150mm	11.10	None	No Insulation	Ceramic Tiles 8mm

* Refer to glossary.

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
WC	Concrete Slab on Ground 150mm	4.60	None	No Insulation	Ceramic Tiles 8mm
FF Voids/Entry	Concrete Above Plasterboard 150mm	9.30		No Insulation	Carpet+Rubber Underlay 18mm
FF Rumpus/Kitchen/Living	Concrete Above Plasterboard 150mm	30.40		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1/Kitchen/Living	Concrete Above Plasterboard 150mm	1.20		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1/Pantry	Concrete Above Plasterboard 150mm	1.00		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1/Laundry	Concrete Above Plasterboard 150mm	11.10		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1/WC	Concrete Above Plasterboard 150mm	4.60		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2/Kitchen/Living	Concrete Above Plasterboard 150mm	6.10		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2/Pantry	Concrete Above Plasterboard 150mm	5.40		No Insulation	Carpet+Rubber Underlay 18mm
FF Bath/Kitchen/Living	Concrete Above Plasterboard 150mm	5.60		No Insulation	Ceramic Tiles 8mm
Bedroom 3/Kitchen/Living	Concrete Above Plasterboard 150mm	11.40		No Insulation	Carpet+Rubber Underlay 18mm
Master Bedroom/Garage	Rendered Concrete 150mm	26.00		No Insulation	Carpet+Rubber Underlay 18mm
Master Bedroom	Suspended Concrete Slab 150mm	2.30	Open	No Insulation	Carpet+Rubber Underlay 18mm
Ens/Garage	Rendered Concrete 150mm	5.10		No Insulation	Ceramic Tiles 8mm
Ens	Suspended Concrete Slab 150mm	5.10	Open	No Insulation	Ceramic Tiles 8mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Kitchen/Living	Plasterboard	Bulk Insulation R2.5	No
Kitchen/Living	Concrete Above Plasterboard	No Insulation	No
Entry	Concrete Above Plasterboard	No Insulation	No
Garage	Concrete	No insulation	No
Garage	Rendered Concrete	No Insulation	No
Pantry	Concrete Above Plasterboard	No Insulation	No
Laundry	Concrete Above Plasterboard	No Insulation	No

* Refer to glossary.

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
WC	Concrete Above Plasterboard	No Insulation	No
FF Voids	Plasterboard	Bulk Insulation R2.5	No
FF Rumpus	Plasterboard	Bulk Insulation R3.5	No
Bedroom 1	Plasterboard	Bulk Insulation R3.5	No
Bedroom 2	Plasterboard	Bulk Insulation R3.5	No
FF Bath	Plasterboard	Bulk Insulation R3.5	No
Bedroom 3	Plasterboard	Bulk Insulation R3.5	No
Master Bedroom	Plasterboard	Bulk Insulation R3.5	No
Ens	Plasterboard	Bulk Insulation R3.5	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	24	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Entry	4	Downlights - LED	150	Sealed
Garage	10	Downlights - LED	150	Sealed
Pantry	2	Downlights - LED	150	Sealed
Laundry	6	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
WC	4	Downlights - LED	150	Sealed
WC	1	Exhaust Fans	300	Sealed
FF Voids	4	Downlights - LED	150	Sealed
FF Rumpus	10	Downlights - LED	150	Sealed
Bedroom 1	6	Downlights - LED	150	Sealed
Bedroom 2	4	Downlights - LED	150	Sealed
FF Bath	4	Downlights - LED	150	Sealed
FF Bath	1	Exhaust Fans	300	Sealed
Bedroom 3	4	Downlights - LED	150	Sealed
Master Bedroom	10	Downlights - LED	150	Sealed

* Refer to glossary.
Generated on 28 Jun 2023 using BERS Pro v4.4.1.5 (3.21) for Unit 32, Trevenar St , Ashbury , NSW , 2193

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Ens	6	Downlights - LED	150	Sealed
Ens	2	Exhaust Fans	300	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Kitchen/Living	1	1400
FF Rumpus	1	1400

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Concrete	No Insulation, Only an Air Gap	0.50	Medium
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R1.7	0.73	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 10 m 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).