Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 0011698461

Generated on 07 Feb 2025 using BERS Pro v5.2.4 (3.23)

Property

Address	44 A Powell Street, YAGOONA , NSW , 2199
Lot/DP	Lot 1 DP 736433
NCC class*	1a
Floor/all Floors	G of 2 floors
Type	New Home

Plans

Main plan	00825
Prepared by	ARCHiCORP

Construction and environment

Assessed floor area [m2]*	
Conditioned*	496.8
Unconditioned*	16.1
Total	592.6
Garage	79.7

Exposure type
Suburban

NatHERS climate zone
56 Mascot (Sydney Airport)

Accredited assessor

Name	Noura Al Hazzouri
Business name	none
Email	noura.h@optusnet.com.au
Phone	0405600 600
Accreditation No.	DMN/18/1891
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	Declaration completed: no conflicts

NCC Requirements

NCC provisions	Volume Two
Strate/Territory variation	Yes

National Construction Code (NCC) requirements

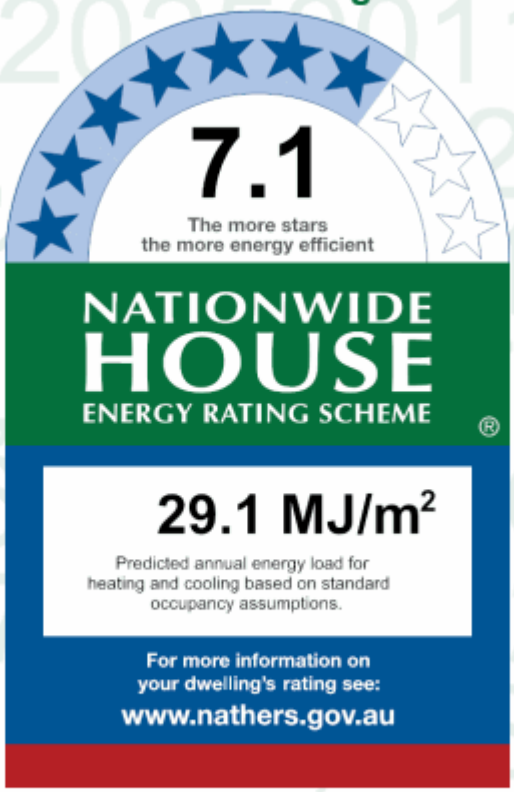
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	15.3	13.8
Load limits	N/A	N/A

Features determining load limits

Floor Type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	No
Outdoor living area	No
Outdoor living area ceiling fan	No

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

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

* Refer to glossary

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard 2022: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting Options:

Floor Type:

CSOG – Concrete Slab on Ground
SF – Suspended Floor (or a mixture of CSOG and SF)
NA – Not Applicable

NCC Climate Zone 1 or 2:

Yes
No
NA – Not Applicable

Outdoor Living Area:

Yes
No
NA – Not Applicable

Outdoor Living Area Ceiling Fan:

Yes
No
NA – Not Applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Energy use

No Whole of Home performance assessment conducted for this certificate

Greenhouse gas emissions

No Whole of Home performance assessment conducted for this certificate

Cost

No Whole of Home performance assessment conducted for this certificate

* Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and by whom each item should be checked. It is not mandatory to complete this checklist.

	Approval Stage		Construction Stage		
	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	Occupancy/Other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
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 type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval Stage		Construction Stage		
	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	Occupancy/Other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

* Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m^2]
Garage	Garage	79.65
lounge	Living	67.38
lift	Daytime	2.24
theatre	Living	35.78
VOID	Unconditioned	43.81
home office	Daytime	18.04
Guest Bedroom	Bedroom	21.71
ens	Nighttime	4.2
study	Bedroom	20.13
lift	Daytime	2.43
ens	Nighttime	7.72
wir	Nighttime	6.44
Bedroom 2	Bedroom	22.28
hall	Daytime	79.61
shower	Unconditioned	1.81
master bath	Nighttime	12.34
master wir	Nighttime	18.52
Master Bedroom	Bedroom	33.73
ens 3	Nighttime	4.5
Bedroom 3	Bedroom	19.58
ens	Nighttime	4.34
Bedroom 4	Bedroom	19.61
ldry	Unconditioned	14.34
ptry	Daytime	8.81
Kitchen/Living	Kitchen/Living	107.65

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-006-03 A	Aluminium B DG Argon Fill High Solar Gain low-E	4.1	0.52	0.49	0.55
ALM-005-03 A	Aluminium A DG Argon Fill High Solar Gain low-E	4.1	0.47	0.45	0.49

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*
Garage	ALM-006-03 A	W26	2100	1500	Sliding	45	N	No
Garage	ALM-006-03 A	W27	2100	1500	Sliding	45	N	No
Garage	ALM-006-03 A	W28	2100	1500	Sliding	45	N	No
lounge	ALM-006-03 A	W25	2100	1235	Fixed	00	W	No
lounge	ALM-005-03 A	W18	3260	900	Awning	45	E	No
lounge	ALM-005-03 A	W19	3260	900	Awning	45	E	No
lounge	ALM-005-03 A	W20	3260	900	Awning	45	E	No
lounge	ALM-006-03 A	W21	2250	1350	Sliding	45	S	No
lounge	ALM-006-03 A	W22	2250	900	Sliding	45	S	No
theatre	ALM-005-03 A	W23	800	6000	Awning	45	S	No
theatre	ALM-006-03 A	W24	2100	1500	Fixed	00	W	No
VOID	ALM-006-03 A	W1	3000	2000	Fixed	00	E	No
VOID	ALM-006-03 A	W2	2300	1350	Fixed	00	E	No
VOID	ALM-006-03 A	W3	2300	1350	Fixed	00	E	No
VOID	ALM-006-03 A	W4	2300	1350	Fixed	00	S	No
home office	ALM-006-03 A	W32	2300	1350	Sliding	45	E	No
home office	ALM-006-03 A	W31	2300	1350	Sliding	45	E	No

* Refer to glossary.

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Guest Bedroom	ALM-006-03 A	W30	800	3000	Sliding	45	N	No
ens	ALM-005-03 A	W29	800	1000	Awning	90	N	No
study	ALM-006-03 A	W35	2400	3300	Sliding	21	W	No
ens	ALM-005-03 A	W30	800	1300	Awning	90	S	No
ens	ALM-005-03 A	W31	800	1300	Awning	90	S	No
Bedroom 2	ALM-006-03 A	W7	800	2600	Sliding	45	S	No
Bedroom 2	ALM-006-03 A	W32	2400	1500	Sliding	10	W	No
hall	ALM-005-03 A	W33	2400	3000	Awning	45	S	No
hall	ALM-005-03 A	W27	2400	3000	Awning	45	N	No
hall	ALM-006-03 A	W33	2300	1350	Fixed	00	E	No
shower	ALM-006-03 A	W26	2700	900	Awning	45	E	No
master bath	ALM-005-03 A	W25	2700	1500	Awning	45	E	No
Master Bedroom	ALM-006-03 A	W24	800	3600	Sliding	45	N	No
Master Bedroom	ALM-006-03 A	W36	3000	2400	Sliding	21	W	No
ens 3	ALM-005-03 A	W10	2700	900	Awning	45	E	No
Bedroom 3	ALM-005-03 A	W11	2700	1500	Awning	45	E	No
Bedroom 4	ALM-005-03 A	W12	1300	2800	Awning	45	S	No
ldry	ALM-005-03 A	D13	2400	1000	Casement	90	S	No
ptry	ALM-006-03 A	W34	700	1850	Sliding	45	S	No
Kitchen/Living	ALM-005-03 A	W37	2400	1000	Awning	45	S	No
Kitchen/Living	ALM-005-03 A	W16	700	3000	Awning	90	S	No
Kitchen/Living	ALM-006-03 A	W38	3300	3500	Sliding	45	W	No
Kitchen/Living	ALM-006-03 A	W18	3000	2400	Fixed	00	N	No
Kitchen/Living	ALM-006-03 A	W39	3000	2400	Fixed	00	N	No
Kitchen/Living	ALM-006-03 A	W20	3000	1200	Fixed	00	N	No
Kitchen/Living	ALM-006-03 A	W21	3000	1200	Fixed	00	N	No
Kitchen/Living	ALM-005-03 A	W40	2400	1200	Casement	90	N	No
Kitchen/Living	ALM-006-03 A	W41	600	1200	Fixed	00	N	No

* Refer to glossary.

Roof window* *type and performance value*

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	Skylight shaft reflectance
GEN-04-009a	Double-glazed opal, Timber and Aluminium Frame	0.5

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m^2]	Orientation	Outdoor shade	Diffuser
hall	GEN-04-009a	S3	50	1.23	N	None	No
hall	GEN-04-009a	S4	50	1.23	N	None	No
master bath	GEN-04-009a	S2	50	1.10	N	None	No
master wir	GEN-04-009a	S1	50	1.57	N	None	No
ens	GEN-04-009a	S6	50	0.36	N	None	No
ldry	GEN-04-009a	S5	50	1.10	N	None	No

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2850	5200	90	E
lounge	2950	2045	90	E

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-1	Cavity Brick	0.50		Foil Sided Bubble Wrap, Anti-glare one side	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Garage	EW-1	2700	3995	W	0	No
Garage	EW-1	2700	14600	N	0	No
Garage	EW-1	2850	5745	E	0	No
lounge	EW-1	2700	3040	W	0	No
lounge	EW-1	2950	2845	E	0	No
lounge	EW-1	2700	1150	N	0	No
lounge	EW-1	3260	4100	E	0	No
lounge	EW-1	2700	7595	S	0	No
theatre	EW-1	2700	8045	S	0	No
theatre	EW-1	2700	5545	W	0	No
VOID	EW-1	3000	6745	E	900	No
VOID	EW-1	2700	6545	S	525	No
home office	EW-1	2700	4595	N	500	No
home office	EW-1	2700	3595	E	800	No
Guest Bedroom	EW-1	2700	4540	N	500	No
ens	EW-1	2700	1440	N	500	No
study	EW-1	2700	3995	N	500	No
study	EW-1	2700	5095	W	3600	Yes
ens	EW-1	2700	4540	S	525	No
Bedroom 2	EW-1	2700	3495	S	550	No
Bedroom 2	EW-1	2700	5845	W	3600	Yes
hall	EW-1	2700	3600	S	500	Yes
hall	EW-1	2700	3600	N	0	No
hall	EW-1	2700	2440	E	800	No
shower	EW-1	2700	1990	E	3600	No

* Refer to glossary.

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
master bath	EW-1	2700	4045	N	500	No
master bath	EW-1	2700	3095	E	3600	No
master wir	EW-1	2700	3740	N	475	No
Master Bedroom	EW-1	2700	6745	N	475	No
Master Bedroom	EW-1	3000	5045	W	2650	No
ens 3	EW-1	2700	1590	E	3600	No
Bedroom 3	EW-1	2700	4195	E	3600	No
Bedroom 3	EW-1	2700	4245	S	650	No
Bedroom 4	EW-1	2700	4245	S	650	No
Bedroom 4	EW-1	2700	750	W	6300	No
ldry	EW-1	2700	2940	S	0	No
ptry	EW-1	3000	2590	S	0	No
Kitchen/Living	EW-1	3000	7400	S	500	No
Kitchen/Living	EW-1	3300	7650	S	500	No
Kitchen/Living	EW-1	3300	6000	W	4050	No
Kitchen/Living	EW-1	3300	7000	N	2275	No
Kitchen/Living	EW-1	3300	1750	W	11050	No
Kitchen/Living	EW-1	3000	8295	N	550	No
Kitchen/Living	EW-1	3000	745	S	0	No
Kitchen/Living	EW-1	3000	800	E	6300	No

Internal wall *type*

Wall ID	Wall type	Area [m^2]	Bulk insulation
IW-001	TimberStud Frame, Brick Veneer	0.00	Bulk Insulation, Air Gap R2.7
IW-002	Single Skin Brick	48.67	No insulation
IW-003	Timber Stud Frame, Direct Fix Plasterboard	352.70	No insulation
IW-004	Timber Stud Frame, Direct Fix Plasterboard	8.24	Bulk Insulation, Air Gap R2.7

* Refer to glossary.

Floor *type*

Location	Construction	Area [m^2]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	Concrete Slab on Ground 300mm	79.65	None	No Insulation	Bare
lounge	Concrete Slab on Ground 300mm	67.38	None	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
lift	Concrete Slab on Ground 300mm	2.24	None	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
theatre	Concrete Slab on Ground 300mm	35.78	None	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
VOID / lounge	Concrete Timber Framed Above Plasterboard 300mm	40.78		No Insulation	Cork Tiles or Parquetry 8mm
home office / Garage	Concrete Timber Framed Above Plasterboard 300mm	18.07		No Insulation	Cork Tiles or Parquetry 8mm
Guest Bedroom / Garage	Concrete Timber Framed Above Plasterboard 300mm	21.84		No Insulation	Cork Tiles or Parquetry 8mm
ens / Garage	Concrete Timber Framed Above Plasterboard 300mm	4.20		No Insulation	Ceramic Tiles 8mm
study / Garage	Concrete Timber Framed Above Plasterboard 300mm	18.35		No Insulation	Cork Tiles or Parquetry 8mm
study / lounge	Concrete Timber Framed Above Plasterboard 300mm	1.51		No Insulation	Cork Tiles or Parquetry 8mm
lift / lift	Concrete Timber Framed Above Plasterboard 300mm	0.85		No Insulation	Cork Tiles or Parquetry 8mm
ens / theatre	Concrete Timber Framed Above Plasterboard 300mm	7.71		No Insulation	Ceramic Tiles 8mm
wir / theatre	Concrete Timber Framed Above Plasterboard 300mm	6.39		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2 / lounge	Concrete Timber Framed Above Plasterboard 300mm	0.68		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2 / theatre	Concrete Timber Framed Above Plasterboard 300mm	21.21		No Insulation	Cork Tiles or Parquetry 8mm
hall / Garage	Concrete Timber Framed Above Plasterboard 300mm	9.58		No Insulation	Cork Tiles or Parquetry 8mm
hall / lounge	Concrete Timber Framed Above Plasterboard 300mm	10.43		No Insulation	Cork Tiles or Parquetry 8mm
hall	Suspended Concrete Slab 300mm	42.48	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm

Location	Construction	Area [m^2]	Sub-floor ventilation	Added insulation [R-value]	Covering
shower	Suspended Concrete Slab 300mm	1.81	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm
master bath	Suspended Concrete Slab 300mm	12.34	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm
master wir	Suspended Concrete Slab 300mm	18.52	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm
Master Bedroom	Suspended Concrete Slab 300mm	33.73	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm
ens 3	Suspended Concrete Slab 300mm	4.50	Enclosed	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
Bedroom 3	Suspended Concrete Slab 300mm	19.58	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm
ens	Suspended Concrete Slab 300mm	4.34	Enclosed	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
Bedroom 4	Suspended Concrete Slab 300mm	19.61	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm
ldry	Suspended Concrete Slab 300mm	14.34	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm
ptry	Suspended Concrete Slab 300mm	8.81	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm
Kitchen/Living	Suspended Concrete Slab 300mm	107.65	Enclosed	Bulk Insulation, Gap to Floor R2	Cork Tiles or Parquetry 8mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Garage	Concrete Timber Framed Above Plasterboard	No Insulation	
lounge	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
lounge	Concrete Timber Framed Above Plasterboard	No Insulation	
lift	Concrete Timber Framed Above Plasterboard	No Insulation	
theatre	Concrete Timber Framed Above Plasterboard	No Insulation	
VOID	Plasterboard on Timber	Bulk Insulation R5	
home office	Plasterboard on Timber	Bulk Insulation R5	
Guest Bedroom	Plasterboard on Timber	Bulk Insulation R5	
ens	Plasterboard on Timber	Bulk Insulation R5	
study	Plasterboard on Timber	Bulk Insulation R5	
lift	Plasterboard on Timber	Bulk Insulation R5	
ens	Plasterboard on Timber	Bulk Insulation R5	
wir	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 2	Plasterboard on Timber	Bulk Insulation R5	
hall	Plasterboard on Timber	Bulk Insulation R5	
shower	Plasterboard on Timber	Bulk Insulation R5	
master bath	Plasterboard on Timber	Bulk Insulation R5	
master wir	Plasterboard on Timber	Bulk Insulation R5	
Master Bedroom	Plasterboard on Timber	Bulk Insulation R5	
ens 3	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 3	Plasterboard on Timber	Bulk Insulation R5	
ens	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 4	Plasterboard on Timber	Bulk Insulation R5	
ldry	Plasterboard on Timber	Bulk Insulation R5	
ptry	Plasterboard on Timber	Bulk Insulation R5	
Kitchen/Living	Plasterboard on Timber	Bulk Insulation R5	

Ceiling *penetrations**

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
lounge	14	Downlights - LED	0	Sealed

* Refer to glossary.

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
theatre	7	Downlights - LED	0	Sealed
home office	3	Downlights - LED	0	Unsealed
Guest Bedroom	4	Downlights - LED	0	Sealed
ens	1	Exhaust Fans	350	Sealed
study	4	Downlights - LED	0	Sealed
ens	1	Exhaust Fans	350	Sealed
Bedroom 2	4	Downlights - LED	0	Sealed
hall	14	Downlights - LED	0	Sealed
master bath	2	Downlights - LED	0	Sealed
master bath	1	Exhaust Fans	350	Sealed
master wir	4	Downlights - LED	0	Sealed
Master Bedroom	7	Downlights - LED	0	Sealed
ens 3	1	Exhaust Fans	350	Sealed
Bedroom 3	4	Downlights - LED	0	Sealed
Bedroom 4	4	Downlights - LED	0	Sealed
ldry	1	Exhaust Fans	350	Sealed
ptry	2	Downlights - LED	0	Sealed
Kitchen/Living	21	Downlights - LED	0	Sealed
Kitchen/Living	1	Exhaust Fans	350	Sealed
Kitchen/Living	1	Chimneys	200	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Waterproofing Membrane	No Insulation, Only an Air Gap	0.50	Medium
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
No Data Available				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m^2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available				

Hot water system

Appliance/ system type	Fuel type	Hot Water CER Zone	Minimum efficiency /STC	Zone 3 STC	Zone 3 Substitution tolerance ranges		Assessed daily load [litres]
					lower limit	upper limit	
No Data Available							

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

Onsite Renewable Energy *Schedule*

System Type	Orientation	System Size Or Generation Capacity
No Data Available		

Battery *Schedule*

System Type	Size [Battery Storage Capacity]
No Data Available	

Explanatory notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings 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, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

AFRC	Australian Fenestration Rating Council
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, range hoods, 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.
COP	Coefficient of performance
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.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
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	see exposure categories below.
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 – protected	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – suburban	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.
Net zero home	a home that achieves a net zero energy value*.
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
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
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 features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
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.
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.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulator (CER)
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick or continuous thermal breaks such as polystyrene insulation sheeting or plastic strips
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).
Window shading device	device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

* Refer to glossary.