Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 0011766193

Generated on 06 Mar 2025 using BERS Pro v5.2.4 (3.23)

Property

Address	Unit 120B, 120A Marco Avenue, PANANIA , NSW , 2213
Lot/DP	Lot 2 DP 612941
NCC class*	1a
Floor/all Floors	G of 3 floors
Type	New Home

Plans

Main plan	n/a
Prepared by	n/a

Construction and environment

Assessed floor area [m2]*	
Conditioned*	290.6
Unconditioned*	15.5
Total	345.3
Garage	39.2

Exposure type
Suburban

NatHERS climate zone
56 Mascot (Sydney Airport)

Accredited assessor

Name	Zoran Cvetkovski
Business name	Sustainability- Z
Email	sustainability-z@outlook.com
Phone	0414273176
Accreditation No.	DMN/13/1641
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	Declaration not completed

NCC Requirements

NCC provisions	Volume Two
Strate/Territory variation	Yes

National Construction Code (NCC) requirements

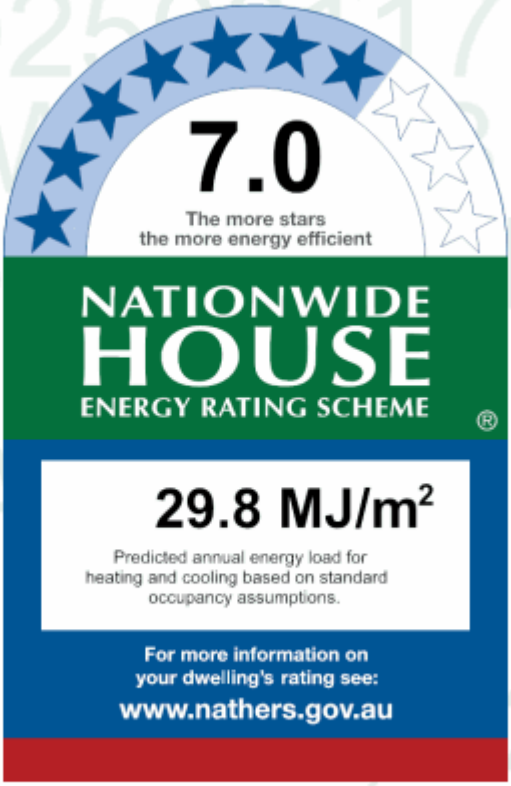
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. 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	13.7	16.2
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=DBgYPqLAS . 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

Rated with provisional values for downlights (0mm).

Rated with exhaust fans (350mm).

Rated with ceiling fans troughout (1200mm) as shown on the plans.

* Refer to glossary.

Rated with raft slab.
Rated with concrete construction in the basement (internal concrete walls).
Rated with brick veneer construction on the ground and first floor. (internal stud walls and internal concrete floors).
Rated with floor coverings as per the technical documentation.
Rated with AWS windows.
Rated with window sizes and types as per the window schedule.
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.

Room *schedule*

Room	Zone Type	Area [m^2]
Storage-BSMT	Daytime	42.8
Stairs/Hwy-BSMT	Daytime	18.28
Lift-BSMT	Daytime	3.62
Storage-BSMT	Daytime	26.89
Lounge-GF	Living	27.1
Garage-GF	Garage	39.21
Ktch/Din-GF	Kitchen/Living	55.26
Pantry-GF	Daytime	9.74
Laundry-GF	Unconditioned	4.51
Powder-GF	Unconditioned	3
Bedroom 1-GF	Bedroom	13.91
Lift-GF	Daytime	4.11
WIR/Bed 1-FF	Nighttime	5.93
Ens/Bed 1-FF	Nighttime	5.72
Lift-FF	Daytime	4.17
Stairs-FF	Daytime	22.94
Void/Lounge-FF	Unconditioned	25.79
Bedroom 2-FF	Bedroom	13.95
Ens/Bed 2-FF	Nighttime	3.88

Room	Zone Type	Area [m^2]
WIR/Bed 2-FF	Nighttime	4.25
Bedroom 3-FF	Bedroom	16.85
WIR/Bed 3-FF	Nighttime	6.19
Bedroom 4-FF	Bedroom	14.75
WIR/Bed 4-FF	Nighttime	4.16
Bedroom 5-FF	Bedroom	20.81
He-WIR/Bed 5-FF	Nighttime	5.13
Ens/Bed 5-FF	Nighttime	5.66
Ens/Bed 5-FF	Nighttime	1.74
Bath-FF	Unconditioned	7.96
She-WIR/Bed5-FF	Nighttime	5.85
Storage-BSMT	Daytime	36.1
Hwy-FF	Daytime	6.65

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
No Data Available					

Custom windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-008-064	Aluminium Awning Window DG AGG MAX Clr 6/10/4	3.4	0.22	0.21	0.23
AWS-017-061	Aluminium Bifold Door DG AGG MAX Clr 6/10/4	3.5	0.21	0.20	0.22
AWS-066-007	Aluminium Fixed Window SG 5Clr	5.9	0.75	0.71	0.79
AWS-001-005	Aluminium Sliding Window SG 6.38CPNtl	4.6	0.45	0.43	0.47
AWS-011-006	Aluminium Sliding Door SG 6.38CPNtl	4.4	0.45	0.42	0.47
AWS-007-007	Aluminium Awning Window SG 6.38CPNtl	4.9	0.41	0.39	0.43
AWS-067-051	Aluminium Fixed Window DG 4LoE366/12Ar/4Clr	2.1	0.25	0.24	0.27

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Lounge-GF	AWS-008-064-001	W12	2100	610	Awning	70	W	No
Lounge-GF	AWS-008-064-001	W13	2100	610	Awning	70	W	No
Lounge-GF	AWS-008-064-001	W1	2100	850	Awning	60	N	Yes
Lounge-GF	AWS-008-064-001	W2	2100	850	Awning	60	N	Yes
Lounge-GF	AWS-017-061-001	BF09	2400	3610	Bifold	90	E	No
Garage-GF	AWS-066-007-001	W9	600	2410	Fixed	00	W	No
Garage-GF	AWS-066-007-001	W10	600	2410	Fixed	00	W	No
Ktch/Din-GF	AWS-017-061-001	BF09	2400	3610	Bifold	90	N	No
Ktch/Din-GF	AWS-001-005-001	W3	2100	3250	Sliding	45	E	No
Ktch/Din-GF	AWS-001-005-001	W4	600	2035	Sliding	15	E	No
Pantry-GF	AWS-001-005-001	W4	600	2035	Sliding	15	E	No
Laundry-GF	AWS-011-006-001	SD8	2400	1570	Sliding	45	S	No
Powder-GF	AWS-007-007-001	W5	900	610	Awning	90	S	No
Bedroom 1-GF	AWS-001-005-001	W6	900	2410	Sliding	45	S	No
WIR/Bed 1-FF	AWS-007-007-001	W8	2100	610	Awning	60	W	No
Ens/Bed 1-FF	AWS-007-007-001	W7	2100	610	Awning	60	W	No
Void/Lounge-FF	AWS-067-051-001	W26	1800	3250	Fixed	00	W	Yes
Void/Lounge-FF	AWS-067-051-001	W27	900	4210	Fixed	00	N	Yes
Bedroom 2-FF	AWS-001-005-001	W24	1800	2410	Sliding	10	W	No
Ens/Bed 2-FF	AWS-007-007-001	W25	1800	610	Awning	10	W	No
Bedroom 3-FF	AWS-001-005-001	W22	600	1810	Sliding	45	S	No
Bedroom 3-FF	AWS-011-006-001	W23	1800	2410	Sliding	10	W	No
Bedroom 4-FF	AWS-001-005-001	W19	900	1810	Sliding	10	E	No
Bedroom 4-FF	AWS-001-005-001	W20	600	1810	Sliding	45	S	No
Bedroom 5-FF	AWS-007-007-001	W15	1500	850	Awning	10	E	No
Bedroom 5-FF	AWS-007-007-001	W16	1500	850	Awning	10	E	No
Ens/Bed 5-FF	AWS-007-007-001	W17	400	1570	Awning	90	E	No
Ens/Bed 5-FF	AWS-007-007-001	W18	900	610	Awning	10	E	No
Bath-FF	AWS-001-005-001	W21	900	1570	Sliding	10	S	No

* Refer to glossary.

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
She-WIR/Bed5-FF	AWS-007-007-001	W14	900	610	Awning	10	E	No

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
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m^2]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Lounge-GF	2400	1200	90	W
Garage-GF	2700	5500	90	W

* Refer to glossary.

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-1	Tilt Up Concrete, Lined Timber Stud Frame	0.50		Bulk Insulation R2.5	No
EW-2	Timber Stud Frame Brick Veneer	0.76		Anti-glare foil with bulk no gap R2.5	No
EW-3	Single Skin Brick	0.76		No insulation	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Storage-BSMT	EW-1	2440	4300	N	100	No
Storage-BSMT	EW-1	2440	10000	E	100	No
Storage-BSMT	EW-1	2440	4300	S	100	No
Stairs/Hwy-BSMT	EW-1	2440	4400	W	100	No
Lift-BSMT	EW-1	2440	1500	W	100	No
Storage-BSMT	EW-1	2440	1800	S	100	No
Storage-BSMT	EW-1	2440	4800	W	100	No
Storage-BSMT	EW-1	2440	5700	N	100	No
Storage-BSMT	EW-1	2440	4700	E	100	No
Lounge-GF	EW-2	2940	4400	W	2300	No
Lounge-GF	EW-2	2940	5700	N	100	No
Lounge-GF	EW-2	2940	4795	E	4500	No
Garage-GF	EW-2	3940	4295	N	4700	No
Garage-GF	EW-3	3940	6695	W	100	No
Ktch/Din-GF	EW-2	2940	4400	N	4900	No
Ktch/Din-GF	EW-2	2940	6995	E	100	No
Pantry-GF	EW-2	2940	2995	E	100	No
Pantry-GF	EW-2	2940	3795	S	100	No
Laundry-GF	EW-2	2940	2290	S	100	No
Powder-GF	EW-2	2940	1090	S	100	No
Bedroom 1-GF	EW-2	2940	3890	S	100	No
WIR/Bed 1-FF	EW-2	2940	1690	W	700	No
Ens/Bed 1-FF	EW-2	2940	3295	S	100	No

* Refer to glossary.

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Ens/Bed 1-FF	EW-2	2940	1995	W	700	No
Void/Lounge-FF	EW-2	2741	445	W	2050	No
Void/Lounge-FF	EW-2	2740	3950	W	450	No
Void/Lounge-FF	EW-2	2740	5695	N	450	No
Bedroom 2-FF	EW-2	2741	445	W	3150	No
Bedroom 2-FF	EW-2	2740	3745	W	450	No
Ens/Bed 2-FF	EW-2	2740	2495	W	450	No
Ens/Bed 2-FF	EW-2	2740	1150	N	450	No
Ens/Bed 2-FF	EW-2	2741	445	N	4850	No
Bedroom 3-FF	EW-2	2740	4595	S	450	No
Bedroom 3-FF	EW-2	2740	3700	W	450	No
Bedroom 3-FF	EW-2	2740	2250	N	450	No
Bedroom 3-FF	EW-2	2741	450	N	7150	No
WIR/Bed 3-FF	EW-2	2740	2590	S	450	No
Bedroom 4-FF	EW-2	2740	4295	E	450	No
Bedroom 4-FF	EW-2	2740	3795	S	450	No
Bedroom 5-FF	EW-2	2740	1390	N	450	No
Bedroom 5-FF	EW-2	2740	4190	E	450	No
Ens/Bed 5-FF	EW-2	2740	3190	E	450	No
Ens/Bed 5-FF	EW-2	2740	1090	E	450	No
Bath-FF	EW-2	2740	3390	S	450	No
She-WIR/Bed5-FF	EW-2	2740	2995	N	450	No
She-WIR/Bed5-FF	EW-2	2740	1995	E	450	No
Storage-BSMT	EW-1	2440	9900	S	100	No
Storage-BSMT	EW-1	2440	3700	W	100	No
Storage-BSMT	EW-1	2440	6100	N	100	No

Internal wall *type*

Wall ID	Wall type	Area [m^2]	Bulk insulation
IW-001	Tilt Concrete	44.90	No insulation
IW-002	Timber Stud Frame, Direct Fix Plasterboard	103.66	Bulk Insulation, No Air Gap R2.5

* Refer to glossary.

Wall ID	Wall type	Area [m^2]	Bulk insulation
IW-003	Timber Stud Frame, Direct Fix Plasterboard	266.62	No insulation

Floor *type*

Location	Construction	Area [m^2]	Sub-floor ventilation	Added insulation [R-value]	Covering
Storage-BSMT	Concrete Slab on Ground 100mm	42.80	None	No Insulation	Bare
Stairs/Hwy-BSMT	Concrete Slab on Ground 100mm	18.28	None	No Insulation	Bare
Lift-BSMT	Concrete Slab on Ground 100mm	3.62	None	No Insulation	Bare
Storage-BSMT	Concrete Slab on Ground 100mm	26.89	None	No Insulation	Bare
Lounge-GF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	27.10		No Insulation	Cork Tiles or Parquetry 8mm
Garage-GF	Concrete Slab on Ground 100mm	39.20	None	No Insulation	Bare
Ktch/Din-GF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	20.25		No Insulation	Cork Tiles or Parquetry 8mm
Ktch/Din-GF / Stairs/Hwy-BSMT	Concrete Timber Framed Above Plasterboard 100mm	7.67		No Insulation	Cork Tiles or Parquetry 8mm
Ktch/Din-GF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	0.00		No Insulation	Cork Tiles or Parquetry 8mm
Pantry-GF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	9.73		No Insulation	Cork Tiles or Parquetry 8mm
Laundry-GF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	0.90		No Insulation	Ceramic Tiles 8mm
Laundry-GF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	3.24		No Insulation	Ceramic Tiles 8mm
Powder-GF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	3.00		No Insulation	Ceramic Tiles 8mm
Bedroom 1-GF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	13.90		No Insulation	Cork Tiles or Parquetry 8mm
Lift-GF / Lift-BSMT	Concrete Timber Framed Above Plasterboard 100mm	0.00		No Insulation	Cork Tiles or Parquetry 8mm
WIR/Bed 1-FF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	5.93		No Insulation	Cork Tiles or Parquetry 8mm
Ens/Bed 1-FF / Storage-BSMT	Concrete Timber Framed Above Plasterboard 100mm	5.72		No Insulation	Ceramic Tiles 8mm
Lift-FF / Lift-GF	Concrete Timber Framed Above Plasterboard 19mm	0.00		No Insulation	Cork Tiles or Parquetry 8mm
Stairs-FF / Lounge-GF	Concrete Timber Framed Above Plasterboard 19mm	0.00		No Insulation	Cork Tiles or Parquetry 8mm
Stairs-FF / Ktch/Din-GF	Concrete Timber Framed Above Plasterboard 19mm	11.08		No Insulation	Cork Tiles or Parquetry 8mm

Location	Construction	Area [m^2]	Sub-floor ventilation	Added insulation [R-value]	Covering
Void/Lounge-FF / Lounge-GF	Concrete Timber Framed Above Plasterboard 19mm	0.00		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2-FF / Garage-GF	Concrete Timber Framed Above Plasterboard 19mm	13.95		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Ens/Bed 2-FF / Garage-GF	Concrete Timber Framed Above Plasterboard 19mm	3.88		Bulk Insulation R2.5	Ceramic Tiles 8mm
WIR/Bed 2-FF / Lounge-GF	Concrete Timber Framed Above Plasterboard 19mm	0.47		No Insulation	Cork Tiles or Parquetry 8mm
WIR/Bed 2-FF / Garage-GF	Concrete Timber Framed Above Plasterboard 19mm	3.53		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bedroom 3-FF / Bedroom 1-GF	Concrete Timber Framed Above Plasterboard 19mm	4.64		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3-FF / WIR/Bed 1-FF	Concrete Timber Framed Above Plasterboard 19mm	6.16		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3-FF / Ens/Bed 1-FF	Concrete Timber Framed Above Plasterboard 19mm	5.71		No Insulation	Cork Tiles or Parquetry 8mm
WIR/Bed 3-FF / Bedroom 1-GF	Concrete Timber Framed Above Plasterboard 19mm	6.19		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 4-FF / Ktch/Din-GF	Concrete Timber Framed Above Plasterboard 19mm	4.73		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 4-FF / Pantry-GF	Concrete Timber Framed Above Plasterboard 19mm	9.68		No Insulation	Cork Tiles or Parquetry 8mm
WIR/Bed 4-FF / Ktch/Din-GF	Concrete Timber Framed Above Plasterboard 19mm	4.17		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 5-FF / Ktch/Din-GF	Concrete Timber Framed Above Plasterboard 19mm	5.69		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 5-FF	Suspended Floor Timber Frame 19mm	14.65	Totally Open	Bulk Insulation, Gap to Floor R2.5	Cork Tiles or Parquetry 8mm
He-WIR/Bed 5-FF / Ktch/Din-GF	Concrete Timber Framed Above Plasterboard 19mm	5.13		No Insulation	Cork Tiles or Parquetry 8mm
Ens/Bed 5-FF / Ktch/Din-GF	Concrete Timber Framed Above Plasterboard 19mm	5.65		No Insulation	Ceramic Tiles 8mm
Ens/Bed 5-FF / Ktch/Din-GF	Concrete Timber Framed Above Plasterboard 19mm	1.73		No Insulation	Ceramic Tiles 8mm
Bath-FF / Laundry-GF	Concrete Timber Framed Above Plasterboard 19mm	4.33		No Insulation	Ceramic Tiles 8mm
Bath-FF / Powder-GF	Concrete Timber Framed Above Plasterboard 19mm	2.81		No Insulation	Ceramic Tiles 8mm
She-WIR/Bed5-FF	Suspended Floor Timber Frame 19mm	5.85	Totally Open	Bulk Insulation, Gap to Floor R2.5	Cork Tiles or Parquetry 8mm

Location	Construction	Area [m^2]	Sub-floor ventilation	Added insulation [R-value]	Covering
Storage-BSMT	Concrete Slab on Ground 100mm	36.10	None	No Insulation	Bare
Hwy-FF / Ktch/Din-GF	Concrete Timber Framed Above Plasterboard 19mm	3.53		No Insulation	Cork Tiles or Parquetry 8mm
Hwy-FF / Bedroom 1-GF	Concrete Timber Framed Above Plasterboard 19mm	2.57		No Insulation	Cork Tiles or Parquetry 8mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Storage-BSMT	Concrete Timber Framed Above Plasterboard	No Insulation	
Stairs/Hwy-BSMT	Concrete Timber Framed Above Plasterboard	No Insulation	
Lift-BSMT	Concrete Timber Framed Above Plasterboard	No Insulation	
Storage-BSMT	Concrete Timber Framed Above Plasterboard	No Insulation	
Lounge-GF	Concrete Timber Framed Above Plasterboard	No Insulation	
Garage-GF	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Garage-GF	Concrete Timber Framed Above Plasterboard	Bulk Insulation R2.5	
Ktch/Din-GF	Concrete Timber Framed Above Plasterboard	No Insulation	
Pantry-GF	Concrete Timber Framed Above Plasterboard	No Insulation	
Laundry-GF	Concrete Timber Framed Above Plasterboard	No Insulation	
Powder-GF	Concrete Timber Framed Above Plasterboard	No Insulation	
Bedroom 1-GF	Concrete Timber Framed Above Plasterboard	No Insulation	
Lift-GF	Concrete Timber Framed Above Plasterboard	No Insulation	
WIR/Bed 1-FF	Concrete Timber Framed Above Plasterboard	No Insulation	
Ens/Bed 1-FF	Concrete Timber Framed Above Plasterboard	No Insulation	
Lift-FF	Plasterboard on Timber	Bulk Insulation R5	
Stairs-FF	Plasterboard on Timber	Bulk Insulation R5	
Void/Lounge-FF	Plasterboard on Timber	Bulk Insulation R5	
Void/Lounge-FF	Plasterboard on Timber	Bulk Insulation R2.5	
Bedroom 2-FF	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 2-FF	Plasterboard on Timber	Bulk Insulation R2.5	
Ens/Bed 2-FF	Plasterboard on Timber	Bulk Insulation R5	
Ens/Bed 2-FF	Plasterboard on Timber	Bulk Insulation R2.5	
WIR/Bed 2-FF	Plasterboard on Timber	Bulk Insulation R5	

* Refer to glossary.

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Bedroom 3-FF	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 3-FF	Plasterboard on Timber	Bulk Insulation R2.5	
WIR/Bed 3-FF	Plasterboard on Timber	Bulk Insulation R5	
WIR/Bed 3-FF	Plasterboard on Timber	Bulk Insulation R2.5	
Bedroom 4-FF	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 4-FF	Plasterboard on Timber	Bulk Insulation R2.5	
WIR/Bed 4-FF	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 5-FF	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 5-FF	Plasterboard on Timber	Bulk Insulation R2.5	
Bedroom 5-FF	Plasterboard on Timber	Bulk Insulation R2.5	
He-WIR/Bed 5-FF	Plasterboard on Timber	Bulk Insulation R5	
Ens/Bed 5-FF	Plasterboard on Timber	Bulk Insulation R5	
Ens/Bed 5-FF	Plasterboard on Timber	Bulk Insulation R2.5	
Ens/Bed 5-FF	Plasterboard on Timber	Bulk Insulation R5	
Ens/Bed 5-FF	Plasterboard on Timber	Bulk Insulation R2.5	
Bath-FF	Plasterboard on Timber	Bulk Insulation R5	
Bath-FF	Plasterboard on Timber	Bulk Insulation R2.5	
She-WIR/Bed5-FF	Plasterboard on Timber	Bulk Insulation R5	
She-WIR/Bed5-FF	Plasterboard on Timber	Bulk Insulation R2.5	
Storage-BSMT	Concrete Timber Framed Above Plasterboard	No Insulation	
Hwy-FF	Plasterboard on Timber	Bulk Insulation R5	

Ceiling *penetrations**

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Storage-BSMT	18	Downlights - LED	0	Sealed
Stairs/Hwy-BSMT	4	Downlights - LED	0	Sealed
Storage-BSMT	11	Downlights - LED	0	Sealed
Ktch/Din-GF	18	Downlights - LED	0	Sealed
Ktch/Din-GF	1	Exhaust Fans	350	Sealed
Pantry-GF	4	Downlights - LED	0	Sealed
Laundry-GF	1	Downlights - LED	0	Sealed
Powder-GF	1	Downlights - LED	0	Sealed

* Refer to glossary.

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Bedroom 1-GF	6	Downlights - LED	0	Sealed
WIR/Bed 1-FF	2	Downlights - LED	0	Sealed
Ens/Bed 1-FF	2	Downlights - LED	0	Sealed
Stairs-FF	9	Downlights - LED	0	Sealed
Void/Lounge-FF	10	Downlights - LED	0	Sealed
Bedroom 2-FF	6	Downlights - LED	0	Sealed
Ens/Bed 2-FF	1	Downlights - LED	0	Sealed
Ens/Bed 2-FF	1	Exhaust Fans	350	Sealed
WIR/Bed 2-FF	1	Downlights - LED	0	Sealed
Bedroom 3-FF	6	Downlights - LED	0	Sealed
WIR/Bed 3-FF	2	Downlights - LED	0	Sealed
Bedroom 4-FF	6	Downlights - LED	0	Sealed
WIR/Bed 4-FF	1	Downlights - LED	0	Sealed
Bedroom 5-FF	8	Downlights - LED	0	Sealed
He-WIR/Bed 5-FF	2	Downlights - LED	0	Sealed
Ens/Bed 5-FF	2	Downlights - LED	0	Sealed
Ens/Bed 5-FF	1	Downlights - LED	0	Sealed
Ens/Bed 5-FF	1	Exhaust Fans	350	Sealed
Bath-FF	2	Downlights - LED	0	Sealed
Bath-FF	1	Exhaust Fans	350	Unsealed
She-WIR/Bed5-FF	2	Downlights - LED	0	Sealed
Storage-BSMT	15	Downlights - LED	0	Sealed
Hwy-FF	2	Downlights - LED	0	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
Bedroom 1-GF	1	1200
Stairs-FF	1	1200
Bedroom 2-FF	1	1200
Bedroom 3-FF	1	1200
Bedroom 4-FF	1	1200
Bedroom 5-FF	1	1200

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Corrugated Iron Timber Frame	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
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.8	0.48	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			

* Refer to glossary.

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)