

Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. 0011753258

Generated on 27 Feb 2025 using BERS Pro v5.2.4 (3.23)

Property

Address 83 Ramsay Road ,
PICNIC POINT , NSW , 2213

Lot/DP Lot 75A DP 421162

NCC class* 1a

Floor/all Floors G of 3 floors

Type New Home

Plans

Main plan 31225

Prepared by ES Design

Construction and environment

Assessed floor area [m2]*		Exposure type
Conditioned*	633.6	Suburban
Unconditioned*	20.4	
Total	799.5	NatHERS climate zone
Garage	145.5	56 Mascot (Sydney Airport)



Accredited assessor

Name Noura Al Hazzouri

Business name none

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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

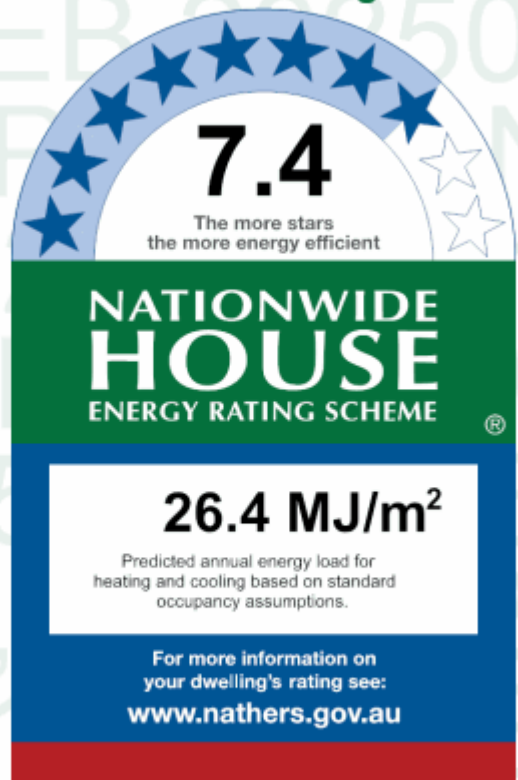
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. 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	13.8	12.7
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=CHHCWcMur. When using either link, ensure you are visiting hstar.com.au



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 *ABC 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



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?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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 as 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?

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Does the hot water system meet the additional requirements specified in the NCC?

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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



Room schedule

Room	Zone Type	Area [m ²]
Garage	Garage	145.53
theatre room	Daytime	36.96
entry/bar	Living	104.32
Gym	Daytime	50.34
lift	Daytime	3.14
formal din/liv	Living	115.67
office	Bedroom	23.59
play room	Daytime	19.6
Bedroom 1	Bedroom	17.21
Wir	Nighttime	3.06
lift	Daytime	2.89
ens	Nighttime	4.89
ldry	Unconditioned	15.34
butler's kit	Daytime	21.29
Kitchen/Living	Kitchen/Living	104.9
master Bedroom	Bedroom	22.93
master bath	Nighttime	12.03
wir	Nighttime	4.9
wir	Nighttime	4.86
wir	Nighttime	4.59
Bedroom 2	Bedroom	17.17
bath	Unconditioned	5.04
wir 3	Nighttime	4.38
Bedroom 3	Bedroom	17.12
Bedroom 4	Bedroom	16.53
wir	Nighttime	5.48
Bedroom 5	Bedroom	17.09
bath	Unconditioned	5.14
wir 5	Nighttime	4.45
hallway	Daytime	37.44
lift	Daytime	2.7

Room

Zone Type

Area [m²]

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	Aluminium B SG High Solar Gain Low-E	5.4	0.58	0.55	0.61
ALM-001-03 A	Aluminium A SG High Solar Gain Low-E	5.4	0.49	0.47	0.51

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*
Gym	ALM-002-03 A	W1	600	2000	Sliding	45	S	No
Gym	ALM-002-03 A	W2	600	2000	Sliding	45	S	No
formal din/liv	ALM-001-03 A	W35	2700	1000	Awning	45	S	No
formal din/liv	ALM-001-03 A	W36	2700	1000	Awning	45	S	No
formal din/liv	ALM-002-03 A	W4	2700	1000	Fixed	00	W	No
formal din/liv	ALM-002-03 A	W5	2700	1000	Fixed	00	W	No
formal din/liv	ALM-002-03 A	W6	2700	1000	Fixed	00	W	No
formal din/liv	ALM-001-03 A	D1	3000	2000	Casement	90	W	No
formal din/liv	ALM-002-03 A	W7	2700	1000	Fixed	00	W	No
formal din/liv	ALM-002-03 A	W8	2700	1000	Fixed	00	W	No
formal din/liv	ALM-002-03 A	W9	2700	1000	Fixed	00	W	No
formal din/liv	ALM-001-03 A	W10	2700	1200	Awning	45	N	No
formal din/liv	ALM-001-03 A	W11	2700	1200	Awning	45	N	No
office	ALM-001-03 A	W12	1800	800	Awning	45	N	No
office	ALM-001-03 A	W13	1800	800	Awning	45	N	No
office	ALM-001-03 A	W14	1800	800	Awning	45	N	No
play room	ALM-001-03 A	W15	1800	800	Awning	45	N	No

* Refer to glossary.



Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
play room	ALM-001-03 A	W16	1800	800	Awning	45	N	No
play room	ALM-001-03 A	W17	1800	800	Awning	45	N	No
Bedroom 1	ALM-001-03 A	W32	1800	800	Awning	45	S	No
Bedroom 1	ALM-001-03 A	W33	1800	800	Awning	45	S	No
Bedroom 1	ALM-001-03 A	W34	1800	800	Awning	45	S	No
ens	ALM-001-03 A	W31	1800	610	Awning	45	S	No
ldry	ALM-001-03 A	W28	2700	820	Casement	90	S	No
ldry	ALM-001-03 A	W29	1800	610	Awning	45	W	No
ldry	ALM-001-03 A	W30	1800	610	Awning	45	W	No
butler's kit	ALM-002-03 A	W26	2700	1810	Sliding	45	E	No
butler's kit	ALM-002-03 A	W27	700	3600	Sliding	45	S	No
Kitchen/Living	ALM-002-03 A	W18	4300	1400	Fixed	00	N	No
Kitchen/Living	ALM-002-03 A	W19	4300	1400	Fixed	00	N	No
Kitchen/Living	ALM-002-03 A	W20	2500	3800	Sliding	60	E	No
Kitchen/Living	ALM-002-03 A	W21	2500	3800	Sliding	60	E	No
Kitchen/Living	ALM-002-03 A	W22	2500	3800	Sliding	60	E	No
Kitchen/Living	ALM-002-03 A	W23	2000	3800	Fixed	00	E	No
Kitchen/Living	ALM-002-03 A	W24	2000	3800	Fixed	00	E	No
Kitchen/Living	ALM-002-03 A	W25	2000	3800	Fixed	00	E	No
master Bedroom	ALM-001-03 A	W44	2600	1000	Awning	45	W	No
master Bedroom	ALM-001-03 A	W45	2600	1400	Casement	90	W	No
master bath	ALM-001-03 A	W46	2600	1000	Awning	45	W	No
wir	ALM-001-03 A	W43	2600	1000	Awning	45	W	No
Bedroom 2	ALM-001-03 A	W42	2600	1000	Casement	90	W	No
Bedroom 2	ALM-001-03 A	W40	1800	800	Awning	45	S	No
Bedroom 2	ALM-001-03 A	W41	1800	800	Awning	45	S	No
bath	ALM-002-03 A	W39	800	1210	Sliding	45	S	No
Bedroom 3	ALM-001-03 A	W58	2700	1000	Casement	90	N	No
Bedroom 3	ALM-002-03 A	W60	950	3600	Sliding	45	E	No
Bedroom 3	ALM-001-03 A	W37	1800	800	Awning	45	S	No
Bedroom 3	ALM-001-03 A	W38	1800	800	Awning	45	S	No



Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 4	ALM-001-03 A	W54	2600	1000	Casement	90	S	No
Bedroom 4	ALM-001-03 A	W52	1800	800	Awning	45	N	No
Bedroom 4	ALM-001-03 A	W53	1800	800	Awning	45	N	No
Bedroom 4	ALM-002-03 A	W59	950	3600	Sliding	45	E	No
Bedroom 5	ALM-001-03 A	W48	2600	1000	Casement	90	W	No
Bedroom 5	ALM-001-03 A	W49	1800	800	Awning	45	N	No
Bedroom 5	ALM-001-03 A	W50	1800	800	Awning	45	N	No
bath	ALM-002-03 A	W51	800	1210	Sliding	45	N	No
wir 5	ALM-001-03 A	W47	2600	1000	Awning	45	W	No
hallway	ALM-002-03 A	W55	2200	800	Fixed	00	E	No
hallway	ALM-002-03 A	W56	2200	800	Fixed	00	E	No
hallway	ALM-002-03 A	W57	2200	800	Fixed	00	SE	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
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
Kitchen/Living	GEN-04-009a	S1	50	4.80	S	None	No
Kitchen/Living	GEN-04-009a	S2	50	4.80	S	None	No
Kitchen/Living	GEN-04-009a	S3	50	4.80	S	None	No
master bath	GEN-04-009a	S11	50	1.00	S	None	No
wir	GEN-04-009a	S5	50	1.28	S	None	No
wir	GEN-04-009a	S6	50	1.28	S	None	No
wir 3	GEN-04-009a	S7	50	1.28	S	None	No
wir	GEN-04-009a	S4	50	1.28	S	None	No
hallway	GEN-04-009a	S8	50	1.28	S	None	No
hallway	GEN-04-009a	S9	50	1.28	S	None	No
hallway	GEN-04-009a	S10	50	3.68	S	None	No

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2400	2650	90	W

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, Air Gap R1.5	No
EW-2	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	2400	3250	W	0	No
Garage	EW-1	2400	945	S	0	No
Garage	EW-1	2400	3095	N	0	No
Garage	EW-1	2400	17750	E	0	No



Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Garage	EW-1	2400	10250	S	0	No
theatre room	EW-1	2400	2645	N	0	No
theatre room	EW-1	2400	550	W	9300	No
theatre room	EW-1	2400	4345	N	0	No
entry/bar	EW-1	2400	9195	W	0	No
entry/bar	EW-1	2400	5100	N	0	No
entry/bar	EW-1	2400	550	E	9300	No
entry/bar	EW-1	2400	6545	N	0	No
Gym	EW-1	2400	10645	S	0	No
Gym	EW-1	2400	5195	W	0	No
formal din/liv	EW-2	3000	4545	S	300	No
formal din/liv	EW-2	3000	5700	W	1400	No
formal din/liv	EW-2	3000	1100	N	9000	No
formal din/liv	EW-2	3000	3000	W	5600	No
formal din/liv	EW-2	3000	1100	S	9000	No
formal din/liv	EW-2	3000	5700	W	1400	No
formal din/liv	EW-2	3000	5100	N	300	No
formal din/liv	EW-2	3000	500	E	0	No
office	EW-2	3000	5050	N	800	No
play room	EW-2	3000	4140	N	800	No
Bedroom 1	EW-2	3000	5940	S	300	No
ens	EW-2	3000	1095	S	300	No
ldry	EW-2	3000	3045	S	300	No
ldry	EW-2	3000	3145	W	300	No
butler's kit	EW-2	3000	3095	E	5150	No
butler's kit	EW-2	3000	6945	S	300	No
Kitchen/Living	EW-2	4500	500	W	15800	No
Kitchen/Living	EW-2	4500	7500	N	300	No
Kitchen/Living	EW-2	4500	14395	E	6475	No
master Bedroom	EW-2	2702	1795	W	0	No
master Bedroom	EW-2	2700	3045	W	4400	No



Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
master bath	EW-2	2700	2290	W	0	No
wir	EW-2	2700	2845	S	1850	No
wir	EW-2	2700	1645	W	0	No
Bedroom 2	EW-2	2700	1850	W	2900	No
Bedroom 2	EW-2	2700	4995	S	0	No
bath	EW-2	2700	1640	S	0	No
wir 3	EW-2	2700	1590	S	0	No
Bedroom 3	EW-2	2700	2400	N	4800	No
Bedroom 3	EW-2	2700	4750	E	0	No
Bedroom 3	EW-2	2700	3445	S	0	No
Bedroom 4	EW-2	2700	2400	S	4800	No
Bedroom 4	EW-2	2700	3445	N	300	No
Bedroom 4	EW-2	2700	4850	E	0	No
wir	EW-2	2700	1640	N	300	No
Bedroom 5	EW-2	2700	1850	W	2900	No
Bedroom 5	EW-2	2700	5045	N	300	No
bath	EW-2	2700	1540	N	300	No
wir 5	EW-2	2700	1595	W	0	No
wir 5	EW-2	2700	2845	N	2150	No
hallway	EW-2	2700	945	E	0	No
hallway	EW-2	2700	1055	E	0	No
hallway	EW-2	2700	1000	E	0	No
hallway	EW-2	2700	1098	SE	0	No
hallway	EW-2	2700	895	E	0	No

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
IW-001	Single Skin Brick	533.41	No insulation

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	Concrete Slab on Ground 200mm	145.53	None	No Insulation	Ceramic Tiles 8mm
theatre room	Concrete Slab on Ground 200mm	36.96	None	No Insulation	Ceramic Tiles 8mm
entry/bar	Concrete Slab on Ground 200mm	104.32	None	No Insulation	Ceramic Tiles 8mm
Gym	Concrete Slab on Ground 200mm	50.34	None	No Insulation	Ceramic Tiles 8mm
lift	Concrete Slab on Ground 200mm	3.15	None	No Insulation	Ceramic Tiles 8mm
formal din/liv / Garage	Concrete Timber Framed Above Plasterboard 200mm	13.20		No Insulation	Ceramic Tiles 8mm
formal din/liv / entry/bar	Concrete Timber Framed Above Plasterboard 200mm	65.43		No Insulation	Ceramic Tiles 8mm
formal din/liv / Gym	Concrete Timber Framed Above Plasterboard 200mm	23.84		No Insulation	Ceramic Tiles 8mm
office / entry/bar	Concrete Timber Framed Above Plasterboard 200mm	23.49		No Insulation	Ceramic Tiles 8mm
play room / Garage	Concrete Timber Framed Above Plasterboard 200mm	0.00		No Insulation	Ceramic Tiles 8mm
play room / theatre room	Concrete Timber Framed Above Plasterboard 200mm	11.92		No Insulation	Ceramic Tiles 8mm
play room / entry/bar	Concrete Timber Framed Above Plasterboard 200mm	5.38		No Insulation	Ceramic Tiles 8mm
Bedroom 1 / Gym	Concrete Timber Framed Above Plasterboard 200mm	17.21		No Insulation	Ceramic Tiles 8mm
Wir / Gym	Concrete Timber Framed Above Plasterboard 200mm	3.06		No Insulation	Ceramic Tiles 8mm
lift / lift	Concrete Timber Framed Above Plasterboard 200mm	0.29		No Insulation	Ceramic Tiles 8mm
ens / Garage	Concrete Timber Framed Above Plasterboard 200mm	4.74		No Insulation	Ceramic Tiles 8mm
ldry / Garage	Concrete Timber Framed Above Plasterboard 200mm	15.35		No Insulation	Ceramic Tiles 8mm
butler's kit / Garage	Concrete Timber Framed Above Plasterboard 200mm	21.29		No Insulation	Ceramic Tiles 8mm
Kitchen/Living / Garage	Concrete Timber Framed Above Plasterboard 200mm	80.48		No Insulation	Ceramic Tiles 8mm
Kitchen/Living / theatre room	Concrete Timber Framed Above Plasterboard 200mm	22.70		No Insulation	Ceramic Tiles 8mm
master Bedroom / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	19.03		No Insulation	Ceramic Tiles 8mm
master Bedroom	Suspended Concrete Slab 200mm	2.55	Open	No Insulation	Ceramic Tiles 8mm



Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
master bath / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	11.16		No Insulation	Ceramic Tiles 8mm
master bath	Suspended Concrete Slab 200mm	0.00	Open	No Insulation	Ceramic Tiles 8mm
wir / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	1.68		No Insulation	Ceramic Tiles 8mm
wir / office	Concrete Timber Framed Above Plasterboard 200mm	2.52		No Insulation	Ceramic Tiles 8mm
wir / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	4.09		No Insulation	Ceramic Tiles 8mm
wir / Bedroom 1	Concrete Timber Framed Above Plasterboard 200mm	0.08		No Insulation	Ceramic Tiles 8mm
wir / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	4.25		No Insulation	Ceramic Tiles 8mm
Bedroom 2 / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	5.99		No Insulation	Ceramic Tiles 8mm
Bedroom 2 / Bedroom 1	Concrete Timber Framed Above Plasterboard 200mm	10.42		No Insulation	Ceramic Tiles 8mm
bath / Bedroom 1	Concrete Timber Framed Above Plasterboard 200mm	3.56		No Insulation	Ceramic Tiles 8mm
bath / Wir	Concrete Timber Framed Above Plasterboard 200mm	0.83		No Insulation	Ceramic Tiles 8mm
wir 3 / Bedroom 1	Concrete Timber Framed Above Plasterboard 200mm	0.65		No Insulation	Ceramic Tiles 8mm
wir 3 / Wir	Concrete Timber Framed Above Plasterboard 200mm	1.57		No Insulation	Ceramic Tiles 8mm
wir 3 / ens	Concrete Timber Framed Above Plasterboard 200mm	1.05		No Insulation	Ceramic Tiles 8mm
Bedroom 3 / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	4.73		No Insulation	Ceramic Tiles 8mm
Bedroom 3 / ens	Concrete Timber Framed Above Plasterboard 200mm	3.44		No Insulation	Ceramic Tiles 8mm
Bedroom 3 / Idry	Concrete Timber Framed Above Plasterboard 200mm	6.06		No Insulation	Ceramic Tiles 8mm
Bedroom 3 / Kitchen/Living	Concrete Timber Framed Above Plasterboard 200mm	1.51		No Insulation	Ceramic Tiles 8mm
Bedroom 4 / play room	Concrete Timber Framed Above Plasterboard 200mm	13.48		No Insulation	Ceramic Tiles 8mm
Bedroom 4 / Kitchen/Living	Concrete Timber Framed Above Plasterboard 200mm	1.01		No Insulation	Ceramic Tiles 8mm
Bedroom 4	Suspended Concrete Slab 200mm	1.16	Open	No Insulation	Ceramic Tiles 8mm
wir / office	Concrete Timber Framed Above Plasterboard 200mm	1.46		No Insulation	Ceramic Tiles 8mm
wir / play room	Concrete Timber Framed Above Plasterboard 200mm	2.51		No Insulation	Ceramic Tiles 8mm



Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
wir	Suspended Concrete Slab 200mm	0.23	Open	No Insulation	Ceramic Tiles 8mm
Bedroom 5 / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	7.64		No Insulation	Ceramic Tiles 8mm
Bedroom 5 / office	Concrete Timber Framed Above Plasterboard 200mm	7.34		No Insulation	Ceramic Tiles 8mm
Bedroom 5	Suspended Concrete Slab 200mm	0.60	Open	No Insulation	Ceramic Tiles 8mm
bath / office	Concrete Timber Framed Above Plasterboard 200mm	4.31		No Insulation	Ceramic Tiles 8mm
bath	Suspended Concrete Slab 200mm	0.19	Open	No Insulation	Ceramic Tiles 8mm
wir 5 / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	4.12		No Insulation	Ceramic Tiles 8mm
hallway / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	10.15		No Insulation	Ceramic Tiles 8mm
hallway / office	Concrete Timber Framed Above Plasterboard 200mm	0.00		No Insulation	Ceramic Tiles 8mm
hallway / play room	Concrete Timber Framed Above Plasterboard 200mm	0.00		No Insulation	Ceramic Tiles 8mm
hallway / Bedroom 1	Concrete Timber Framed Above Plasterboard 200mm	0.00		No Insulation	Ceramic Tiles 8mm
lift / lift	Concrete Timber Framed Above Plasterboard 200mm	0.42		No Insulation	Ceramic Tiles 8mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Garage	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Garage	Concrete Timber Framed Above Plasterboard	No Insulation	
theatre room	Concrete Timber Framed Above Plasterboard	No Insulation	
entry/bar	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
entry/bar	Concrete Timber Framed Above Plasterboard	No Insulation	
Gym	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Gym	Concrete Timber Framed Above Plasterboard	No Insulation	
lift	Concrete Timber Framed Above Plasterboard	No Insulation	
formal din/liv	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
formal din/liv	Concrete Timber Framed Above Plasterboard	No Insulation	
office	Concrete Timber Framed Above Plasterboard	No Insulation	
play room	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	



Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
play room	Concrete Timber Framed Above Plasterboard	No Insulation	
Bedroom 1	Concrete Timber Framed Above Plasterboard	No Insulation	
Wir	Concrete Timber Framed Above Plasterboard	No Insulation	
lift	Concrete Timber Framed Above Plasterboard	No Insulation	
ens	Concrete Timber Framed Above Plasterboard	No Insulation	
ldry	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
ldry	Concrete Timber Framed Above Plasterboard	No Insulation	
butler's kit	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Kitchen/Living	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Kitchen/Living	Concrete Timber Framed Above Plasterboard	No Insulation	
master Bedroom	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
master bath	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
wir	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
wir	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
wir	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Bedroom 2	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
bath	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
wir 3	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Bedroom 3	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Bedroom 4	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
wir	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Bedroom 5	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
bath	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
wir 5	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
hallway	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
lift	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	

Ceiling penetrations*

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
formal din/liv	23	Downlights - LED	0	Sealed
office	5	Downlights - LED	0	Sealed
play room	4	Downlights - LED	0	Sealed



Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Bedroom 1	3	Downlights - LED	0	Sealed
ens	1	Exhaust Fans	350	Sealed
ldry	1	Exhaust Fans	350	Sealed
butler's kit	4	Downlights - LED	0	Sealed
butler's kit	1	Exhaust Fans	350	Sealed
Kitchen/Living	21	Downlights - LED	0	Sealed
Kitchen/Living	1	Exhaust Fans	350	Sealed
Kitchen/Living	1	Chimneys	200	Sealed
master Bedroom	5	Downlights - LED	0	Sealed
master bath	1	Exhaust Fans	350	Sealed
Bedroom 2	3	Downlights - LED	0	Sealed
bath	1	Exhaust Fans	350	Sealed
Bedroom 3	3	Downlights - LED	0	Sealed
Bedroom 4	3	Downlights - LED	0	Sealed
Bedroom 5	3	Downlights - LED	0	Sealed
bath	1	Exhaust Fans	350	Sealed
hallway	8	Downlights - LED	0	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

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/m² 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	Minimum efficiency /STC	Zone 3 STC	Zone 3 Substitution tolerance ranges		Assessed daily load [litres]
		CER Zone			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 home's 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 home's 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 operability 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 sheathing 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.