Nationwide House Energy Rating Scheme® NatHERS® Certificate No. 0012129052

Generated on 18 Aug 2025 using BERS Pro v5.2.6 (3.23)

Property

Address	Unit 1, Batt Street, SEFTON , NSW , 2162
Lot/DP	Lot 11 DP 323621
NCC class*	1a
Floor/all Floors	G of 2 floors
Type	New Home

Plans

Main plan	79903489
Prepared by	Domaine Homes

Construction and environment

Assessed floor area [m2]*	
Conditioned*	186.2
Unconditioned*	10.2
Total	227.1
Garage	30.7

Exposure type

Suburban

NatHERS climate zone

56 Mascot (Sydney Airport)

Accredited assessor

Name	Daniel.Warda
Business name	Energi Thermal Assessors Pty Ltd
Email	daniel@energiassessments.com.au
Phone	0452504125
Accreditation No.	101182

Assessor Accrediting Organisation

ABSA

Declaration of interest	Declaration completed: no conflicts

NCC Requirements

NCC provisions	Volume Two
Strate/Territory variation	Yes

National Construction Code (NCC) requirements

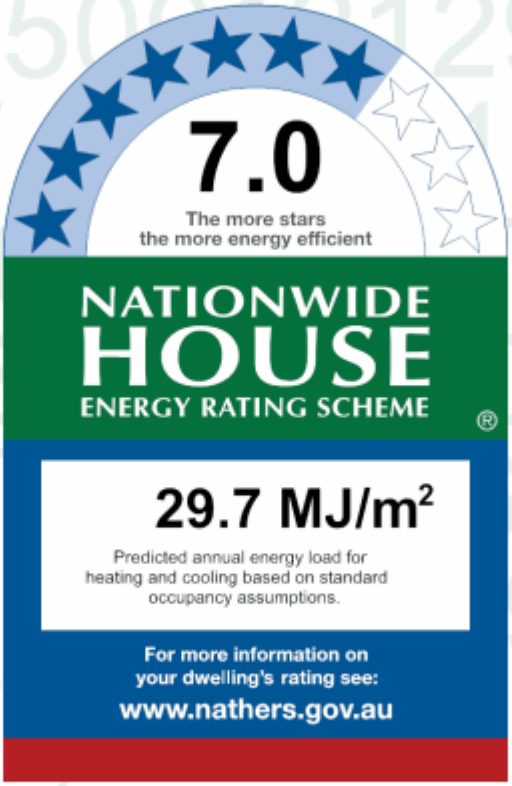
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. 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	19.5	10.1
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=JZRbxkHGR . 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

Rev B

* Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m^2]
Kitchen/Family/	Kitchen/Living	55.75
PDR	Daytime	4.05
Laundry	Unconditioned	4.05
Guest	Bedroom	10.47
Entry	Daytime	15.29
Hall	Daytime	5.06
Garage	Garage	30.71
Leisure	Living	19.57
VOID/Stairs	Unconditioned	8.65
Bedroom 1/WIR	Bedroom	24.53
Bedroom 2	Bedroom	12.38
Bedroom 3	Bedroom	11.89
Bath	Unconditioned	6.12
WC	Daytime	1.88
Rear Hall	Daytime	7.39
Bedroom 4	Bedroom	12.21
Ensuite	Nighttime	5.72

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
WID-104-020	Aluminium Sliding Door DG 4ETClr/12Ar/4Clr	2.9	0.55	0.52	0.58
WID-102-005	Aluminium Sliding Window SG 4ETClr	4.5	0.63	0.60	0.66
WID-106-003	Aluminium Fixed Window SG 4ETClr	3.9	0.66	0.63	0.69
WID-104-001	Aluminium Sliding Door SG 4Clr	6.2	0.74	0.70	0.78

* Refer to glossary.

Custom windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
WID-101-002	Aluminium Awning Window DG 4ETClr/12Ar/4Clr	3.4	0.49	0.46	0.51
WID-101-019	Aluminium Awning Window SG 4ET	4.9	0.55	0.52	0.58
WID-106-020	Aluminium Fixed Window DG 4ETClr/12Ar/4Clr	2.3	0.59	0.56	0.62
WID-101-001	Aluminium Awning Window SG 4Clr	6.4	0.66	0.62	0.69

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Family/	WID-104-020-003	n/a	2400	2400	Sliding	30	N	No
Kitchen/Family/	WID-102-005-002	n/a	2000	1800	Sliding	30	N	No
Kitchen/Family/	WID-106-003-002	n/a	600	2100	Fixed	00	E	No
Kitchen/Family/	WID-102-005-002	n/a	2000	2100	Sliding	30	W	No
Laundry	WID-104-001-002	n/a	2400	1400	Sliding	45	W	No
Guest	WID-102-005-002	n/a	2000	1800	Sliding	30	E	No
Entry	WID-101-002-002	n/a	2000	600	Awning	60	S	No
Entry	WID-101-002-002	n/a	2000	800	Awning	60	W	No
Leisure	WID-101-019-003	n/a	600	2400	Awning	60	W	No
Leisure	WID-106-020-002	n/a	1500	800	Fixed	00	W	No
VOID/Stairs	WID-106-020-002	n/a	1500	800	Fixed	00	S	No
VOID/Stairs	WID-106-020-002	n/a	1500	800	Fixed	00	W	No
Bedroom 1/WIR	WID-101-019-003	n/a	1800	800	Awning	60	S	No
Bedroom 1/WIR	WID-101-019-003	n/a	1800	800	Awning	60	S	No
Bedroom 1/WIR	WID-101-019-003	n/a	1800	800	Awning	60	S	No
Bedroom 1/WIR	WID-106-003-002	n/a	800	1200	Fixed	00	W	No
Bedroom 2	WID-101-019-003	n/a	1200	1400	Awning	45	N	No
Bedroom 3	WID-101-019-003	n/a	1200	1400	Awning	45	N	No
Bath	WID-101-001-002	n/a	1200	600	Awning	90	E	No
Bedroom 4	WID-101-019-003	n/a	1200	1400	Awning	45	E	No
Ensuite	WID-101-001-002	n/a	1000	600	Awning	90	E	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
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
Entry	2340	1020	90	S
Garage	2400	4810	90	S

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-1	Steel Stud Frame Brick Veneer	0.50		Bulk Insulation, Air Gap R2.7	No
EW-2	Steel Stud Frame Brick Veneer	0.50		No insulation	No
EW-3	Single Skin Brick	0.50		No insulation	No

* Refer to glossary.

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-4	Fibro Steel Stud Frame Panel Direct Fix	0.30		Bulk Insulation, Air Gap R2.7	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Kitchen/Family/	EW-1	2750	6700	N	3600	No
Kitchen/Family/	EW-1	2750	9095	E	0	Yes
Kitchen/Family/	EW-1	2750	295	W	0	No
Kitchen/Family/	EW-1	2750	400	N	5500	No
Kitchen/Family/	EW-1	2750	7300	W	0	No
PDR	EW-1	2750	1690	W	0	No
Laundry	EW-1	2750	1690	W	0	No
Guest	EW-1	2750	3290	E	0	No
Entry	EW-1	2750	2195	S	2500	No
Entry	EW-1	2750	800	W	0	No
Entry	EW-1	2750	400	S	0	No
Entry	EW-1	2750	5395	W	0	No
Garage	EW-2	2825	1200	N	10600	No
Garage	EW-2	2825	5500	E	0	No
Garage	EW-3	2825	5700	S	1200	No
Garage	EW-2	2825	700	W	2200	No
Leisure	EW-1	500	400	N	0	No
Leisure	EW-4	2100	400	N	6000	No
Leisure	EW-1	500	4795	W	0	No
Leisure	EW-4	2100	4795	W	200	No
VOID/Stairs	EW-4	2600	2195	S	600	No
VOID/Stairs	EW-1	500	800	W	0	No
VOID/Stairs	EW-4	2100	800	W	600	No
VOID/Stairs	EW-1	500	400	S	0	No
VOID/Stairs	EW-4	2100	400	S	1400	No
VOID/Stairs	EW-1	500	4295	W	0	No
VOID/Stairs	EW-4	2100	4295	W	200	No

* Refer to glossary.

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Bedroom 1/WIR	EW-4	2600	4195	E	600	No
Bedroom 1/WIR	EW-4	2600	4500	S	600	No
Bedroom 1/WIR	EW-4	2600	1800	W	600	No
Bedroom 2	EW-4	2600	3395	N	600	No
Bedroom 2	EW-1	500	3895	W	0	No
Bedroom 2	EW-4	2100	3895	W	600	No
Bedroom 3	EW-4	2600	3295	N	600	No
Bedroom 3	EW-1	500	3895	E	0	No
Bedroom 3	EW-4	2100	3895	E	600	No
Bath	EW-1	500	3090	E	0	No
Bath	EW-4	2100	3090	E	600	No
Rear Hall	EW-1	500	1490	W	0	No
Rear Hall	EW-4	2100	1490	W	600	No
Bedroom 4	EW-1	500	3395	E	0	No
Bedroom 4	EW-4	2100	3395	E	600	No
Bedroom 4	EW-4	2600	395	E	600	No
Ensuite	EW-4	2600	2090	E	600	No

Internal wall *type*

Wall ID	Wall type	Area [m^2]	Bulk insulation
IW-001	Steel Stud Frame, Direct Fix Plasterboard	93.64	No insulation
IW-002	Steel Stud Frame, Direct Fix Plasterboard	82.25	Bulk Insulation, No Air Gap R2
IW-003	Steel Stud Frame, Direct Fix Plasterboard	16.50	Bulk Insulation, No Air Gap R2.7

Floor *type*

Location	Construction	Area [m^2]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Family/	Waffle pod slab 225 mm 100mm	55.75	None	Waffle Pod 225mm	Ceramic Tiles 8mm
PDR	Waffle pod slab 225 mm 100mm	4.05	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Laundry	Waffle pod slab 225 mm 100mm	4.05	None	Waffle Pod 225mm	Ceramic Tiles 8mm

* Refer to glossary.

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Guest	Waffle pod slab 225 mm 100mm	10.47	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Entry	Waffle pod slab 225 mm 100mm	15.29	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Hall	Waffle pod slab 225 mm 100mm	5.06	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Garage	Waffle pod slab 225 mm 100mm	30.71	None	Waffle Pod 225mm	Bare
Leisure / Kitchen/Family/	Steel Framed Timber Above Plasterboard 19mm	1.09		Bulk Insulation R4.1	Carpet 10mm
Leisure / PDR	Steel Framed Timber Above Plasterboard 19mm	3.95		Bulk Insulation R4.1	Carpet 10mm
Leisure / Laundry	Steel Framed Timber Above Plasterboard 19mm	3.95		Bulk Insulation R4.1	Carpet 10mm
Leisure / Entry	Steel Framed Timber Above Plasterboard 19mm	2.39		Bulk Insulation R4.1	Carpet 10mm
Leisure / Hall	Steel Framed Timber Above Plasterboard 19mm	5.02		Bulk Insulation R4.1	Carpet 10mm
Leisure / Garage	Steel Framed Timber Above Plasterboard 19mm	0.49		Bulk Insulation R4.1	Carpet 10mm
VOID/Stairs / Entry	Steel Framed Timber Above Plasterboard 19mm	5.77		Bulk Insulation R4.1	Ceramic Tiles 8mm
Bedroom 1/WIR / Entry	Steel Framed Timber Above Plasterboard 19mm	3.44		Bulk Insulation R4.1	Carpet 10mm
Bedroom 1/WIR / Garage	Steel Framed Timber Above Plasterboard 19mm	15.48		Bulk Insulation R4.1	Carpet 10mm
Bedroom 1/WIR	Suspended Floor Steel Frame 19mm	4.33	Totally Open	Bulk Insulation in Contact with Floor R4.1	Carpet 10mm
Bedroom 2 / Kitchen/Family/	Steel Framed Timber Above Plasterboard 19mm	12.39		Bulk Insulation R4.1	Carpet 10mm
Bedroom 3 / Kitchen/Family/	Steel Framed Timber Above Plasterboard 19mm	11.88		Bulk Insulation R4.1	Carpet 10mm

* Refer to glossary.

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bath / Kitchen/Family/	Steel Framed Timber Above Plasterboard 19mm	6.12		Bulk Insulation R4.1	Ceramic Tiles 8mm
WC / Kitchen/Family/	Steel Framed Timber Above Plasterboard 19mm	1.87		Bulk Insulation R4.1	Ceramic Tiles 8mm
Rear Hall / Kitchen/Family/	Steel Framed Timber Above Plasterboard 19mm	7.39		Bulk Insulation R4.1	Carpet 10mm
Bedroom 4 / Kitchen/Family/	Steel Framed Timber Above Plasterboard 19mm	0.14		Bulk Insulation R4.1	Carpet 10mm
Bedroom 4 / Guest	Steel Framed Timber Above Plasterboard 19mm	10.06		Bulk Insulation R4.1	Carpet 10mm
Bedroom 4 / Garage	Steel Framed Timber Above Plasterboard 19mm	1.02		Bulk Insulation R4.1	Carpet 10mm
Ensuite / Garage	Steel Framed Timber Above Plasterboard 19mm	5.71		Bulk Insulation R4.1	Ceramic Tiles 8mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Kitchen/Family/	Plasterboard on Steel	Bulk Insulation R7	
Kitchen/Family/	Plasterboard on Steel	Bulk Insulation R2.5	
Kitchen/Family/	Plasterboard on Steel	Bulk Insulation R2.5	
Kitchen/Family/	Steel Framed Timber Above Plasterboard	Bulk Insulation R4.1	
PDR	Steel Framed Timber Above Plasterboard	Bulk Insulation R4.1	
Laundry	Steel Framed Timber Above Plasterboard	Bulk Insulation R4.1	
Guest	Steel Framed Timber Above Plasterboard	Bulk Insulation R4.1	
Entry	Steel Framed Timber Above Plasterboard	Bulk Insulation R4.1	
Hall	Steel Framed Timber Above Plasterboard	Bulk Insulation R4.1	
Garage	Plasterboard on Steel	No insulation	
Garage	Steel Framed Timber Above Plasterboard	Bulk Insulation R4.1	
Leisure	Plasterboard on Steel	Bulk Insulation R7	
Leisure	Plasterboard on Steel	Bulk Insulation R2.5	
VOID/Stairs	Plasterboard on Steel	Bulk Insulation R7	

* Refer to glossary.

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
VOID/Stairs	Plasterboard on Steel	Bulk Insulation R2.5	
Bedroom 1/WIR	Plasterboard on Steel	Bulk Insulation R7	
Bedroom 1/WIR	Plasterboard on Steel	Bulk Insulation R2.5	
Bedroom 2	Plasterboard on Steel	Bulk Insulation R7	
Bedroom 2	Plasterboard on Steel	Bulk Insulation R2.5	
Bedroom 3	Plasterboard on Steel	Bulk Insulation R7	
Bedroom 3	Plasterboard on Steel	Bulk Insulation R2.5	
Bath	Plasterboard on Steel	Bulk Insulation R7	
Bath	Plasterboard on Steel	Bulk Insulation R2.5	
WC	Plasterboard on Steel	Bulk Insulation R7	
Rear Hall	Plasterboard on Steel	Bulk Insulation R7	
Rear Hall	Plasterboard on Steel	Bulk Insulation R2.5	
Bedroom 4	Plasterboard on Steel	Bulk Insulation R7	
Bedroom 4	Plasterboard on Steel	Bulk Insulation R2.5	
Ensuite	Plasterboard on Steel	Bulk Insulation R7	
Ensuite	Plasterboard on Steel	Bulk Insulation R2.5	

Ceiling *penetrations**

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Kitchen/Family/	13	Downlights - LED	0	Sealed
Kitchen/Family/	1	Exhaust Fans	300	Sealed
PDR	1	Downlights - LED	0	Sealed
PDR	1	Exhaust Fans	300	Sealed
Laundry	1	Downlights - LED	0	Sealed
Guest	2	Downlights - LED	0	Sealed
Entry	2	Downlights - LED	0	Sealed
Hall	2	Downlights - LED	0	Sealed
Leisure	4	Downlights - LED	0	Sealed
Bedroom 1/WIR	5	Downlights - LED	0	Sealed
Bedroom 2	2	Downlights - LED	0	Sealed
Bedroom 3	2	Downlights - LED	0	Sealed
Bath	1	Downlights - LED	0	Sealed

* Refer to glossary.

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Bath	1	Exhaust Fans	300	Sealed
WC	1	Downlights - LED	0	Sealed
WC	1	Exhaust Fans	300	Sealed
Rear Hall	2	Downlights - LED	0	Sealed
Bedroom 4	2	Downlights - LED	0	Sealed
Ensuite	2	Downlights - LED	0	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
Kitchen/Family/	2	1200
Guest	1	1200
Leisure	1	1200
Bedroom 1/WIR	1	1200
Bedroom 2	1	1200
Bedroom 3	1	1200
Bedroom 4	1	1200

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.30	Light

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]
External Wall		600	0.75	No
Ceiling		900	0.75	No
Internal Wall		600	0.75	No
External Wall		600	0.75	R0.3
Floor		450	1.5	No

Appliance *schedule*

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

* Refer to glossary.

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	

* Refer to glossary.

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.