

Nationwide House Energy Rating Scheme — Class 2 summary

NatHERS Certificate No. 0011693220

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Property

Address 149-163 Milton Street,
Ashbury , NSW , 2193

Lot/DP B,C/DP30778

NatHERS climate zone 56

Accredited assessor



Lawrence Yu

JHA Consulting Engineers

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Accreditation No. 20647

Assessor Accrediting Organisation ABSA



Verification

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Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
0011691920-01	AT01	37	13.4	50.4	6
0011691953-01	AT02	33.6	10.7	44.3	6.6
0011691987-01	AT03	33.6	10.7	44.3	6.6
0011692019-01	AT04	34.5	12.6	47.1	6.3
0011692043-01	AT05	22.8	12.7	35.5	7.2

National Construction Code (NCC) requirements

Continued Over

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
0011692076-01	AT06	19.1	12.6	31.6	7.5
0011692100-01	AT07	19.1	12.5	31.6	7.5
0011692134-01	AT08	19	12.6	31.6	7.5
0011692167-01	AT09	19.2	12.8	32	7.4
0011692191-01	AT10	24.4	13.8	38.2	7.1
0011692225-01	B001	13.5	11.2	24.7	8.1
0011692258-01	B002	21.5	7.5	29	7.7
0011692282-01	B003	32.3	9	41.2	6.8
0011692308-01	B004	31.7	16.7	48.4	6.2
0011692399-01	B103	27.8	22.5	50.4	6.1
0011692472-01	B106	7.3	20.8	28.1	7.8
0011692563-01	B203	14.4	22.9	37.2	7.1
0011692647-01	B206	2.6	23.8	26.3	7.9
0011692720-01	B303	14.7	20.6	35.4	7.3
0011691938-01	B306	3.9	19.7	23.6	8.2
0011691961-01	B401	7.6	17.1	24.7	8.1
0011691995-01	B402	15.8	21.9	37.7	7.1
0011692035-01	B403	14.7	19.5	34.2	7.3
0011692118-01	B406	4.1	19.3	23.4	8.2
0011692142-01	B501	27.4	18.7	46.1	6.4
0011692217-01	B503	35.2	14.4	49.6	6.1
0011692233-01	B504	14.3	16.6	30.9	7.6
0012810065	B101A	3.1	19.7	22.8	8.3
0012810099	B102A	15.8	13.9	29.7	7.7
0012810123	B104A	23	26.8	49.8	6.1
0012810115	B105A	36.9	23.1	60	5.4
0012810149	B201A	3.4	18.7	22.1	8.3
0012810172	B202A	16.3	13.2	29.5	7.7
0012810206	B204A	19.1	25	44.1	6.6

<u>0012810313</u>	B205A	28	23.7	51.7	5.9
<u>0012810305</u>	B301A	5.2	14.5	19.6	8.5
<u>0012810271</u>	B302A	21	10.2	31.2	7.6
<u>0012810321</u>	B304A	22	21.5	43.6	6.6
<u>0012810396</u>	B305A	32.3	16.7	49	6.2
<u>0012810453</u>	B404A	22.6	21.1	43.6	6.6
<u>0012810354</u>	B405A	38.3	15.9	54.2	5.8
<u>0012810404</u>	B502A	31.9	20.2	52.1	5.9
<u>0012810073</u>	B101B	6.6	28	34.5	7.3
<u>0012810081</u>	B102B	32	26.3	58.3	5.4
<u>0012810107</u>	B104B	28	24.4	52.4	5.9
<u>0012810131</u>	B105B	16.9	25.7	42.5	6.7
<u>0012810156</u>	B201B	7.1	27.4	34.5	7.3
<u>0012810198</u>	B202B	32.5	26	58.5	5.4
<u>0012810289</u>	B204B	10.8	29.4	40.2	6.9
<u>0012810263</u>	B205B	8.9	27.2	36.1	7.2
<u>0012810339</u>	B301B	10.3	21.9	32.3	7.4
<u>0012810297</u>	B302B	38.3	20.8	59.1	5.4
<u>0012810362</u>	B304B	13.4	25.5	38.9	7
<u>0012810420</u>	B305B	10.7	23.8	34.6	7.3
<u>0012810487</u>	B404B	13.6	25.4	39	6.9
<u>0012810388</u>	B405B	14.7	22.1	36.9	7.2
<u>0012810438</u>	B502B	29.3	23.8	53.1	5.9
<u>0011692274-01</u>	C002	18.2	9.6	27.8	7.8
<u>0011692324-01</u>	C003	33	8.9	41.9	6.8
<u>0011692357-01</u>	C004	43.6	9.4	53	5.9
<u>0011692381-01</u>	C005	43.9	9.5	53.5	5.8
<u>0011692415-01</u>	C006	32	9.6	41.6	6.8
<u>0011692456-01</u>	C007	43.7	10.2	53.8	5.8
<u>0011692480-01</u>	C008	17.3	12.5	29.8	7.7
<u>0011692514-01</u>	C009	19	7.7	26.7	7.9
<u>0011692548-01</u>	C101	2.1	24.5	26.6	7.9

<u>0011692571-01</u>	C102	0.7	21.7	22.3	8.3
<u>0011692597-01</u>	C103	10.6	18.2	28.8	7.8
<u>0011692688-01</u>	C201	1.6	24.1	25.8	8
<u>0011692712-01</u>	C202	0.6	21.6	22.3	8.3
<u>0011692738-01</u>	C203	4.8	18.2	23	8.2
<u>0011691904-01</u>	C206	15.4	19.9	35.4	7.3
<u>0011692001-01</u>	C301	1.7	22.8	24.5	8.1
<u>0011692027-01</u>	C302	0.9	21.3	22.1	8.3
<u>0011692068-01</u>	C303	3.7	19.1	22.8	8.3
<u>0012810578</u>	C306	16.2	19.4	35.5	7.2
<u>0011692241-01</u>	C401	6.9	15.6	22.5	8.3
<u>0011692266-01</u>	C402	1.9	17.4	19.3	8.6
<u>0011692290-01</u>	C403	5.4	16	21.4	8.4
<u>0012810537</u>	C404	24.3	13.1	37.4	7.1
<u>0011692407-01</u>	C501	21.9	13.4	35.4	7.3
<u>0011692431-01</u>	C502	23.8	11.6	35.4	7.3
<u>0012810461</u>	C104A	10.1	23.1	33.1	7.4
<u>0012810495</u>	C105A	9.3	21.4	30.8	7.6
<u>0012810370</u>	C204A	10.2	22.7	33	7.4
<u>0012810446</u>	C205A	9.2	21.2	30.4	7.6
<u>0012810503</u>	C207A	15.3	23.5	38.8	7
<u>0012810586</u>	C208A	18.7	14.1	32.9	7.4
<u>0012810644</u>	C304A	17.1	20.7	37.8	7.1
<u>0012810511</u>	C305A	17.4	19.8	37.2	7.1
<u>0012810602</u>	C307A	15.7	23.3	38.9	7
<u>0012810677</u>	C308A	18.5	13.6	32.1	7.4
<u>0012810560</u>	C405A	25.5	15.1	40.7	6.9
<u>0012810628</u>	C406A	26.7	12.2	38.9	7
<u>0012810727</u>	C104B	1	29.3	30.3	7.6
<u>0012810347</u>	C105B	1.6	22.8	24.4	8.1
<u>0012810412</u>	C204B	1	28.2	29.2	7.7
<u>0012810479</u>	C205B	1.5	22.5	24	8.2

<u>0012810552</u>	C207B	1	21.8	22.8	8.3
<u>0012810610</u>	C208B	2	20.7	22.8	8.3
<u>0012810669</u>	C304B	4.4	27.5	31.8	7.5
<u>0012810545</u>	C305B	7.7	22.4	30.2	7.7
<u>0012810636</u>	C307B	0.9	21.7	22.7	8.3
<u>0012810529</u>	C308B	1.4	20.7	22	8.3
<u>0012810594</u>	C405B	5.6	22.8	28.3	7.8
<u>0012810651</u>	C406B	7.4	9.4	16.8	8.8
<u>0011692464-01</u>	DT01	24	13.9	37.9	7.1
<u>0011692506-01</u>	DT02	37.3	12.9	50.1	6.1
<u>0011692530-01</u>	DT03	18.9	13.1	32	7.4
<u>0011692555-01</u>	DT04	18.3	13.3	31.6	7.5
<u>0011692605-01</u>	DT05	40	16.9	57	5.6
<u>0011692639-01</u>	DT06	18.9	13.1	32	7.4
<u>0011692662-01</u>	DT07	18.3	13.3	31.6	7.5
<u>0011692704-01</u>	DT08	40	16.9	57	5.6
<u>0011692746-01</u>	DT09	18.9	13.1	32	7.4
<u>0011692779-01</u>	DT10	18.3	13.3	31.6	7.5
<u>0011692795-01</u>	DT11	35.5	12.7	48.2	6.2
<u>0011692837-01</u>	DT12	23.1	14.3	37.4	7.1
<u>0011692860-01</u>	DT13	24	13.8	37.8	7.1
<u>0011692894-01</u>	DT14	35.8	13.9	49.7	6.1
<u>0011692928-01</u>	DT15	18.9	12.9	31.8	7.5
<u>0011692936-01</u>	DT16	18.3	13.2	31.5	7.5
<u>0011692985-01</u>	DT17	35.8	12.6	48.4	6.2
<u>0011692993-01</u>	DT18	18.9	12.9	31.8	7.5
<u>0011693025-01</u>	DT19	18.3	13.2	31.5	7.5
<u>0011693058-01</u>	DT20	37.5	17.8	55.3	5.7
<u>0011693074-01</u>	DT21	18.9	12.9	31.8	7.5
<u>0011693108-01</u>	DT22	18.3	13.2	31.5	7.5
<u>0011693132-01</u>	DT23	37.5	17.6	55.1	5.7
<u>0011693165-01</u>	DT24	18.9	12.9	31.8	7.5

<u>0011693199-01</u>	DT25	18.3	13.2	31.5	7.5
<u>0011692811-01</u>	DT26	35.8	12.6	48.4	6.2
<u>0011692829-01</u>	DT27	18.9	12.9	31.8	7.5
<u>0011692852-01</u>	DT28	18.3	13.2	31.5	7.5
<u>0011692886-01</u>	DT29	37	14.3	51.3	5.9
<u>0011692910-01</u>	DT30	22	13.8	35.9	7.2
<u>0011692951-01</u>	ET01	37.1	13	50.1	6.1
<u>0011692969-01</u>	ET02	32.4	10.8	43.2	6.7
<u>0011693009-01</u>	ET03	32.4	10.8	43.2	6.7
<u>0011693041-01</u>	ET04	33.5	12.5	46	6.4
<u>0011693082-01</u>	ET05	23.3	12.8	36.1	7.2
<u>0011693116-01</u>	ET06	19.1	12.6	31.6	7.5
<u>0011693140-01</u>	ET07	19.2	12.5	31.7	7.5
<u>0011693173-01</u>	ET08	19	12.5	31.5	7.5
<u>0011693207-01</u>	ET09	19.2	12.8	32	7.4
<u>0011693215-01</u>	ET10	24.4	13.8	38.2	7.1
<u>0011692803-01</u>	FT02	26.6	17.2	43.8	6.6
<u>0011692845-01</u>	FT03	33.5	21.7	55.1	5.7
<u>0011692878-01</u>	FT04	33.4	21.6	55	5.7
<u>0011692902-01</u>	FT05	31.4	18.7	50.1	6.1
<u>0011692944-01</u>	FT06	33.9	19.2	53.1	5.9
<u>0011692977-01</u>	FT07	35.3	20.4	55.7	5.7
<u>0011693017-01</u>	FT08	36.3	20.5	56.8	5.6
<u>0011693033-01</u>	FT09	38.1	20.5	58.6	5.4
<u>0011693066-01</u>	FT10	27.4	19.6	47	6.3
<u>0011693090-01</u>	FT11	33.6	19.8	53.4	5.8
<u>0011693124-01</u>	FT12	33.5	20.9	54.5	5.8
<u>0011693157-01</u>	FT13	35.8	20.4	56.2	5.6
Average		20.17	17.48	37.66	7.07

Explanatory notes

About this ratings

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.