

Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. 0012020590-01

Generated on 01 Jul 2025 using AccuRate Home v1.3.3.23

Property

Address 47 Blackbutts Road,
Frenchs Forest, NSW, 2086

Lot/DP Lot 1 DP 229315

NCC class* 1a

Floor/all Floors Ground of 2 floors

Type New Home

Plans

Main plan 25014, 30.06.25

Prepared by Tesserarch

Construction and environment

Assessed floor area [m2]*	Exposure type
Conditioned* 239.0	Suburban
Unconditioned* 29.0	NatHERS climate zone
Total 268.0	56 Mascot (Sydney Airport)
Garage 19.8	



Accredited assessor

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Accreditation No. DMN/12/1472

Assessor Accrediting Organisation

Design Matters National

Declaration of interest No

NCC Requirements

NCC provisions Volume Two

Strate/Territory variation Yes

National Construction Code (NCC) requirements

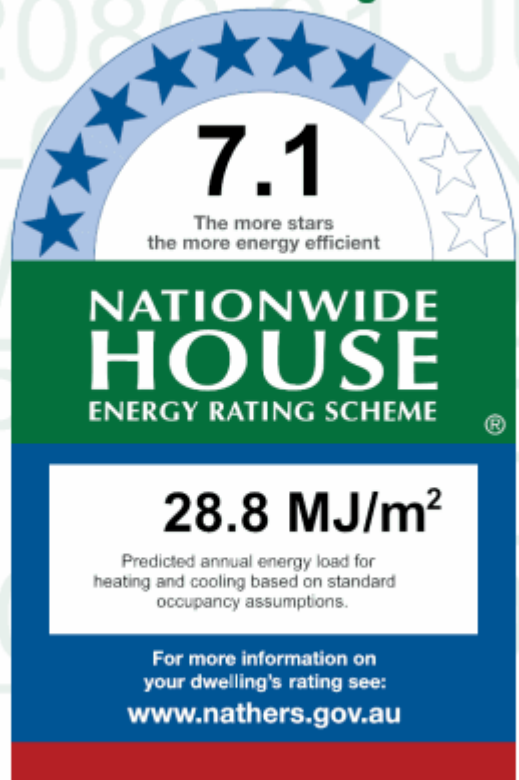
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. 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	11.9	16.9
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
www.hstar.com.au/QR/Generate?p=cJUoZGKsR.
When using either link,
ensure you are visiting
www.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 *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



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		Occupancy/Other
	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	
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	☐	☐	☐	☐	☐



Certificate check

Continued

	Approval Stage		Construction Stage		
	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	

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?

☐ ☐ ☐ ☐

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

Room schedule

Room	Zone Type	Area [m ²]
GARAGE	Garage	19.8
ENTRY/VOID	Day time	10.1
GUEST	Bedroom	19.3
ENS G	Night time	6.2
LIFT 1	Day time	2.9
LDRY	Day time	3.8
KITCHEN/LIVING	Living/Kitchen	66.9
GALLERY	Day time	20.6
MASTER	Bedroom	36.6
ENS M	Night time	8.7
WIR	Night time	3.8
LIFT 2	Day time	0.01
BED 2	Bedroom	18
BED 3	Bedroom	18
PDR	Day time	4.7
BATH	Unconditioned	9.2
BED 4	Bedroom	19.4

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-003-02 A	Aluminium A DG Air Fill Tint-Clear	5.2	0.35	0.33	0.37
ALM-004-02 A	Aluminium B DG Air Fill Tint-Clear	5.2	0.39	0.37	0.41

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*
GUEST	ALM-004-02 A	GW-00	3100	4270	Sliding	45	W	None
KITCHEN/LIVING	ALM-004-02 A	GW-01	600	6650	Other	00	N	None
KITCHEN/LIVING	ALM-004-02 A	GD-02	2400	2870	Sliding	45	E	None
KITCHEN/LIVING	ALM-004-02 A	GD-03	2400	4900	Sliding	45	E	None
MASTER	ALM-004-02 A	FW-00	1650	6040	Sliding	10	W	None
MASTER	ALM-004-02 A	BL-01	838	5695	Other	00	W	Outdoor Venetians
ENS M	ALM-003-02 A	FW-05	700	2380	Awning	60	W	None
BED 2	ALM-004-02 A	FW-04	850	3000	Sliding	10	E	None
BED 2	ALM-004-02 A	BL-01	500	1600	Other	00	E	Outdoor Venetians
BED 3	ALM-004-02 A	FW-04	850	3000	Sliding	10	E	None
BED 3	ALM-004-02 A	BL-01	838	4700	Other	00	E	Outdoor Venetians
BATH	ALM-003-02 A	FW-03	650	2990	Awning	90	N	None
BED 4	ALM-004-02 A	FW-01	850	4040	Sliding	10	N	None

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
VEL-011-02 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 10.5mm Argon Gap / 3mm Clear	2.7	0.24	0.23	0.25

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
GALLERY	VEL-011-02 W	GR1	0	2236	2236	N	None	None
GALLERY	VEL-011-02 W	SK1	0	671	671	N	None	Roller Blind

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
GARAGE	3100	2500	0	W
ENTRY/VOID	2700	1340	100	N

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-001	Brick wall/Plasterboard	50.00	Medium	Polystyrene expanded (k = 0.039): R0.4	Yes
EW-002	Brick wall	50.00	Medium		No
EW-003	Brick wall/Plasterboard	50.00	Medium	Polystyrene expanded (k = 0.039): R0.4	Yes

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
GARAGE	EW-002	3200	3200	W	1300	Yes
ENTRY/VOID	EW-001	5800	1400	N		No
GUEST	EW-001	3100	4270	W	700	Yes
GUEST	EW-001	3100	400	S	3500	Yes
GUEST	EW-001	3100	4000	N	1650	Yes
ENS G	EW-001	3100	2400	N		No
LDRY	EW-001	3100	1500	N		No
LDRY	EW-001	3100	600	W		No
KITCHEN/LIVING	EW-001	3100	6650	N		No
KITCHEN/LIVING	EW-001	3100	8600	E	5700	Yes



Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
MASTER	EW-003	3500	6040	W		No
MASTER	EW-003	2500	6400	N		No
MASTER	EW-003	2500	560	S		No
MASTER	EW-003	2500	530	E	1165	Yes
ENS M	EW-003	2500	2380	W		No
BED 2	EW-003	2500	4240	E		No
BED 2	EW-003	600	2000	E		No
BED 3	EW-003	3500	4240	E		No
BED 3	EW-003	2500	4240	N		No
BATH	EW-003	2500	2990	N		No
BED 4	EW-003	2500	530	W	1165	Yes
BED 4	EW-003	2500	4040	N		No

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
IW-001	Plasterboard/Brick wall	231.58	
IW-002	Plasterboard/Brick wall	27.78	Polystyrene extruded: R2.0
IW-003	Brick wall	93.70	

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
GARAGE/Ground	Concrete Slab 200 mm: bare/bare	19.80			
ENTRY/VOID/Ground	Concrete Slab 200 mm: timber/bare R1.0 XPS	10.10		R1.0	
GUEST/Ground	Concrete Slab 200 mm: carpet/bare R1.0 XPS	19.30		R1.0	Carpet 10 + felt underlay 10
ENS G/Ground	Concrete Slab 200 mm: ceramic tiles/bare R1.0 XPS	6.20		R1.0	Ceramic tile
LIFT 1/Ground	Concrete Slab 200 mm: timber/bare R1.0 XPS	2.90		R1.0	
LDRY/Ground	Concrete Slab 200 mm: ceramic tiles/bare R1.0 XPS	3.80		R1.0	Ceramic tile
KITCHEN/LIVING/Ground	Concrete Slab 200 mm: timber/bare R1.0 XPS	66.90		R1.0	



Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
GALLERY/ENTRY/VOID	Concrete Slab 200 mm: timber/plasterboard	2.40			
GALLERY/KITCHEN/LIVING	Concrete Slab 200 mm: timber/plasterboard	25.70			
MASTER/GARAGE	GAR Concrete Slab 200 mm: carpet/plasterboard R2.0 XPS	5.40		R2.0	Carpet 10 + felt underlay 10
MASTER/ENS G	Concrete Slab 200 mm: carpet/plasterboard	6.20			Carpet 10 + felt underlay 10
MASTER/GUEST	Concrete Slab 200 mm: carpet/plasterboard	19.30			Carpet 10 + felt underlay 10
MASTER/ENTRY/VOID	Concrete Slab 200 mm: carpet/plasterboard	1.70			Carpet 10 + felt underlay 10
MASTER/Outdoor Air	S/S Concrete Slab 200 mm: carpet/bare R2.0 XPS	4.00		R2.0	Carpet 10 + felt underlay 10
ENS M/GARAGE	GAR Concrete Slab 200 mm: ceramic tiles/plasterboard R2.0 XPS	8.70		R2.0	Ceramic tile
WIR/GARAGE	GAR Concrete Slab 200 mm: carpet/plasterboard R2.0 XPS	3.80		R2.0	Carpet 10 + felt underlay 10
LIFT 2/LIFT 1	Concrete Slab 200 mm: timber/plasterboard	2.90			
BED 2/Outdoor Air	S/S Concrete Slab 200 mm: carpet/bare R2.0 XPS	13.20		R2.0	Carpet 10 + felt underlay 10
BED 2/KITCHEN/LIVING	Concrete Slab 200 mm: carpet/plasterboard	4.80			Carpet 10 + felt underlay 10
BED 3/Outdoor Air	S/S Concrete Slab 200 mm: carpet/bare R2.0 XPS	13.20		R2.0	Carpet 10 + felt underlay 10
BED 3/KITCHEN/LIVING	Concrete Slab 200 mm: carpet/plasterboard	4.80			Carpet 10 + felt underlay 10
PDR/KITCHEN/LIVING	Concrete Slab 200 mm: ceramic tiles/plasterboard	4.70			Ceramic tile
BATH/KITCHEN/LIVING	Concrete Slab 200 mm: ceramic tiles/plasterboard	9.20			Ceramic tile
BED 4/LDRY	Concrete Slab 200 mm: carpet/plasterboard	3.80			Carpet 10 + felt underlay 10
BED 4/KITCHEN/LIVING	Concrete Slab 200 mm: carpet/plasterboard	15.60			Carpet 10 + felt underlay 10

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
ENS M/GARAGE	GAR Concrete Slab 200 mm: ceramic tiles/plasterboard R2.0 XPS	R2.0	No
WIR/GARAGE	GAR Concrete Slab 200 mm: carpet/plasterboard R2.0 XPS	R2.0	No



Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
MASTER/GARAGE	GAR Concrete Slab 200 mm: carpet/plasterboard R2.0 XPS	R2.0	No
GALLERY/ENTRY/VOID	Concrete Slab 200 mm: timber/plasterboard		No
MASTER/ENTRY/VOID	Concrete Slab 200 mm: carpet/plasterboard		No
MASTER/GUEST	Concrete Slab 200 mm: carpet/plasterboard		No
MASTER/ENS G	Concrete Slab 200 mm: carpet/plasterboard		No
LIFT 2/LIFT 1	Concrete Slab 200 mm: timber/plasterboard		No
BED 4/LDRY	Concrete Slab 200 mm: carpet/plasterboard		No
BED 4/KITCHEN/LIVING	Concrete Slab 200 mm: carpet/plasterboard		No
GALLERY/KITCHEN/LIVING	Concrete Slab 200 mm: timber/plasterboard		No
PDR/KITCHEN/LIVING	Concrete Slab 200 mm: ceramic tiles/plasterboard		No
BATH/KITCHEN/LIVING	Concrete Slab 200 mm: ceramic tiles/plasterboard		No
BED 2/KITCHEN/LIVING	Concrete Slab 200 mm: carpet/plasterboard		No
BED 3/KITCHEN/LIVING	Concrete Slab 200 mm: carpet/plasterboard		No

Ceiling penetrations*

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
ENTRY/VOID	2	Downlight	0	Sealed
GUEST	4	Downlight	0	Sealed
ENS G	1	Downlight	0	Sealed
ENS G	1	Ceiling exhaust fan	250	Sealed
LIFT 1	1	Downlight	0	Sealed
LDRY	1	Downlight	0	Sealed
LDRY	1	Ceiling exhaust fan	250	Sealed
KITCHEN/LIVING	13	Downlight	0	Sealed
GALLERY	6	Downlight	0	Sealed
MASTER	7	Downlight	0	Sealed
ENS M	2	Downlight	0	Sealed
ENS M	1	Ceiling exhaust fan	250	Sealed
WIR	1	Downlight	0	Sealed
LIFT 2	1	Downlight	0	Sealed
BED 2	4	Downlight	0	Sealed

* Refer to glossary.



Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
BED 3	4	Downlight	0	Sealed
PDR	1	Downlight	0	Sealed
PDR	1	Ceiling exhaust fan	250	Sealed
BATH	2	Downlight	0	Sealed
BATH	1	Ceiling exhaust fan	250	Sealed
BED 4	4	Downlight	0	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
GAR_ROOF-B013.rof #1004 © Concrete slab 200mm - WP Membrane surface - no insulation - Susp. Ceiling under		30.00	Light
CONC ROOF-B013.rof #1004 © Concrete slab 200mm - WP Membrane surface - R3.0 no insulation - Susp. Ceiling under	R3.0	30.00	Light
30"_ROOF-A001 #G015 © 22.5 deg Colourbond steel roof + Anticon R1.0 insul with R3.0 bulk insul + Plasterb'd ceiling under	R4.0	30.00	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]
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 CER Zone	Minimum efficiency /STC	Zone 3 STC	Zone 3 Substitution tolerance ranges		Assessed daily load [litres]
					lower limit	upper limit	
No Data Available							

Pool/spa equipment

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

Onsite Renewable Energy Schedule

System Type	Orientation	System Size Or Generation Capacity
No Data Available		

Battery Schedule

System Type	Size [Battery Storage Capacity]
No Data Available	



Explanatory notes

About this report

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

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