Nationwide House Energy Rating Scheme[®] NatHERS[®] Certificate No. 0011946431

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

Property

Address

Lot/DP NCC class' Floor/all Floors Type

Unit 1, 81 Beacon Hill Road, BEACON HILL, NSW, 2100 Lot 2 DP 402389 1a G of 2 floors New Home

Plans

Main plan Prepared by Alex Jackson Action Plans

Construction and environment

Assessed floor area [m2]*

Conditioned* 170.8 Unconditioned* 6.2 Total 205.5 Garage 28.6

Exposure type Suburban NatHERS climate zone

56 Mascot (Sydney Airport)

CHAPMAN ENVIRONMENTAL SERVICES



Accredited assessor

Name **Business name**

Email Phone Accreditation No. Assessor Accrediting Organisation ABSA

Declaration of interest

NCC Requirements

NCC provisions Strate/Territory variation Volume Two Yes

Terry Chapman

1300 004 914

info@cesenergy.com.au

Declaration completed: no conflicts

PTY LTD

20920

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.

* Refer to glossary

Thermal performance Star rating

The more stars the more energy efficient

NATIONWIDE

29.0 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

> For more information on your dwelling's rating see: www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
odelled	16.4	12.5
ad limits	N/A	N/A

Features determining load limits

M

Lo

Floor Type	csoc
(lowest conditioned area)	0.500
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=GpdJhuuSD . When using either link, ensure you are visiting hstar.com.au





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



Greenhouse gas emissions



Cost



7.1 Star Rating as of 27 May 2025

Certificate check	Approval Stage Construction Stage			AND UNIT AND A STATE	
The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	Occupancy/Other
Note: The boxes indicate when and by whom each item should be checked. It is not mandatory to complete this checklist.	Assess	Consen Surveyo	Builder	Consen Surveyo	Occupa
Genuine certificate check		ſı	л		
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					

7.1 Star Rating as of 27 May 2025

HOUSE

	Approval Stage		Construction Stage		
Certificate check	ecked	hority/ ecked	ked	hority ecked	Other
Continued	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	Occupancy/Other
Additional NCC requirements for thermal performance (not inclu	uded in tl	he NatHE	RS asse	ssment)	
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 Hom	e performa	ance asses	ssment is r	not conduc	ted)
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	assessi	ment)		
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 1	Garage	28.58
Entry/Hall	Daytime	25.4
Bedroom 1	Bedroom	13.79
Bedroom Guest	Bedroom	13.2
Guest Bed Ens	Nighttime	4.13
Flex	Bedroom	15.34
Laundry	Unconditioned	6.15
F Bath	Daytime	8.38
Stairs	Daytime	5.56
Master bed	Bedroom	18.6
Master Ensuite	Nighttime	8.59
WIR	Nighttime	7.03
Kitchen/Living1	Kitchen/Living	56.34

Window and glazed door type and performance

Default windows*

Window ID	Window	Maximum	SHGC*	Substitution to	lerance ranges
	Description	U-value*	3660	SHGC lower limit	SHGC upper limit
No Data Availa	able				

Custom windows*

Window ID	Window	Maximum U-value* SHGC* —		Substitution tolerance ranges		
window iD	Description			SHGC lower limit	SHGC upper limit	
AWS-071-018	Aluminium Fixed Window DG LB Gy 5/12/5	2.7	0.33	0.31	0.34	
AWS-003-303	Aluminium Sliding Window DG LB GyS0 4/12/4	3.2	0.33	0.31	0.35	
AWS-013-014	Aluminium Sliding Door DG LB Gy 4/12/4	3.0	0.34	0.33	0.36	
AWS-023-021	Aluminium Awning Window SG 6.38CPGy	5.4	0.36	0.34	0.37	
AWS-031-048	Aluminium Double Hung Window DG LB Gy 4/12/4	3.6	0.30	0.28	0.31	

* Refer to glossary. Generated on 27 May 2025 using BERS Pro v5.2.4 (3.23) for Unit 1, 81 Beacon Hill Road , BEACON HILL , NSW , 2100

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Entry/Hall	AWS-071-018-001	W01	2700	1000	Fixed	00	NE	No
Bedroom 1	AWS-003-303-002	W03	900	1800	Sliding	45	SE	No
Bedroom 1	AWS-003-303-002	W05	1400	2150	Sliding	45	SW	No
Bedroom Guest	AWS-013-014-001	D01	2400	2400	Sliding	45	SE	No
Guest Bed Ens	AWS-023-021-001	W02	600	900	Awning	90	SE	No
Flex	AWS-013-014-001	D02	2400	2400	Sliding	45	SW	No
Stairs	AWS-031-048-001	W07	1800	2100	Double Hung	05	SE	Yes
Master bed	AWS-003-303-002	W05	1800	3800	Sliding	10	NE	No
Master Ensuite	AWS-003-303-002	W06	1800	2110	Sliding	45	NE	Yes
Kitchen/Living1	AWS-013-014-001	D03	2400	5657	Sliding	60	SW	No
Kitchen/Living1	AWS-071-018-001	W09A	700	1800	Fixed	00	Ν	No
Kitchen/Living1	AWS-071-018-001	W10A	700	1800	Fixed	00	Ν	No
Kitchen/Living1	AWS-071-018-001	S03A	700	1800	Fixed	00	Ν	No

Roof window* type and performance value

Default roof windows*

Window ID	Window	Maximum	SHGC*	Substitution to	Substitution tolerance ranges		
	Description	U-value*	31160	SHGC lower limit	SHGC upper limit		
No Data Availa	able						

Custom roof windows*

Window ID	Window	Maximum		Substitution to	tolerance ranges	
window ID	Description	U-value*	SHGC	HGC* SHGC lower limit	SHGC upper limit	
VEL-010-02 W	VEL-010-02 W VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 10.5mm Argon Gap / 3mm Clear	2.6	0.21	0.20	0.22	
VEL-011-01 W	VEL-011-01 W VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.6	0.24	0.23	0.25	





Roof window* schedule

Location	Window ID	Window no.	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
Master Ensuite	VEL-011-01 W	S01A	0	1275	1275	NE	Yes	Yes
WIR	VEL-011-01 W	S02A	0	1275	870	SW	Yes	Yes
Kitchen/Living1	VEL-010-02 W	W08A	0	1275	1940	SW	Yes	Yes

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 Avail	able					

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation	
Garage 1	2700	3500	90	NE	
Entry/Hall	2700	1020	90	NE	

External wall type

Wall ID	Wall type	Wall Solar shade absorptance [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW- 1	Fibro Timber Stud Frame Panel on Battens	0.30	Foil, Anti-glare one side, Reflective other	Yes
EW- 2	Fibro Timber Stud Frame Panel on Battens	0.30	Foil, Anti-glare one side + Bulk Insulation R2.5	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Garage 1	EW-1	2740	4600	NE	0	No
Garage 1	EW-2	2740	1200	SE	3000	No
Entry/Hall	EW-2	2740	2995	NE	1200	No

* Refer to glossary. Generated on 27 May 2025 using BERS Pro v5.2.4 (3.23) for Unit 1, 81 Beacon Hill Road , BEACON HILL , NSW , 2100 0011946431 NatHERS Certificate

7.1 Star Rating as of 27 May 2025



Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Entry/Hall	EW-2	2740	6095	SE	0	No
Bedroom 1	EW-2	2740	3395	SE	0	No
Bedroom 1	EW-2	2740	3995	SW	0	No
Bedroom Guest	EW-2	2740	500	NE	0	No
Bedroom Guest	EW-2	2740	3295	SE	0	No
Guest Bed Ens	EW-2	2740	1490	SE	0	No
Flex	EW-2	2740	4095	SW	0	No
Stairs	EW-2	2740	4795	SE	0	No
Stairs	EW-2	2740	400	SW	6700	No
Master bed	EW-2	2740	4095	NE	500	No
Master Ensuite	EW-2	2740	500	NW	4100	No
Master Ensuite	EW-2	2740	3500	NE	0	No
Master Ensuite	EW-2	2740	2495	SE	0	No
Kitchen/Living1	EW-2	3400	6095	SE	400	No
Kitchen/Living1	EW-2	2740	7200	SW	600	No

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
IW-001	Concrete Panel/Blocks filled, plasterboard	67.24	No Insulation
IW-002	Timber Stud Frame, Direct Fix Plasterboard	21.92	Bulk Insulation, No Air Gap R2.5
IW-003	Timber Stud Frame, Direct Fix Plasterboard	149.96	No insulation

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage 1	Concrete Slab on Ground 100mm	28.53	None	Bulk Insulation in Contact with Floor R1.1	Bare
Entry/Hall	Concrete Slab on Ground 100mm	25.40	None	Bulk Insulation in Contact with Floor R1.1	n Cork Tiles or Parquetry 8mm

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7.1 Star Rating as of 27 May 2025



Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	Concrete Slab on Ground 100mm	13.79	None	Bulk Insulation in Contact with Floor R1.1	Cork Tiles or Parquetry 8mm
Bedroom Guest	Concrete Slab on Ground 100mm	13.20	None	Bulk Insulation in Contact with Floor R1.1	Cork Tiles or Parquetry 8mm
Guest Bed Ens	Concrete Slab on Ground 100mm	4.13	None	Bulk Insulation in Contact with Floor R1.1	Ceramic Tiles 8mm
Flex	Concrete Slab on Ground 100mm	15.34	None	Bulk Insulation in Contact with Floor R1.1	Cork Tiles or Parquetry 8mm
Laundry	Concrete Slab on Ground 100mm	6.15	None	Bulk Insulation in Contact with Floor R1.1	Cork Tiles or Parquetry 8mm
F Bath	Concrete Slab on Ground 100mm	8.38	None	Bulk Insulation in Contact with Floor R1.1	Ceramic Tiles 8mm
Stairs / Entry/Hall	Timber Framed Timber Above Plasterboard 100mm	0.00		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Master bed / Garage 1	Timber Framed Timber Above Plasterboard 100mm	18.59		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Master Ensuite / Garage 1	Timber Framed Timber Above Plasterboard 19mm	1.09		Bulk Insulation R2.5	Ceramic Tiles 8mm
Master Ensuite / Entry/Hall	Timber Framed Timber Above Plasterboard 19mm	3.73		Bulk Insulation R2.5	Ceramic Tiles 8mm
Master Ensuite	Suspended Floor Timber Frame 19mm	3.44	Totally Open	Bulk Insulation in Contact with Floor R2.5	Ceramic Tiles 8mm

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Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
WIR / Garage 1	Timber Framed Timber Above Plasterboard 100mm	2.28		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
WIR / Entry/Hall	Timber Framed Timber Above Plasterboard 100mm	4.43		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Kitchen/Living1 / Garage 1	e Timber Framed Timber Above Plasterboard 100mm	4.21		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Kitchen/Living1 / Entry/Hall	Timber Framed Timber Above Plasterboard 100mm	11.72		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Kitchen/Living1 / Bedroom 1	Timber Framed Timber Above Plasterboard 100mm	4.19		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Kitchen/Living1 / Bedroom Guest	Timber Framed Timber Above Plasterboard 100mm	10.28		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Kitchen/Living1 / Guest Bed Ens	Timber Framed Timber Above Plasterboard 100mm	2.72		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Kitchen/Living1 / Flex	Timber Framed Timber Above Plasterboard 100mm	6.69		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Kitchen/Living1 / Laundry	Timber Framed Timber Above Plasterboard 100mm	6.20		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Kitchen/Living1 / F Bath	Timber Framed Timber Above Plasterboard 100mm	8.36		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Garage 1	Plasterboard on Timber	Bulk Insulation R5	
Garage 1	Timber Framed Timber Above Plasterboard	Bulk Insulation R2.5	
Entry/Hall	Timber Framed Timber Above Plasterboard	Bulk Insulation R2.5	
Bedroom 1	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 1	Timber Framed Timber Above Plasterboard	Bulk Insulation R2.5	
Bedroom Guest	Plasterboard on Timber	Bulk Insulation R5	
Bedroom Guest	Timber Framed Timber Above Plasterboard	Bulk Insulation R2.5	
Guest Bed Ens	Plasterboard on Timber	Bulk Insulation R5	

0011946431 NatHERS Certificate 7.1 Star Rating as of 27 May 2025 **Bulk insulation R-value** Reflective Construction Location material/type (may include edge batt values) wrap* [yes/no] Guest Bed Ens Timber Framed Timber Above Plasterboard **Bulk Insulation R2.5** Flex Plasterboard on Timber **Bulk Insulation R5** Flex Timber Framed Timber Above Plasterboard **Bulk Insulation R2.5** Timber Framed Timber Above Plasterboard **Bulk Insulation R2.5** Laundry F Bath Timber Framed Timber Above Plasterboard **Bulk Insulation R2.5** Stairs Plasterboard on Timber **Bulk Insulation R5** Master bed Plasterboard on Timber **Bulk Insulation R5** Master Ensuite Plasterboard on Timber **Bulk Insulation R5** WIR Plasterboard on Timber **Bulk Insulation R5** Kitchen/Living1 Plasterboard on Timber **Bulk Insulation R5**

Ceiling penetrations*

Location	Quantity	Туре	Diameter [mm]	Sealed/unsealed
Guest Bed Ens	1	Exhaust Fans	300	Sealed
Laundry	1	Exhaust Fans	300	Sealed
F Bath	1	Exhaust Fans	300	Sealed
Master Ensuite	1	Exhaust Fans	300	Sealed
Kitchen/Living1	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
Bedroom 1	1	1400
Bedroom Guest	1	1400
Flex	1	1400
Master bed	1	1400
Kitchen/Living1	2	1400

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
Waterproofing Membrane	No Added Insulation, No air Gap	0.30	Light

* Refer to glossary.

Generated on 27 May 2025 using BERS Pro v5.2.4 (3.23) for Unit 1, 81 Beacon Hill Road , BEACON HILL , NSW , 2100



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	Lo	cation F	uel type	effi	nimum ciency/ ormance		mended acity
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 -		ubstitution e ranges upper limit	Assessed daily load [litres]
No Data Available							
Pool/spa equipment							
Appliance/ system type		Fuel type		Minimu efficienc performa	;y/	Recomm capad	
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 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

Ammal energy load The predicted amount of energy required for heating and cooling, based on standard occupancy assumptions. Assessed floor area the floor area in the design documents. Ceiling penetrations features that require a penetration to the calling, including downlights, vents, exhaust fans, range hoods, chinneys and fluos. Common construction of the calling with small holes through the calling for wiring, e.g. celling fans, pendant lights, and beat the calling with small holes through the calling for wiring, e.g. celling fans, pendant lights, and construction of the calling with small holes through the calling of wiring, e.g. celling fans, pendant lights, and construction of the calling with a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will nobule gradges. Custom windows windows that are representative of a specific type of window product and whose properties have been derived by statistical methods. EFR Energy Efficiency Ratio, measure of now much cooling can be achieved by an air conditioner for a single Who of electricity input system homes rating without solar or betrieres. Entrance door these singly ventilation benefits in the modelling user, the environment and energy networks (as the society including but not limited, costast to the building user, the environment and energy networks (as the speciet callopories below). Exposure category – protected terrain with numerous, closely paced obstructions below 10m e.g. eaves, verandars, environment and energy networks (as theaves to the building in the informating and eatached (class 10 bu	AFRC	Australian Fenestration Rating Council
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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)	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)