

# Nationwide House Energy Rating Scheme

## NatHERS Certificate No. 0007687445

Generated on 05 May 2022 using BERS Pro v4.4.1.5 (3.21)

### Property

**Address** Unit 1, Alfred Street, Cromer, NSW, 2099  
**Lot/DP** 1/1148771  
**NCC Class\*** 1A  
**Type** New Dwelling

### Plans

**Main Plan** 29915440  
**Prepared by** Clarendon Homes - JS

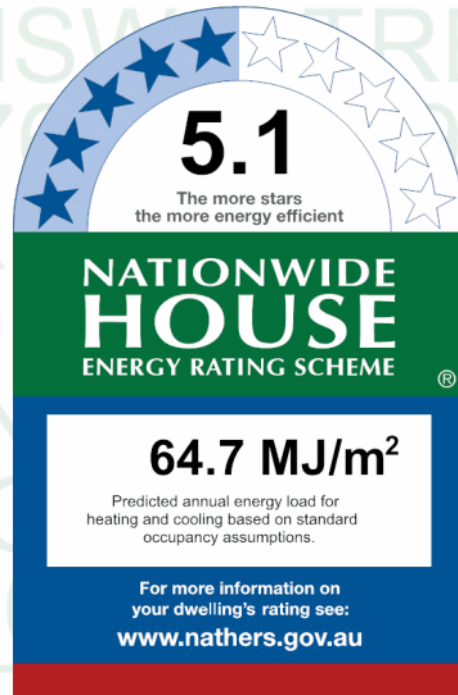
### Construction and environment

<b>Assessed floor area (m<sup>2</sup>)*</b>	<b>Exposure Type</b>
Conditioned* 237.0	Suburban
Unconditioned* 52.0	<b>NatHERS climate zone</b>
Total 289.0	56
Garage 40.0	



### 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 not completed



### Thermal performance

<b>Heating</b>	<b>Cooling</b>
39.1 MJ/m <sup>2</sup>	25.6 MJ/m <sup>2</sup>

### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Verification

To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate?p=MUOVvPFgq](https://hstar.com.au/QR/Generate?p=MUOVvPFgq). When using either link, ensure you are visiting [hstar.com.au](https://hstar.com.au)



### National Construction Code (NCC) requirements

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](https://www.abcb.gov.au).

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

\* Refer to glossary.

## Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

## Additional notes

Rev C

I have modeled the shading in accordance with NatHERS principles

## 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
STG-005-02 A	STG-005-02 A Aluminium Sliding Door SG 5Clr	6.3	0.72	0.68	0.76
STG-007-01 A	STG-007-01 A Aluminium Sliding Window SG 3Clr	6.3	0.73	0.69	0.77
STG-002-01 A	STG-002-01 A Aluminium Awning Window SG 3Clr	6.5	0.65	0.62	0.68

## Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen/Family/	STG-005-02 A	n/a	2400	3600	n/a	60	W	No
Kitchen/Family/	STG-005-02 A	n/a	2400	3200	n/a	60	W	No
Kitchen/Family/	STG-007-01 A	n/a	2000	2600	n/a	30	N	No
Kitchen/Family/	STG-007-01 A	n/a	2000	800	n/a	30	S	No
Home Theatre	STG-007-01 A	n/a	1200	2600	n/a	45	N	No
Living	STG-002-01 A	n/a	2000	800	n/a	90	E	No
Living	STG-002-01 A	n/a	2000	800	n/a	90	E	No
Garage	STG-007-01 A	n/a	600	2100	n/a	45	S	No
Bedroom 1	STG-007-01 A	n/a	1000	2400	n/a	45	W	No
Bedroom 2	STG-002-01 A	n/a	1000	1400	n/a	45	E	No
Bedroom 2	STG-002-01 A	n/a	1000	800	n/a	90	E	No
Bedroom 2	STG-002-01 A	n/a	1000	800	n/a	00	S	No
Bedroom 3	STG-007-01 A	n/a	1200	1500	n/a	45	N	No
Bedroom 4	STG-007-01 A	n/a	1000	2400	n/a	45	W	No
Bedroom 5	STG-007-01 A	n/a	1200	1500	n/a	45	S	No
Ensuite	STG-007-01 A	n/a	500	1500	n/a	45	W	No
Bath	STG-007-01 A	n/a	1200	800	n/a	45	N	No
Leisure	STG-002-01 A	n/a	1200	2400	n/a	60	E	No
Leisure	STG-002-01 A	n/a	1200	800	n/a	90	E	No
Store	STG-007-01 A	n/a	600	2100	n/a	45	S	No

## Roof window *type and performance*

### 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
No Data Available	

## Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

## External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Laundry	2340	820	90	W
Garage	2400	4810	90	E
Entry/Hall	2457	1266	90	E

## External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Brick Veneer	0.50	Medium	Bulk Insulation R1.5	No
EW-2	Brick Veneer	0.50	Medium	No insulation	No
EW-3	Single Skin Brick	0.50	Medium	No insulation	No
EW-4	Fibro Cavity Panel Direct Fix	0.50	Medium	Anti-glare foil with bulk no gap R1.5	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	4700	W	2700	NO
Kitchen/Family/	EW-1	2750	2200	N	5500	YES
Kitchen/Family/	EW-1	2750	4900	W	4900	YES
Kitchen/Family/	EW-1	2750	4595	N	100	NO
Kitchen/Family/	EW-1	2750	2200	S	600	YES
Laundry	EW-1	2750	2495	S	600	NO
Laundry	EW-1	2750	1795	W	600	YES
Home Theatre	EW-1	2750	5190	N	100	NO
Living	EW-1	2750	5095	N	100	NO
Living	EW-1	2750	3800	E	100	NO
Living	EW-1	2750	2900	S	9800	YES
Garage	EW-2	2825	1600	W	600	YES

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	EW-2	2825	1800	N	5800	YES
Garage	EW-3	2825	7300	E	600	NO
Garage	EW-2	2825	5600	S	600	NO
Entry/Hall	EW-1	2750	1890	E	3000	YES
Bedroom 1	EW-4	2450	4095	W	600	NO
Bedroom 1	EW-4	2450	3895	S	600	NO
Bedroom 2	EW-1	800	3995	N	0	NO
Bedroom 2	EW-4	1650	3995	N	600	NO
Bedroom 2	EW-1	900	3800	E	0	NO
Bedroom 2	EW-4	1550	3800	E	600	NO
Bedroom 2	EW-1	900	2900	S	0	YES
Bedroom 2	EW-4	1550	2900	S	600	YES
Bedroom 3	EW-1	800	3690	N	0	NO
Bedroom 3	EW-4	1650	3690	N	600	NO
Bedroom 4	EW-4	2450	3195	W	600	NO
Bedroom 4	EW-1	800	3695	N	0	NO
Bedroom 4	EW-4	1650	3695	N	600	NO
Bedroom 5	EW-4	2450	2790	S	600	NO
His/Hers	EW-4	2450	1490	S	600	NO
Ensuite	EW-4	2450	2290	W	600	NO
Bath	EW-1	800	3490	N	0	NO
Bath	EW-4	1650	3490	N	600	NO
Leisure	EW-4	2450	5795	E	600	YES
Leisure	EW-4	2450	3795	S	600	NO
Store	EW-1	2750	3890	S	600	YES
WIP	EW-1	2750	1790	S	600	NO

## Internal wall type

Wall ID	Wall type	Area (m <sup>2</sup> )	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		228.00	No insulation
IW-2 - Cavity wall, direct fix plasterboard, single gap		26.00	Bulk Insulation, No Air Gap R1.5

## Floor type

Location	Construction	Area (m <sup>2</sup> )	Sub-floor ventilation	Added insulation (R-value)	Covering
Kitchen/Family/	Waffle pod slab 300 mm 100mm	51.30	None	Waffle Pod 300mm	60/40 Carpet 10mm/Ceramic
Laundry	Waffle pod slab 300 mm 100mm	4.30	None	Waffle Pod 300mm	Ceramic Tiles 8mm
PDR	Waffle pod slab 300 mm 100mm	4.10	None	Waffle Pod 300mm	Ceramic Tiles 8mm

Location	Construction	Area (m <sup>2</sup> )	Sub-floor ventilation	Added insulation (R-value)	Covering
Home Theatre	Waffle pod slab 300 mm 100mm	19.20	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
Living	Waffle pod slab 300 mm 100mm	19.10	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
Garage	Waffle pod slab 225 mm 100mm	40.50	None	Waffle Pod 225mm	Bare
Entry/Hall	Waffle pod slab 300 mm 100mm	20.90	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
Bedroom 1/Kitchen/Family/	Timber Above Plasterboard 100mm	16.30		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2/Living	Timber Above Plasterboard 100mm	15.00		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/Home Theatre	Timber Above Plasterboard 19mm	8.60		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/Living	Timber Above Plasterboard 19mm	4.00		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/Kitchen/Family/	Timber Above Plasterboard 19mm	10.90		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 5/PDR	Timber Above Plasterboard 19mm	4.30		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 5/Store	Timber Above Plasterboard 19mm	2.90		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
His/Hers/Kitchen/Family/	Timber Above Plasterboard 19mm	1.20		No Insulation	Carpet+Rubber Underlay 18mm
His/Hers/Entry/Hall	Timber Above Plasterboard 19mm	4.40		No Insulation	Carpet+Rubber Underlay 18mm
His/Hers/Store	Timber Above Plasterboard 19mm	1.10		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Ensuite/Kitchen/Family/	Timber Above Plasterboard 19mm	6.30		No Insulation	Ceramic Tiles 8mm
Bath/Kitchen/Family/	Timber Above Plasterboard 19mm	1.90		No Insulation	Ceramic Tiles 8mm
Bath/Home Theatre	Timber Above Plasterboard 19mm	5.50		No Insulation	Ceramic Tiles 8mm
Leisure/Kitchen/Family/	Timber Above Plasterboard 19mm	3.60		No Insulation	Carpet+Rubber Underlay 18mm
Leisure/Home Theatre	Timber Above Plasterboard 19mm	2.20		No Insulation	Carpet+Rubber Underlay 18mm
Leisure/Garage	Timber Above Plasterboard 19mm	14.30		Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Leisure/Entry/Hall	Timber Above Plasterboard 19mm	16.70		No Insulation	Carpet+Rubber Underlay 18mm
WC/Home Theatre	Timber Above Plasterboard 19mm	2.60		No Insulation	Ceramic Tiles 8mm
Store	Waffle pod slab 300 mm 19mm	10.90	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
WIP	Waffle pod slab 300 mm 100mm	3.00	None	Waffle Pod 300mm	Ceramic Tiles 8mm

## Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Kitchen/Family/	Plasterboard	Bulk Insulation R3.5	No
Kitchen/Family/	Timber Above Plasterboard	No Insulation	No
Laundry	Plasterboard	Bulk Insulation R3.5	No
PDR	Timber Above Plasterboard	No Insulation	No
Home Theatre	Timber Above Plasterboard	No Insulation	No
Living	Timber Above Plasterboard	No Insulation	No
Garage	Plasterboard	No insulation	No
Garage	Timber Above Plasterboard	Bulk Insulation R3.5	No
Entry/Hall	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Plasterboard	Bulk Insulation R3.5	No
Bedroom 2	Plasterboard	Bulk Insulation R3.5	No



Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Bedroom 3	Plasterboard	Bulk Insulation R3.5	No
Bedroom 4	Plasterboard	Bulk Insulation R3.5	No
Bedroom 5	Plasterboard	Bulk Insulation R3.5	No
His/Hers	Plasterboard	Bulk Insulation R3.5	No
Ensuite	Plasterboard	Bulk Insulation R3.5	No
Bath	Plasterboard	Bulk Insulation R3.5	No
Leisure	Plasterboard	Bulk Insulation R3.5	No
WC	Plasterboard	Bulk Insulation R3.5	No
Store	Plasterboard	Bulk Insulation R3.5	No
Store	Timber Above Plasterboard	Bulk Insulation R2.5	No
WIP	Plasterboard	Bulk Insulation R3.5	No

## Ceiling penetrations\*

Location	Quantity	Type	Diameter (mm <sup>2</sup> )	Sealed/unsealed
Kitchen/Family/	1	Wall Vents	300	
PDR	1	Exhaust Fans	300	Sealed
Ensuite	1	Exhaust Fans	300	Sealed
WC	1	Exhaust Fans	300	Sealed

## Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

## Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Corrugated Iron	Foil, Gap Above, Reflective Side Down, Anti-glare Up	0.50	Medium

## Explanatory notes

### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an 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.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

### 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).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

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 of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. 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.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>Assessed floor area</b>	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.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, 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.
<b>Conditioned</b>	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.
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>Entrance door</b>	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.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	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).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	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 <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	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 <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Reflective wrap</b> (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.
<b>Roof window</b>	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.
<b>Shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	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.
<b>Skylight</b> (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.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	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).