

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0008915886

Generated on 18 Sep 2023 using AccuRate Sustainability V2.4.3.21 SP1

Property

Address Unit 4, 13 Lodge Lane,
Freshwater, NSW, 2096

Lot/DP Lot 1 DP 307134

NCC Class* 2

Type New Home

Plans

Main plan 2213, xx.09.23

Prepared by Antoine Portier

Construction and environment

Assessed floor area (m ²)*	Exposure type
Conditioned* 152.1	Open
Unconditioned* 9.3	NatHERS climate zone
Total 161.4	56
Garage	



Accredited assessor

Name Raymond Sleiman

Business name Taylor Smith Consulting

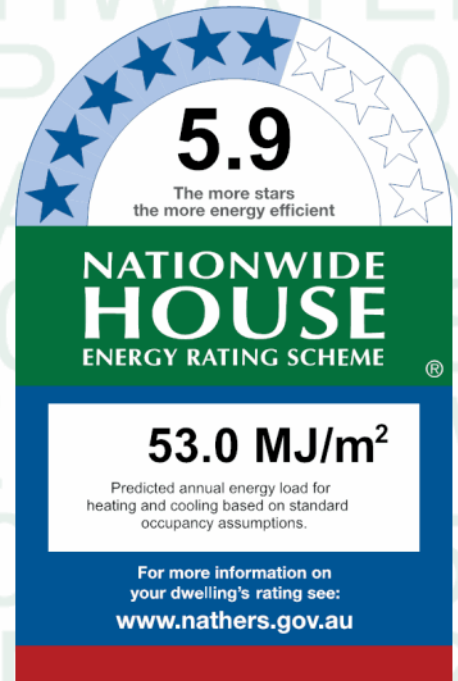
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Accreditation No. DMN/12/1472

Assessor Accrediting Organisation
Design Matters National

Declaration of interest Declaration completed: no conflicts



Thermal performance

Heating	Cooling
24.0	29.0
MJ/m ²	MJ/m ²

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 www.hstar.com.au/QR/Generate?p=thbXcficz. When using either link, ensure you are visiting www.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.

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

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

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-006-04 A	Aluminium B DG Argon Fill Low Solar Gain low- E -Clear	4.8	0.34	0.32	0.36

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*
BATH	ALM-006-04 A	GL42	3100	600	Double Hung	35	N	None
MASTER	ALM-006-04 A	GSD40	2850	4105	Sliding	50	W	None
LIVING/KITCHEN	ALM-006-04 A	GL40	3100	600	Double Hung	35	N	None
LIVING/KITCHEN	ALM-006-04 A	GSD41	3100	5600	Sliding	60	W	None
ENS	ALM-006-04 A	GL38B	3100	600	Double Hung	35	S	None
BED 1	ALM-006-04 A	GL43	3100	600	Double Hung	10	N	None
BED 1	ALM-006-04 A	GL44	3100	850	Double Hung	35	E	None
BED 2	ALM-006-04 A	GSD44	3100	3100	Sliding	45	E	None
LDY	ALM-006-04 A	GL41	3100	850	Double Hung	35	E	None
WIR	ALM-006-04 A	GL38C	3100	600	Double Hung	35	S	None
LIVING	ALM-006-04 A	GSD43	3100	3650	Sliding	45	E	None

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
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
ENTRY	VEL-011-01 W	SK023	0	1241	1241	N	None	None
LIVING/KITCHEN	VEL-011-01 W	SK01	0	1723	1723	N	None	None

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
BED 1	EW-005	3100	855	E		Yes
BED 2	EW-005	3100	3101	E		No
BED 2	EW-005	3100	2800	S		Yes
LDY	EW-005	3100	855	E		Yes
LDY	EW-005	3100	1700	N		Yes
WIR	EW-006	3100	2300	S		No
LIVING	EW-005	3100	4000	N		Yes
LIVING	EW-005	3100	3655	E		No
WIP	EW-005	3100	1300	N		Yes

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-001	Plasterboard/Concrete block/Brick wall	13.33	
IW-003	Plasterboard/Concrete block	20.15	
IW-004	Plasterboard/Brick wall	24.49	
IW-005	Plasterboard/Brick wall	184.92	

Floor type

Location	Construction	Area Sub-floor (m ²)	Added insulation (R-value)	Covering
ENTRY/Neighbour	Concrete Slab 200 mm: timber/plasterboard	17.20		
BATH/Neighbour	Concrete Slab 200 mm: ceramic tiles/plasterboard	4.00		Ceramic tile
MASTER/Neighbour	Concrete Slab 200 mm: carpet/plasterboard	22.90		Carpet 10 + felt underlay 10
LIVING/KITCHEN/Neighbour	Concrete Slab 200 mm: timber/plasterboard	44.60		
ENS/Neighbour	Concrete Slab 200 mm: ceramic tiles/plasterboard	9.60		Ceramic tile
BED 1/Neighbour	Concrete Slab 200 mm: carpet/plasterboard	13.10		Carpet 10 + felt underlay 10
BED 2/Neighbour	Concrete Slab 200 mm: carpet/plasterboard	11.50		Carpet 10 + felt underlay 10

Location	Construction	Area Sub-floor ventilation (m ²)	Added insulation (R-value)	Covering
WC/Neighbour	Concrete Slab 200 mm: ceramic tiles/plasterboard	2.90		Ceramic tile
LDY/Neighbour	Concrete Slab 200 mm: ceramic tiles/plasterboard	5.30		Ceramic tile
WIR/Neighbour	Concrete Slab 200 mm: carpet/plasterboard	7.60		Carpet 10 + felt underlay 10
LIVING/Neighbour	Concrete Slab 200 mm: timber/plasterboard	14.40		
WIP/Neighbour	Concrete Slab 200 mm: timber/plasterboard	3.00		
WIR 2/Neighbour	Concrete Slab 200 mm: carpet/plasterboard	5.30		Carpet 10 + felt underlay 10

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
No Data Available			

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
LIVING/KITCHEN	1	Ceiling exhaust fan	200	Sealed
WC	1	Ceiling exhaust fan	200	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
SOIL_ROOF-B013.rof #2047 © Concrete slab 200mm - WP Membrane surface - R3.0 insulation under slab - Susp. Ceiling under	R3.0	50	Medium

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
5"_ROOF-A021 #E015 © Horiz pitch Colourbond steel roof + Anticon R1.0 insul with R3.0 bulk insul + Plasterb'd ceiling under	R4.0	50	Medium
45"_ROOF-A011 #E015 © 45 deg Colourbond steel roof + Anticon R1.0 insul with R3.0 bulk insul + Plasterb'd ceiling under	R4.0	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

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, 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.
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.
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 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 – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	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 .
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
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 device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
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.
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.
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).