

Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. 0011774338-01

Generated on 19 Jun 2025 using BERS Pro v5.2.4 (3.23)

Property

Address 70 Hilma Street,
COLLARROY , NSW , 2097

Lot/DP Lot 38 DP 33000

NCC class* 1a

Floor/all Floors G of 3 floors

Type New Home

Plans

Main plan 70 Hilma Street

Prepared by Action Plans

Construction and environment

Assessed floor area [m2]*	Exposure type
Conditioned* 253.9	Suburban
Unconditioned* 16.6	NatHERS climate zone
Total 344.0	56 Mascot (Sydney Airport)
Garage 73.5	



Accredited assessor

Name Terry Chapman

Business name CHAPMAN ENVIRONMENTAL SERVICES
PTY LTD

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Accreditation No. 20920

Assessor Accrediting Organisation
ABSA

Declaration of interest Declaration completed: no conflicts

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	10.0	16.7
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
[hstar.com.au/QR/Generate?](http://hstar.com.au/QR/Generate?p=IGVRuthRm)
[p=IGVRuthRm](http://hstar.com.au/QR/Generate?p=IGVRuthRm).
When using either link,
ensure you are visiting
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	73.5
Entry	Daytime	16.89
L2 Stairs/Hall	Daytime	25.59
Kitchen/Living	Kitchen/Living	76.68
Laundry	Unconditioned	7.95
WC	Unconditioned	2.61
2nd Living	Living	21.38
Bedroom 1	Bedroom	17.87
Void	Unconditioned	10.9
Upper Hallway	Daytime	6.51
Upper Bath	Unconditioned	6.04
Ensuite	Nighttime	9.95
Master Bed	Bedroom	33.75
WIR	Nighttime	8.7
Bedroom 4	Bedroom	16.18
Bedroom 3	Bedroom	24.48
Ensuite	Nighttime	6.02

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
VAN-004-003	Aluminium Louvre Window SG 6EVClr	4.7	0.49	0.47	0.52
BRD-153-040	Aluminium Fixed Window DG LB Clr 4/10/4	2.7	0.53	0.51	0.56
BRD-141-014	Aluminium Sliding Door DG LB Clr 5/8/5	3.0	0.50	0.48	0.53



Custom windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
BRD-163-012	Aluminium Hinged Door SG 6.38CPClr	4.4	0.47	0.44	0.49
BRD-149-005	Aluminium Sliding Window SG 6.38CPClr	4.6	0.60	0.57	0.63

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Garage	VAN-004-003-001	W16	600	1760	Louvre	90	S	No
Entry	VAN-004-003-001	n/a	700	2690	Louvre	30	N	No
L2 Stairs/Hall	BRD-153-040-001	W19	2400	4670	Fixed	00	N	Yes
Kitchen/Living	BRD-141-014-001	W22	2400	7210	Sliding	60	E	No
Kitchen/Living	VAN-004-003-001	n/a	600	1264	Louvre	90	S	No
Kitchen/Living	VAN-004-003-001	W17	600	1264	Louvre	90	S	No
Kitchen/Living	BRD-153-040-001	W18	1552	4500	Fixed	00	N	No
Laundry	VAN-004-003-001	W3	1500	900	Louvre	90	S	No
Laundry	BRD-163-012-002	W25	2400	820	Casement	90	W	No
WC	BRD-149-005-001	W24	600	1200	Sliding	45	S	No
2nd Living	BRD-149-005-001	W20	600	2650	Sliding	30	S	No
2nd Living	BRD-141-014-001	W21	2360	3703	Sliding	60	W	No
Bedroom 1	VAN-004-003-001	n/a	1406	2351	Louvre	60	W	No
Bedroom 1	BRD-149-005-001	n/a	600	2650	Sliding	30	N	No
Void	BRD-153-040-001	W9	1140	3025	Fixed	00	N	Yes
Upper Bath	BRD-149-005-001	n/a	600	1544	Sliding	10	S	No
Ensuite	VAN-004-003-001	n/a	1200	1500	Louvre	90	S	No
Ensuite	VAN-004-003-001	n/a	600	1932	Louvre	90	S	No
Master Bed	BRD-141-014-001	n/a	2360	5205	Sliding	60	E	No
Master Bed	VAN-004-003-001	n/a	600	2800	Louvre	30	N	No
WIR	VAN-004-003-001	n/a	600	1831	Louvre	90	N	No
Bedroom 4	VAN-004-003-001	n/a	1400	2800	Louvre	45	S	No
Bedroom 4	VAN-004-003-001	n/a	1400	2800	Louvre	45	W	No
Bedroom 3	VAN-004-003-001	n/a	1400	2800	Louvre	45	W	No

* Refer to glossary.



Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 3	VAN-004-003-001	n/a	600	2800	Louvre	45	N	No
Bedroom 3	VAN-004-003-001	n/a	600	900	Louvre	90	N	No
Ensuite	BRD-149-005-001	W26	600	1500	Sliding	45	N	No

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-011-01 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
Void	VEL-011-01 W	S10	0	2000	2500	N	Yes	Yes
Upper Bath	VEL-011-01 W	S11	0	1700	770	N	Yes	Yes
Ensuite	VEL-011-01 W	S7	0	1700	1700	S	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 Available							



External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2360	5480	90	E
Entry	2560	1650	90	E

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-1	Concrete Block	0.50		No insulation	No
EW-2	Timber Stud Frame Brick Veneer	0.30		Foil, Anti-glare one side + Bulk Insulation R2.5	No
EW-3	Concrete Block, Lined Timber Stud Frame	0.50		Anti-glare foil with bulk no gap R2.5	No
EW-4	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	EW-1	2600	1100	N	2300	No
Garage	EW-1	2600	6200	E	700	No
Garage	EW-1	1700	11100	S	0	No
Garage	EW-1	900	11100	S	0	No
Garage	EW-1	2600	7200	W	0	No
Entry	EW-3	2600	2295	E	1800	No
Entry	EW-3	2600	1295	W	0	No
Entry	EW-3	1700	10000	N	0	No
Entry	EW-3	900	10000	N	0	No
L2 Stairs/Hall	EW-4	2700	8090	N	0	No
Kitchen/Living	EW-4	2700	8500	E	1800	No
Kitchen/Living	EW-4	2700	10595	S	200	No
Kitchen/Living	EW-4	2700	4795	N	0	No
Laundry	EW-4	2500	1895	S	200	No
Laundry	EW-4	2500	1200	W	7700	No
Laundry	EW-4	2500	795	S	800	No

* Refer to glossary.



Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
WC	EW-4	2500	1290	S	800	No
2nd Living	EW-4	2700	1195	S	800	No
2nd Living	EW-4	2700	1100	E	17600	No
2nd Living	EW-4	2700	3700	S	700	No
2nd Living	EW-4	2700	4695	W	700	No
Bedroom 1	EW-4	2700	3695	W	700	No
Bedroom 1	EW-4	2700	4895	N	700	No
Void	EW-4	2550	1300	E	11300	No
Void	EW-4	2550	300	W	7400	No
Void	EW-4	2550	3100	N	600	No
Upper Bath	EW-4	2550	3090	S	700	No
Ensuite	EW-4	2550	4890	S	700	No
Master Bed	EW-4	2550	6000	E	3000	No
Master Bed	EW-4	2550	5095	S	700	No
Master Bed	EW-4	2550	5095	N	800	No
WIR	EW-4	2550	3190	N	800	No
Bedroom 4	EW-4	2550	4995	S	700	No
Bedroom 4	EW-4	2550	3295	W	700	No
Bedroom 3	EW-4	2550	3695	W	700	No
Bedroom 3	EW-4	2550	6695	N	800	No
Ensuite	EW-4	2500	1690	N	700	No

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
IW-001	Timber Stud Frame, Direct Fix Plasterboard	79.54	Bulk Insulation, No Air Gap R2.5
IW-002	Timber Stud Frame, Direct Fix Plasterboard	143.25	No insulation

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	Concrete Slab on Ground 100mm	73.49	None	No Insulation	Bare



Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Entry	Concrete Slab on Ground 100mm	16.89	None	Bulk Insulation in Contact with Floor R1.9	Bare
L2 Stairs/Hall / Garage	Concrete Timber Framed Above Plasterboard 100mm	0.00		Bulk Insulation R2.3	Cork Tiles or Parquetry 8mm
L2 Stairs/Hall / Entry	Concrete Timber Framed Above Plasterboard 100mm	1.63		Bulk Insulation R2.3	Cork Tiles or Parquetry 8mm
L2 Stairs/Hall	Concrete Slab on Ground 100mm	15.87	None	No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living / Garage	Concrete Timber Framed Above Plasterboard 100mm	62.22		Bulk Insulation R2.3	Cork Tiles or Parquetry 8mm
Kitchen/Living / Entry	Concrete Timber Framed Above Plasterboard 100mm	9.93		Bulk Insulation R2.3	Cork Tiles or Parquetry 8mm
Kitchen/Living	Concrete Slab on Ground 100mm	3.11	None	No Insulation	Cork Tiles or Parquetry 8mm
Laundry	Concrete Slab on Ground 100mm	7.95	None	No Insulation	Ceramic Tiles 8mm
WC	Concrete Slab on Ground 100mm	2.61	None	No Insulation	Ceramic Tiles 8mm
2nd Living	Concrete Slab on Ground 100mm	21.38	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 1	Concrete Slab on Ground 100mm	17.87	None	No Insulation	Cork Tiles or Parquetry 8mm
Void / L2 Stairs/Hall	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	0.00		No Insulation	Cork Tiles or Parquetry 8mm
Upper Hallway / L2 Stairs/Hall	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	4.43		No Insulation	Cork Tiles or Parquetry 8mm
Upper Hallway / Kitchen/Living	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	0.81		No Insulation	Cork Tiles or Parquetry 8mm
Upper Hallway / Laundry	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	0.05		No Insulation	Cork Tiles or Parquetry 8mm
Upper Bath / Laundry	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	3.53		No Insulation	Ceramic Tiles 8mm
Upper Bath / WC	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	2.05		No Insulation	Ceramic Tiles 8mm



Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Ensuite / Kitchen/Living	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	8.27		No Insulation	Ceramic Tiles 8mm
Ensuite / Laundry	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	1.33		No Insulation	Ceramic Tiles 8mm
Master Bed / Kitchen/Living	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	33.74		No Insulation	Cork Tiles or Parquetry 8mm
WIR / L2 Stairs/Hall	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	2.73		No Insulation	Cork Tiles or Parquetry 8mm
WIR / Kitchen/Living	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	5.70		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 4 / 2nd Living	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	15.85		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3 / L2 Stairs/Hall	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	0.57		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3 / 2nd Living	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	1.16		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3 / Bedroom 1	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	16.35		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3 / Ensuite	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard 19mm	5.47		No Insulation	Cork Tiles or Parquetry 8mm
Ensuite	Concrete Slab on Ground 100mm	6.02	None	No Insulation	Ceramic Tiles 8mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Garage	Concrete	No insulation	
Garage	Concrete Timber Framed Above Plasterboard	Bulk Insulation R2.3	
Entry	Concrete Timber Framed Above Plasterboard	Bulk Insulation R2.3	
L2 Stairs/Hall	Plasterboard on Timber	Bulk Insulation R6	
L2 Stairs/Hall	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard	No Insulation	
Kitchen/Living	Plasterboard on Timber	Bulk Insulation R6	



Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Kitchen/Living	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard	No Insulation	
Laundry	Plasterboard on Timber	Bulk Insulation R6	
Laundry	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard	No Insulation	
WC	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard	No Insulation	
2nd Living	Plasterboard on Timber	Bulk Insulation R6	
2nd Living	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard	No Insulation	
Bedroom 1	Plasterboard on Timber	Bulk Insulation R6	
Bedroom 1	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard	No Insulation	
Void	Plasterboard on Timber	Bulk Insulation R6	
Upper Hallway	Plasterboard on Timber	Bulk Insulation R6	
Upper Bath	Plasterboard on Timber	Bulk Insulation R6	
Ensuite	Plasterboard on Timber	Bulk Insulation R6	
Master Bed	Plasterboard on Timber	Bulk Insulation R6	
WIR	Plasterboard on Timber	Bulk Insulation R6	
Bedroom 4	Plasterboard on Timber	Bulk Insulation R6	
Bedroom 3	Plasterboard on Timber	Bulk Insulation R6	
Ensuite	Plasterboard on Timber	Bulk Insulation R6	
Ensuite	35mm Fibre-Reinforced Concrete Timber Frame Above Plasterboard	No Insulation	

Ceiling penetrations*

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Entry	2	Downlights - LED	150	Sealed
L2 Stairs/Hall	4	Downlights - LED	150	Sealed
Kitchen/Living	14	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Laundry	1	Downlights - LED	150	Sealed
WC	1	Downlights - LED	150	Sealed
2nd Living	4	Downlights - LED	150	Sealed
Bedroom 1	2	Downlights - LED	150	Sealed

* Refer to glossary.



Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Ensuite	1	Downlights - LED	150	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
Kitchen/Living	1	1400
2nd Living	1	1400
Bedroom 1	1	1400
Master Bed	1	1400
Bedroom 4	1	1400
Bedroom 3	1	1400

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Waterproofing Membrane	No Added Insulation, No air Gap	0.50	Medium
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.30	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 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
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.