Nationwide House Energy Rating Scheme — Multiple Class1-dwelling summary NatHERS Certificate No. 0009355790

Generated on 05 Apr 2024 using BERS Pro v4.4.1.5 (3.21)

Property

Address 11 McLachlan St,
Rylstone , NSW , 2849

Lot/DP 121/755426

NatHERS climate zone 65

Accredited assessor

Marc Kiho

Kiho Building Consulting

energy_rating@bigpond.com

0400 680 815

Accreditation No. 20094

Assessor Accrediting Organisation ABSA

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=QufKQIPRK . When using either link, ensure you are visiting hstar.com.au

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m^2/p.a.)	Cooling load (MJ/m^2/p.a.)	Total load (MJ/m^2/p.a.)	Star rating
0009355769	1	148.2	6.3	154.5	7.1
0009355785	2	123.9	5.8	129.7	7.5

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.

Explanatory notes

About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the 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. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

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). 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.

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, input and creation of the NatHERS Certificate is by the assessor. 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.

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0009355769

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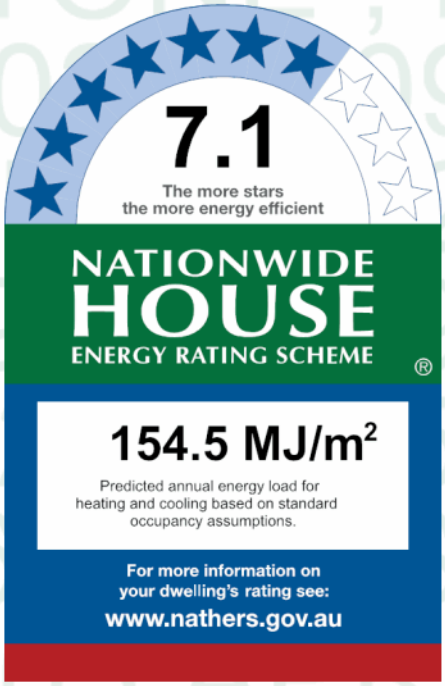

Property

Address	Unit 1, 11 McLachlan St, Rylstone , NSW , 2849
Lot/DP	121/755426
NCC Class*	1A
Type	New Dwelling

Plans

Main plan	39082
Prepared by	Barnson

Construction and environment

Assessed floor area (m^2)*	
Conditioned*	118.0
Unconditioned*	31.0
Total	150.0
Garage	16.0

Exposure type
Suburban

NatHERS climate zone
65

Thermal performance

Heating	Cooling
148.2	**6.3**
MJ/m^2	MJ/m^2

Accredited assessor

Name	Marc Kiho
Business name	Kiho Building Consulting
Email	energy_rating@bigpond.com
Phone	0400 680 815
Accreditation No.	20094
Assessor Accrediting Organisation	ABSA
Declaration of interest	Declaration completed: no conflicts

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.

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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

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
ATB-003-01 B	ATB-003-01 B Al Thermally Broken A DG Air Fill Clear-Clear	3.6	0.47	0.45	0.49
ATB-004-01 B	ATB-004-01 B Al Thermally Broken B DG Air Fill Clear-Clear	3.6	0.54	0.51	0.57

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Garage 1	ATB-003-01 B	n/a	1200	1800	n/a	60	N	No
Kitchen/Living	ATB-003-01 B	n/a	1800	900	n/a	60	E	No
Kitchen/Living	ATB-003-01 B	n/a	1800	900	n/a	60	E	No
Kitchen/Living	ATB-003-01 B	n/a	1200	1800	n/a	45	E	No
Kitchen/Living	ATB-003-01 B	n/a	600	1800	n/a	60	W	No
Kitchen/Living	ATB-004-01 B	n/a	2100	2100	n/a	45	W	No
Unconditioned 1	ATB-003-01 B	n/a	600	1200	n/a	45	N	No
Day Time 1	ATB-003-01 B	n/a	1800	600	n/a	60	W	No
Day Time 1	ATB-004-01 B	n/a	2100	800	n/a	00	E	No
Bedroom 1	ATB-003-01 B	n/a	1800	900	n/a	10	E	No
Bedroom 1	ATB-003-01 B	n/a	1800	900	n/a	10	E	No
Bedroom 1	ATB-003-01 B	n/a	1800	600	n/a	10	N	No
Bedroom 1	ATB-003-01 B	n/a	1800	600	n/a	10	N	No
Night Time 1	ATB-003-01 B	n/a	600	1200	n/a	45	N	No
Bedroom 2	ATB-003-01 B	n/a	1200	1800	n/a	10	E	No
Bedroom 3	ATB-003-01 B	n/a	1200	1800	n/a	10	E	No
Unconditioned 3	ATB-003-01 B	n/a	900	1500	n/a	45	W	No
Unconditioned 3	ATB-003-01 B	n/a	900	1500	n/a	45	W	No
Day Time 2	ATB-003-01 B	n/a	600	1800	n/a	10	W	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					

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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 (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage 1	2040	2500	90	E
Day Time 1	2040	950	90	E

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Fibro Cavity Panel Direct Fix	0.50	Medium	Bulk Insulation R2.7	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	2400	2000	S	4000	YES
Garage 1	EW-1	2400	5795	N	200	NO
Garage 1	EW-1	2400	2800	E	200	NO

* Refer to glossary.

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Kitchen/Living	EW-1	2400	1800	E	1800	NO
Kitchen/Living	EW-1	2400	1800	S	200	YES
Kitchen/Living	EW-1	2400	4000	E	200	YES
Kitchen/Living	EW-1	2400	1400	S	200	YES
Kitchen/Living	EW-1	2400	3600	E	200	YES
Kitchen/Living	EW-1	2400	3200	S	200	NO
Kitchen/Living	EW-1	2400	9395	W	2800	NO
Kitchen/Living	EW-1	2400	400	N	5000	YES
Unconditioned 1	EW-1	2400	995	W	1000	NO
Unconditioned 1	EW-1	2400	2195	N	200	NO
Unconditioned 2	EW-1	2400	1790	W	1000	NO
Day Time 1	EW-1	2400	1990	W	1000	NO
Day Time 1	EW-1	2400	1990	E	2200	YES
Bedroom 1	EW-1	2400	3800	E	600	YES
Bedroom 1	EW-1	2400	1795	S	600	YES
Bedroom 1	EW-1	2400	4190	N	600	NO
Night Time 1	EW-1	2400	1595	N	600	NO
Night Time 1	EW-1	2400	2800	E	600	NO
Night Time 1	EW-1	2400	1595	S	600	YES
Bedroom 2	EW-1	2400	3995	E	600	YES
Bedroom 2	EW-1	2400	1400	S	600	YES
Bedroom 3	EW-1	2400	3595	E	600	YES
Bedroom 3	EW-1	2400	3200	S	600	NO
Bedroom 3	EW-1	2400	3995	W	600	NO
Unconditioned 3	EW-1	2400	995	S	11000	YES
Unconditioned 3	EW-1	2400	3800	W	600	NO
Unconditioned 3	EW-1	2400	3195	N	600	NO
Day Time 2	EW-1	2400	6395	W	600	YES

* Refer to glossary.

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		29.00	Bulk Insulation, No Air Gap R2.5
IW-2 - Cavity wall, direct fix plasterboard, single gap		73.00	No insulation

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage 1	Concrete Slab on Ground 100mm	15.90	None	No Insulation	Bare
Kitchen/Living	Concrete Slab on Ground 100mm	41.20	None	Bulk Insulation in Contact with Floor R1.8	Cork Tiles or Parquetry 8mm
Unconditioned 1	Concrete Slab on Ground 100mm	2.10	None	Bulk Insulation in Contact with Floor R1.8	Ceramic Tiles 8mm
Unconditioned 2	Concrete Slab on Ground 100mm	3.70	None	Bulk Insulation in Contact with Floor R1.8	Ceramic Tiles 8mm
Day Time 1	Concrete Slab on Ground 100mm	11.50	None	Bulk Insulation in Contact with Floor R1.8	Cork Tiles or Parquetry 8mm
Bedroom 1/Garage 1	Timber Above Plasterboard 19mm	11.50		Bulk Insulation R6	Carpet+Rubber Underlay 18mm
Bedroom 1/Kitchen/Living	Timber Above Plasterboard 19mm	3.20		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1/Day Time 1	Timber Above Plasterboard 19mm	5.10		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Suspended Timber Floor 19mm	0.80	Totally Open	Bulk Insulation in Contact with Floor R2.5	Carpet+Rubber Underlay 18mm
Night Time 1/Garage 1	Timber Above Plasterboard 19mm	4.40		Bulk Insulation R6	Ceramic Tiles 8mm
Bedroom 2/Kitchen/Living	Timber Above Plasterboard 19mm	12.50		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/Kitchen/Living	Timber Above Plasterboard 19mm	12.50		No Insulation	Carpet+Rubber Underlay 18mm
Unconditioned 3/Unconditioned 1	Timber Above Plasterboard 19mm	2.10		No Insulation	Ceramic Tiles 8mm
Unconditioned 3/Unconditioned 2	Timber Above Plasterboard 19mm	3.90		No Insulation	Ceramic Tiles 8mm
Unconditioned 3	Suspended Timber Floor 19mm	3.70	Totally Open	Bulk Insulation in Contact with Floor R2.5	Ceramic Tiles 8mm
Day Time 2/Kitchen/Living	Timber Above Plasterboard 19mm	12.10		No Insulation	Carpet+Rubber Underlay 18mm
Day Time 2/Day Time 1	Timber Above Plasterboard 19mm	6.50		No Insulation	Carpet+Rubber Underlay 18mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage 1	Timber Above Plasterboard	Bulk Insulation R6	No
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Unconditioned 1	Timber Above Plasterboard	No Insulation	No
Unconditioned 2	Timber Above Plasterboard	No Insulation	No
Day Time 1	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Plasterboard	Bulk Insulation R6	No
Night Time 1	Plasterboard	Bulk Insulation R6	No
Bedroom 2	Plasterboard	Bulk Insulation R6	No
Bedroom 3	Plasterboard	Bulk Insulation R6	No
Unconditioned 3	Plasterboard	Bulk Insulation R6	No
Day Time 2	Plasterboard	Bulk Insulation R6	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	1	Exhaust Fans	100	Sealed
Unconditioned 2	1	Exhaust Fans	100	Sealed
Night Time 1	1	Exhaust Fans	300	Sealed
Unconditioned 3	1	Exhaust Fans	300	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Kitchen/Living	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Corrugated Iron	Bulk+Foil, Reflective Side Down, Anti-glare Up R1.8	0.85	Dark

* Refer to glossary.
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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.

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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).

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0009355785

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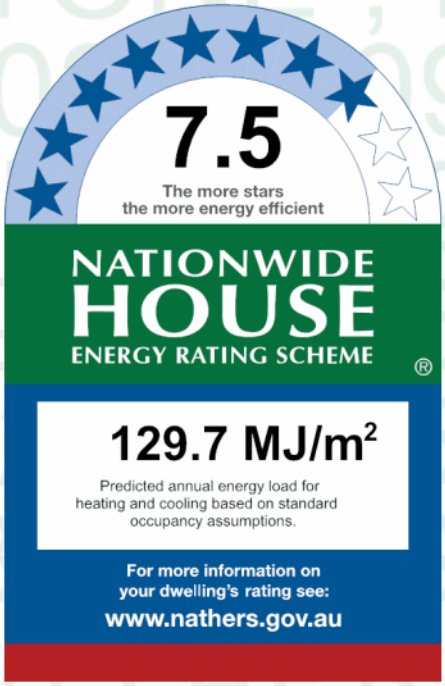

Property

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Prepared by	Barnson

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Name	Marc Kiho
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ATB-003-01 B	ATB-003-01 B Al Thermally Broken A DG Air Fill Clear-Clear	3.6	0.47	0.45	0.49

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	ATB-004-01 B	n/a	2100	3200	n/a	45	N	No
Kitchen/Living	ATB-003-01 B	n/a	1800	900	n/a	60	E	No
Kitchen/Living	ATB-003-01 B	n/a	1800	900	n/a	60	E	No
Kitchen/Living	ATB-004-01 B	n/a	600	2400	n/a	00	E	No
Kitchen/Living	ATB-003-01 B	n/a	1800	900	n/a	60	S	No
Kitchen/Living	ATB-003-01 B	n/a	1800	900	n/a	60	S	No
Kitchen/Living	ATB-004-01 B	n/a	2100	800	n/a	00	S	No
Unconditioned 1	ATB-003-01 B	n/a	900	1500	n/a	45	N	No
Unconditioned 2	ATB-003-01 B	n/a	900	1500	n/a	45	W	No
Living 1	ATB-003-01 B	n/a	900	2400	n/a	10	N	No
Bedroom 1	ATB-003-01 B	n/a	1800	1800	n/a	10	N	No
Bedroom 1	ATB-003-01 B	n/a	600	2700	n/a	10	E	No
Night Time 2	ATB-003-01 B	n/a	600	1200	n/a	45	E	No
Bedroom 2	ATB-003-01 B	n/a	1800	1800	n/a	10	S	No
Bedroom 3	ATB-003-01 B	n/a	1800	1800	n/a	10	S	No
Unconditioned 3	ATB-003-01 B	n/a	1800	900	n/a	10	S	No
Unconditioned 3	ATB-003-01 B	n/a	1800	900	n/a	10	S	No
Unconditioned 3	ATB-003-01 B	n/a	1800	900	n/a	10	W	No
Unconditioned 3	ATB-003-01 B	n/a	1800	900	n/a	10	W	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					

* Refer to glossary.
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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 (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage 1	2040	2500	90	S
Kitchen/Living	2040	950	90	S

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Fibro Cavity Panel Direct Fix	0.50	Medium	Bulk Insulation R2.7	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	2400	3195	S	200	YES
Garage 1	EW-1	2400	5595	W	200	NO
Kitchen/Living	EW-1	2400	6995	N	2600	NO

* Refer to glossary.

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Kitchen/Living	EW-1	2400	10600	E	200	NO
Kitchen/Living	EW-1	2400	5000	S	200	NO
Kitchen/Living	EW-1	2400	1800	W	2200	YES
Kitchen/Living	EW-1	2400	2000	S	2000	YES
Kitchen/Living	EW-1	2400	1000	W	200	YES
Unconditioned 1	EW-1	2400	1990	N	2600	NO
Unconditioned 2	EW-1	2400	2195	W	200	NO
Unconditioned 2	EW-1	2400	1195	N	200	NO
Living 1	EW-1	2400	3395	W	600	NO
Living 1	EW-1	2400	5195	N	600	NO
Bedroom 1	EW-1	2400	4995	N	600	NO
Bedroom 1	EW-1	2400	3795	E	600	NO
Night Time 2	EW-1	2400	2790	E	600	NO
Bedroom 2	EW-1	2400	3995	E	600	NO
Bedroom 2	EW-1	2400	3195	S	600	NO
Bedroom 3	EW-1	2400	3795	S	600	NO
Bedroom 3	EW-1	2400	3000	W	600	YES
Unconditioned 3	EW-1	2400	3195	S	600	YES
Unconditioned 3	EW-1	2400	4195	W	600	NO

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		44.00	Bulk Insulation, No Air Gap R2.5
IW-2 - Cavity wall, direct fix plasterboard, single gap		74.00	No insulation

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage 1	Concrete Slab on Ground 100mm	17.50	None	No Insulation	Bare

* Refer to glossary.

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Kitchen/Living	Concrete Slab on Ground 100mm	70.20	None	Bulk Insulation in Contact with Floor R1.8	Cork Tiles or Parquetry 8mm
Unconditioned 1	Concrete Slab on Ground 100mm	4.10	None	Bulk Insulation in Contact with Floor R1.8	Ceramic Tiles 8mm
Unconditioned 2	Concrete Slab on Ground 100mm	2.50	None	Bulk Insulation in Contact with Floor R1.8	Ceramic Tiles 8mm
Living 1/Garage 1	Timber Above Plasterboard 19mm	3.70		Bulk Insulation R6	Carpet+Rubber Underlay 18mm
Living 1/Kitchen/Living	Timber Above Plasterboard 19mm	15.30		No Insulation	Carpet+Rubber Underlay 18mm
Living 1/Unconditioned 1	Timber Above Plasterboard 19mm	4.30		No Insulation	Carpet+Rubber Underlay 18mm
Living 1/Unconditioned 2	Timber Above Plasterboard 19mm	2.60		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1/Kitchen/Living	Timber Above Plasterboard 19mm	18.60		No Insulation	Carpet+Rubber Underlay 18mm
Night Time 1/Kitchen/Living	Timber Above Plasterboard 19mm	4.00		No Insulation	Carpet+Rubber Underlay 18mm
Night Time 2/Kitchen/Living	Timber Above Plasterboard 19mm	5.80		No Insulation	Ceramic Tiles 8mm
Bedroom 2/Kitchen/Living	Timber Above Plasterboard 19mm	12.10		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/Kitchen/Living	Timber Above Plasterboard 19mm	9.80		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3	Suspended Timber Floor 19mm	3.50	Totally Open	Bulk Insulation in Contact with Floor R2.5	Carpet+Rubber Underlay 18mm
Day Time 1/Kitchen/Living	Timber Above Plasterboard 19mm	2.50		No Insulation	Carpet+Rubber Underlay 18mm
Unconditioned 3/Garage 1	Timber Above Plasterboard 19mm	13.10		Bulk Insulation R6	Ceramic Tiles 8mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage 1	Plasterboard	Bulk Insulation R6	No
Garage 1	Timber Above Plasterboard	Bulk Insulation R6	No
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Unconditioned 1	Timber Above Plasterboard	No Insulation	No
Unconditioned 2	Timber Above Plasterboard	No Insulation	No
Living 1	Plasterboard	Bulk Insulation R6	No

* Refer to glossary.

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Bedroom 1	Plasterboard	Bulk Insulation R6	No
Night Time 1	Plasterboard	Bulk Insulation R6	No
Night Time 2	Plasterboard	Bulk Insulation R6	No
Bedroom 2	Plasterboard	Bulk Insulation R6	No
Bedroom 3	Plasterboard	Bulk Insulation R6	No
Day Time 1	Plasterboard	Bulk Insulation R6	No
Unconditioned 3	Plasterboard	Bulk Insulation R6	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	1	Exhaust Fans	100	Sealed
Night Time 2	1	Exhaust Fans	300	Sealed
Unconditioned 3	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	Bulk+Foil, Reflective Side Down, Anti-glare Up R1.8	0.30	Light

* Refer to glossary.
Generated on 05 Apr 2024 using BERS Pro v4.4.1.5 (3.21) for Rylstone , NSW , 2849

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).