
Energy Efficiency Certification

Retirement Village - Alchera Apartments

Lot 50 (#40-44) Worley Street, Willagee WA 6156

Reference Number	40WOR
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Building Class	2
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Climate Zone	13
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Report Commissioned By	Gary Batt Associate Architects
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Building Designer	Gary Batt Associate Architects
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Date	13/02/2026
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This dwelling achieves compliance with 2022 NCC Amendment 1, applied in conjunction with NCC 2022 Volume 1, ABCB Housing Provisions 2022 & R-Codes Volume 2 2024 incl. Whole-of-Home Compliance

Assessment Summary:

Star Rating Average: 7.0 Stars

Minimum Star Rating: 5.9 Stars

Building Insulation & Glazing Summary

Roof – Metal cladding	R1.3 reflective roof blanket
Ceiling	R4.0 bulk ceiling insulation
External Walls	R2.5 bulk wall insulation
Neighbour Walls	R2.5 bulk wall insulation
Internal Walls	Nil
Floors – Concrete slab	Nil
Floors – Suspended Concrete (incl. Neighbour)	R2.5 soffit board insulation

Glazing Requirements

<i>Apt.</i>	<i>Glazing</i>	<i>Apt.</i>	<i>Glazing</i>	<i>Apt.</i>	<i>Glazing</i>	<i>Apt.</i>	<i>Glazing</i>
1	Single Glaze	11	Low-e	21	Single Glaze	31	Double Glaze
2	Single Glaze	12	Low-e	22	Single Glaze	32	Double Glaze
3	Single Glaze	13	Double Glaze	23	Low-e	33	Double Glaze
4	Single Glaze	14	Double Glaze	24	Double Glaze	34	Double Glaze
5	Single Glaze	15	Double Glaze	25	Double Glaze	35	Double Glaze
6	Single Glaze	16	Double Glaze	26	Double Glaze	36	Double Glaze
7	Low-e	17	Double Glaze	27	Double Glaze	37	Double Glaze
8	Low-e	18	Single Glaze	28	Double Glaze	38	Double Glaze
9	Single Glaze	19	Low-e	29	Double Glaze	39	Double Glaze
10	Single Glaze	20	Low-e	30	Double Glaze	40	Double Glaze
						41	Double Glaze

Glazing Values

<i>Single Glaze</i>	Sliding Door/Window	U Value: 6.70	SHGC: 0.70
	Awning/Casement Window	U Value: 6.70	SHGC: 0.57
<i>Low E</i>	Sliding Door/Window	U Value: 5.40	SHGC: 0.58
	Awning/Casement Window	U Value: 5.40	SHGC: 0.49
<i>Double Glaze</i>	Sliding Door/Window	U Value: 4.30	SHGC: 0.47
	Awning/Casement Window	U Value: 4.30	SHGC: 0.53

Compliance Notes:

Performance Requirement J1P2 is satisfied by complying with J3D3, using house energy rating software. Performance Requirement J1P3 is satisfied by complying with for the net equivalent energy usage J3D14 and Part J6 and Part J7.

Performance Requirement J1P4 is satisfied by complying with J9D4 and J9D5.

Ventilation calculations have been completed to ensure compliance with Part F6.

Part 4.15 of the R-Codes Volume Two 2024 is satisfied by all dwellings exceeding the minimum NatHERS requirement for apartments by 0.5 stars.

Part 4.15 of the R-Codes Volume Two 2024 is satisfied by incorporating at least one significant energy efficiency initiative within the development that exceeds minimum practice.

Facilities for electrical vehicle charging equipment will comply with Part J9D4.

Facilities for solar photovoltaic and battery systems will comply with Part J9D5.

Please note – this project has been modelled with timber framing only. If steel framing is used a R0.2 thermal break will be required



Whole-of-home



Calculator

Home details		Net equivalent energy usage	
Your Project Name	Lot 50 (#40-44) Worley Street, Willagee	Allowance	3.8
State/Territory	WA	Actual	2.1
NCC Climate zone	5 < Help		
Total Floor area (m ²)	105.5 < Help		
NCC Building classification	2 (SOU only)		

Space heating/cooling		Pools and spas	
If using a heat pump specify rating type > <input type="text" value="Star Rating (GEMS 2013)"/>			
	↓		
	Type Star Rating (2013)		
Main space conditioning - HEATING	<input type="text" value="Non-ducted heat pump"/> <input type="text" value="< 3"/> < Help	Pool volume (L)	<input type="text"/>
Main space conditioning - COOLING	<input type="text" value="Non-ducted heat pump"/> <input type="text" value="< 3"/> < Help	Pool pump star rating	<input type="text"/>
		Spa volume (L)	<input type="text"/>
Water heating		Photovoltaics	
Main water heater type	<input type="text" value="Heat pump (standard)"/>	Photovoltaic capacity (kW)	<input type="text"/>

Notes:

- This calculator automates the NCC whole-of-home energy usage requirements (Part 13.6 of the ABCB Housing Provisions and J3D14 of NCC Volume One).
- For the purposes of this calculator, floor area is measured within the inside face of the external walls of the sole-occupancy unit (SOU) and includes any conditioned attached Class 10a part.

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS CALCULATOR:

By accessing or using this calculator, you agree to the following: The ABCB (as the Commonwealth of Australia acting on behalf of the Commonwealth of Australia, the State of New South Wales, the State of Queensland, the State of Victoria, the State of South Australia, the State of Tasmania, the State of Western Australia, the Australian Capital Territory and the Northern Territory) provides the calculator for general information purposes only. While we make every effort to ensure that information provided is accurate and up to date, such information does in no way constitute the provision of professional advice.

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Nationwide House Energy Rating Scheme® Class 1 Summary

NatHERS® Certificate No. #HR-ZWG07Q-01

Generated on 13 Feb 2026 using Hero 4.1

Property

Address 40-44 Worley Street, Willagee, WA, 6156
Lot/DP 50
NatHERS climate zone 13 - Perth Airport



Accredited assessor

Name Nina Kelly
Business name ESD Studio Energy Assessments
Email ninakelly93@outlook.com
Phone +61 466441240
Accreditation No. DMN/19/1905
Assessor Accrediting Organisation DMN

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-ZWG07Q-01>.
When using either link, ensure you are visiting <http://www.hero-software.com.au>



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.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-NAS497-01	01	9.3 (53)	31.4 (34)	40.7	8.1	n/a
HR-8500UN-01	02	9.5 (53)	33.5 (34)	43.0	8.0	n/a
HR-FT4KOQ-01	03	13.4 (53)	33.1 (34)	46.5	7.8	n/a
HR-Y9TX3X-01	04	14.3 (53)	35.2 (34)	49.5	7.7	n/a
HR-5Z5X8Z-01	05	5.3 (53)	27.7 (34)	32.9	8.6	n/a

Thermal performance Star rating



Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.



Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-M3RTS0-01	06	41.9 (34)	37.2 (41)	79.1	5.9	n/a
HR-4IS7DX-01	07	49.0 (34)	25.7 (41)	74.8	6.2	n/a
HR-GOV9E3-01	08	48.1 (34)	27.8 (41)	75.8	6.2	n/a
HR-NZNX65-01	09	39.3 (34)	19.4 (41)	58.7	7.1	n/a
HR-FJXH KU-01	10	34.5 (34)	31.4 (41)	65.9	6.7	n/a
HR-N7ISRE-01	11	54.1 (34)	19.8 (41)	73.8	6.3	n/a
HR-7FELXU-01	12	47.3 (34)	20.1 (41)	67.4	6.6	n/a
HR-P9UAKY-01	13	51.8 (34)	16.8 (41)	68.6	6.6	n/a
HR-CYFECL-01	14	47.4 (34)	17.8 (41)	65.3	6.8	n/a
HR-DXZZIN-01	15	48.5 (34)	15.5 (41)	63.9	6.8	n/a
HR-G781TC-01	16	50.5 (34)	19.6 (41)	70.1	6.4	n/a
HR-VLN3ZG-01	17	46.0 (34)	22.5 (41)	68.5	6.6	n/a
HR-4W2ML7-01	18	37.5 (34)	32.8 (41)	70.3	6.4	n/a
HR-ESW5S2-01	19	52.0 (34)	25.8 (41)	77.9	6.1	n/a
HR-KYY1PK-01	20	51.1 (34)	28.0 (41)	79.1	5.9	n/a
HR-EGU3XZ-01	21	39.3 (34)	19.6 (41)	58.8	7.1	n/a
HR-KTJ732-01	22	37.3 (34)	31.9 (41)	69.2	6.5	n/a
HR-GMSGVL-01	23	44.3 (34)	18.5 (41)	62.8	6.9	n/a
HR-HJV3HH-01	24	24.6 (34)	14.2 (41)	38.9	8.2	n/a
HR-41OWHE-01	25	41.4 (34)	15.4 (41)	56.8	7.3	n/a
HR-A8ITNN-01	26	36.4 (34)	16.3 (41)	52.7	7.5	n/a
HR-2M6JXE-01	27	37.4 (34)	14.1 (41)	51.4	7.6	n/a
HR-Z57TGF-01	28	40.4 (34)	17.9 (41)	58.3	7.2	n/a
HR-BPEITM-01	29	34.9 (34)	17.9 (41)	52.9	7.5	n/a
HR-3510U9-01	30	30.7 (34)	26.1 (41)	56.8	7.3	n/a
HR-7HMI2N-01	31	43.5 (34)	21.8 (41)	65.3	6.8	n/a
HR-AQNV97-01	32	42.7 (34)	24.0 (41)	66.7	6.7	n/a
HR-CVDH72-01	33	30.8 (34)	14.3 (41)	45.1	7.9	n/a
HR-UX97S3-01	34	27.3 (34)	23.0 (41)	50.3	7.6	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-L1P2X0-01	35	40.4 (34)	17.0 (41)	57.3	7.2	n/a
HR-SRZOUS-01	36	34.6 (34)	16.0 (41)	50.7	7.6	n/a
HR-MGQFUG-01	37	50.3 (34)	18.3 (41)	68.7	6.6	n/a
HR-SSYVG7-01	38	46.1 (34)	19.5 (41)	65.6	6.7	n/a
HR-ZARIHM-01	39	47.0 (34)	16.6 (41)	63.6	6.9	n/a
HR-3EWWC5-01	40	49.5 (34)	20.1 (41)	69.6	6.5	n/a
HR-UZXNBQ-01	41	42.2 (34)	20.7 (41)	62.9	6.9	n/a

Explanatory notes

About the ratings

This is a summary of NCC Class 1 dwellings in a development. For more details of each dwelling refer to the individual dwelling's certificate using the certificate number in summary of all dwellings table.

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 energy loads and societal cost. 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 production and storage to estimate the homes societal cost.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality 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.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

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 certificates 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 use, 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 while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.