



Achieving a 7-star Energy Efficiency Rating

A guide to efficiency-compliant Secondary Dwelling Construction

At a glance

As of October 2023, all new dwellings in the ACT are required to meet a minimum 7-star Energy Efficiency Rating (EER).

Using less energy to heat, cool or maintain your secondary dwelling means lower energy bills and lower emissions- good for both people and planet.

Key metrics

A mandatory 7-star Energy Efficiency Rating is projected to lower overall energy consumption and reduce heating and cooling costs.



27% less

Projected energy use saving compared to a 6-star build



120 MJ/m²

Reduction from 165 megajoules per sq/m on 6-star builds (27%)

National Standards



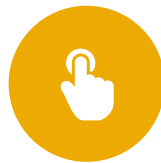
The Nationwide House Energy Rating Scheme (**NatHERS**) provides an energy rating from a maximum 10-star scale, with a minimum 7-star rating mandatory for new builds.

In addition to rating the 'shell' of a new build, the system now provides an annual energy budget rating for the entire dwelling, as the sector continues to move towards net zero emissions by 2050.

ACT Requirements



Further to national standards, the ACT House Energy Rating Scheme mandates the energy rating of existing homes at the time of sale or lease- currently the only jurisdiction nationally.



Professional
Service



Fixed-Price
Designs



Minimum 7-star
Construction

Benefits & Compliance



1

Materials & Floorplans

Your secondary residence 'thermal shell' is constructed with premium, high-grade materials.

2

Major Appliances

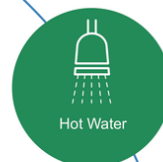
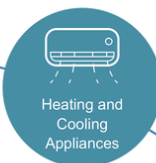
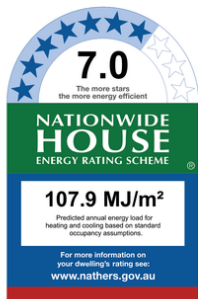
Fit out includes energy efficient reverse-cycle heating/cooling and hot water.

3

Lower Energy Costs

Save up to \$600 per year on energy bills with a minimum 7-star rating

Meeting NatHERS Energy Efficiency Requirements



Whole of Home



The Nationwide House Energy Rating Scheme has recently been updated to include a 'Whole of Home' energy use budget, designed to ensure lower emissions and take into account energy offsets such as solar.

The rating is assessed out of 100, taking in to account information including:

- Heating & cooling systems
- Hot water systems
- Interior & Outdoor Lighting
- Cooking & appliances
- On-site energy generation & storage (ie. solar)

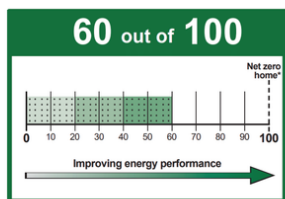
Thermal Star Rating

First achieve thermal rating at the minimum or above National Construction Code (NCC) requirement. A NatHERS thermal rating (stars out of 10) is based on information about the home's design, construction materials and the climate where it is being built and assesses the thermal performance (heating and cooling needs) of a home's construction.



Whole of Home Rating

It is a NCC requirement to meet or exceed the minimum Whole of Home ratings. Once your thermal rating is established you can add home appliances and onsite energy generation to generate your Whole of Home rating out of 100.



Certified independent assessors belong to an Assessor Accrediting Organisations (AAO) and use purpose-built software to calculate the dwelling's star rating and Whole of Home energy budget.

The information can be used to meet the mandatory national energy efficiency requirements, and provide Builders or Draftsperson with valuable insights to improve energy efficiency in their designs.





Creating Thermal Efficiency



Analysis

As part of your planning application our team will engage assessors to satisfy the national EER standards.



Support

Enjoy on-demand support from our team to solve any problems or energy questions.

Guaranteed 7-Star EER Builds



Irrespective of the recently-raised national energy standards, our secondary dwellings have always been built to a minimum 7-stars.

We're passionate and take great delight in delivering clients thermally efficient dwellings featuring high-quality construction:

- Underslab floor insulation or batts for suspended floor systems
- Wall batts with reflective sarking wall wraps
- Ceiling batts & anti-condensation insulation blankets under-roof
- Double glazed windows & doors



Take your energy efficiency to greater levels- talk to us about 8-star EER builds for your secondary residence.

Double Glazed Windows



All of our designs feature double-glazed aluminum windows and doors, with the option to upgrade to uPVC, including Design 350 pictured above.

Double glazing improves thermal efficiency by using two sheets of glass separated by a pocket of air- mitigating the transfer of heat indoors from a single sheet window.

Double glazing is standard in all designs and included in the fixed price.

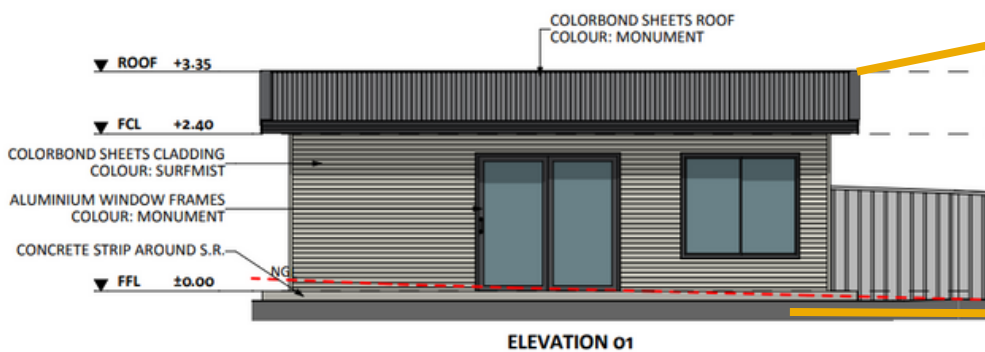
Case Study- Design 206



Thermal Insulation



7.8 Star Energy Efficiency Rating



CEILING & UNDER ROOF

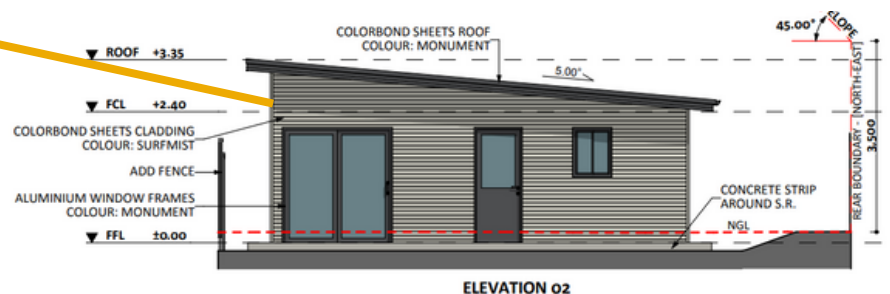
Ceiling batts & under-roof insulation blankets reduce condensation and improve thermal & acoustic comfort.

FLOOR INSULATION

Rigid foam insulations installed under the concrete slab greatly improves heating & cooling efficiency.

WALL INSULATION

In addition to wall batts, wall wraps are used to reduce draughts & close gaps between the wall frames, aiding thermal retention and weather resistance in your secondary dwelling.



Build Value Summary Design 206

2x bedroom, 1x bathroom secondary dwelling with 7.8 energy efficiency rating.

Fixed Value: \$246,367.01 inclusive of GST, construction, planning fees and utility connections.

Total client control of what materials, fittings and finishes are selected in your energy efficient design.

CANBERRA
GRANNY FLAT
BUILDERS

Contact us Today

Email ClientServices@cgfb.com.au





Add Value to Your Home with a Secondary Dwelling

Value Increases

According to CoreLogic, adding a secondary dwelling can increase the value of your property by 30%, and rental income by 27%.



30%

Increase property value



27%

Increase in rental returns

Earn Extra Income



Creating rental income from short term accommodation or a long-term lease with your secondary dwelling, clients can yield up to 30% on the cost of the build in most cases.

Maximise Your Sale Price



A recent example in Page ACT featuring Design [315](#) sold for \$1.42m; **\$524,000 above the median house price** and almost \$1m above the Unimproved Value. This custom design featured 3 bedrooms and 3 bathrooms in the fully self-contained secondary residence.



Featuring high-quality materials and full design input, our dwellings achieve 7-star energy efficiency.

Creating a High-Quality Investment



To add true value to your home, it's important to invest in an efficient, world-class build to attract future buyers and quality tenants in the long term.

By creating a fixed-price model on all designs, we control every stage of the build- from design to planning approvals, inclusions, interior design, and construction. All aspects are managed in-house by our team of professionals to ensure perfect results, and true value to your property.

How Do I Proceed?

Getting Started- Next Steps



We are pleased to present this information about energy efficiency in our designs and mandatory EER requirements. A secondary dwelling presents a unique and lucrative opportunity to create a regular income and high-yield returns, whilst adding value to your property and minimising potential financial risks.

We invite you to speak with our sales professionals who can assist with your questions about our high-quality designs to best maximise your property's space and ongoing rental returns.



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Contact us Today



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