

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0003995255**

Certificate Date: **02 Jul 2019**

★ Star rating: **4.7**

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.

Assessor details

Accreditation number: **101182**
Name: **Daniel.Warda**
Organisation: **Energi Thermal Assessors Pty Ltd**
Email: **daniel.warda@hotmail.com**
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Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **ABSA**

Overview

Dwelling details

Street: **Unit 1, 62 Mactier Street**
Suburb: **Narrabeen**
State: **NSW** Postcode: **2101**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **6445** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Suspended Timber Floor
Insulation: **R2.0 wall insulation**
R4.0 ceiling insulation
R4.0 floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

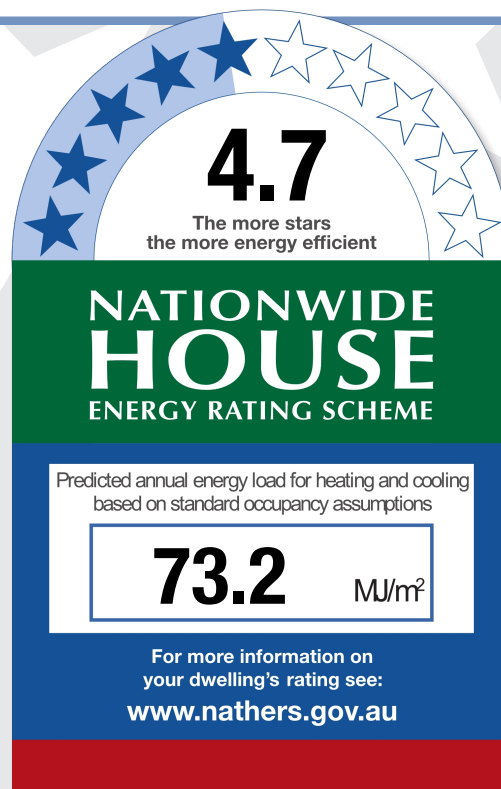
Conditioned: **303.0**
Unconditioned: **23.0**
Garage: **0.0**
TOTAL: **325.0**

Annual thermal performance loads (MJ/m²)

Heating: **46.5**
Cooling: **26.7**
TOTAL: **73.2**

Plan documents

Plan ref/date: **7292**
Prepared by: **Tullipan Homes**



Ceiling penetrations

(see following pages for details)

Sealed: **0**
Unsealed: **0**
TOTAL:** **0**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



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Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Media	ALM-002-03 A	n/a	2400	3600	SW	No Shading
Media	ALM-002-03 A	n/a	600	2100	NW	No Shading
Media	ALM-002-03 A	n/a	600	2400	SE	No Shading
Study	ALM-001-01 A	n/a	1200	1800	SE	No Shading
PDR	ALM-001-01 A	n/a	900	1500	SE	No Shading
Laundry	ALM-002-01 A	n/a	1800	600	SE	No Shading
Kitchen/Family/	ALM-002-03 A	n/a	2400	2100	SW	No Shading
Kitchen/Family/	ALM-002-03 A	n/a	2400	3900	SW	No Shading
Kitchen/Family/	ALM-002-01 A	n/a	1500	900	NW	No Shading
Kitchen/Family/	ALM-002-01 A	n/a	1500	900	NW	No Shading
Kitchen/Family/	ALM-002-03 A	n/a	1500	2100	NW	No Shading
Kitchen/Family/	ALM-002-01 A	n/a	1500	900	NW	No Shading
Kitchen/Family/	ALM-002-01 A	n/a	1500	900	NW	No Shading
Kitchen/Family/	ALM-002-03 A	n/a	1500	2100	NW	No Shading
Kitchen/Family/	ALM-002-01 A	n/a	1500	900	NW	No Shading
Kitchen/Family/	ALM-002-03 A	n/a	2400	3600	NE	No Shading
Kitchen/Family/	ALM-002-01 A	n/a	2040	400	NE	No Shading
Bedroom 1	ALM-002-03 A	n/a	2100	3600	NE	No Shading
Bedroom 1	ALM-002-01 A	n/a	600	2400	SE	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	2400	SW	No Shading
Bedroom 2	ALM-002-01 A	n/a	600	2100	SE	No Shading
Bedroom 3	ALM-002-01 A	n/a	1200	2400	SW	No Shading
Bedroom 4	ALM-002-01 A	n/a	1200	2400	SW	No Shading
Bedroom 4	ALM-002-01 A	n/a	600	2100	NW	No Shading
Bedroom 5	ALM-002-01 A	n/a	1200	1800	NW	No Shading
WC	ALM-001-01 A	n/a	900	400	SE	No Shading
Bath	ALM-001-01 A	n/a	1200	1200	SE	No Shading
Ensuite	ALM-001-03 A	n/a	1200	2400	SE	No Shading
Living	ALM-002-01 A	n/a	1500	900	NW	No Shading
Living	ALM-002-01 A	n/a	1500	900	NW	No Shading
Living	ALM-002-03 A	n/a	2100	3600	NE	No Shading
Living	ALM-002-03 A	n/a	1800	1500	NE	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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Building features continued

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Bulk Insulation R2	No
EW-2	Fibro Cavity Panel Direct Fix	Bulk Insulation R2	No
EW-3	Single Skin Panel	Bulk Insulation R2.6	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Media	EW-1	4200	2740	SW	No	600
Media	EW-1	3500	2740	NW	No	8400
Media	EW-1	795	2740	SW	No	4100
Media	EW-1	4795	2740	SE	No	600
Study	EW-1	3390	2740	SE	No	100
PDR	EW-1	2090	2740	SE	No	100
Laundry	EW-2	3695	2740	NE	No	7500
Laundry	EW-1	2195	2740	SE	No	100
MUD	EW-2	1790	2740	NE	No	7500
Kitchen/Family/	EW-1	7095	2740	SW	No	4100
Kitchen/Family/	EW-1	16200	2740	NW	No	100
Kitchen/Family/	EW-1	4500	2740	NE	No	1900
Kitchen/Family/	EW-1	1500	2740	SE	No	7700
Kitchen/Family/	EW-1	2100	2740	NE	No	3400
Kitchen/Family/	EW-2	5700	2740	SE	No	5600
Bedroom 1	EW-1	5495	2440	NE	No	2200
Bedroom 1	EW-1	4095	2440	SE	No	600
Bedroom 2	EW-3	3795	200	SW	No	0
Bedroom 2	EW-1	3795	2240	SW	No	600
Bedroom 2	EW-1	3895	2440	SE	No	600
Bedroom 3	EW-3	4490	400	SW	No	0
Bedroom 3	EW-1	4490	2040	SW	No	600
Bedroom 4	EW-3	3795	200	SW	No	0
Bedroom 4	EW-1	3795	2240	SW	No	600
Bedroom 4	EW-1	4495	2440	NW	No	600
Bedroom 5	EW-1	4390	2440	NW	No	600
WC	EW-1	1490	2440	SE	No	600
Bath	EW-1	1890	2440	SE	No	600
Ensuite	EW-1	2590	2440	SE	No	600
Living	EW-1	6195	2440	NW	No	600
Living	EW-1	4500	2440	NE	No	3500
Living	EW-1	400	2440	SE	No	8200
Living	EW-1	2100	2440	NE	No	3900
Living	EW-1	700	2440	SE	No	6100

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Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	221.0	No insulation	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Media	Suspended Timber Floor 19mm	20.9	Very Open	Bulk Insulation in Contact with Floor R4	Cork Tiles or Parquetry 8mm
Study	Suspended Timber Floor 19mm	11.2	Very Open	Bulk Insulation in Contact with Floor R4	Cork Tiles or Parquetry 8mm
PDR	Suspended Timber Floor 19mm	5.6	Very Open	Bulk Insulation in Contact with Floor R4	Ceramic Tiles 8mm
Laundry	Suspended Timber Floor 19mm	7.9	Very Open	Bulk Insulation in Contact with Floor R4	Ceramic Tiles 8mm
MUD	Suspended Timber Floor 19mm	3.7	Very Open	Bulk Insulation in Contact with Floor R4	Cork Tiles or Parquetry 8mm
Kitchen/Family/	Suspended Timber Floor 19mm	116.4	Very Open	Bulk Insulation in Contact with Floor R4	Cork Tiles or Parquetry 8mm
Bedroom 1	Suspended Timber Floor 19mm	22.8	Totally Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm
Bedroom 2/Media	Timber Above Plasterboard 19mm	4.8		No Insulation	Carpet 10mm
Bedroom 2/Study	Timber Above Plasterboard 19mm	9.6		No Insulation	Carpet 10mm
Bedroom 2/Kitchen/Family/	Timber Above Plasterboard 19mm	1.5		No Insulation	Carpet 10mm
Bedroom 3/Media	Timber Above Plasterboard 19mm	1.5		No Insulation	Carpet 10mm
Bedroom 3/Kitchen/Family/	Timber Above Plasterboard 19mm	13.9		No Insulation	Carpet 10mm
Bedroom 4/Kitchen/Family/	Timber Above Plasterboard 19mm	15.9		No Insulation	Carpet 10mm
Bedroom 5/Kitchen/Family/	Timber Above Plasterboard 19mm	14.2		No Insulation	Carpet 10mm
WC/Study	Timber Above Plasterboard 19mm	1.1		No Insulation	Ceramic Tiles 8mm
WC/PDR	Timber Above Plasterboard 19mm	1.0		No Insulation	Ceramic Tiles 8mm
Bath/PDR	Timber Above Plasterboard 19mm	3.9		No Insulation	Ceramic Tiles 8mm
Bath/Laundry	Timber Above Plasterboard 19mm	1.4		No Insulation	Ceramic Tiles 8mm
Bath/Kitchen/Family/	Timber Above Plasterboard 19mm	1.9		No Insulation	Ceramic Tiles 8mm
Ensuite/Laundry	Timber Above Plasterboard 19mm	5.9		No Insulation	Ceramic Tiles 8mm

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Ensuite	Suspended Timber Floor 19mm	2.7	Totally Open	Bulk Insulation in Contact with Floor R4	Ceramic Tiles 8mm
WIR/MUD	Timber Above Plasterboard 19mm	3.4		No Insulation	Carpet 10mm
WIR/Kitchen/Family/	Timber Above Plasterboard 19mm	1.4		No Insulation	Carpet 10mm
WIR	Suspended Timber Floor 19mm	1.2	Totally Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm
Living/Study	Timber Above Plasterboard 19mm	0.6		No Insulation	Carpet 10mm
Living/PDR	Timber Above Plasterboard 19mm	0.7		No Insulation	Carpet 10mm
Living/Kitchen/Family/	Timber Above Plasterboard 19mm	60.1		No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Media	Plasterboard	Bulk Insulation R4	Yes
Media	Timber Above Plasterboard	No Insulation	No
Study	Timber Above Plasterboard	No Insulation	No
PDR	Timber Above Plasterboard	No Insulation	No
Laundry	Timber Above Plasterboard	No Insulation	No
MUD	Timber Above Plasterboard	No Insulation	No
Kitchen/Family/	Plasterboard	Bulk Insulation R4	Yes
Kitchen/Family/	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Plasterboard	Bulk Insulation R4	Yes
Bedroom 2	Plasterboard	Bulk Insulation R4	Yes
Bedroom 3	Plasterboard	Bulk Insulation R4	Yes
Bedroom 4	Plasterboard	Bulk Insulation R4	Yes
Bedroom 5	Plasterboard	Bulk Insulation R4	Yes
WC	Plasterboard	Bulk Insulation R4	Yes
Bath	Plasterboard	Bulk Insulation R4	Yes
Ensuite	Plasterboard	Bulk Insulation R4	Yes
WIR	Plasterboard	Bulk Insulation R4	Yes
Living	Plasterboard	Bulk Insulation R4	Yes

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Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
None Present				

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	Medium
Corrugated Iron	No Insulation, Only an Air Gap	Medium

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Additional information

Explanatory notes

About this report

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

General Information

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

The actual energy consumption of your home may vary significantly from the predicted energy load figures in the report depending on issues such as the size of your household and your personal preferences, e.g. in terms of heating or cooling.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparative purposes between different house designs and for demonstrating that the design meets the required regulatory compliance.

Homes that are energy efficient use less energy, are warmer in winter, cooler in summer and cost less to run. The higher the star rating the more energy efficient.

This NatHERS House Energy Rating report was carefully prepared by your assessor on the basis of comprehensive modelling using standard procedures to rate your home using the underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

All information relating to energy loads presented in this report is based on a range of standard assumptions in order to allow for comparisons with reports prepared for other homes and to demonstrate minimum regulatory compliance.

The standard assumptions include figures for occupancy, indoor air temperature and are based on a unique climate file for your region.

Accredited Assessors

To ensure you get a high-quality, professional NatHERS House Energy Rating report, you should always use an accredited assessor, 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. Non-accredited assessors do not have this level of quality assurance or any on-going training requirements.

If you have any questions or concerns about this report, please direct them to your assessor in the first instance.

If your assessor is unable to address your questions or concerns, please contact their AAO listed under 'assessor details'. You can also find a range of information about accredited assessors on the AAO websites.

Disclaimer

The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

For more information on energy efficient design and insulation visit www.yourhome.gov.au