

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0003677119-06

Certificate Date: 21 Feb 2020

★ Star rating: 5.3



Assessor details

Accreditation number: **100765**
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Declaration of interest: **None**
Software: **BERS Pro v4.4.0.0 (3.21)**
AAO: **ABSA**

Overview

Dwelling details

Street: **15 Alto Avenue**
Suburb: **Seaforth**
State: **NSW** Postcode: **2092**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **130/11162** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Fibro Cavity Panel Direct Fix**
Corrugated Iron
Suspended Timber Floor
Insulation: **R2.5 wall insulation**
R3.5 ceiling insulation
R2.0 floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

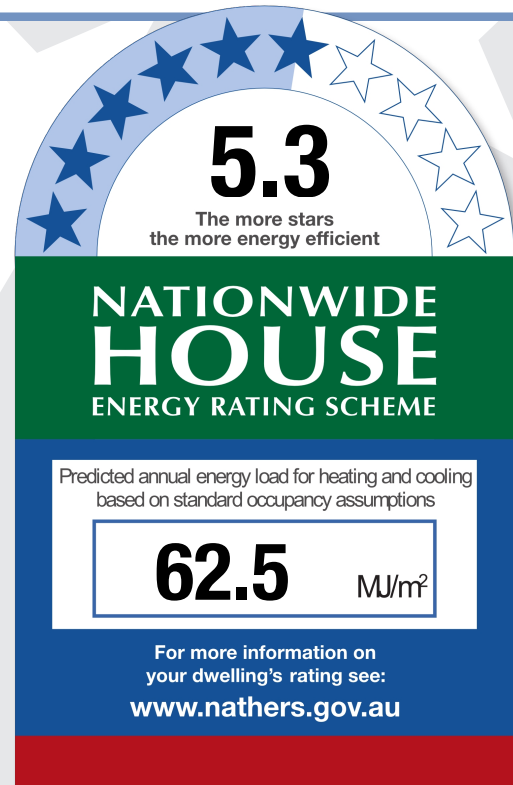
Conditioned: **196.0**
Unconditioned: **57.0**
Garage: **36.0**
TOTAL: **253.0**

Annual thermal performance loads (MJ/m²)

Heating: **38.4**
Cooling: **24.1**
TOTAL: **62.5**

Plan documents

Plan ref/date: **15 Alto Avenue, Seaforth NSW 2092**
Prepared by: **Classic Building Design**



Ceiling penetrations

(see following pages for details)

Sealed: **53**
Unsealed: **0**
TOTAL:** **53**

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: **LED**

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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living	ALM-002-01 A	n/a	600	1000	NW	No Shading
Living	ALM-002-01 A	n/a	600	1000	NW	No Shading
Living	ALM-002-01 A	n/a	1200	1800	SW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	600	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	600	NW	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2100	3000	NE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2100	3000	NE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1800	600	SE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1800	600	SE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	600	2400	SE	No Shading
Laundry	ALM-001-01 A	n/a	1000	600	SW	No Shading
Powder	ALM-002-01 A	n/a	600	1500	SE	No Shading
Garage	ALM-002-01 A	n/a	600	1800	SE	No Shading
Bedroom 1	ALM-002-01 A	n/a	600	2100	NW	No Shading
Bedroom 1	ALM-002-01 A	n/a	1500	600	SW	No Shading
Bedroom 1	ALM-002-01 A	n/a	1500	600	SW	No Shading
Ens	ALM-002-01 A	n/a	600	1800	SW	No Shading
Ens	ALM-002-01 A	n/a	1000	800	NW	No Shading
Bedroom 2	ALM-002-01 A	n/a	600	2100	NW	No Shading
Bedroom 2	ALM-002-01 A	n/a	800	2400	NE	No Shading
Bedroom 3	ALM-002-01 A	n/a	1200	1500	NE	No Shading
Bedroom 3	ALM-002-01 A	n/a	1200	1500	NE	No Shading
Bedroom 4	ALM-002-01 A	n/a	800	2400	NE	No Shading
Bedroom 4	ALM-002-01 A	n/a	600	1800	SE	No Shading
Bath	ALM-002-01 A	n/a	1000	1000	SE	No Shading
Stairs/Void	ALM-002-01 A	n/a	1200	600	SW	No Shading
Guest	ALM-001-01 A	n/a	2100	1700	SW	No Shading
Guest	ALM-002-01 A	n/a	600	1500	NE	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-008a	Double-glazed clear, Timber and Aluminium Frame	0.0	0.00
GEN-04-006a	Single-glazed clear, Timber and Aluminium Frame	0.0	0.00

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
WIR	GEN-04-008a	1	0.6	NW	None	No
Bedroom 3	GEN-04-006a	1	0.5	NE	None	No
Bedroom 3	GEN-04-006a	2	0.5	NE	None	No

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Bath	GEN-04-008a	1	0.6	SE	None	No
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External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living	EW-1	4000	2700	NW	No	700
Living	EW-1	1100	2700	NE	No	550
Living	EW-1	4295	2700	SW	No	3050
Kitchen/Living	EW-1	4395	2700	NW	No	0
Kitchen/Living	EW-1	5200	2700	NE	No	3600
Kitchen/Living	EW-1	1800	2700	NW	No	5200
Kitchen/Living	EW-1	5200	2700	NE	No	1800
Kitchen/Living	EW-1	6895	2700	SE	No	0
Kitchen/Living	EW-1	400	2700	SE	No	300
Kitchen/Living	EW-1	1700	2700	SW	No	300
Kitchen/Living	EW-1	400	2700	NW	No	300
Laundry	EW-1	300	2700	SE	No	2400
Laundry	EW-1	3095	2700	SW	No	3100
Powder	EW-1	2995	2700	SE	No	0
Powder	EW-1	2395	2700	SW	No	300
Entry	EW-1	700	2700	NW	No	4900
Entry	EW-1	1700	2700	NE	No	1000
Entry	EW-1	300	2700	SE	No	5800
Entry	EW-1	1690	2700	SW	No	1700
Garage	EW-1	2300	2700	NW	No	6650
Garage	EW-1	300	2700	NW	No	6625
Garage	EW-1	5295	2700	NE	No	700
Garage	EW-1	1000	2700	SE	No	1300
Garage	EW-1	700	2700	NE	No	1700
Garage	EW-1	4900	2700	SE	No	600
Garage	EW-1	600	2700	SW	No	700
Garage	EW-1	200	2700	SE	No	1200
Garage	EW-1	4800	2700	SW	No	500
Garage	EW-1	200	2700	NW	No	1300
Garage	EW-1	600	2700	SW	No	700
Bedroom 1	EW-1	4000	2200	NW	No	700
Bedroom 1	EW-1	600	2200	NE	No	6900
Bedroom 1	EW-1	4595	2200	SW	No	550
Ens	EW-1	2295	2200	SE	No	700
Ens	EW-1	4195	2200	SW	No	550
Ens	EW-1	3400	2700	NW	No	225
Ens	EW-1	1395	2700	NE	No	1150
Ens	EW-1	1395	2700	SW	No	1200

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WIR	EW-1	1790	2200	NW	No	600
Bedroom 2	EW-1	4395	2200	NW	No	600
Bedroom 2	EW-1	3295	2200	NE	No	700
Bedroom 3	EW-1	3290	2200	NE	No	700
Bedroom 4	EW-1	3795	2200	NE	No	700
Bedroom 4	EW-1	3395	2200	SE	No	700
Bath	EW-1	4495	2200	SE	No	700
Bath	EW-1	1295	2200	SW	No	550
Stairs/Void	EW-1	895	2200	SW	No	2850
Guest	EW-1	497	2700	SE	No	8366
Guest	EW-1	3245	2700	SW	No	1200
Guest	EW-1	3290	2700	NE	No	1150

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	175.0	No insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	9.0	Bulk Insulation, No Air Gap R1	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Living	Suspended Timber Floor 19mm	16.9	Enclosed	Bulk Insulation in Contact with Floor R2	Cork Tiles or Parquetry 8mm
Kitchen/Living	Suspended Timber Floor 19mm	65.7	Enclosed	Bulk Insulation in Contact with Floor R2	Cork Tiles or Parquetry 8mm
Stairs	Suspended Timber Floor 19mm	3.0	Enclosed	Bulk Insulation in Contact with Floor R2	Cork Tiles or Parquetry 8mm
Laundry	Suspended Timber Floor 19mm	6.5	Enclosed	Bulk Insulation in Contact with Floor R2	Ceramic Tiles 8mm
Powder	Suspended Timber Floor 19mm	7.0	Enclosed	Bulk Insulation in Contact with Floor R2	Ceramic Tiles 8mm
Entry	Suspended Timber Floor 19mm	5.8	Enclosed	Bulk Insulation in Contact with Floor R2	Cork Tiles or Parquetry 8mm
Garage	Concrete Slab on Ground 100mm	35.5	None	No Insulation	Bare
Bedroom 1/Living	Timber Above Plasterboard 150mm	14.9		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1/Kitchen/Living	Timber Above Plasterboard 150mm	3.1		No Insulation	Carpet+Rubber Underlay 18mm
Ens/Kitchen/Living	Timber Above Plasterboard 19mm	2.0		No Insulation	Ceramic Tiles 8mm
Ens/Laundry		6.6		No Insulation	

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

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	Timber Above Plasterboard 19mm				Ceramic Tiles 8mm
Ens	Suspended Timber Floor 19mm	4.6	Enclosed	Bulk Insulation in Contact with Floor R2	Ceramic Tiles 8mm
WIR/Kitchen/Living	Timber Above Plasterboard 19mm	6.6		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2/Kitchen/Living	Timber Above Plasterboard 19mm	8.4		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Suspended Timber Floor 19mm	5.8	Totally Open	Bulk Insulation in Contact with Floor R2	Carpet+Rubber Underlay 18mm
Bedroom 3/Kitchen/Living	Timber Above Plasterboard 19mm	9.9		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3	Suspended Timber Floor 19mm	3.3	Totally Open	Bulk Insulation in Contact with Floor R2	Carpet+Rubber Underlay 18mm
Bedroom 4/Kitchen/Living	Timber Above Plasterboard 19mm	12.4		No Insulation	Carpet+Rubber Underlay 18mm
Bath/Kitchen/Living	Timber Above Plasterboard 19mm	5.6		No Insulation	Ceramic Tiles 8mm
Bath/Powder	Timber Above Plasterboard 19mm	1.2		No Insulation	Ceramic Tiles 8mm
Stairs/Void/Stairs	Timber Above Plasterboard 19mm	2.4		No Insulation	Cork Tiles or Parquetry 8mm
Stairs/Void/Powder	Timber Above Plasterboard 19mm	1.0		No Insulation	Cork Tiles or Parquetry 8mm
Corridor/Kitchen/Living	Timber Above Plasterboard 19mm	15.0		No Insulation	Cork Tiles or Parquetry 8mm
Guest	Suspended Timber Floor 19mm	10.9	Enclosed	Bulk Insulation in Contact with Floor R2	Carpet+Rubber Underlay 18mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Living	Plasterboard	Bulk Insulation R3.5	Yes
Living	Timber Above Plasterboard	No Insulation	No
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	Yes
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Stairs	Timber Above Plasterboard	No Insulation	No
Laundry	Timber Above Plasterboard	No Insulation	No
Powder	Plasterboard	Bulk Insulation R3.5	Yes
Powder	Timber Above Plasterboard	No Insulation	No
Entry	Plasterboard	Bulk Insulation R3.5	Yes
Garage	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 1	Plasterboard	Bulk Insulation R3.5	Yes
Ens	Plasterboard		Yes

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Ens	Plasterboard	Bulk Insulation R3.5	Yes
WIR	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 3	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 4	Plasterboard	Bulk Insulation R3.5	Yes
Bath	Plasterboard	Bulk Insulation R3.5	Yes
Stairs/Void	Plasterboard	Bulk Insulation R3.5	Yes
Corridor	Plasterboard	Bulk Insulation R3.5	Yes
Guest	Plasterboard	Bulk Insulation R3.5	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living	4	Downlights - LED	150	Sealed
Kitchen/Living	14	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Laundry	2	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Powder	2	Downlights - LED	150	Sealed
Entry	2	Downlights - LED	150	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Ens	2	Downlights - LED	150	Sealed
Ens	1	Exhaust Fans	300	Sealed
Ens	1	Downlights - LED	150	Sealed
Ens	1	Exhaust Fans	300	Sealed
WIR	2	Downlights - LED	150	Sealed
Bedroom 2	3	Downlights - LED	150	Sealed
Bedroom 3	3	Downlights - LED	150	Sealed
Bedroom 4	3	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Stairs/Void	1	Downlights - LED	150	Sealed
Corridor	3	Downlights - LED	150	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

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Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R1.5	Dark

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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