

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004626594

Certificate Date: 26 Feb 2020

★ Star rating: 5.1



Assessor details

Accreditation number: **20733**
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Declaration of interest: **None**
Software: **BERS Pro v4.4.0.0 (3.21)**
AAO: **ABSA**

Overview

Dwelling details

Street: **44 Bower Street**
Suburb: **Manly**
State: **NSW** Postcode: **2095**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **22/8075** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Waterproofing Membrane
Concrete Slab on Ground
Insulation: **R1.2 wall insulation**
No ceiling insulation
R1.0 floor insulation
Glazing: **ATB-004-01 B AI Thermally Broken B**
DG Air Fill Clear-Clear

Net floor area (m²)

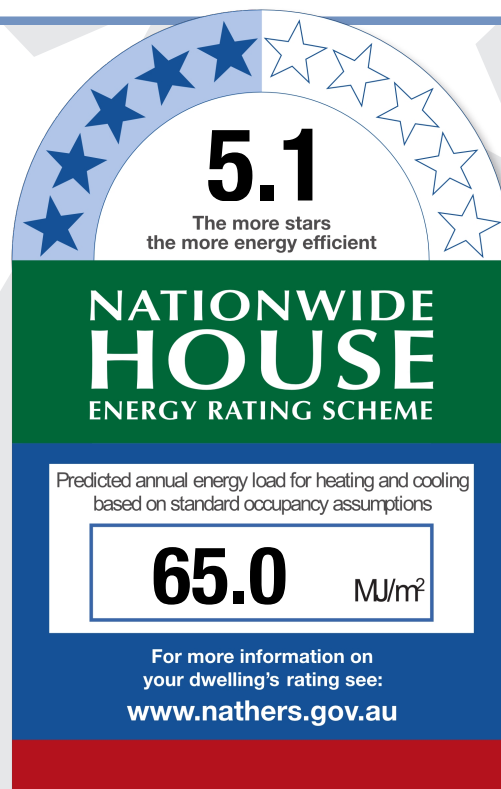
Conditioned: **302.0**
Unconditioned: **103.0**
Garage: **52.0**
TOTAL: **405.0**

Annual thermal performance loads (MJ/m²)

Heating: **39.0**
Cooling: **26.0**
TOTAL: **65.0**

Plan documents

Plan ref/date: **Acret DA plans**
Prepared by: **MBA**



Ceiling penetrations

(see following pages for details)

Sealed: **61**
Unsealed: **0**
TOTAL:** **61**

****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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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 |
|-----------------|--|---------|------|
| ATB-004-01 B | ATB-004-01 B AI Thermally Broken B DG Air Fill Clear-Clear | 3.6 | 0.54 |
| DG-Generic-02 A | DG-Generic-02 A Clear AI DG DEFAULT ROOF WINDOW System 02 | 4.2 | 0.72 |

Window schedule

| Location | Window ID | Window no. | Height (mm) | Width (mm) | Orientation | Outdoor shade |
|----------------|--------------|------------|-------------|------------|-------------|-------------------------------------|
| Lounge | ATB-004-01 B | n/a | 2500 | 600 | N | No Shading |
| Lounge | ATB-004-01 B | n/a | 2500 | 3250 | E | No Shading |
| Garden Store | ATB-004-01 B | n/a | 2500 | 1350 | E | No Shading |
| Study Guest | ATB-004-01 B | n/a | 3200 | 3500 | E | Vertical Louvres, Horizontal Blades |
| Kitchen/Living | ATB-004-01 B | n/a | 3750 | 11800 | N | No Shading |
| Kitchen/Living | ATB-004-01 B | n/a | 3750 | 2300 | E | Vertical Louvres, Horizontal Blades |
| Kitchen/Living | ATB-004-01 B | n/a | 550 | 2200 | E | No Shading |
| Kitchen/Living | ATB-004-01 B | n/a | 3200 | 1100 | S | No Shading |
| Kitchen/Living | ATB-004-01 B | n/a | 3200 | 3700 | S | No Shading |
| Kitchen/Living | ATB-004-01 B | n/a | 3200 | 4000 | W | No Shading |
| Kitchen/Living | ATB-004-01 B | n/a | 3750 | 2300 | W | Vertical Louvres, Horizontal Blades |
| Bedroom 2 | ATB-004-01 B | n/a | 2600 | 3700 | N | No Shading |
| Bed2Ens | ATB-004-01 B | n/a | 1700 | 900 | E | No Shading |
| Laundry | ATB-004-01 B | n/a | 1700 | 2200 | E | No Shading |
| Bedroom 3 | ATB-004-01 B | n/a | 2600 | 3000 | W | No Shading |
| Bedroom 3 | ATB-004-01 B | n/a | 2600 | 3400 | S | No Shading |
| MastEns | ATB-004-01 B | n/a | 2600 | 2400 | N | No Shading |
| Master | ATB-004-01 B | n/a | 2600 | 900 | S | No Shading |
| Master | ATB-004-01 B | n/a | 2600 | 4900 | N | No Shading |
| TV | ATB-004-01 B | n/a | 2600 | 3800 | N | No Shading |
| TV | ATB-004-01 B | n/a | 2600 | 3000 | E | No Shading |
| TV | ATB-004-01 B | n/a | 2600 | 3800 | S | No Shading |
| Foyer | ATB-004-01 B | n/a | 2600 | 2200 | S | No Shading |
| Foyer | ATB-004-01 B | n/a | 2600 | 3000 | W | No Shading |
| Bed3Ens | ATB-004-01 B | n/a | 2600 | 1600 | S | No Shading |

Roof window and skylight type and performance value

| ID | Window type | U-value | SHGC |
|-----------------|---|---------|------|
| DG-Generic-02 A | DG-Generic-02 A Clear AI DG DEFAULT ROOF WINDOW System 02 | 0.7 | 0.80 |
| DG-Generic-02 A | DG-Generic-02 A Clear AI DG DEFAULT ROOF WINDOW System 02 | 4.2 | 0.72 |

Roof window and skylight schedule

| Location | ID | Roof window/skylight no. | Area (m²) | Orientation | Outdoor shade | Indoor shade/diffuser |
|----------|-----------------|--------------------------|-----------|-------------|---------------|-----------------------|
| Foyer | DG-Generic-02 A | 1 | 0.8 | S | No | No |

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External wall type

| ID | Wall type | Insulation | Wall wrap or foil |
|------|-----------------------|----------------------|-------------------|
| EW-1 | Concrete block, lined | No insulation | No |
| EW-2 | Concrete block, lined | Bulk Insulation R1 | No |
| EW-3 | Cavity Brick | Bulk Insulation R1.2 | No |

External wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | Eaves (mm) |
|----------------|------|------------|-------------|-------------|-------------|------------|
| Store | EW-1 | 6155 | 2500 | S | No | 200 |
| Store | EW-1 | 4500 | 2500 | W | No | 100 |
| Store | EW-1 | 6155 | 2500 | N | No | 100 |
| Lounge | EW-2 | 700 | 2500 | N | No | 100 |
| Lounge | EW-2 | 4455 | 2500 | E | No | 100 |
| Lounge | EW-2 | 2555 | 2500 | S | No | 100 |
| Lounge | EW-2 | 762 | 2500 | SW | No | 135 |
| Lounge | EW-2 | 447 | 2500 | W | No | 190 |
| Lounge | EW-2 | 4800 | 2500 | W | No | 200 |
| Lounge | EW-1 | 155 | 2500 | S | No | 5075 |
| Garden Store | EW-1 | 2955 | 2500 | E | No | 100 |
| Garden Store | EW-1 | 2500 | 2500 | E | No | 100 |
| Garden Store | EW-1 | 1955 | 2500 | S | No | 100 |
| Study Guest | EW-3 | 3490 | 3750 | E | No | 200 |
| Kitchen/Living | EW-3 | 11900 | 3750 | N | No | 1500 |
| Kitchen/Living | EW-3 | 9245 | 3750 | E | No | 200 |
| Kitchen/Living | EW-3 | 6445 | 3750 | S | No | 2000 |
| Kitchen/Living | EW-3 | 6700 | 3750 | W | No | 200 |
| Kitchen/Living | EW-3 | 6600 | 3750 | W | No | 200 |
| Garage | EW-3 | 745 | 3750 | E | No | 200 |
| Garage | EW-3 | 1200 | 3750 | N | No | 300 |
| Garage | EW-3 | 7100 | 3750 | E | No | 200 |
| Garage | EW-3 | 6600 | 3750 | S | No | 200 |
| Garage | EW-3 | 7500 | 3750 | W | No | 100 |
| Bedroom 2 | EW-3 | 3745 | 2600 | N | No | 1000 |
| Bedroom 2 | EW-3 | 4445 | 2600 | E | No | 200 |
| Bed2Ens | EW-3 | 1590 | 2600 | E | No | 200 |
| Laundry | EW-3 | 2290 | 2600 | E | No | 200 |
| Bedroom 3 | EW-3 | 3000 | 2600 | W | No | 200 |
| Bedroom 3 | EW-3 | 1590 | 2600 | E | No | 200 |
| Bedroom 3 | EW-3 | 3445 | 2600 | S | No | 1000 |
| MastEns | EW-3 | 2390 | 2600 | N | No | 1000 |
| Master | EW-3 | 3900 | 2600 | S | No | 200 |
| Master | EW-3 | 6200 | 2600 | W | No | 250 |
| Master | EW-3 | 4945 | 2600 | N | No | 1000 |
| TV | EW-3 | 3845 | 2600 | N | No | 200 |
| TV | EW-3 | 3000 | 2600 | E | No | 200 |
| TV | EW-3 | 3900 | 2600 | S | No | 1000 |
| TV | EW-3 | 4000 | 2600 | W | No | 200 |
| Foyer | EW-3 | 2190 | 2600 | S | No | 200 |

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| | | | | | | |
|---------|------|------|------|---|----|------|
| Foyer | EW-3 | 3045 | 2600 | W | No | 200 |
| Bed3Ens | EW-3 | 2945 | 2600 | E | No | 200 |
| Bed3Ens | EW-3 | 1545 | 2600 | S | No | 1000 |

Internal wall type

| Wall type | Area (m ²) | Insulation | Wall wrap or foil |
|--|------------------------|--|-------------------|
| IW-1 - Concrete Block | 42.0 | No insulation | No |
| IW-2 - Concrete Panel/Blocks filled, 13.0 plaster on studs | | No insulation one side, Bulk Insulation the other R1 | No |
| IW-3 - Single Skin Brick | 153.0 | No insulation | No |

Floors

| Location | Construction | Area (m ²) | Sub floor ventilation | Added insulation | Covering |
|------------------------------|-----------------------------------|------------------------|-----------------------|--|-----------------------------|
| Store | Concrete Slab on Ground 100mm | 27.7 | None | Bulk Insulation in Contact with Floor R1 | Bare |
| Lounge | Concrete Slab on Ground 100mm | 36.1 | None | Bulk Insulation in Contact with Floor R1 | Bare |
| Garden Store | Concrete Slab on Ground 100mm | 18.3 | None | Bulk Insulation in Contact with Floor R1 | Bare |
| Study Guest | Concrete Slab on Ground 100mm | 12.7 | None | Bulk Insulation in Contact with Floor R1 | Ceramic Tiles 8mm |
| Kitchen/Living /Store | Concrete Above Plasterboard 100mm | 21.0 | | No Insulation | Ceramic Tiles 8mm |
| Kitchen/Living /Lounge | Concrete Above Plasterboard 100mm | 30.4 | | No Insulation | Ceramic Tiles 8mm |
| Kitchen/Living /Garden Store | Concrete Above Plasterboard 100mm | 18.7 | | No Insulation | Ceramic Tiles 8mm |
| Kitchen/Living | Concrete Slab on Ground 100mm | 70.7 | None | Bulk Insulation in Contact with Floor R1 | Ceramic Tiles 8mm |
| Garage | Concrete Slab on Ground 100mm | 52.1 | None | No Insulation | Bare |
| Bedroom 2/Kitchen/Living | Rendered Concrete 100mm | 18.2 | | No Insulation | Cork Tiles or Parquetry 8mm |
| Bed2Ens/Kitchen/Living | Rendered Concrete 100mm | 4.4 | | No Insulation | Ceramic Tiles 8mm |
| Laundry/Kitchen/Living | Rendered Concrete 100mm | 4.9 | | No Insulation | Cork Tiles or Parquetry 8mm |
| Bedroom 3/Study Guest | Rendered Concrete 100mm | 7.3 | | No Insulation | Cork Tiles or Parquetry 8mm |
| Bedroom 3/Kitchen/Living | Rendered Concrete 100mm | 6.2 | | No Insulation | Cork Tiles or Parquetry 8mm |
| Bedroom 3/Garage | Rendered Concrete 100mm | 2.6 | | No Insulation | Cork Tiles or Parquetry 8mm |
| MastEns/Kitchen/Living | Rendered Concrete 100mm | 9.2 | | No Insulation | Ceramic Tiles 8mm |

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| | | | | |
|-----------------------|-------------------------|------|---------------|-----------------------------|
| Master/Kitchen/Living | Rendered Concrete 100mm | 36.1 | No Insulation | Cork Tiles or Parquetry 8mm |
| TV/Kitchen/Living | Rendered Concrete 100mm | 15.5 | No Insulation | Cork Tiles or Parquetry 8mm |
| Foyer/Study Guest | Rendered Concrete 100mm | 0.5 | No Insulation | Cork Tiles or Parquetry 8mm |
| Foyer/Kitchen/Living | Rendered Concrete 100mm | 17.6 | No Insulation | Cork Tiles or Parquetry 8mm |
| Bed3Ens/Study Guest | Rendered Concrete 100mm | 3.9 | No Insulation | Ceramic Tiles 8mm |
| Bed3Ens/Garage | Rendered Concrete 100mm | 0.6 | No Insulation | Ceramic Tiles 8mm |

Ceiling type

| Location | Construction | Added insulation | Roof space above |
|----------------|-----------------------------|----------------------|------------------|
| Store | Concrete, Plasterboard | No insulation | Yes |
| Store | Concrete Above Plasterboard | No Insulation | No |
| Lounge | Concrete, Plasterboard | No insulation | Yes |
| Lounge | Concrete Above Plasterboard | No Insulation | No |
| Garden Store | Concrete Above Plasterboard | No Insulation | No |
| Study Guest | Concrete | No insulation | Yes |
| Study Guest | Rendered Concrete | No Insulation | No |
| Kitchen/Living | Concrete | No insulation | Yes |
| Kitchen/Living | Rendered Concrete | No Insulation | No |
| Garage | Concrete | No insulation | Yes |
| Garage | Rendered Concrete | No Insulation | No |
| Bedroom 2 | Concrete, Plasterboard | Bulk Insulation R2.5 | Yes |
| Bed2Ens | Concrete, Plasterboard | Bulk Insulation R2.5 | Yes |
| Laundry | Concrete, Plasterboard | Bulk Insulation R2.5 | Yes |
| Bedroom 3 | Concrete, Plasterboard | Bulk Insulation R2.5 | Yes |
| MastEns | Concrete, Plasterboard | Bulk Insulation R2.5 | Yes |
| Master | Concrete, Plasterboard | Bulk Insulation R2.5 | Yes |
| TV | Concrete, Plasterboard | Bulk Insulation R2.5 | Yes |
| Foyer | Concrete, Plasterboard | Bulk Insulation R2.5 | Yes |
| Bed3Ens | Concrete, Plasterboard | Bulk Insulation R2.5 | Yes |

Ceiling penetrations

| Location | Number | Type | Diameter (mm) | Sealed/unsealed |
|----------|--------|------------------|---------------|-----------------|
| Lounge | 6 | Downlights - LED | 150 | Sealed |

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Building features continued

| | | | | |
|----------------|----|------------------|-----|--------|
| Study Guest | 4 | Downlights - LED | 150 | Sealed |
| Kitchen/Living | 10 | Downlights - LED | 150 | Sealed |
| Kitchen/Living | 2 | Exhaust Fans | 300 | Sealed |
| Bedroom 2 | 5 | Downlights - LED | 150 | Sealed |
| Bed2Ens | 2 | Downlights - LED | 150 | Sealed |
| Bed2Ens | 1 | Exhaust Fans | 300 | Sealed |
| Laundry | 2 | Downlights - LED | 150 | Sealed |
| Laundry | 1 | Exhaust Fans | 300 | Sealed |
| Bedroom 3 | 5 | Downlights - LED | 150 | Sealed |
| MastEns | 2 | Downlights - LED | 150 | Sealed |
| MastEns | 1 | Exhaust Fans | 300 | Sealed |
| Master | 10 | Downlights - LED | 150 | Sealed |
| TV | 4 | Downlights - LED | 150 | Sealed |
| Foyer | 3 | Downlights - LED | 150 | Sealed |
| Bed3Ens | 2 | Downlights - LED | 150 | Sealed |
| Bed3Ens | 1 | Exhaust Fans | 300 | Sealed |

Ceiling fans

| Location | Number | Diameter (mm) |
|--------------|--------|---------------|
| None Present | | |

Roof type

| Construction | Added insulation | Roof colour |
|------------------------|--|-------------|
| Waterproofing Membrane | No Insulation, Only an Air Gap | Medium |
| Waterproofing Membrane | Bulk Insulation, No Air Gap Above R1 | 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