

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0003879236**

Certificate Date: **22 May 2019**

★ Star rating: **4.8**

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: **VIC/BDAV/17/1807**

Name: **Jamie Bonnefin**

Organisation: **Certified Energy**

Email: **jamie@certified.energy**

Phone: **1300 443 674**

Declaration of interest: **None**

Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **13 Amiens Road**

Suburb: **Clontarf**

State: **NSW**

Postcode: **2093**

Type: **New Dwelling**

NCC Class: **1A**

NatHERS

climate zone: **56**

Lot/DP

number: **701/1143488**

Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **AAC Cavity Panel Direct Fix
Corrugated Iron
Suspended Concrete Slab**

Insulation: **R2.5 wall insulation
R6.0 ceiling insulation
R2.5 floor insulation**

Glazing: **ATB-006-03 B AI Thermally Broken B
DG Argon Fill High Solar Gain low-E**

Net floor area (m²)

Conditioned: **441.0**

Unconditioned: **30.0**

Garage: **0.0**

TOTAL: **472.0**

Annual thermal performance loads (MJ/m²)

Heating: **43.5**

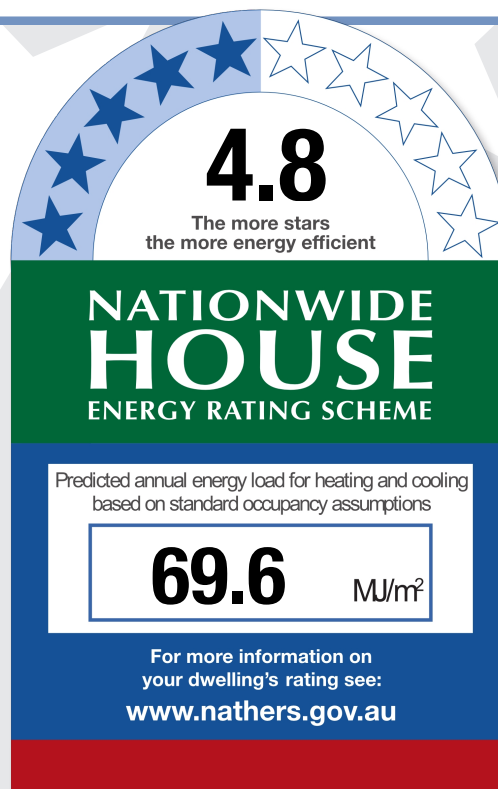
Cooling: **26.1**

TOTAL: **69.6**

Plan documents

Plan ref/date: **Issue date: 06/03/2019**

Prepared by: **Case Ornsby Design Pty Ltd**



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

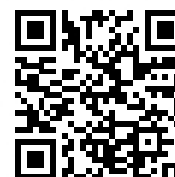
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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
ATB-006-03 B	ATB-006-03 B All Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.9	0.51

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Basement	ATB-006-03 B	n/a	2700	6600	W	No Shading
Basement	ATB-006-03 B	n/a	2700	1200	W	No Shading
Basement	ATB-006-03 B	n/a	2700	3500	N	No Shading
Pool change	ATB-006-03 B	n/a	2700	1200	S	No Shading
Kitchenette	ATB-006-03 B	n/a	1100	2200	W	No Shading
Study	ATB-006-03 B	n/a	3000	700	E	No Shading
Kitchen/Living	ATB-006-03 B	n/a	2950	3500	W	No Shading
Kitchen/Living	ATB-006-03 B	n/a	2999	9300	W	No Shading
Kitchen/Living	ATB-006-03 B	n/a	2250	3550	N	No Shading
Kitchen/Living	ATB-006-03 B	n/a	3000	6050	E	Vertical Louvres, Vertical Blades
Stairs	ATB-006-03 B	n/a	2999	1200	S	No Shading
Stairs	ATB-006-03 B	n/a	2950	1099	W	No Shading
Entry Gallery	ATB-006-03 B	n/a	2900	4200	N	Vertical Louvres, Vertical Blades
Bedroom 1	ATB-006-03 B	n/a	2700	3892	W	Vertical Louvres, Vertical Blades
Bedroom 2	ATB-006-03 B	n/a	2700	3800	W	No Shading
Main	ATB-006-03 B	n/a	2250	3500	W	No Shading
Main	ATB-006-03 B	n/a	2700	1200	N	No Shading
Main	ATB-006-03 B	n/a	2250	3550	N	Vertical Louvres, Vertical Blades
Main	ATB-006-03 B	n/a	2012	3050	E	Vertical Louvres, Vertical Blades
Guest Bedroom	ATB-006-03 B	n/a	2700	4200	N	Vertical Louvres, Vertical Blades
Guest Bedroom	ATB-006-03 B	n/a	2012	1426	E	No Shading
Ensuite	ATB-006-03 B	n/a	2700	2700	W	Vertical Louvres, Vertical Blades
Gallery	ATB-006-03 B	n/a	2700	2546	E	No Shading
Stairs-Lvl 2	ATB-006-03 B	n/a	2700	1200	S	No Shading
Kitchenette	ATB-006-03 B	n/a	1000	6569	W	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-009a	Double-glazed opal, Timber and Aluminium Frame	0.0	0.00

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
Guest Ens	GEN-04-009a	1	1.6	N	None	No
Bathroom	GEN-04-009a	1	0.8	N	None	No

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External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	AAC Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Yes
EW-2	Concrete Block	Anti-glare foil with bulk no gap R2.5	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Basement	EW-1	4295	2700	S	No	1400
Basement	EW-1	8000	2700	W	No	4200
Basement	EW-1	6155	2700	N	No	7200
Ldry	EW-2	2700	2700	N	No	600
Ldry	EW-2	4255	2700	E	No	800
Ldry	EW-2	1200	2700	W	No	8900
Plant room	EW-2	4610	2700	E	No	800
Storage	EW-2	700	2700	N	No	9600
Storage	EW-2	3400	2700	E	No	800
Storage	EW-2	4295	2700	S	No	1400
Pool change	EW-1	3690	2700	S	No	1400
Kitchenette	EW-2	3200	2700	W	No	10400
Kitchenette	EW-2	2655	2700	N	No	1800
Tv Room	EW-1	300	3000	N	No	3100
Tv Room	EW-1	5195	3000	E	No	4000
Study	EW-1	1095	3000	E	No	4000
Study	EW-1	2795	3000	S	No	400
Store	EW-1	2395	3000	S	No	400
Kitchen/Living	EW-1	14095	3000	W	No	4800
Kitchen/Living	EW-1	6200	3000	N	No	400
Kitchen/Living	EW-1	6900	3000	E	No	800
Stairs	EW-1	8395	3000	S	No	400
Stairs	EW-1	1095	3000	W	No	4800
Entry Gallery	EW-1	7095	3000	N	No	1100
Entry Gallery	EW-1	1995	3000	E	No	4300
Bedroom 1	EW-1	3990	2700	W	No	800
Bedroom 2	EW-1	4995	2700	S	No	400
Bedroom 2	EW-1	3795	2700	W	No	800
Main	EW-1	5095	2700	W	No	800
Main	EW-1	7000	2700	N	No	300
Main	EW-1	6400	2700	E	No	800
Guest Bedroom	EW-1	4495	2700	N	No	700
Guest Bedroom	EW-1	3895	2700	E	No	100
Ensuite	EW-1	2690	2700	W	No	800
Guest Ens	EW-1	2395	2700	N	No	0
Guest Ens	EW-1	700	2700	E	No	4600
Store	EW-1	1895	2700	E	No	100
Store	EW-1	700	2700	S	No	3100
Gallery	EW-1	2695	2700	E	No	800
Gallery	EW-1	2395	2700	S	No	400
Stairs-Lvl 2	EW-1	5790	2700	S	No	400

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Kitchenette	EW-1	4459	3000	N	No	1789
Kitchenette	EW-1	6205	3000	E	No	800
Kitchenette	EW-1	7000	3000	S	No	200
Kitchenette	EW-1	8756	3000	W	No	2316
Ens	EW-1	1547	3000	W	No	5512
Ens	EW-1	2474	3000	N	No	230
Ens	EW-1	2275	3000	E	No	7078

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Concrete Block	76.0	Bulk Insulation, No Air Gap R3.1	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	343.0	No insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Basement	Concrete Slab on Ground 100mm	47.6	None	No Insulation	Ceramic Tiles 8mm
Ldry	Concrete Slab on Ground 100mm	11.9	None	No Insulation	Ceramic Tiles 8mm
Plant room	Concrete Slab on Ground 100mm	15.3	None	No Insulation	Ceramic Tiles 8mm
Storage	Concrete Slab on Ground 100mm	14.3	None	No Insulation	Ceramic Tiles 8mm
Pool change	Concrete Slab on Ground 100mm	6.3	None	No Insulation	Ceramic Tiles 8mm
Kitchenette	Concrete Slab on Ground 100mm	11.1	None	No Insulation	Ceramic Tiles 8mm
LIFT	Concrete Slab on Ground 100mm	2.4	None	No Insulation	Ceramic Tiles 8mm
Cellar	Concrete Slab on Ground 100mm	3.6	None	No Insulation	Ceramic Tiles 8mm
Tv Room/Plant room	Concrete Above Plasterboard 150mm	9.4		No Insulation	Cork Tiles or Parquetry 8mm
Tv Room/Storage	Concrete Above Plasterboard 150mm	8.9		No Insulation	Cork Tiles or Parquetry 8mm
Tv Room	Suspended Concrete Slab 150mm	8.6	Enclosed	Bulk Insulation in Contact with Floor R2.5	Cork Tiles or Parquetry 8mm
Study/Storage	Concrete Above Plasterboard 150mm	1.6		No Insulation	Cork Tiles or Parquetry 8mm
Study	Suspended Concrete Slab 150mm	1.4	Enclosed	Bulk Insulation in Contact with Floor R2.5	Cork Tiles or Parquetry 8mm
Store/Storage	Concrete Above Plasterboard 150mm	2.4		No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living /Basement	Concrete Above Plasterboard 150mm	35.4		No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living		44.3	Enclosed		

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	Suspended Concrete Slab 150mm			Bulk Insulation in Contact with Floor R2.5	Cork Tiles or Parquetry 8mm
Stairs/Basement	Concrete Above Plasterboard 150mm	4.5		No Insulation	Cork Tiles or Parquetry 8mm
Stairs/Pool change	Concrete Above Plasterboard 150mm	3.9		No Insulation	Cork Tiles or Parquetry 8mm
Hallway/Basement	Concrete Above Plasterboard 150mm	5.2		No Insulation	Cork Tiles or Parquetry 8mm
Hallway/Pool change	Concrete Above Plasterboard 150mm	0.8		No Insulation	Cork Tiles or Parquetry 8mm
Entry Gallery/Ldry	Concrete Above Plasterboard 150mm	0.6		No Insulation	Cork Tiles or Parquetry 8mm
Entry Gallery/Plant room	Concrete Above Plasterboard 150mm	5.8		No Insulation	Cork Tiles or Parquetry 8mm
Entry Gallery/Kitchenette	Concrete Above Plasterboard 150mm	4.1		No Insulation	Cork Tiles or Parquetry 8mm
Entry Gallery	Suspended Concrete Slab 150mm	3.3	Enclosed	Bulk Insulation in Contact with Floor R2.5	Cork Tiles or Parquetry 8mm
Lift-Lvl 1/LIFT	Concrete Above Plasterboard 150mm	2.4		No Insulation	Cork Tiles or Parquetry 8mm
Study Nook/Cellar	Concrete Above Plasterboard 150mm	3.6		No Insulation	Cork Tiles or Parquetry 8mm
Powder/Basement	Concrete Above Plasterboard 150mm	1.8		No Insulation	Ceramic Tiles 8mm
Powder/Storage	Concrete Above Plasterboard 150mm	0.7		No Insulation	Ceramic Tiles 8mm
Powder/Pool change	Concrete Above Plasterboard 150mm	1.1		No Insulation	Ceramic Tiles 8mm
Bedroom 1/Kitchen/Living	Timber Above Plasterboard 150mm	19.4		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2/Kitchen/Living	Timber Above Plasterboard 150mm	13.2		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2/Stairs	Timber Above Plasterboard 150mm	5.4		No Insulation	Carpet+Rubber Underlay 18mm
Main/Kitchen/Living	Timber Above Plasterboard 19mm	32.7		No Insulation	Ceramic Tiles 8mm
Main/Entry Gallery	Timber Above Plasterboard 19mm	0.9		No Insulation	Ceramic Tiles 8mm
Main	Suspended Timber Floor 19mm	8.2	Totally Open	Bulk Insulation in Contact with Floor R2.5	Carpet+Rubber Underlay 18mm
Guest Bedroom /Tv Room	Timber Above Plasterboard 19mm	8.3		No Insulation	Carpet+Rubber Underlay 18mm
Guest Bedroom /Entry Gallery	Timber Above Plasterboard 19mm	7.6		No Insulation	Carpet+Rubber Underlay 18mm
Guest Bedroom	Suspended Timber Floor 19mm	2.5	Totally Open	Bulk Insulation in Contact with Floor R2.5	Carpet+Rubber Underlay 18mm
Ensuite/Kitchen/Liv ing	Timber Above Plasterboard 19mm	12.9		No Insulation	Ceramic Tiles 8mm
Guest Ens/Entry Gallery	Timber Above Plasterboard 19mm	3.9		No Insulation	Ceramic Tiles 8mm
Guest Ens	Suspended Timber Floor 19mm	2.1	Totally Open	Bulk Insulation in Contact with Floor R2.5	Ceramic Tiles 8mm

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Bathroom /Tv Room	Timber Above Plasterboard 19mm	3.9		No Insulation	Ceramic Tiles 8mm
Bathroom /Entry Gallery	Timber Above Plasterboard 19mm	0.7		No Insulation	Ceramic Tiles 8mm
Bathroom /Study Nook	Timber Above Plasterboard 19mm	2.5		No Insulation	Ceramic Tiles 8mm
Lift- Lvl 2/Lift-Lvl 1	Timber Above Plasterboard 19mm	2.3		No Insulation	Ceramic Tiles 8mm
Store/Tv Room	Timber Above Plasterboard 19mm	5.9		No Insulation	Ceramic Tiles 8mm
Store	Suspended Timber Floor 19mm	0.5	Totally Open	Bulk Insulation in Contact with Floor R2.5	Carpet+Rubber Underlay 18mm
Gallery/Tv Room	Timber Above Plasterboard 19mm	7.5		No Insulation	Carpet+Rubber Underlay 18mm
Gallery/Study	Timber Above Plasterboard 19mm	2.5		No Insulation	Carpet+Rubber Underlay 18mm
Gallery/Kitchen/Living	Timber Above Plasterboard 19mm	0.7		No Insulation	Carpet+Rubber Underlay 18mm
Gallery/Hallway	Timber Above Plasterboard 19mm	6.3		No Insulation	Carpet+Rubber Underlay 18mm
Gallery/Entry Gallery	Timber Above Plasterboard 19mm	0.7		No Insulation	Carpet+Rubber Underlay 18mm
Gallery/Study Nook	Timber Above Plasterboard 19mm	1.4		No Insulation	Carpet+Rubber Underlay 18mm
Gallery/Powder	Timber Above Plasterboard 19mm	3.7		No Insulation	Carpet+Rubber Underlay 18mm
Stairs-Lvl 2/Store	Timber Above Plasterboard 19mm	2.5		No Insulation	Ceramic Tiles 8mm
Stairs-Lvl 2/Stairs	Timber Above Plasterboard 19mm	3.5		No Insulation	Ceramic Tiles 8mm
Kitchenette	Suspended Concrete Slab 150mm	52.3	Enclosed	Bulk Insulation in Contact with Floor R2.5	Cork Tiles or Parquetry 8mm
Ens	Suspended Concrete Slab 150mm	4.9	Enclosed	Bulk Insulation in Contact with Floor R2.5	Ceramic Tiles 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Basement	Concrete Above Plasterboard	No Insulation	No
Ldry	Concrete, Plasterboard	Bulk Insulation R6	Yes
Ldry	Concrete Above Plasterboard	No Insulation	No
Plant room	Concrete Above Plasterboard	No Insulation	No
Storage	Concrete Above Plasterboard	No Insulation	No
Pool change	Concrete Above Plasterboard	No Insulation	No
Kitchenette	Concrete, Plasterboard	Bulk Insulation R6	Yes
Kitchenette	Concrete Above Plasterboard	No Insulation	No
LIFT	Concrete Above Plasterboard	No Insulation	No
Cellar	Concrete Above Plasterboard	No Insulation	No

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Tv Room	Plasterboard	Bulk Insulation R6	Yes
Tv Room	Timber Above Plasterboard	No Insulation	No
Study	Timber Above Plasterboard	No Insulation	No
Store	Timber Above Plasterboard	No Insulation	No
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Stairs	Timber Above Plasterboard	No Insulation	No
Hallway	Timber Above Plasterboard	No Insulation	No
Entry Gallery	Timber Above Plasterboard	No Insulation	No
Lift-Lvl 1	Timber Above Plasterboard	No Insulation	No
Study Nook	Timber Above Plasterboard	No Insulation	No
Powder	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Plasterboard	Bulk Insulation R6	Yes
Bedroom 2	Plasterboard	Bulk Insulation R6	Yes
Main	Plasterboard	Bulk Insulation R6	Yes
Guest Bedroom	Plasterboard	Bulk Insulation R6	Yes
Ensuite	Plasterboard	Bulk Insulation R6	Yes
Guest Ens	Plasterboard	Bulk Insulation R6	Yes
Bathroom	Plasterboard	Bulk Insulation R6	Yes
Lift- Lvl 2	Plasterboard	Bulk Insulation R6	Yes
Store	Plasterboard	Bulk Insulation R6	Yes
Gallery	Plasterboard	Bulk Insulation R6	Yes
Stairs-Lvl 2	Plasterboard	Bulk Insulation R6	Yes
Kitchenette	Plasterboard	Bulk Insulation R6	Yes
Ens	Plasterboard	Bulk Insulation R6	Yes

Ceiling penetrations

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

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 R1.8	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