

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0003847852-01

Certificate Date: 20 Jan 2020

★ Star rating: 5.4



Assessor details

Accreditation number: **20920**
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Declaration of interest: **None**
Software: **BERS Pro v4.4.0.0 (3.21)**
AAO: **ABSA**

Overview

Dwelling details

Street: **34 Whale Beach Road**
Suburb: **Avalon Beach**
State: **NSW** Postcode: **2107**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **90/17189** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Concrete Slab on Ground
Insulation: **R2.5 wall insulation**
R4.0 ceiling insulation
No floor insulation
Glazing: **ALM-001-03 A Aluminium A SG High**
Solar Gain Low-E

Net floor area (m²)

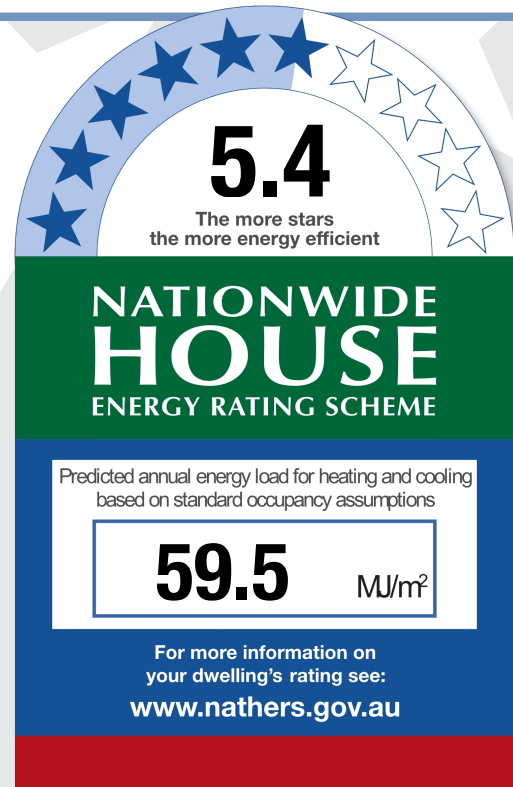
Conditioned: **142.0**
Unconditioned: **42.0**
Garage: **35.0**
TOTAL: **185.0**

Annual thermal performance loads (MJ/m²)

Heating: **34.2**
Cooling: **25.3**
TOTAL: **59.5**

Plan documents

Plan ref/date: **692/12**
Prepared by: **JJ Drafting**



Ceiling penetrations

(see following pages for details)

Sealed: **48**
Unsealed: **0**
TOTAL:** **48**

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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Garage 1	ALM-001-03 A	n/a	600	1570	W	No Shading
Bath	ALM-001-03 A	n/a	1200	1570	W	No Shading
Kitchen/Living	ALM-001-03 A	n/a	2400	1200	E	No Shading
Kitchen/Living	ALM-001-03 A	n/a	1200	2410	W	No Shading
Kitchen/Living	ALM-001-03 A	n/a	600	2400	W	No Shading
Kitchen/Living	ALM-002-03 A	n/a	1200	5409	N	No Shading
Kitchen/Living	ALM-001-03 A	n/a	2400	1570	E	No Shading
Kitchen/Living	ALM-001-03 A	n/a	2400	1570	E	No Shading
Family	ALM-001-03 A	n/a	2400	730	E	No Shading
Family	ALM-001-03 A	n/a	1200	1570	E	No Shading
Family	ALM-001-03 A	n/a	600	2410	W	No Shading
Bedroom 1	ALM-001-03 A	n/a	1200	2700	E	No Shading
Bedroom 1	ALM-001-03 A	n/a	600	2700	S	No Shading
Bed 1 Ens	ALM-001-03 A	n/a	600	1570	W	No Shading
Bath	ALM-001-03 A	n/a	1200	910	W	Vertical Louvres, Vertical Blades
Bedroom 2	ALM-001-03 A	n/a	2100	1200	E	No Shading
Bedroom 3	ALM-001-03 A	n/a	1200	2410	N	No Shading
Bedroom 3	ALM-001-03 A	n/a	600	2410	W	No Shading
Bedroom 4	ALM-001-03 A	n/a	1200	2410	N	No Shading
Bedroom 4	ALM-001-03 A	n/a	1200	1570	E	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Single Skin Brick	No insulation	No
EW-2	Brick Veneer	Bulk Insulation R2.5	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
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Garage 1	EW-1	5995	2800	E	No	0
Garage 1	EW-1	5800	2800	S	No	0
Garage 1	EW-1	5995	2800	W	No	700
Bath	EW-2	2090	2700	W	No	700
Kitchen/Living	EW-2	1990	2700	E	No	900
Kitchen/Living	EW-2	400	2700	S	No	8100
Kitchen/Living	EW-2	8100	2700	W	No	300
Kitchen/Living	EW-2	6200	2700	N	No	0
Kitchen/Living	EW-2	5995	2700	E	No	0
Kitchen/Living	EW-2	2190	2700	E	No	0
Family	EW-2	4090	2700	E	No	0
Family	EW-2	400	2700	S	No	8100
Family	EW-2	4095	2700	W	No	800
Bedroom 1	EW-2	4195	2700	E	No	0
Bedroom 1	EW-2	3995	2700	S	No	100
Bed 1 WIR	EW-2	2195	2700	W	No	500
Bed 1 WIR	EW-2	1795	2700	S	No	100
Bed 1 Ens	EW-2	2490	2700	W	No	500
Bath	EW-2	3290	2700	W	No	500
Bedroom 2	EW-2	3790	2700	E	No	700
Bedroom 3	EW-2	2895	2700	N	No	800
Bedroom 3	EW-2	3895	2700	W	No	800
Bedroom 4	EW-2	3295	2700	N	No	800
Bedroom 4	EW-2	3895	2700	E	No	0

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	145.0	No insulation	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Garage 1	Concrete Slab on Ground 100mm	34.5	None	No Insulation	Bare
Bath	Concrete Slab on Ground 100mm	2.3	None	No Insulation	Ceramic Tiles 8mm
Ldry	Concrete Slab on Ground 100mm	2.4	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab on Ground 100mm	53.0	None	No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living	Concrete Slab on Ground 100mm	3.2	None	No Insulation	Cork Tiles or Parquetry 8mm
Family/Garage 1	Timber Above Plasterboard 100mm	1.7		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Family/Ldry	Timber Above Plasterboard 100mm	1.5		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm

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Family/Kitchen/Living	Timber Above Plasterboard 100mm	21.5	Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Family/Kitchen/Living	Timber Above Plasterboard 100mm	3.4	Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bedroom 1/Garage	Timber Above Plasterboard 100mm	16.4	Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bed 1 WIR/Garage	Timber Above Plasterboard 100mm	3.8	Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bed 1 Ens/Garage	Timber Above Plasterboard 100mm	4.2	Bulk Insulation R2.5	Ceramic Tiles 8mm
Bath/Garage 1	Timber Above Plasterboard 100mm	2.2	Bulk Insulation R2.5	Ceramic Tiles 8mm
Bath/Bath	Timber Above Plasterboard 100mm	2.3	Bulk Insulation R2.5	Ceramic Tiles 8mm
Bath/Ldry	Timber Above Plasterboard 100mm	1.1	Bulk Insulation R2.5	Ceramic Tiles 8mm
Bedroom 2/Garage	Timber Above Plasterboard 100mm	5.2	Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bedroom 2/Kitchen/Living	Timber Above Plasterboard 100mm	5.8	Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bedroom 3/Kitchen/Living	Timber Above Plasterboard 100mm	11.0	Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bedroom 4/Kitchen/Living	Timber Above Plasterboard 100mm	12.5	Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Garage 1	Timber Above Plasterboard	Bulk Insulation R2.5	No
Bath	Timber Above Plasterboard	Bulk Insulation R2.5	No
Ldry	Timber Above Plasterboard	Bulk Insulation R2.5	No
Kitchen/Living	Plasterboard	Bulk Insulation R4	Yes
Kitchen/Living	Timber Above Plasterboard	Bulk Insulation R2.5	No
Kitchen/Living	Timber Above Plasterboard	Bulk Insulation R2.5	No
Family	Plasterboard	Bulk Insulation R4	Yes
Bedroom 1	Plasterboard	Bulk Insulation R4	Yes
Bed 1 WIR	Plasterboard	Bulk Insulation R4	Yes
Bed 1 Ens	Plasterboard	Bulk Insulation R4	Yes
Bath	Plasterboard	Bulk Insulation R4	Yes
Bedroom 2	Plasterboard	Bulk Insulation R4	Yes
Bedroom 3	Plasterboard	Bulk Insulation R4	Yes

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Bedroom 4 Plasterboard Bulk Insulation Yes
R4

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ldry	1	Downlights - LED	150	Sealed
Ldry	1	Exhaust Fans	300	Sealed
Kitchen/Living	16	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Family	8	Downlights - LED	150	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Bed 1 WIR	2	Downlights - LED	150	Sealed
Bed 1 Ens	2	Downlights - LED	150	Sealed
Bed 1 Ens	1	Exhaust Fans	300	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Bedroom 2	2	Downlights - LED	150	Sealed
Bedroom 3	2	Downlights - LED	150	Sealed
Bedroom 4	2	Downlights - LED	150	Sealed

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	Dark
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	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