

# Nationwide House Energy Rating Scheme\* — Class 2 summary



Certificate number: **0004463000**

Certificate Date: **16 Dec 2019**

★ Average Star rating: **5.9**

## Assessor details

Accreditation number: **VIC/BDAV/12/1475**  
Name: **Robert Mallindine**  
Organisation: **AGA Consultants Pty Ltd**  
Email: **ag@agac.cc**  
Phone: **02 9977 2794**  
Declaration of interest: **No potential conflicts of interest to declare**  
Software: **AccuRate Sustainability V2.3.3.13 SP4**  
  
AAO: **BDAV**

## Dwelling details

Street: **30 Fairlight Street**  
Suburb: **Fairlight**  
State: **NSW**  
Postcode: **2094**

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



## Summary of all dwellings

### Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0004462925	U1	40.1	13.4	53.4	5.8
0004462941	U2	45.3	12.3	57.6	5.5
0004462933	U3	30.7	13.5	44.1	6.6
0004462966	U4	26.9	14.2	41.1	6.8
0004462958	U5	40.6	13.6	54.2	5.8
0004462974	U6	38.4	13.9	52.3	5.9
0004462982	U7	45.2	28.7	73.9	4.6

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462925

Certificate Date: 16 Dec 2019

★ Star rating: 5.8



## Assessor details

Accreditation number: **VIC/BDAV/12/1475**  
Name: **Robert Mallindine**  
Organisation: **AGA Consultants Pty Ltd**  
Email: **ag@agac.cc**  
Phone: **02 9977 2794**  
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Software: **AccuRate Sustainability V2.3.3.13 SP4**  
AAO: **BDAV**

## Overview

### Dwelling details

Street: **Unit U1, 30 Fairlight Street**  
Suburb: **Fairlight**  
State: **NSW** Postcode: **2094**  
Type: **New** NCC Class: **2**  
NatHERS climate zone: **56**  
Lot/DP number: **Lot -** Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick wall/Plasterboard**  
**Roof - N/A**  
**Slab**  
Insulation: **R2.5 wall insulation**  
**Ceiling (uninsulated)**  
**R2.5 floor insulation**  
Glazing: **AI Thermally Broken B DG Air Fill High Solar Gain**

### Net floor area (m<sup>2</sup>)

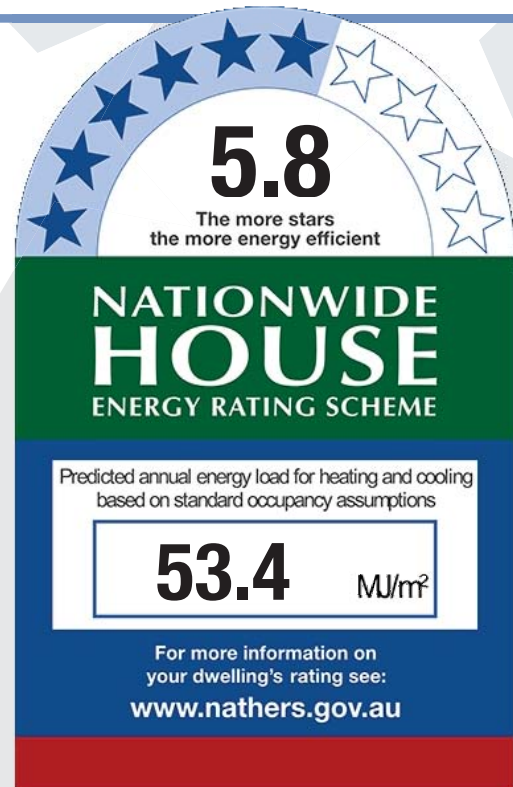
Conditioned: **101.3**  
Unconditioned: **3.6**  
Garage:   
TOTAL: **104.9**

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: **40.1**  
Cooling: **13.4**  
TOTAL: **53.4**

## Plan documents

Plan ref/date: **12/12/2019**  
Prepared by: **Bianchino and Associates**



### 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: **No Ceiling Penetration Downlights**

### Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **5.6**  
+10% SHGC **6.0**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.**

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462925**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.8**



## Building features

### Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-003-03 B	DEFAULTS: AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39
ATB-004-03 B	DEFAULTS: AI Thermally Broken B DG Air Fill High Solar Gain low-E -Clear	3.1	0.49

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ATB-003-03 B	W1-1	2700	4300	S	None
Living / Dining / Kitchen	ATB-004-03 B	W1-2	1700	3000	E	None
Living / Dining / Kitchen	ATB-004-03 B	W1-3	1700	3000	E	None
Living / Dining / Kitchen	ATB-004-03 B	W1-4	2700	1900	N	None
Bedroom 1	ATB-003-03 B	W1-11	2700	4300	N	None
Bedroom 1 Ens	ATB-004-03 B	W1-10	1250	1500	E	None
Bedroom 2	ATB-004-03 B	W1-9	1250	2100	E	None
Bathroom	ATB-004-03 B	W1-7	2700	2000	N	None
Hall / Study	ATB-004-03 B	W1-5	2700	4400	E	None
Hall / Study	ATB-004-03 B	W1-6	2700	1900	S	None
Hall / Study	ATB-003-03 B	W2-8	2700	850	E	None

### 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-002	Plasterboard	Glass fibre batt: R2.5	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-002	4300	2700	S	Yes	3000
Living / Dining / Kitchen	EW-002	11200	2700	E	No	
Living / Dining / Kitchen	EW-002	1900	2700	N	Yes	4500
Bedroom 1	EW-002	4300	2700	N	Yes	3200
Bedroom 1	EW-002	4000	2700	E	No	

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462925**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.8**



## Building features continued

Bedroom 1 Ens	EW-002	2300	2700	E	No	
Bedroom 2	EW-002	2000	2700	S	Yes	1600
Bedroom 2	EW-002	2900	2700	E	No	
Bathroom	EW-002	2000	2700	N	Yes	1600
Bathroom	EW-002	1700	2700	E	No	
Hall / Study	EW-002	4400	2700	E	Yes	2300
Hall / Study	EW-002	1900	2700	S	Yes	4500
Hall / Study	EW-002	1700	2700	E	No	
Hall / Study	EW-002	1600	2700	E	Yes	2400

## Internal wall type

ID	Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-001	Plasterboard	53.7		No
IW-003	Concrete block/Plasterboard	67.0		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	21.1		No

## Floors

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Outdoor Air	R2.0 - UC - carpet - concrete 200mm	38.2		R2.5	Carpet 10 + rubber underlay 8
Living / Dining / Kitchen/Outdoor Air	R2.0 - UC - tiles - concrete 200mm	10.0		R2.5	Ceramic tile
Bedroom 1/Outdoor Air	R2.0 - UC - carpet - concrete 200mm	18.6		R2.5	Carpet 10 + rubber underlay 8
Bedroom 1 Ens/Outdoor Air	R2.0 - UC - tiles - concrete 200mm	3.6		R2.5	Ceramic tile
Bedroom 2/Outdoor Air	R2.0 - UC - carpet - concrete 200mm	9.9		R2.5	Carpet 10 + rubber underlay 8
Bathroom/Outdoor Air	R2.0 - UC - tiles - concrete 200mm	3.6		R2.5	Ceramic tile
Hall / Study/Outdoor Air	R2.0 - UC - carpet - concrete 200mm	21.0		R2.5	Carpet 10 + rubber underlay 8

## Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
Neighbour/Bedroom 1 Ens	carpet - concrete 200mm		No

## Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462925**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.8**

### Building features continued

Neighbour/Bedroom carpet - concrete 200mm	No
Neighbour/Bathroom carpet - concrete 200mm	No
Neighbour/Hall / Study carpet - concrete 200mm	No

### Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	18	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1 Ens	2	Downlight		Sealed
Bedroom 1 Ens	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	4	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Hall / Study	9	Downlight		Sealed

### Ceiling fans

Location	Number	Diameter (mm)
None Present		

### Roof type

Construction	Added insulation	Roof colour
None Present		

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462925

Certificate Date: 16 Dec 2019

★ Star rating: 5.8



## 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](http://www.nathers.gov.au)

For more information on energy efficient design and insulation visit [www.yourhome.gov.au](http://www.yourhome.gov.au)



# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462933

Certificate Date: 16 Dec 2019

★ Star rating: 6.6



## Assessor details

Accreditation number: **VIC/BDAV/12/1475**  
Name: **Robert Mallindine**  
Organisation: **AGA Consultants Pty Ltd**  
Email: **ag@agac.cc**  
Phone: **02 9977 2794**  
Declaration of interest: **No potential conflicts of interest to declare**  
Software: **AccuRate Sustainability V2.3.3.13 SP4**  
AAO: **BDAV**

## Overview

### Dwelling details

Street: **Unit U3, 30 Fairlight Street**  
Suburb: **Fairlight**  
State: **NSW** Postcode: **2094**  
Type: **New** NCC Class: **2**  
NatHERS climate zone: **56**  
Lot/DP number: **Lot -** Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick wall/Plasterboard**  
**Roof - N/A**  
**Slab**  
Insulation: **R2.5 wall insulation**  
**Ceiling (uninsulated)**  
**Floor (uninsulated)**  
Glazing: **Al Thermally Broken B DG Air Fill High Solar Gain**

### Net floor area (m<sup>2</sup>)

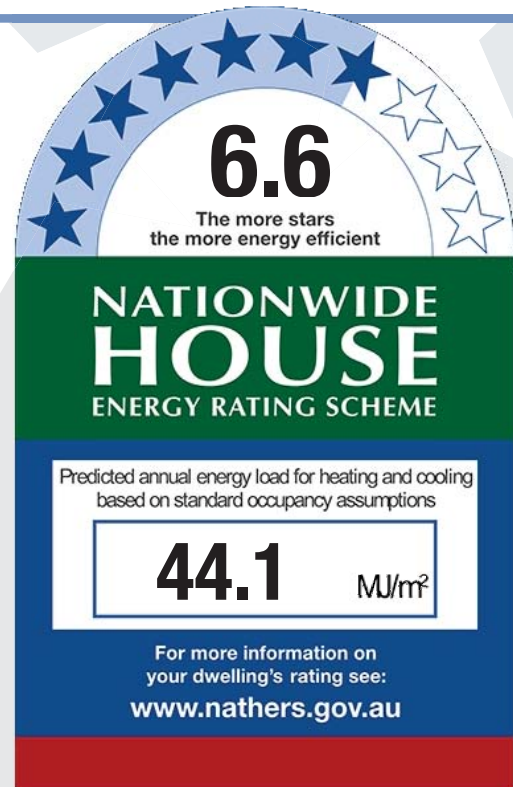
Conditioned: **102.1**  
Unconditioned: **2.8**  
Garage:   
TOTAL: **104.9**

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: **30.7**  
Cooling: **13.5**  
TOTAL: **44.1**

## Plan documents

Plan ref/date: **12/12/2019**  
Prepared by: **Bianchino and Associates**



### 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: **No Ceiling Penetration Downlights**

### Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **6.4**  
+10% SHGC **6.7**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.**

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462933**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**6.6**



## Building features

### Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-003-03 B	DEFAULTS: AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39
ATB-004-03 B	DEFAULTS: AI Thermally Broken B DG Air Fill High Solar Gain low-E -Clear	3.1	0.49

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ATB-003-03 B	W1-1	2700	4300	S	None
Living / Dining / Kitchen	ATB-004-03 B	W1-2	1700	3000	E	None
Living / Dining / Kitchen	ATB-004-03 B	W1-3	1700	3000	E	None
Living / Dining / Kitchen	ATB-004-03 B	W1-4	2700	1900	N	None
Bedroom 1	ATB-003-03 B	W1-11	2700	4300	N	None
Bedroom 1 Ens	ATB-004-03 B	W1-10	1250	1500	E	None
Bedroom 2	ATB-004-03 B	W1-9	1250	2100	E	None
Bathroom	ATB-004-03 B	W1-7	2700	2000	N	None
Hall / Study	ATB-004-03 B	W1-5	2700	4400	E	None
Hall / Study	ATB-004-03 B	W1-6	2700	1900	S	None
Hall / Study	ATB-003-03 B	W2-8	2700	850	E	None

### 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-002	Plasterboard	Glass fibre batt: R2.5	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-002	4300	2700	S	Yes	3000
Living / Dining / Kitchen	EW-002	11200	2700	E	No	
Living / Dining / Kitchen	EW-002	1900	2700	N	Yes	4500
Bedroom 1	EW-002	4300	2700	N	Yes	3200
Bedroom 1	EW-002	4000	2700	E	No	



# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462933**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**6.6**



## Building features continued

Bedroom 1 Ens	EW-002	2300	2700	E	No	
Bedroom 2	EW-002	2000	2700	S	Yes	1600
Bedroom 2	EW-002	2900	2700	E	No	
Bathroom	EW-002	2000	2700	N	Yes	1600
Bathroom	EW-002	1400	2700	E	No	
Hall / Study	EW-002	4400	2700	E	Yes	2300
Hall / Study	EW-002	1900	2700	S	Yes	4500
Hall / Study	EW-002	2050	2700	E	No	
Hall / Study	EW-002	1600	2700	E	Yes	2400

## Internal wall type

ID	Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-001	Plasterboard	52.1		No
IW-003	Concrete block/Plasterboard	67.0		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	21.1		No

## Floors

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	carpet - concrete 200mm	38.2			Carpet 10 + rubber underlay 8
Living / Dining / Kitchen/Neighbour	tiles - concrete 200mm	10.0			Ceramic tile
Bedroom 1/Neighbour	carpet - concrete 200mm	18.6			Carpet 10 + rubber underlay 8
Bedroom 1 Ens/Neighbour	tiles - concrete 200mm	3.6			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	9.9			Carpet 10 + rubber underlay 8
Bathroom/Neighbour	tiles - concrete 200mm	2.8			Ceramic tile
Hall / Study/Neighbour	carpet - concrete 200mm	21.8			Carpet 10 + rubber underlay 8

## Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
Neighbour/Bedroom 1 Ens	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
	carpet - concrete 200mm		No

## Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462933**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**6.6**



### Building features continued

Neighbour/Bathroom

Neighbour/Hall / carpet - concrete 200mm  
Study

No

### Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	18	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1 Ens	2	Downlight		Sealed
Bedroom 1 Ens	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	4	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Hall / Study	9	Downlight		Sealed

### Ceiling fans

Location	Number	Diameter (mm)
None Present		

### Roof type

Construction	Added insulation	Roof colour
None Present		

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462933

Certificate Date: 16 Dec 2019

★ Star rating: 6.6



## Additional information

## Explanatory notes

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462941

Certificate Date: 16 Dec 2019

★ Star rating: 5.5



## Assessor details

Accreditation number: **VIC/BDAV/12/1475**  
Name: **Robert Mallindine**  
Organisation: **AGA Consultants Pty Ltd**  
Email: **ag@agac.cc**  
Phone: **02 9977 2794**  
Declaration of interest: **No potential conflicts of interest to declare**  
Software: **AccuRate Sustainability V2.3.3.13 SP4**  
AAO: **BDAV**

## Overview

### Dwelling details

Street: **Unit U2, 30 Fairlight Street**  
Suburb: **Fairlight**  
State: **NSW** Postcode: **2094**  
Type: **New** NCC Class: **2**  
NatHERS climate zone: **56**  
Lot/DP number: **Lot -** Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick wall/Plasterboard**  
**Roof - N/A**  
**Slab**  
Insulation: **R2.5 wall insulation**  
**Ceiling (uninsulated)**  
**R2.5 floor insulation**  
Glazing: **AI Thermally Broken B DG Air Fill High Solar Gain**

### Net floor area (m<sup>2</sup>)

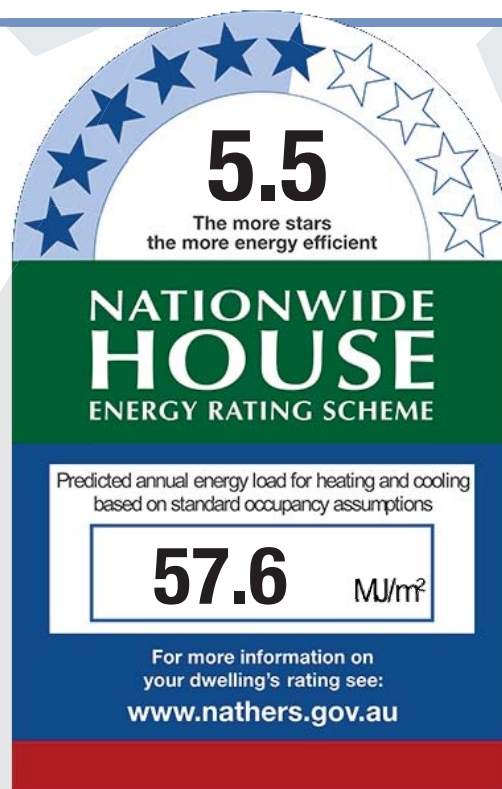
Conditioned: **102.1**  
Unconditioned: **2.8**  
Garage:   
TOTAL: **104.9**

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: **45.3**  
Cooling: **12.3**  
TOTAL: **57.6**

### Plan documents

Plan ref/date: **12/12/2019**  
Prepared by: **Bianchino and Associates**



### 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: **No Ceiling Penetration Downlights**

### Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

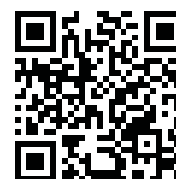
-10% SHGC **5.3**

+10% SHGC **5.7**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.**

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



# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462941**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.5**



## Building features

### Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-003-03 B	DEFAULTS: AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39
ATB-004-03 B	DEFAULTS: AI Thermally Broken B DG Air Fill High Solar Gain low-E -Clear	3.1	0.49

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ATB-004-03 B	W2-1	2700	4300	S	None
Living / Dining / Kitchen	ATB-004-03 B	W2-2	1700	3000	W	None
Living / Dining / Kitchen	ATB-004-03 B	W2-3	1700	3000	W	None
Living / Dining / Kitchen	ATB-004-03 B	W2-4	2700	2000	N	None
Bedroom 1	ATB-003-03 B	W2-11	2700	4300	N	None
Bedroom 1 Ens	ATB-004-03 B	W2-10	1250	1500	W	None
Bedroom 2	ATB-004-03 B	W2-9	1250	2100	W	None
Bathroom	ATB-004-03 B	W2-7	2700	2000	N	None
Hall / Study	ATB-004-03 B	W2-5	2700	4400	W	None
Hall / Study	ATB-004-03 B	W2-6	2700	2000	S	None
Hall / Study	ATB-003-03 B	W2-8	2700	850	W	None

### 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-002	Plasterboard	Glass fibre batt: R2.5	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-002	4300	2700	S	Yes	3000
Living / Dining / Kitchen	EW-002	11200	2700	W	No	
Living / Dining / Kitchen	EW-002	2000	2700	N	Yes	4500
Bedroom 1	EW-002	4300	2700	N	Yes	3200
Bedroom 1	EW-002	4000	2700	W	No	

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462941**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.5**



## Building features continued

Bedroom 1 Ens	EW-002	2300	2700	W	No	
Bedroom 2	EW-002	2000	2700	S	Yes	1600
Bedroom 2	EW-002	2900	2700	W	No	
Bathroom	EW-002	2000	2700	N	Yes	1600
Bathroom	EW-002	1400	2700	W	Yes	1600
Hall / Study	EW-002	4400	2700	W	Yes	2300
Hall / Study	EW-002	2000	2700	S	Yes	4500
Hall / Study	EW-002	2050	2700	W	Yes	1600
Hall / Study	EW-002	1600	2700	W	Yes	2400

## Internal wall type

ID	Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-001	Plasterboard	52.1		No
IW-003	Concrete block/Plasterboard	67.0		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	21.1		No

## Floors

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Outdoor Air	R2.0 - UC - carpet - concrete 200mm	38.2		R2.5	Carpet 10 + rubber underlay 8
Living / Dining / Kitchen/Outdoor Air	R2.0 - UC - tiles - concrete 200mm	10.0		R2.5	Ceramic tile
Bedroom 1/Outdoor Air	R2.0 - UC - carpet - concrete 200mm	18.6		R2.5	Carpet 10 + rubber underlay 8
Bedroom 1 Ens/Outdoor Air	R2.0 - UC - tiles - concrete 200mm	3.6		R2.5	Ceramic tile
Bedroom 2/Outdoor Air	R2.0 - UC - carpet - concrete 200mm	9.9		R2.5	Carpet 10 + rubber underlay 8
Bathroom/Outdoor Air	R2.0 - UC - tiles - concrete 200mm	2.8		R2.5	Ceramic tile
Hall / Study/Outdoor Air	R2.0 - UC - carpet - concrete 200mm	21.8		R2.5	Carpet 10 + rubber underlay 8

## Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
Neighbour/Bedroom 1 Ens	carpet - concrete 200mm		No



## Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462941**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.5**

### Building features continued

Neighbour/Bedroom carpet - concrete 200mm	No
Neighbour/Bathroom carpet - concrete 200mm	No
Neighbour/Hall / Study carpet - concrete 200mm	No

### Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	18	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1 Ens	2	Downlight		Sealed
Bedroom 1 Ens	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	4	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Hall / Study	9	Downlight		Sealed

### Ceiling fans

Location	Number	Diameter (mm)
None Present		

### Roof type

Construction	Added insulation	Roof colour
None Present		

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462941

Certificate Date: 16 Dec 2019

★ Star rating: 5.5



## 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](http://www.nathers.gov.au)

For more information on energy efficient design and insulation visit [www.yourhome.gov.au](http://www.yourhome.gov.au)

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462958

Certificate Date: 16 Dec 2019

★ Star rating: 5.8



## Assessor details

Accreditation number: **VIC/BDAV/12/1475**  
Name: **Robert Mallindine**  
Organisation: **AGA Consultants Pty Ltd**  
Email: **ag@agac.cc**  
Phone: **02 9977 2794**  
Declaration of interest: **No potential conflicts of interest to declare**  
Software: **AccuRate Sustainability V2.3.3.13 SP4**  
AAO: **BDAV**

## Overview

### Dwelling details

Street: **Unit U5, 30 Fairlight Street**  
Suburb: **Fairlight**  
State: **NSW** Postcode: **2094**  
Type: **New** NCC Class: **2**  
NatHERS climate zone: **56**  
Lot/DP number: **Lot -** Exposure: **Open**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick wall/Plasterboard**  
**Concrete roof/Plasterboard**  
**Slab**  
Insulation: **R2.5 wall insulation**  
**Ceiling (uninsulated)**  
**Floor (uninsulated)**  
Glazing: **Al Thermally Broken B DG Air Fill High**  
**Solar Gain**

### Net floor area (m<sup>2</sup>)

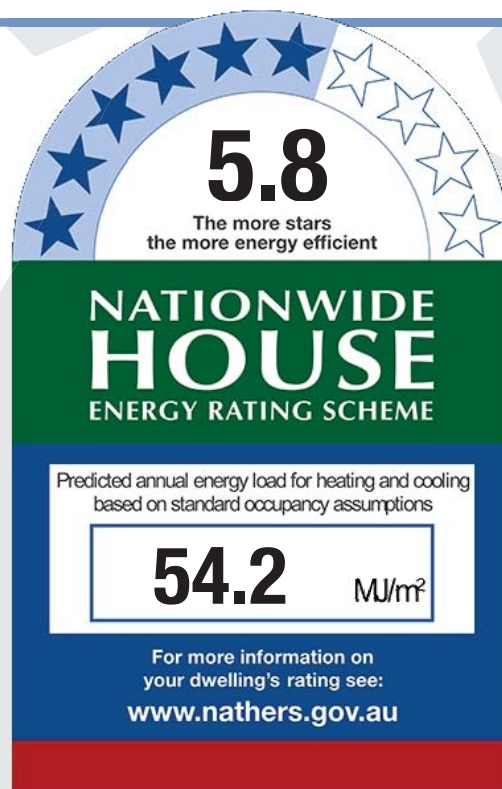
Conditioned: **102.1**  
Unconditioned: **2.8**  
Garage:   
TOTAL: **104.9**

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: **40.6**  
Cooling: **13.6**  
TOTAL: **54.2**

### Plan documents

Plan ref/date: **12/12/2019**  
Prepared by: **Bianchino and Associates**



### Ceiling penetrations

(see following pages for details)

Sealed: **9**  
Unsealed: **0**  
TOTAL:\*\* **9**

\*\*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: **Light-emitting diode (LED)**

### Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **5.5**  
+10% SHGC **5.9**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.**

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462958**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.8**



## Building features

### Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-003-03 B	DEFAULTS: AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39
ATB-004-03 B	DEFAULTS: AI Thermally Broken B DG Air Fill High Solar Gain low-E -Clear	3.1	0.49

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ATB-003-03 B	W1-1	2700	4300	S	None
Living / Dining / Kitchen	ATB-004-03 B	W1-2	1700	3000	E	None
Living / Dining / Kitchen	ATB-004-03 B	W1-3	1700	3000	E	None
Living / Dining / Kitchen	ATB-004-03 B	W1-4	2700	1900	N	None
Bedroom 1	ATB-003-03 B	W1-11	2700	4300	N	None
Bedroom 1 Ens	ATB-004-03 B	W1-10	1250	1500	E	None
Bedroom 2	ATB-004-03 B	W1-9	1250	2100	E	None
Bathroom	ATB-004-03 B	W1-7	2700	2000	N	None
Hall / Study	ATB-004-03 B	W1-5	2700	4400	E	None
Hall / Study	ATB-004-03 B	W1-6	2700	1900	S	None
Hall / Study	ATB-003-03 B	W2-8	2700	850	E	None

### 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-002	Plasterboard	Glass fibre batt: R2.5	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-002	4300	2700	S	Yes	3000
Living / Dining / Kitchen	EW-002	11200	2700	E	No	
Living / Dining / Kitchen	EW-002	1900	2700	N	Yes	4500
Bedroom 1	EW-002	4300	2700	N	Yes	3200
Bedroom 1	EW-002	4000	2700	E	No	

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462958**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.8**



## Building features continued

Bedroom 1 Ens	EW-002	2300	2700	E	No	
Bedroom 2	EW-002	2000	2700	S	Yes	1600
Bedroom 2	EW-002	2900	2700	E	No	
Bathroom	EW-002	2000	2700	N	Yes	1600
Bathroom	EW-002	1400	2700	E	No	
Hall / Study	EW-002	4400	2700	E	Yes	2300
Hall / Study	EW-002	1900	2700	S	Yes	4500
Hall / Study	EW-002	2050	2700	E	No	
Hall / Study	EW-002	1600	2700	E	Yes	2400

## Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	52.1		No
IW-003	Concrete block/Plasterboard	67.0		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	21.1		No

## Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	carpet - concrete 200mm	38.2			Carpet 10 + rubber underlay 8
Living / Dining / Kitchen/Neighbour	tiles - concrete 200mm	10.0			Ceramic tile
Bedroom 1/Neighbour	carpet - concrete 200mm	18.6			Carpet 10 + rubber underlay 8
Bedroom 1 Ens/Neighbour	tiles - concrete 200mm	3.6			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	9.9			Carpet 10 + rubber underlay 8
Bathroom/Neighbour	tiles - concrete 200mm	2.8			Ceramic tile
Hall / Study/Neighbour	carpet - concrete 200mm	21.8			Carpet 10 + rubber underlay 8

## Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
Neighbour/Bedroom 1 Ens	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
	carpet - concrete 200mm		No

## Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462958**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.8**



### Building features continued

Neighbour/Bathroom

Neighbour/Hall / carpet - concrete 200mm  
Study

No

### Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	18	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1 Ens	2	Downlight		Sealed
Bedroom 1 Ens	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	4	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Hall / Study	9	Downlight		Sealed

### Ceiling fans

Location	Number	Diameter (mm)
None Present		

### Roof type

Construction	Added insulation	Roof colour
R1.0 - Concrete slab 200mm	R1.0	Medium



# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462958

Certificate Date: 16 Dec 2019

★ Star rating: 5.8



## Additional information

## Explanatory notes

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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.

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For more information on energy efficient design and insulation visit [www.yourhome.gov.au](http://www.yourhome.gov.au)

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462966

Certificate Date: 16 Dec 2019

★ Star rating: 6.8



## Assessor details

Accreditation number: **VIC/BDAV/12/1475**  
Name: **Robert Mallindine**  
Organisation: **AGA Consultants Pty Ltd**  
Email: **ag@agac.cc**  
Phone: **02 9977 2794**  
Declaration of interest: **No potential conflicts of interest to declare**  
Software: **AccuRate Sustainability V2.3.3.13 SP4**  
AAO: **BDAV**

## Overview

### Dwelling details

Street: **Unit U4, 30 Fairlight Street**  
Suburb: **Fairlight**  
State: **NSW** Postcode: **2094**  
Type: **New** NCC Class: **2**  
NatHERS climate zone: **56**  
Lot/DP number: **Lot -** Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick wall/Plasterboard**  
**Roof - N/A**  
**Slab**  
Insulation: **R2.5 wall insulation**  
**Ceiling (uninsulated)**  
**Floor (uninsulated)**  
Glazing: **Al Thermally Broken B DG Air Fill High Solar Gain**

### Net floor area (m<sup>2</sup>)

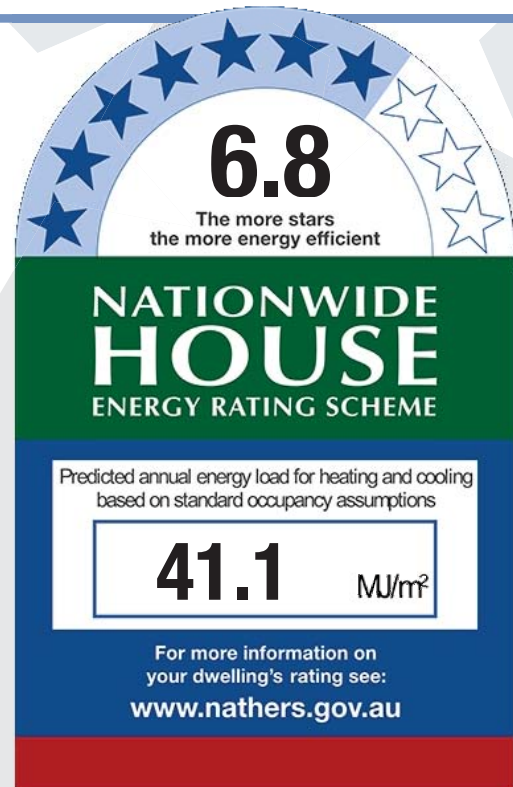
Conditioned: **102.1**  
Unconditioned: **2.8**  
Garage:   
TOTAL: **104.9**

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: **26.9**  
Cooling: **14.2**  
TOTAL: **41.1**

### Plan documents

Plan ref/date: **12/12/2019**  
Prepared by: **Bianchino and Associates**



### 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: **No Ceiling Penetration Downlights**

### Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **6.6**

+10% SHGC **6.9**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.**

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462966**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**6.8**



## Building features

### Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-003-03 B	DEFAULTS: AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39
ATB-004-03 B	DEFAULTS: AI Thermally Broken B DG Air Fill High Solar Gain low-E -Clear	3.1	0.49

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ATB-003-03 B	W2-1	2700	4300	S	None
Living / Dining / Kitchen	ATB-004-03 B	W2-2	1700	3000	W	None
Living / Dining / Kitchen	ATB-004-03 B	W2-3	1700	3000	W	None
Living / Dining / Kitchen	ATB-004-03 B	W2-4	2700	2000	N	None
Bedroom 1	ATB-003-03 B	W2-11	2700	4300	N	None
Bedroom 1 Ens	ATB-004-03 B	W2-10	1250	1500	W	None
Bedroom 2	ATB-004-03 B	W2-9	1250	2100	W	None
Bathroom	ATB-004-03 B	W2-7	2700	2000	N	None
Hall / Study	ATB-004-03 B	W2-5	2700	4400	W	None
Hall / Study	ATB-004-03 B	W2-6	2700	2000	S	None
Hall / Study	ATB-003-03 B	W2-8	2700	850	W	None

### 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-002	Plasterboard	Glass fibre batt: R2.5	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-002	4300	2700	S	Yes	3000
Living / Dining / Kitchen	EW-002	11200	2700	W	No	
Living / Dining / Kitchen	EW-002	2000	2700	N	Yes	4500
Bedroom 1	EW-002	4300	2700	N	Yes	3200
Bedroom 1	EW-002	4000	2700	W	No	

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462966**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**6.8**



## Building features continued

Bedroom 1 Ens	EW-002	2300	2700	W	No	
Bedroom 2	EW-002	2000	2700	S	Yes	1600
Bedroom 2	EW-002	2900	2700	W	No	
Bathroom	EW-002	2000	2700	N	Yes	1600
Bathroom	EW-002	1400	2700	W	Yes	1600
Hall / Study	EW-002	4400	2700	W	Yes	2300
Hall / Study	EW-002	2000	2700	S	Yes	4500
Hall / Study	EW-002	2050	2700	W	Yes	1600
Hall / Study	EW-002	1600	2700	W	Yes	2400

## Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	52.1		No
IW-003	Concrete block/Plasterboard	67.0		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	21.1		No

## Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	carpet - concrete 200mm	38.2			Carpet 10 + rubber underlay 8
Living / Dining / Kitchen/Neighbour	tiles - concrete 200mm	10.0			Ceramic tile
Bedroom 1/Neighbour	carpet - concrete 200mm	18.6			Carpet 10 + rubber underlay 8
Bedroom 1 Ens/Neighbour	tiles - concrete 200mm	3.6			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	9.9			Carpet 10 + rubber underlay 8
Bathroom/Neighbour	tiles - concrete 200mm	2.8			Ceramic tile
Hall / Study/Neighbour	carpet - concrete 200mm	21.8			Carpet 10 + rubber underlay 8

## Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
Neighbour/Bedroom 1 Ens	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
	carpet - concrete 200mm		No

## Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462966**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**6.8**



### Building features continued

Neighbour/Bathroom

Neighbour/Hall / carpet - concrete 200mm  
Study

No

### Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	18	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1 Ens	2	Downlight		Sealed
Bedroom 1 Ens	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	4	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Hall / Study	9	Downlight		Sealed

### Ceiling fans

Location	Number	Diameter (mm)
None Present		

### Roof type

Construction	Added insulation	Roof colour
None Present		

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462966

Certificate Date: 16 Dec 2019

★ Star rating: 6.8



## Additional information

## Explanatory notes

### About this report

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### General Information

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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.

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### Disclaimer

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### Contact

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462974

Certificate Date: 16 Dec 2019

★ Star rating: 5.9



## Assessor details

Accreditation number: **VIC/BDAV/12/1475**  
Name: **Robert Mallindine**  
Organisation: **AGA Consultants Pty Ltd**  
Email: **ag@agac.cc**  
Phone: **02 9977 2794**  
Declaration of interest: **No potential conflicts of interest to declare**  
Software: **AccuRate Sustainability V2.3.3.13 SP4**  
AAO: **BDAV**

## Overview

### Dwelling details

Street: **Unit U6, 30 Fairlight Street**  
Suburb: **Fairlight**  
State: **NSW** Postcode: **2094**  
Type: **New** NCC Class: **2**  
NatHERS climate zone: **56**  
Lot/DP number: **Lot -** Exposure: **Open**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick wall/Plasterboard**  
**Concrete roof/Plasterboard Slab**  
Insulation: **R2.5 wall insulation**  
**Ceiling (uninsulated)**  
**Floor (uninsulated)**  
Glazing: **Al Thermally Broken B DG Air Fill High Solar Gain**

### Net floor area (m<sup>2</sup>)

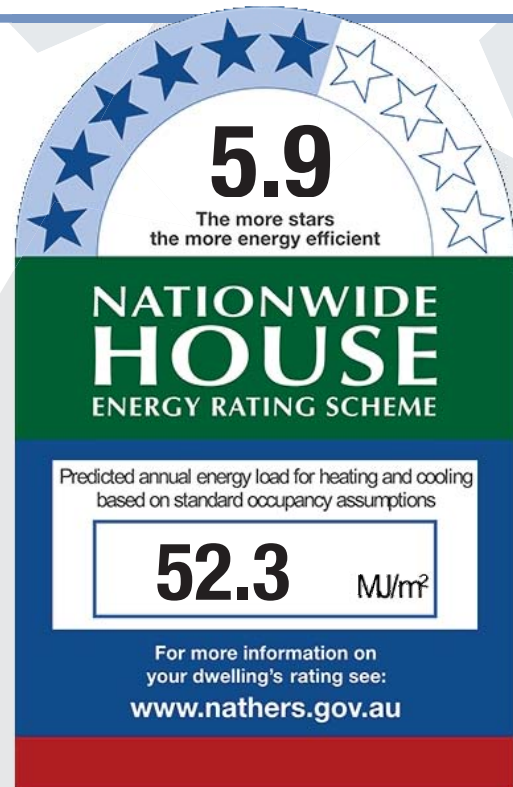
Conditioned: **102.1**  
Unconditioned: **2.8**  
Garage: **104.9**  
TOTAL: **104.9**

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: **38.4**  
Cooling: **13.9**  
TOTAL: **52.3**

## Plan documents

Plan ref/date: **12/12/2019**  
Prepared by: **Bianchino and Associates**



### Ceiling penetrations

(see following pages for details)

Sealed: **9**  
Unsealed: **0**  
TOTAL:\*\* **9**

\*\*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: **Light-emitting diode (LED)**

### Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **5.7**  
+10% SHGC **6.1**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.**

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462974**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.9**



## Building features

### Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-003-03 B	DEFAULTS: AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39
ATB-004-03 B	DEFAULTS: AI Thermally Broken B DG Air Fill High Solar Gain low-E -Clear	3.1	0.49

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ATB-003-03 B	W2-1	2700	4300	S	None
Living / Dining / Kitchen	ATB-004-03 B	W2-2	1700	3000	W	None
Living / Dining / Kitchen	ATB-004-03 B	W2-3	1700	3000	W	None
Living / Dining / Kitchen	ATB-004-03 B	W2-4	2700	2000	N	None
Bedroom 1	ATB-003-03 B	W2-11	2700	4300	N	None
Bedroom 1 Ens	ATB-004-03 B	W2-10	1250	1500	W	None
Bedroom 2	ATB-004-03 B	W2-9	1250	2100	W	None
Bathroom	ATB-004-03 B	W2-7	2700	2000	N	None
Hall / Study	ATB-004-03 B	W2-5	2700	4400	W	None
Hall / Study	ATB-004-03 B	W2-6	2700	2000	S	None
Hall / Study	ATB-003-03 B	W2-8	2700	850	W	None

### 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-002	Plasterboard	Glass fibre batt: R2.5	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-002	4300	2700	S	Yes	3000
Living / Dining / Kitchen	EW-002	11200	2700	W	No	
Living / Dining / Kitchen	EW-002	2000	2700	N	Yes	4500
Bedroom 1	EW-002	4300	2700	N	Yes	3200
Bedroom 1	EW-002	4000	2700	W	No	

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462974**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.9**



## Building features continued

Bedroom 1 Ens	EW-002	2300	2700	W	No	
Bedroom 2	EW-002	2000	2700	S	Yes	1600
Bedroom 2	EW-002	2900	2700	W	No	
Bathroom	EW-002	2000	2700	N	Yes	1600
Bathroom	EW-002	1400	2700	W	Yes	1600
Hall / Study	EW-002	4400	2700	W	Yes	2300
Hall / Study	EW-002	2000	2700	S	Yes	4500
Hall / Study	EW-002	2050	2700	W	Yes	1600
Hall / Study	EW-002	1600	2700	W	Yes	2400

## Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	52.1		No
IW-003	Concrete block/Plasterboard	67.0		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	21.1		No

## Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	carpet - concrete 200mm	38.2			Carpet 10 + rubber underlay 8
Living / Dining / Kitchen/Neighbour	tiles - concrete 200mm	10.0			Ceramic tile
Bedroom 1/Neighbour	carpet - concrete 200mm	18.6			Carpet 10 + rubber underlay 8
Bedroom 1 Ens/Neighbour	tiles - concrete 200mm	3.6			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	9.9			Carpet 10 + rubber underlay 8
Bathroom/Neighbour	tiles - concrete 200mm	2.8			Ceramic tile
Hall / Study/Neighbour	carpet - concrete 200mm	21.8			Carpet 10 + rubber underlay 8

## Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
Neighbour/Bedroom 1 Ens	carpet - concrete 200mm		No
Neighbour/Bedroom	carpet - concrete 200mm		No
	carpet - concrete 200mm		No

## Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462974**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**5.9**



### Building features continued

Neighbour/Bathroom

Neighbour/Hall / carpet - concrete 200mm  
Study

No

### Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	18	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1 Ens	2	Downlight		Sealed
Bedroom 1 Ens	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	4	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Hall / Study	9	Downlight		Sealed

### Ceiling fans

Location	Number	Diameter (mm)
None Present		

### Roof type

Construction	Added insulation	Roof colour
R1.0 - Concrete slab 200mm	R1.0	Medium

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Certificate number: 0004462974

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462982

Certificate Date: 16 Dec 2019

★ Star rating: 4.6



## Assessor details

Accreditation number: **VIC/BDAV/12/1475**  
Name: **Robert Mallindine**  
Organisation: **AGA Consultants Pty Ltd**  
Email: **ag@agac.cc**  
Phone: **02 9977 2794**  
Declaration of interest: **No potential conflicts of interest to declare**  
Software: **AccuRate Sustainability V2.3.3.13 SP4**  
AAO: **BDAV**

## Overview

### Dwelling details

Street: **Unit U7, 30 Fairlight Street**  
Suburb: **Fairlight**  
State: **NSW** Postcode: **2094**  
Type: **New** NCC Class: **2**  
NatHERS climate zone: **56**  
Lot/DP number: **Lot -** Exposure: **Open**

### Key construction and insulation materials

(see following pages for details)

Construction: **Steel/Plasterboard wall**  
**Metal roof/Plasterboard Slab**  
Insulation: **R2.5 wall insulation**  
Glazing: **Floor (uninsulated)**  
**AI Thermally Broken B DG Air Fill High Solar Gain**

### Net floor area (m<sup>2</sup>)

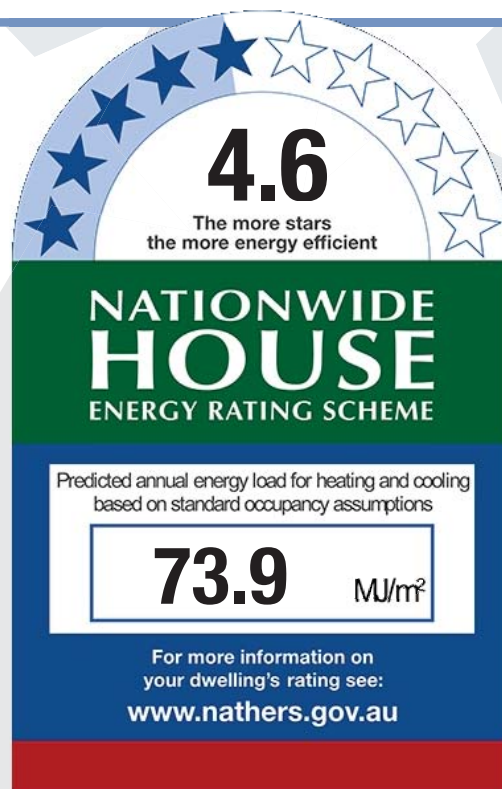
Conditioned: **146.1**  
Unconditioned: **5.7**  
Garage:   
TOTAL: **151.8**

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: **45.2**  
Cooling: **28.7**  
TOTAL: **73.9**

### Plan documents

Plan ref/date: **12/12/2019**  
Prepared by: **Bianchino and Associates**



### Ceiling penetrations

(see following pages for details)

Sealed: **64**  
Unsealed: **0**  
TOTAL:\*\* **64**

\*\*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: **Light-emitting diode (LED)**

### Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **4.6**

+10% SHGC **4.6**

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

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462982**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**4.6**



## Building features

### Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-003-03 B	DEFAULTS: AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39
ATB-004-03 B	DEFAULTS: AI Thermally Broken B DG Air Fill High Solar Gain low-E -Clear	3.1	0.49

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ATB-003-03 B	W7-1	2700	7800	S	None
Living / Dining / Kitchen	ATB-004-03 B	W7-2	2700	1500	N	None
Bedroom 1	ATB-004-03 B	W7-9	2700	6200	N	Miniature louveres
Bedroom 1	ATB-004-03 B	W7-8	2700	3400	W	Miniature louveres
Bedroom 1 Ens	ATB-004-03 B	W7-10	1200	1700	E	None
Bedroom 2	ATB-004-03 B	W7-12	1200	3000	E	None
Bedroom 2	ATB-004-03 B	W7-13	2700	2600	S	None
Bedroom 3	ATB-004-03 B	W7-11	1200	3000	E	None
Bathroom	ATB-004-03 B	W7-4	1200	1800	W	None
Laundry	ATB-003-03 B	W7-5	1200	500	W	None
Hall / Study	ATB-004-03 B	W7-6	2700	1400	N	None
Hall / Study	ATB-004-03 B	W7-7	2700	1700	W	Miniature louveres
Hall / Study	ATB-004-03 B	W7-3	2700	5300	W	None

### Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
DG-Generic-02 A	DEFAULTS: Clear AI DG DEFAULT ROOF WINDOW System 02	4.2	0.72

### Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser
Living / Dining / Kitchen	DG-Generic-02 A	01	2.7	N	None	None
Bedroom 1 Ens	DG-Generic-02 A	02	0.4	N	None	None

### External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-006	Plasterboard	Glass fibre batt: R2.5	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-006	11500	2700	E	No	
Living / Dining / Kitchen	EW-006	7800	2700	S	Yes	6500
Living / Dining / Kitchen	EW-006	5800	2700	W	No	

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462982**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**4.6**



## Building features continued

Living / Dining / Kitchen	EW-006	1500	2700	N	Yes	6100
Living / Dining / Kitchen	EW-006	2500	2700	N	Yes	1900
Bedroom 1	EW-006	6200	2700	N	Yes	2600
Bedroom 1	EW-006	4250	2700	E	No	
Bedroom 1	EW-006	4250	2700	W	Yes	1750
Bedroom 1 Ens	EW-006	1700	2700	E	No	
Bedroom 2	EW-006	3000	2700	E	No	
Bedroom 2	EW-006	2600	2700	S	Yes	1900
Bedroom 3	EW-006	3000	2700	E	No	
Bathroom	EW-006	1300	2700	S	Yes	6100
Bathroom	EW-006	2650	2700	W	No	
Laundry	EW-006	1800	2700	W	No	
Hall / Study	EW-006	1400	2700	N	Yes	8900
Hall / Study	EW-006	1700	2700	W	Yes	1750
Hall / Study	EW-006	6100	2700	W	Yes	1800
Hall / Study	EW-006	2700	2700	W	No	

## Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	84.6		No
IW-003	Concrete block/Plasterboard	10.3		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	38.3		No

## Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	carpet - concrete 200mm	44.6			Carpet 10 + rubber underlay 8
Living / Dining / Kitchen/Neighbour	tiles - concrete 200mm	8.8			Ceramic tile
Living / Dining / Kitchen/Outdoor Air	R1.0 - tiles - concrete 200mm	6.6		R1.0	Ceramic tile
Bedroom 1/Neighbour	carpet - concrete 200mm	23.9			Carpet 10 + rubber underlay 8
Bedroom 1/Outdoor Air	R1.0 - carpet - concrete 200mm	2.5		R1.0	Carpet 10 + rubber underlay 8
Bedroom 1 Ens/Neighbour	tiles - concrete 200mm	4.8			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	11.2			Carpet 10 + rubber underlay 8
Bedroom 2/Outdoor Air	R1.0 - carpet - concrete 200mm	2.3		R1.0	Carpet 10 + rubber underlay 8

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0004462982**

Certificate Date:

**16 Dec 2019**

★ Star rating:

**4.6**



## Building features continued

Bedroom 3/Neighbour	carpet - concrete 200mm	13.5		Carpet 10 + rubber underlay 8
Bathroom/Neighbour	tiles - concrete 200mm	2.5		Ceramic tile
Bathroom/Outdoor Air	R1.0 - tiles - concrete 200mm	0.9	R1.0	Ceramic tile
Laundry/Neighbour	tiles - concrete 200mm	1.4		Ceramic tile
Laundry/Outdoor Air	R1.0 - tiles - concrete 200mm	0.9	R1.0	Ceramic tile
Hall / Study/Neighbour	carpet - concrete 200mm	27.9		Carpet 10 + rubber underlay 8

## Ceiling type

Location	Construction	Added insulation	Roof space above
None Present			

## Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	24	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	10	Downlight		Sealed
Bedroom 1 Ens	2	Downlight		Sealed
Bedroom 1 Ens	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Bedroom 3	5	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Laundry	2	Downlight		Sealed
Laundry	1	Ceiling exhaust fan	160	Sealed
Hall / Study	10	Downlight		Sealed

## Ceiling fans

Location	Number	Diameter (mm)
None Present		

## Roof type

Construction	Added insulation	Roof colour
R4.0 - Metal roof - Horiz pitch - Plasterb'd ceiling under	R4.0	Light

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004462982

Certificate Date: 16 Dec 2019

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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](http://www.nathers.gov.au)

For more information on energy efficient design and insulation visit [www.yourhome.gov.au](http://www.yourhome.gov.au)