

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0003649928**

Certificate Date: **27 Feb 2019**

★ Star rating: **5.3**

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/12/1451**

Name: **David Gradwell**

Organisation: **Gradwell Consulting**

Email: **info@gradwellconsulting.com**

Phone: **1800 11 24 25**

Declaration of interest: **The Assessor has provided design advice to the Applicant**

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

AAO: **BDAV**

Overview

Dwelling details

Street: **17 Ocean Road**

Suburb: **Palm Beach**

State: **NSW**

Postcode: **2108**

Type: **New Dwelling**

NCC Class: **1A**

NatHERS

climate zone: **56**

Lot/DP

number: **A/405897**

Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Weatherboard Cavity Panel Direct Fix Concrete**

Concrete Slab on Ground

Insulation: **R2.5 wall insulation**

No ceiling insulation

No floor insulation

Glazing: **ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear**

Net floor area (m²)

Conditioned: **152.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **152.0**

Annual thermal performance loads (MJ/m²)

Heating: **37.9**

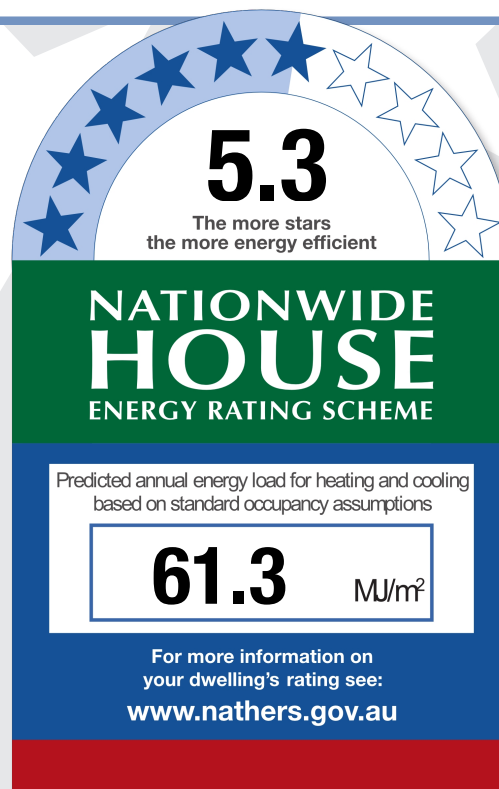
Cooling: **23.4**

TOTAL: **61.3**

Plan documents

Plan ref/date: **Crookes**

Prepared by: **The Design Section Pty Ltd**



Ceiling penetrations

(see following pages for details)

Sealed: **42**

Unsealed: **0**

TOTAL:** **42**

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-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53
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
Bedroom 1	ALM-004-03 A	n/a	2400	3500	N	No Shading
Bed 1 ens	ALM-002-03 A	n/a	1300	900	W	No Shading
Bedroom 2	ALM-002-03 A	n/a	1300	1000	W	No Shading
Bedroom 2	ALM-004-03 A	n/a	2400	2800	N	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2700	7200	N	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2700	6700	E	No Shading
Kitchen/Living	ALM-004-03 A	n/a	700	4500	S	No Shading
Entry lobby	ALM-004-03 A	n/a	2400	4000	S	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	Weatherboard Cavity Panel Direct Fix	Bulk Insulation R2.5	No
EW-2	Tilt up concrete, lined	Bulk Insulation R1.5	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3800	2700	N	No	1075
Bedroom 1	EW-1	4500	2700	E	No	10775
Bedroom 1	EW-1	200	2700	W	No	3000
Bed 1 ens	EW-2	1900	2700	W	No	1000
Bed 1 ens	EW-1	1995	2700	N	No	1225
Bedroom 2	EW-1	1000	2700	S	No	3300
Bedroom 2	EW-1	3200	2700	W	No	1100
Bedroom 2	EW-2	1100	2700	W	No	1100
Bedroom 2	EW-1	5495	2700	N	No	900
WC	EW-1	895	2700	N	No	10000
Kitchen/Living	EW-1	1795	2700	W	No	13300
Kitchen/Living	EW-1	600	2700	N	No	8200

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Kitchen/Living	EW-1	2800	2700	W	No	13900
Kitchen/Living	EW-1	7700	2700	N	No	5400
Kitchen/Living	EW-1	6795	2700	E	No	1575
Kitchen/Living	EW-1	5895	2700	S	No	900
Kitchen/Living	EW-1	800	2700	W	No	13900
Pantry	EW-2	2095	2700	E	No	5000
Pantry	EW-1	1795	2700	S	No	900
Entry lobby	EW-1	7695	2700	S	No	1700
Entry lobby	EW-1	800	2700	E	No	0
Entry lobby	EW-1	4100	2700	S	No	900
Entry lobby	EW-1	2395	2700	W	No	2100

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	104.0	Bulk Insulation, No Air Gap R1.5	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab on Ground 100mm	19.5	None	No Insulation	Carpet 10mm
Bed 1 ens	Concrete Slab on Ground 100mm	5.3	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab on Ground 100mm	23.3	None	No Insulation	Carpet 10mm
Bed 2 ens	Concrete Slab on Ground 100mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Ldry	Concrete Slab on Ground 100mm	3.9	None	No Insulation	Ceramic Tiles 8mm
WC	Concrete Slab on Ground 100mm	2.6	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab on Ground 100mm	65.5	None	No Insulation	Carpet 10mm
Pantry	Concrete Slab on Ground 100mm	3.6	None	No Insulation	Carpet 10mm
Entry lobby	Concrete Slab on Ground 100mm	22.7	None	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Bedroom 1	Plasterboard	No insulation	No
Bed 1 ens	Plasterboard	No insulation	No
Bedroom 2	Plasterboard	No insulation	No
Bed 2 ens	Plasterboard	No insulation	No
Ldry	Plasterboard	No insulation	No

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Building features continued

WC	Plasterboard	No insulation	No
Kitchen/Living	Plasterboard	No insulation	No
Pantry	Plasterboard	No insulation	No
Entry lobby	Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bed 1 ens	2	Downlights - LED	150	Sealed
Bedroom 2	6	Downlights - LED	150	Sealed
Bed 2 ens	2	Downlights - LED	150	Sealed
Ldry	2	Downlights - LED	150	Sealed
WC	1	Downlights - LED	150	Sealed
Kitchen/Living	17	Downlights - LED	150	Sealed
Pantry	1	Downlights - LED	150	Sealed
Entry lobby	6	Downlights - LED	150	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Concrete	Bulk Insulation, No Air Gap Above R4	Medium

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Additional information

Explanatory notes

About this report

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

General Information

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

The actual energy consumption of your home may vary significantly from the predicted energy load figures in the report depending on issues such as the size of your household and your personal preferences, e.g. in terms of heating or cooling.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparative purposes between different house designs and for demonstrating that the design meets the required regulatory compliance.

Homes that are energy efficient use less energy, are warmer in winter, cooler in summer and cost less to run. The higher the star rating the more energy efficient.

This NatHERS House Energy Rating report was carefully prepared by your assessor on the basis of comprehensive modelling using standard procedures to rate your home using the underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

All information relating to energy loads presented in this report is based on a range of standard assumptions in order to allow for comparisons with reports prepared for other homes and to demonstrate minimum regulatory compliance.

The standard assumptions include figures for occupancy, indoor air temperature and are based on a unique climate file for your region.

Accredited Assessors

To ensure you get a high-quality, professional NatHERS House Energy Rating report, you should always use an accredited assessor, accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

AAOs have specific quality assurance processes in place and continuing professional development requirements to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any on-going training requirements.

If you have any questions or concerns about this report, please direct them to your assessor in the first instance.

If your assessor is unable to address your questions or concerns, please contact their AAO listed under 'assessor details'. You can also find a range of information about accredited assessors on the AAO websites.

Disclaimer

The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

For more information on energy efficient design and insulation visit www.yourhome.gov.au