

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0002389542-03**

Certificate Date: **09 Feb 2018**

★ Star rating: **4.7**

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/12/1441**
Name: **Ian Fry**
Organisation: **Frys Energywise**
Email: **comply@frysenergywise.com.au**
Phone: **02 9899 2825**
Declaration of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2b (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 11, 79 Cabbage Tree Road**
Suburb: **Bayview**
State: **NSW** Postcode: **2104**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **20/632081** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Fibro Cavity Panel Direct Fix**
Corrugated Iron
Suspended Timber Floor
Insulation: **R2.5 wall insulation**
R4.1 ceiling insulation
R2.5 floor insulation
Glazing: **BRD-001-20 A ESS Sliding Window**
(52mm) SG 4mmEnTec(SP10)

Net floor area (m²)

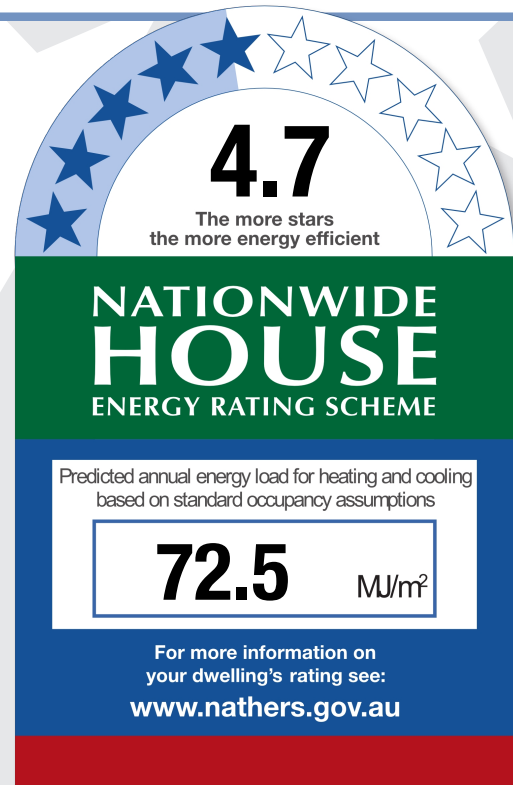
Conditioned: **97.0**
Unconditioned: **31.0**
Garage: **24.0**
TOTAL: **128.0**

Annual thermal performance loads (MJ/m²)

Heating: **46.6**
Cooling: **25.9**
TOTAL: **72.5**

Plan documents

Plan ref/date: **Lot 20, 79 Cabbage Tree Road**
Prepared by: **IW**



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

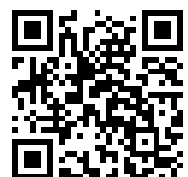
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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
BRD-001-20 A	BRD-001-20 A ESS Sliding Window (52mm) SG 4mmEnTec(SP10)	4.6	0.67
BRD-026-24 A	BRD-026-24 A ESS Awning Window (52mm) SG 4SP10	5.0	0.54
BRD-033-13 A	BRD-033-13 A ESS Sliding Door (80mm) SG 4SP10	4.3	0.63
BRD-063-16 A	BRD-063-16 A SIG Fixed Lite (67mm) SG 4SP10	4.1	0.66
BRD-033-01 A	BRD-033-01 A ESS Sliding Door (80mm) SG 4Clr	6.2	0.74

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	BRD-001-20 A	n/a	1350	1800	S	No Shading
Ensuite 1	BRD-026-24 A	n/a	900	900	S	No Shading
Bath	BRD-026-24 A	n/a	900	900	N	No Shading
Bedroom 2	BRD-001-20 A	n/a	1350	1800	N	No Shading
Kitchen/Living	BRD-001-20 A	n/a	1350	1800	S	No Shading
Kitchen/Living	BRD-033-13 A	n/a	2400	3000	S	No Shading
Kitchen/Living	BRD-033-13 A	n/a	2400	2700	W	No Shading
Kitchen/Living	BRD-033-13 A	n/a	2400	1800	N	No Shading
Kitchen/Living	BRD-063-16 A	n/a	2400	400	N	No Shading
Kitchen/Living	BRD-033-01 A	n/a	550	12210	N	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	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R2.5	Yes
EW-2	Fibro Cavity Panel Direct Fix	No insulation	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3500	2660	S	No	600
Bedroom 1	EW-1	700	2660	W	No	11300
Ensuite 1	EW-1	595	2661	S	No	1300
Ensuite 1	EW-1	1895	2660	S	No	600
Bath	EW-1	1395	2660	N	No	600
Bath	EW-1	595	2661	N	No	2700
Bedroom 2	EW-1	1700	2660	W	No	4600

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Bedroom 2	EW-1	4495	2660	N	No	600
Kitchen/Living	EW-1	3895	2661	S	No	600
Kitchen/Living	EW-1	4300	2660	S	No	2700
Kitchen/Living	EW-1	6200	2660	W	No	600
Kitchen/Living	EW-1	2300	2660	N	No	3600
Kitchen/Living	EW-1	1300	2660	W	No	2900
Kitchen/Living	EW-1	1695	2660	N	No	2300
Garage 1	EW-2	600	2661	W	No	11100
Garage 1	EW-2	1500	2660	W	No	600
Garage 1	EW-2	3700	2660	N	No	600

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Shaft liner party wall with plaster	32.0	Bulk Insulation both sides of shaft liner R2	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	70.0	No insulation	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	24.0	Bulk Insulation, No Air Gap R2	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Suspended Timber Floor 19mm	16.1	Open	Bulk Insulation, Gap to Floor R2.5	Carpet 10mm
Ensuite 1	Suspended Timber Floor 19mm	7.1	Open	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Bath	Suspended Timber Floor 100mm	7.2	Open	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Bedroom 2	Suspended Timber Floor 19mm	16.1	Open	Bulk Insulation, Gap to Floor R2.5	Carpet 10mm
Corridor	Suspended Timber Floor 19mm	7.5	Open	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Kitchen/Living	Suspended Timber Floor 19mm	49.7	Open	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Garage 1	Suspended Concrete Slab 19mm	24.2	Enclosed	No Insulation	Bare

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Building features continued

Ceiling type

Location	Construction	Added insulation	Roof space above
Bedroom 1	Plasterboard	Bulk Insulation R4.1	Yes
Ensuite 1	Plasterboard	Bulk Insulation R4.1	Yes
Bath	Plasterboard	Bulk Insulation R4.1	Yes
Bedroom 2	Plasterboard	Bulk Insulation R4.1	Yes
Corridor	Plasterboard	Bulk Insulation R4.1	Yes
Kitchen/Living	Plasterboard	Bulk Insulation R4.1	Yes
Garage 1	Plasterboard	Bulk Insulation R4.1	Yes

Ceiling penetrations

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

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R1.3	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