

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0003872363**

Certificate Date: **20 May 2019**

★ Star rating: **5.2**

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.

Assessor details

Accreditation number: **VIC/BDAV/17/1807**
Name: **Jamie Bonnefin**
Organisation: **Certified Energy**
Email: **jamie@certified.energy**
Phone: **1300 443 674**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **63 Gondola Road**
Suburb: **North Narrabeen**
State: **NSW** Postcode: **2101**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **218/16212** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Suspended Timber Floor
Insulation: **R2.5 wall insulation**
R5.0 ceiling insulation
R2.0 floor insulation
Glazing: **ALM-004-03 A Aluminium B DG Air Fill**
High Solar Gain low-E -Clear

Net floor area (m²)

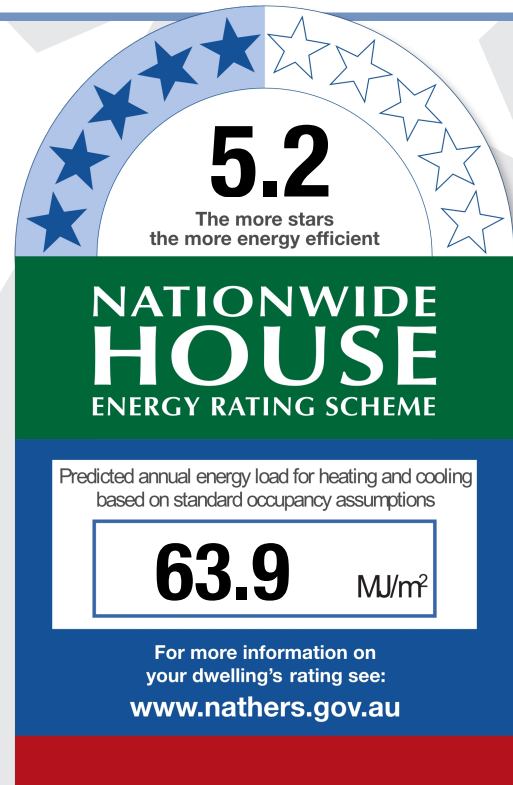
Conditioned: **283.0**
Unconditioned: **122.0**
Garage: **90.0**
TOTAL: **405.0**

Annual thermal performance loads (MJ/m²)

Heating: **44.0**
Cooling: **19.8**
TOTAL: **63.9**

Plan documents

Plan ref/date: **DA Issue 14/05/2019**
Prepared by: **Rapid Plans**



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

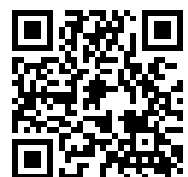
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53
ALM-003-03 A	ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-004-03 A	n/a	900	3600	SE	No Shading
Kitchen/Living	ALM-003-03 A	n/a	2400	4400	SW	Awning
Kitchen/Living	ALM-004-03 A	n/a	2400	3600	SW	No Shading
Kitchen/Living	ALM-003-03 A	n/a	2400	1600	SW	No Shading
Kitchen/Living	ALM-004-03 A	n/a	600	3000	NW	No Shading
Bath GF	ALM-004-03 A	n/a	600	1800	SE	No Shading
Office	ALM-004-03 A	n/a	600	2100	NW	No Shading
Master Bed	ALM-004-03 A	n/a	600	3300	NE	No Shading
Master Bed	ALM-004-03 A	n/a	1500	3850	SE	No Shading
Bedroom 2	ALM-004-03 A	n/a	1200	2400	NE	No Shading
Bedroom 2	ALM-004-03 A	n/a	900	1800	NW	No Shading
Bedroom 3	ALM-004-03 A	n/a	1500	2700	SW	No Shading
Bedroom 4	ALM-004-03 A	n/a	1200	3000	NW	No Shading
Bath FF	ALM-004-03 A	n/a	600	1800	NW	No Shading
Living/Rumpus	ALM-004-03 A	n/a	600	3000	SE	No Shading
Living/Rumpus	ALM-004-03 A	n/a	2100	6000	SW	No Shading
Living/Rumpus	ALM-004-03 A	n/a	600	2400	SW	No Shading
Ens Master	ALM-004-03 A	n/a	1600	2400	SE	No Shading
Ens Bed 2	ALM-004-03 A	n/a	900	1200	NE	No Shading
Bedroom 5	ALM-004-03 A	n/a	900	2400	NE	No Shading
Entry	ALM-004-03 A	n/a	2400	600	NE	No Shading
Entry	ALM-004-03 A	n/a	2400	600	NE	No Shading
Cabana	ALM-003-03 A	n/a	2100	3000	NE	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-006a	Single-glazed clear, Timber and Aluminium Frame	0.0	0.00

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
Stair Void FF	GEN-04-006a	1	1.9	SW	None	No

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Concrete Block	No insulation	No
EW-2	Brick Veneer	Anti-glare foil with bulk no gap R2.5	Yes
EW-3	Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Yes

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EW-4 Metal Clad Cavity Panel Direct Fix Anti-glare foil with bulk no gap R2.5 Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Garage	EW-1	8800	2400	NE	No	0
Garage	EW-1	4200	2400	SE	No	0
Garage	EW-1	1000	2400	NE	No	0
Garage	EW-1	3000	2400	SE	No	0
Garage	EW-1	800	2400	NE	No	0
Garage	EW-1	2200	2400	SE	No	0
Garage	EW-1	10600	2400	SW	No	0
Garage	EW-1	9400	2400	NW	No	0
Kitchen/Living	EW-2	3100	3000	NE	No	4400
Kitchen/Living	EW-2	5100	3000	SE	No	0
Kitchen/Living	EW-2	12800	3000	SW	No	2900
Kitchen/Living	EW-2	5095	3000	NW	No	0
Laundry	EW-2	2190	2400	SE	No	2100
Bath GF	EW-2	900	2400	NE	No	4200
Bath GF	EW-2	2995	2400	SE	No	2100
BPantry	EW-2	2890	2400	NW	No	0
Office	EW-2	4390	2400	NW	No	0
Master Bed	EW-3	4395	2400	NE	No	600
Master Bed	EW-3	4795	2400	SE	No	600
Bedroom 2	EW-3	3795	2400	NE	No	600
Bedroom 2	EW-4	3795	2400	NW	No	600
Bedroom 3	EW-4	2900	2700	SE	No	10000
Bedroom 3	EW-4	3400	2700	SW	No	600
Bedroom 3	EW-4	4895	2700	NW	No	600
Bedroom 4	EW-4	5190	2400	NW	No	600
Bath FF	EW-4	3490	2700	NW	No	600
Living/Rumpus	EW-4	995	2700	NE	No	4700
Living/Rumpus	EW-4	5400	2700	SE	No	600
Living/Rumpus	EW-4	9395	2700	SW	No	3500
Ens Master	EW-4	1400	2400	NE	No	600
Ens Master	EW-3	4100	2400	SE	No	600
Ens Bed 2	EW-3	2195	2400	NE	No	600
Ens Bed 2	EW-4	200	2400	SE	No	5000
Bedroom 5	EW-2	3595	2400	NE	No	700
Bedroom 5	EW-2	3495	2400	SE	No	1600
Entry	EW-2	2095	2400	NW	No	0
Entry	EW-2	3200	2400	NE	No	1300
Entry	EW-2	700	2400	SE	No	7200
Entry	EW-2	1990	2400	NE	No	700
Cabana	EW-4	3300	2375	NE	No	600
Cabana	EW-4	1800	2375	SE	No	300
Cabana	EW-4	3300	2375	SW	No	300
Cabana	EW-4	1800	2375	NW	No	300

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Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	261.0	No insulation	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Garage	Concrete Slab on Ground 100mm	89.7	None	No Insulation	Bare
Kitchen/Living	Suspended Concrete Slab 300mm	64.8	Totally Open	Bulk Insulation in Contact with Floor R2	40/60 Ceramic/Cork
Laundry/Garage	Timber Above Plasterboard 300mm	9.9		No Insulation	Ceramic Tiles 8mm
Bath GF/Garage	Timber Above Plasterboard 300mm	12.5		No Insulation	Ceramic Tiles 8mm
BPantry/Garage	Timber Above Plasterboard 300mm	7.7		No Insulation	Cork Tiles or Parquetry 8mm
Office/Garage	Timber Above Plasterboard 300mm	11.9		No Insulation	Cork Tiles or Parquetry 8mm
Master Bed/Bath GF	Timber Above Plasterboard 19mm	2.9		No Insulation	Cork Tiles or Parquetry 8mm
Master Bed/Bedroom 5	Timber Above Plasterboard 19mm	9.6		No Insulation	Cork Tiles or Parquetry 8mm
Master Bed	Suspended Timber Floor 19mm	8.2	Totally Open	Bulk Insulation in Contact with Floor R2	Cork Tiles or Parquetry 8mm
Bedroom 2/Office	Timber Above Plasterboard 19mm	4.6		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2/Entry	Timber Above Plasterboard 19mm	6.6		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2/Entry	Timber Above Plasterboard 19mm	2.5		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3/Kitchen/Living	Timber Above Plasterboard 19mm	6.7		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3	Suspended Timber Floor 19mm	9.7	Totally Open	Bulk Insulation in Contact with Floor R2	Cork Tiles or Parquetry 8mm
Bedroom 4/BPantry	Timber Above Plasterboard 19mm	6.8		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 4/Office	Timber Above Plasterboard 19mm	7.3		No Insulation	Cork Tiles or Parquetry 8mm
Bath FF/Kitchen/Living	Timber Above Plasterboard 19mm	9.0		No Insulation	Ceramic Tiles 8mm
Bath FF/BPantry	Timber Above Plasterboard 19mm	1.1		No Insulation	Ceramic Tiles 8mm
Living/Rumpus/Kitchen/Living	Timber Above Plasterboard 19mm	46.6		No Insulation	Cork Tiles or Parquetry 8mm
Living/Rumpus/Entry	Timber Above Plasterboard 19mm	0.9		No Insulation	Cork Tiles or Parquetry 8mm
Ens Master/Kitchen/Living	Timber Above Plasterboard 19mm	0.7		No Insulation	Ceramic Tiles 8mm

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Ens Master	Suspended Timber Floor 19mm	8.9	Totally Open	Bulk Insulation in Contact with Floor R2	Ceramic Tiles 8mm
WIR Master/Kitchen/Living	Timber Above Plasterboard 19mm	1.0		No Insulation	Cork Tiles or Parquetry 8mm
WIR Master/Laundry	Timber Above Plasterboard 19mm	7.6		No Insulation	Cork Tiles or Parquetry 8mm
WIR Master/Bath GF	Timber Above Plasterboard 19mm	7.1		No Insulation	Cork Tiles or Parquetry 8mm
Ens Bed 2/Bedroom 5	Timber Above Plasterboard 19mm	1.8		No Insulation	Ceramic Tiles 8mm
Ens Bed 2/Entry	Timber Above Plasterboard 19mm	3.2		No Insulation	Ceramic Tiles 8mm
Ens Bed 2	Suspended Timber Floor 19mm	1.5	Totally Open	Bulk Insulation in Contact with Floor R2	Ceramic Tiles 8mm
Bedroom 5/Garage	Timber Above Plasterboard 300mm	12.3		No Insulation	Cork Tiles or Parquetry 8mm
Entry/Garage	Timber Above Plasterboard 300mm	6.5		No Insulation	Cork Tiles or Parquetry 8mm
Entry/Garage	Timber Above Plasterboard 300mm	19.4		No Insulation	Cork Tiles or Parquetry 8mm
Stair Void FF/Entry	Timber Above Plasterboard 19mm	8.5		No Insulation	Cork Tiles or Parquetry 8mm
Living/Rumpus/Laundry	Timber Above Plasterboard 19mm	1.5		No Insulation	Cork Tiles or Parquetry 8mm
Living/Rumpus/Bath GF	Timber Above Plasterboard 19mm	2.0		No Insulation	Cork Tiles or Parquetry 8mm
Living/Rumpus/Bedroom 5	Timber Above Plasterboard 19mm	0.8		No Insulation	Cork Tiles or Parquetry 8mm
Living/Rumpus/Entry	Timber Above Plasterboard 19mm	4.0		No Insulation	Cork Tiles or Parquetry 8mm
Cabana	Concrete Slab on Ground 100mm	5.9	None	No Insulation	Ceramic Tiles 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Garage	Plasterboard	Bulk Insulation R5	Yes
Garage	Timber Above Plasterboard	No Insulation	No
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Laundry	Timber Above Plasterboard	No Insulation	No
Bath GF	Timber Above Plasterboard	No Insulation	No
BPantry	Timber Above Plasterboard	No Insulation	No
Office	Timber Above Plasterboard	No Insulation	No
Master Bed	Plasterboard	Bulk Insulation R5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R5	Yes
Bedroom 3	Plasterboard	Bulk Insulation R5	Yes

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Bedroom 4	Plasterboard	Bulk Insulation R5	Yes
Bath FF	Plasterboard	Bulk Insulation R5	Yes
Living/Rumpus	Plasterboard	Bulk Insulation R5	Yes
Ens Master	Plasterboard	Bulk Insulation R5	Yes
WIR Master	Plasterboard	Bulk Insulation R5	Yes
Ens Bed 2	Plasterboard	Bulk Insulation R5	Yes
Bedroom 5	Timber Above Plasterboard	No Insulation	No
Entry	Timber Above Plasterboard	No Insulation	No
Entry	Timber Above Plasterboard	No Insulation	No
Stair Void FF	Plasterboard	Bulk Insulation R5	Yes
Living/Rumpus	Plasterboard	Bulk Insulation R5	Yes
Cabana	Plasterboard	Bulk Insulation R5	No

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 R1.8	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