

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **B3KFLC5W9E**

Date of Certificate: **10 Apr 2019**

★ Star rating: **4.9**



Assessor details

Accreditation number: **VIC/BDAV/17/1795**
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Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10a (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **2 Lincoln Avenue**
Suburb: **Collaroy**
State: **NSW** Postcode: **2097**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **33/16081** NatHERS climate zone: **56**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Cavity brick**
Roof: **Metal**
Floor: **CSOG**
Insulation: Wall: **R1.8**
Roof: **R3.5 + R1.3 Anticon**
Floor: **R1.5**
Glazing: **Aluminium**
Single/double clear

Net floor area (m²)

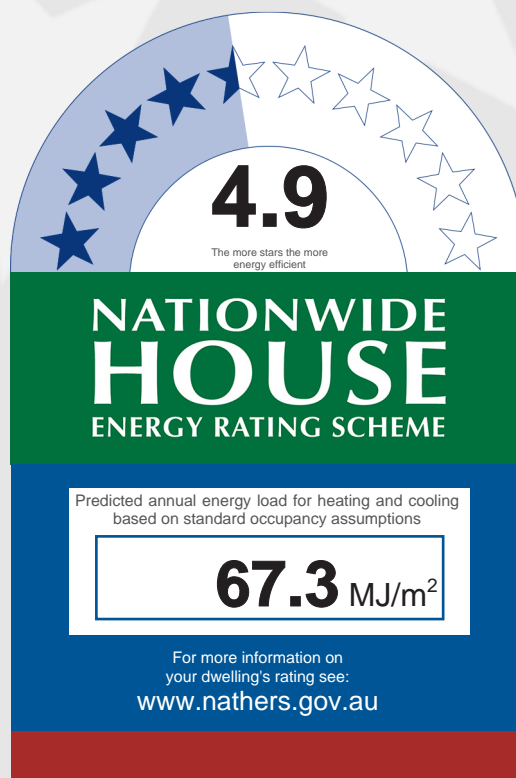
Conditioned: **275**
Unconditioned: **15.4**
Garage: **61.7**
TOTAL: **352.1**

Annual thermal performance loads (MJ/m²)

Heating: **46.5**
Cooling: **20.8**
TOTAL: **67.3**

Plan documents

Plan ref/date: **19-0125 / 9 April 2019**
Prepared by: **Sally Gardner**



Ceiling penetrations

(see following pages for details)

Sealed: **86**
Unsealed: **0**
TOTAL:** **86**

Principal downlight type: **LED**

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.

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If any of the windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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.



<https://www.fr5.com.au/QRCodeLand ing?PublicId=B3KFLC5W9E>

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Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7
TIM-002-01 W	Timber B SG Clear	5.4	0.63
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-002-01 A	W2	1200	2170	SSW	Study	No
ALM-002-01 A	W1	750	970	WNW	WC	No
ALM-002-01 A	W3	600	1810	ESE	Garage	No
ALM-002-01 A	W4	450	1570	ESE	Garage	No
TIM-002-01 W	D1 window 2	2400	400	SSW	Foyer	No
TIM-002-01 W	D1 window 1	2400	400	SSW	Foyer	No
ALM-004-01 A	D5	2400	3010	SSW	Bedroom 4	No
ALM-002-01 A	W10	600	2410	ESE	Bedroom 4	No
ALM-002-01 A	W9	1800	490	NNE	Bedroom 4	No
ALM-002-01 A	W8	1500	1570	ESE	Ensuite	No
ALM-001-01 A	W6	1200	610	ESE	Bedroom 5/Media room	No
ALM-002-01 A	W5	1400	2410	NNE	Bedroom 5/Media room	No
ALM-001-01 A	D6	2400	850	ESE	Laundry	No
ALM-001-01 A	W7	1500	610	ESE	Laundry	No
ALM-002-01 A	D3	2400	4090	NNE	Kitchen/Living	No
ALM-002-01 A	W14	2100	3010	WNW	Kitchen/Living	No
ALM-002-01 A	W13	1500	610	WNW	Kitchen/Living	No
ALM-002-01 A	W12	1500	610	WNW	Kitchen/Living	No
ALM-004-01 A	W11	1800	2170	SSW	Living room	No
ALM-004-01 A	D4	2400	2770	SSW	Living room	No
ALM-002-01 A	W22	1500	1210	WNW	Ensuite	No
ALM-002-01 A	W21	1500	1570	SSW	Ensuite	No
ALM-002-01 A	W15	1200	2410	NNE	Bedroom 2	No
ALM-002-01 A	W23	600	1570	WNW	Bedroom 2	No
ALM-002-01 A	W17	600	1570	ESE	Bedroom 3	No
ALM-002-01 A	W16	1200	2410	NNE	Bedroom 3	No
ALM-004-01 A	D8	2250	2410	SSW	Family	No

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ALM-002-01 A	W19	450	3610	ESE	Family	No
ALM-002-01 A	W18	1500	1210	ESE	Bathroom	No
ALM-004-01 A	D7	2250	2410	SSW	Bedroom 1	No
ALM-002-01 A	W20	2100	600	WNW	Bedroom 1	No
ALM-001-01 A	W24	450	2000	NNE	Hall	No
ALM-002-01 A	W28	450	2000	SSW	Hall	No
ALM-002-01 A	W29	450	2000	WNW	Hall	No
ALM-002-01 A	W30	450	2000	WNW	Hall	No
ALM-002-01 A	W31	450	2000	WNW	Hall	No
ALM-001-01 A	W25	450	2000	ESE	Hall	No
ALM-001-01 A	W26	450	2000	ESE	Hall	No
ALM-001-01 A	W27	450	2000	ESE	Hall	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
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Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
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External wall type

Type	Insulation	Wall wrap
1 : BW - Brick cavity Ren R1.8 Permicav XV	Cellular insulation - not including air gaps: R0.14 (R0.1)	Yes
2 : BW - BRICK VENEER FOIL + R2.5	Glass fibre batt: R2.5 (R2.5)	Yes
3 : BW - MatrixR2.5	Glass fibre batt: R2.5 (R2.5)	No

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : BW - Brick cavity Ren R1.8 Permicav XV	3.3	ESE	Study	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	9.4	WNW	Study	No	No
1 : BW - Brick cavity Ren R1.8 Permicav XV	9	SSW	Study	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	2.1	WNW	WC	No	No
1 : BW - Brick cavity Ren R1.8 Permicav XV	16.3	SSW	Garage	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	8	ESE	Garage	No	No
1 : BW - Brick cavity Ren R1.8 Permicav XV	1	NNE	Garage	Yes	No

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1 : BW - Brick cavity Ren R1.8 Permicav XV	2.6	ESE	Garage	Yes	No
1 : BW - Brick cavity Ren R1.8 Permicav XV	1.4	ESE	Garage	Yes	No
1 : BW - Brick cavity Ren R1.8 Permicav XV	3.3	WNW	Garage	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	1.4	NNE	Garage	No	No
1 : BW - Brick cavity Ren R1.8 Permicav XV	5.8	SSW	Foyer	Yes	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	15.1	SSW	Bedroom 4	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	18.8	ESE	Bedroom 4	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	2.6	NNE	Bedroom 4	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	1	ESE	Bedroom 4	Yes	No
1 : BW - Brick cavity Ren R1.8 Permicav XV	6.6	ESE	Ensuite	Yes	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	3.9	NNE	Ensuite	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	12.2	ESE	Bedroom 5/Media room	Yes	No
1 : BW - Brick cavity Ren R1.8 Permicav XV	11.1	NNE	Bedroom 5/Media room	No	No
1 : BW - Brick cavity Ren R1.8 Permicav XV	6.1	ESE	Laundry	Yes	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	16.7	NNE	Kitchen/Living	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	31.2	WNW	Kitchen/Living	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	10.5	SSW	Living room	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	8.7	SSW	Living room	No	Yes
1 : BW - Brick cavity Ren R1.8 Permicav XV	14.4	WNW	Living room	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	8.5	WNW	Ensuite	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	5.2	SSW	Ensuite	Yes	Yes
2 : BW - BRICK VENEER FOIL + R2.5	11.9	NNE	Bedroom 2	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	11.9	WNW	Bedroom 2	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	11.9	ESE	Bedroom 3	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	11.9	NNE	Bedroom 3	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	8.5	SSW	Family	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	16.9	ESE	Family	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	7.6	ESE	Bathroom	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	9.9	SSW	Bedroom 1	No	Yes
2 : BW - BRICK VENEER FOIL + R2.5	13	WNW	Bedroom 1	Yes	Yes
2 : BW - BRICK VENEER FOIL + R2.5	3	WNW	Dressing	Yes	Yes
3 : BW - MatrixR2.5	2.2	NNE	Hall	No	Yes
3 : BW - MatrixR2.5	2.2	SSW	Hall	No	Yes
3 : BW - MatrixR2.5	5.5	WNW	Hall	No	Yes
3 : BW - MatrixR2.5	5.5	ESE	Hall	No	Yes

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Internal wall type

Type	Area (m ²)	Insulation
1 : BW - Earth Retaining Wall + render	50.3	
2 : BW - Single Brick Rendered	169.4	
3 : BW - Brick cavity Ren R1.8 Permicav XV	17.4	Cellular insulation - not including air gaps: R0.14 (R0.1)
4 : BW - IntR2.5	117.8	Glass fibre batt: R2.5 (R2.5)

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Study	Basic Floors - CSOGR1.5	15.8	Enclosed	R1.2	Tiles
WC	Basic Floors - CSOGR1.5	2.6	Enclosed	R1.2	Tiles
Garage	Basic Floors - CSOGR1.5	61.7	Enclosed	R1.2	none
Foyer	Basic Floors - CSOGR1.5	12.3	Enclosed	R1.2	Tiles
Stairs - lower ground	Basic Floors - CSOGR1.5	4	Enclosed	R1.2	Tiles
Bedroom 4	FR5 - 275mm concrete slab Lined	19.5	Enclosed	R0.0	Carpet
Bedroom 4	FR5 - 275mm concrete slab Lined	13.4	Enclosed	R0.0	Carpet
Ensuite	FR5 - 275mm concrete slab Lined	2.2	Enclosed	R0.0	Tiles
Ensuite	FR5 - 275mm concrete slab Lined	3.9	Enclosed	R0.0	Tiles
Bedroom 5/Media room	FR5 - 275mm concrete slab Lined	15	Enclosed	R0.0	Carpet
Laundry	FR5 - 275mm concrete slab Lined	5.1	Enclosed	R0.0	Tiles
Hallway/stairs	FR5 - 275mm concrete slab Lined	19.1	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 275mm concrete slab Lined	0.8	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 275mm concrete slab Lined	2.7	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 275mm concrete slab Lined	0.3	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 275mm concrete slab Lined	2.5	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 275mm concrete slab Lined	0.3	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 275mm concrete slab Lined	12.2	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 275mm concrete slab Lined	27.8	Enclosed	R0.0	Tiles
Living room	FR5 - 275mm concrete slab Lined	17.7	Enclosed	R0.0	Tiles
Living room	FR5 - 275mm concrete slab Lined	1.6	Enclosed	R0.0	Tiles
Living room	FR5 - 275mm concrete slab Lined	10.2	Enclosed	R0.0	Tiles
Living room	FR5 - 275mm concrete slab Lined	0.9	Enclosed	R0.0	Tiles
Ensuite	FR5 - 275mm concrete slab Lined	6.8	Enclosed	R0.0	Tiles

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Bedroom 2	FR5 - 275mm concrete slab Lined	19.8	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 275mm concrete slab Lined	18.1	Enclosed	R0.0	Carpet
Family	FR5 - 275mm concrete slab Lined	22.1	Enclosed	R0.0	Carpet
Bathroom	FR5 - 275mm concrete slab Lined	7.7	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - 275mm concrete slab Lined	19.7	Enclosed	R0.0	Carpet
Dressing	FR5 - 275mm concrete slab Lined	6.8	Enclosed	R0.0	Carpet
Hall	FR5 - 275mm concrete slab Lined	3.1	Enclosed	R0.0	Carpet
Hall	FR5 - 275mm concrete slab Lined	9.6	Enclosed	R0.0	Carpet
Stairs - first floor	FR5 - 275mm concrete slab Lined	4.3	Enclosed	R0.0	Carpet

Ceiling type

Location	Material	Added insulation	Roof space above
Study	FR5 - 275mm concrete slab Lined	R0.0	No
Study	FR5 - 275mm concrete slab Lined	R0.0	No
WC	FR5 - 275mm concrete slab Lined	R0.0	No
WC	FR5 - 275mm concrete slab Lined	R0.0	No
Garage	FR5 - 275mm concrete slab Lined	R0.0	No
Garage	FR5 - 275mm concrete slab Lined	R0.0	No
Garage	FR5 - 275mm concrete slab Lined	R0.0	No
Garage	FR5 - 275mm concrete slab Lined	R0.0	No
Garage	FR5 - 275mm concrete slab Lined	R0.0	No
Garage	FR5 - 275mm concrete slab Lined	R0.0	No
Garage	FR5 - 275mm concrete slab Lined	R0.0	No
Foyer	FR5 - 275mm concrete slab Lined	R0.0	No
Foyer	FR5 - 275mm concrete slab Lined	R0.0	No
Foyer	FR5 - 275mm concrete slab Lined	R0.0	No
Stairs - lower ground	FR5 - 275mm concrete slab Lined	R0.0	No
Bedroom 4	FR5 - 275mm concrete slab Lined	R0.0	No
Bedroom 4	Plasterboard	R0.0	No
Ensuite	Plasterboard	R0.0	No
Ensuite	FR5 - 275mm concrete slab Lined	R0.0	No
Ensuite	FR5 - 275mm concrete slab Lined	R0.0	No
Bedroom 5/Media room	FR5 - 275mm concrete slab Lined	R0.0	No

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Bedroom 5/Media room	FR5 - 275mm concrete slab Lined	R0.0	No
Bedroom 5/Media room	FR5 - 275mm concrete slab Lined	R0.0	No
Laundry	FR5 - 275mm concrete slab Lined	R0.0	No
Laundry	FR5 - 275mm concrete slab Lined	R0.0	No
Laundry	FR5 - 275mm concrete slab Lined	R0.0	No
Hallway/stairs	FR5 - 275mm concrete slab Lined	R0.0	No
Hallway/stairs	FR5 - 275mm concrete slab Lined	R0.0	No
Hallway/stairs	FR5 - 275mm concrete slab Lined	R0.0	No
Hallway/stairs	FR5 - 275mm concrete slab Lined	R0.0	No
Hallway/stairs	FR5 - 275mm concrete slab Lined	R0.0	No
Hallway/stairs	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	Plasterboard	R0.0	No
Kitchen/Living	Plasterboard	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Kitchen/Living	FR5 - 275mm concrete slab Lined	R0.0	No
Living room	FR5 - 275mm concrete slab Lined	R0.0	No
Living room	FR5 - 275mm concrete slab Lined	R0.0	No
Living room	FR5 - 275mm concrete slab Lined	R0.0	No
Living room	Plasterboard	R0.0	No
Living room	FR5 - 275mm concrete slab Lined	R0.0	No
Living room	Plasterboard	R0.0	No
Living room	FR5 - 275mm concrete slab Lined	R0.0	No
Living room	FR5 - 275mm concrete slab Lined	R0.0	No
Living room	Plasterboard	R0.0	No
Ensuite	Plasterboard	R3.5	Yes
Bedroom 2	Plasterboard	R3.5	Yes

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Bedroom 3	Plasterboard	R2.0	Yes
Family	Plasterboard	R2.0	Yes
Bathroom	Plasterboard	R2.0	Yes
Bedroom 1	Plasterboard	R3.5	Yes
Dressing	Plasterboard	R3.5	Yes
Hall	Plasterboard	R2.0	Yes
Hall	Plasterboard	R4.3	No
Stairs - first floor	Plasterboard	R4.3	No

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
Study	4	Downlights	50	50	Sealed
WC	1	Exhaust Fans	200	200	Sealed
Foyer	4	Downlights	50	50	Sealed
Stairs - lower ground	1	Downlights	50	50	Sealed
Bedroom 4	10	Downlights	50	50	Sealed
Ensuite	1	Exhaust Fans	200	200	Sealed
Ensuite	1	Downlights	50	50	Sealed
Bedroom 5/Media room	1	Downlights	50	50	Sealed
Laundry	1	Exhaust Fans	200	200	Sealed
Laundry	1	Downlights	50	50	Sealed
Hallway/stairs	6	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	160	160	Sealed
Kitchen/Living	16	Downlights	50	50	Sealed
Living room	1	Downlights	50	50	Sealed
Ensuite	1	Exhaust Fans	200	200	Sealed
Ensuite	1	Downlights	50	50	Sealed
Bedroom 2	6	Downlights	50	50	Sealed
Bedroom 3	6	Downlights	50	50	Sealed
Family	8	Downlights	50	50	Sealed
Bathroom	1	Exhaust Fans	200	200	Sealed
Bathroom	2	Downlights	50	50	Sealed
Bedroom 1	6	Downlights	50	50	Sealed
Dressing	1	Downlights	50	50	Sealed
Hall	4	Downlights	50	50	Sealed

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Stairs - first floor 1 Downlights 50 50 Sealed

Ceiling fans

Location	Number	Diameter (mm)
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Roof type

Material	Added insulation	Roof colour
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	dark
Cont:Attic-Continuous	1.3	dark
Framed:Flat - Flat Framed (Metal Deck)	0.0	dark

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Additional information

1. High performance batts R2.5 to fit into 90mm stud for internal walls level 1.

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 this 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 an 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