

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004637807**

Certificate Date: **02 Mar 2020**

★ 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/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 v4.3.0.2f (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **4 Dareen Street**
Suburb: **Beacon Hill**
State: **NSW** Postcode: **2100**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **33/30828** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Suspended Timber Floor
Insulation: **R1.5 wall insulation**
R3.5 ceiling insulation
No floor insulation
Glazing: **STG-002-01 A Aluminium Awning**
Window SG 3Clr

Net floor area (m²)

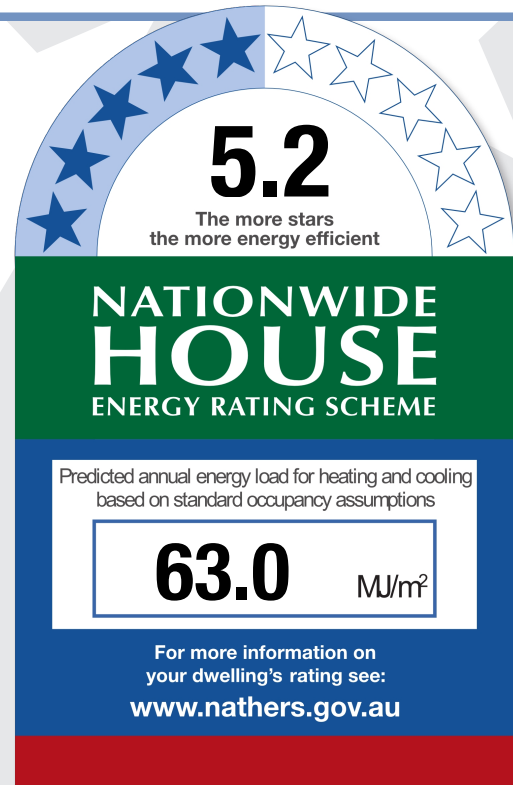
Conditioned: **259.0**
Unconditioned: **52.0**
Garage: **35.0**
TOTAL: **311.0**

Annual thermal performance loads (MJ/m²)

Heating: **39.2**
Cooling: **23.8**
TOTAL: **63.0**

Plan documents

Plan ref/date: **29914024**
Prepared by: **PG**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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
STG-002-01 A	STG-002-01 A Aluminium Awning Window SG 3Clr	6.5	0.65
STG-005-02 A	STG-005-02 A Aluminium Sliding Door SG 5Clr	6.3	0.72
STG-007-01 A	STG-007-01 A Aluminium Sliding Window SG 3Clr	6.3	0.73
TIM-001-01 W	TIM-001-01 W Timber A SG Clear	5.4	0.56

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
FAMILY MEALS KI	STG-002-01 A	n/a	2000	2100	N	No Shading
FAMILY MEALS KI	STG-002-01 A	n/a	2000	2100	N	No Shading
FAMILY MEALS KI	STG-005-02 A	n/a	2400	2700	E	No Shading
FAMILY MEALS KI	STG-002-01 A	n/a	2000	600	N	No Shading
FAMILY MEALS KI	STG-005-02 A	n/a	2400	2780	E	No Shading
FAMILY MEALS KI	STG-005-02 A	n/a	2400	3380	N	No Shading
FAMILY MEALS KI	STG-007-01 A	n/a	600	2100	W	No Shading
BUTLERS PANTRY	STG-007-01 A	n/a	600	1810	W	No Shading
LAUNDRY	TIM-001-01 W	n/a	2100	890	W	No Shading
STUDY GUEST	STG-002-01 A	n/a	2000	1800	S	No Shading
ENTRY	STG-007-01 A	n/a	2000	600	S	No Shading
BED 4	STG-007-01 A	n/a	1200	1500	N	No Shading
UF WC	STG-002-01 A	n/a	1000	600	W	No Shading
UF BATH	STG-007-01 A	n/a	1200	1500	W	No Shading
ENSUITE	STG-007-01 A	n/a	500	1500	N	No Shading
BED 1	STG-002-01 A	n/a	1200	2600	N	No Shading
BED 1	STG-002-01 A	n/a	1200	2600	E	No Shading
BED 3	STG-007-01 A	n/a	1200	2600	E	No Shading
BED 2	STG-002-01 A	n/a	1300	2400	S	No Shading
LEISURE	STG-002-01 A	n/a	1300	1800	S	No Shading
LEISURE	STG-002-01 A	n/a	1300	1800	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						

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External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Bulk Insulation R1.5	No
EW-2	Fibro Cavity Panel Direct Fix	Bulk Insulation R1.5	No
EW-3	Brick Veneer	No insulation	No
EW-4	Single Skin Brick	No insulation	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
FAMILY MEALS KI	EW-1	5500	2750	N	No	100
FAMILY MEALS KI	EW-1	3700	2750	E	No	5100
FAMILY MEALS KI	EW-1	1300	2750	N	No	3800
FAMILY MEALS KI	EW-1	800	2751	E	No	4600
FAMILY MEALS KI	EW-1	2800	2400	E	No	0
FAMILY MEALS KI	EW-2	2800	350	E	No	4600
FAMILY MEALS KI	EW-1	3400	2400	N	No	0
FAMILY MEALS KI	EW-2	3400	350	N	No	7400
FAMILY MEALS KI	EW-1	1200	2751	N	No	3600
FAMILY MEALS KI	EW-1	4195	2750	E	No	100
FAMILY MEALS KI	EW-1	9895	2750	W	No	100
BUTLERS PANTRY	EW-1	2190	2750	W	No	100
LAUNDRY	EW-1	1790	2750	W	No	100
POWDER	EW-1	1590	2750	W	No	100
STUDY GUEST	EW-1	1800	2750	E	No	3100
STUDY GUEST	EW-1	3700	2750	S	No	100
STUDY GUEST	EW-1	3195	2750	W	No	100
ENTRY	EW-1	3090	2750	S	No	1800
GARAGE	EW-3	1200	2825	N	No	100
GARAGE	EW-3	6100	2825	E	No	100
GARAGE	EW-4	5800	2825	S	No	100
GARAGE	EW-3	700	2825	W	No	6900
BED 4	EW-1	2995	2450	N	No	600
BED 4	EW-2	3795	2450	W	No	600
BED 4 WIR	EW-2	1090	2450	W	No	600
WIL	EW-2	1890	2450	W	No	600
UF WC	EW-2	990	2450	W	No	600
UF BATH	EW-2	2990	2450	W	No	600
ENSUITE	EW-1	2890	2450	N	No	600
HERS	EW-1	1890	2450	E	No	600
BED 1	EW-1	4795	2450	N	No	600
BED 1	EW-1	3995	2450	E	No	600
BED 3	EW-1	4690	2450	E	No	600
BED 2	EW-1	695	2450	E	No	600
BED 2	EW-2	2600	700	E	No	0
BED 2	EW-2	2600	1750	E	No	600
BED 2	EW-1	4595	2450	S	No	600
LEISURE	EW-1	1100	700	E	No	0

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LEISURE	EW-2	1100	1750	E	No	5200
LEISURE	EW-1	6100	700	S	No	0
LEISURE	EW-2	6100	1750	S	No	600
LEISURE	EW-2	4195	2450	W	No	600

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	28.0	Bulk Insulation, No Air Gap R1.5	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	257.0	No insulation	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
FAMILY MEALS KI	Waffle pod slab 225 mm 100mm	85.2	None	Waffle Pod 225mm	Ceramic Tiles 8mm
BUTLERS PANTRY	Waffle pod slab 225 mm 100mm	3.7	None	Waffle Pod 225mm	Ceramic Tiles 8mm
WIP	Waffle pod slab 225 mm 100mm	2.7	None	Waffle Pod 225mm	Ceramic Tiles 8mm
LAUNDRY	Waffle pod slab 225 mm 100mm	6.2	None	Waffle Pod 225mm	Ceramic Tiles 8mm
POWDER	Waffle pod slab 225 mm 100mm	4.6	None	Waffle Pod 225mm	Ceramic Tiles 8mm
STUDY GUEST	Waffle pod slab 225 mm 100mm	11.6	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
ENTRY	Waffle pod slab 225 mm 100mm	19.1	None	Waffle Pod 225mm	20/80 Carpet 10mm/Ceramic
GARAGE	Waffle pod slab 175 mm 100mm	34.9	None	Waffle Pod 175mm	Bare
BED 4/FAMILY MEALS KI	Timber Above Plasterboard 19mm	11.1		No Insulation	Carpet+Rubber Underlay 18mm
BED 4 WIR/FAMILY MEALS KI	Timber Above Plasterboard 19mm	1.9		No Insulation	Carpet+Rubber Underlay 18mm
BED 4 ENTRY/FAMILY MEALS KI	Timber Above Plasterboard 19mm	0.8		No Insulation	Carpet+Rubber Underlay 18mm
WIL/FAMILY MEALS KI	Timber Above Plasterboard 19mm	2.3		No Insulation	Carpet+Rubber Underlay 18mm
WIL/BUTLERS PANTRY	Timber Above Plasterboard 19mm	0.5		No Insulation	Carpet+Rubber Underlay 18mm
UF WC/BUTLERS PANTRY	Timber Above Plasterboard 19mm	1.1		No Insulation	Ceramic Tiles 8mm
UF WC/WIP	Timber Above Plasterboard 19mm	0.7		No Insulation	Ceramic Tiles 8mm
UF BATH/BUTLERS PANTRY	Timber Above Plasterboard 19mm	0.6		No Insulation	Ceramic Tiles 8mm

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UF BATH/WIP	Timber Above Plasterboard 19mm	1.1		No Insulation	Ceramic Tiles 8mm
UF BATH/LAUNDRY	Timber Above Plasterboard 19mm	5.2		No Insulation	Ceramic Tiles 8mm
UF BATH/POWDER	Timber Above Plasterboard 19mm	1.4		No Insulation	Ceramic Tiles 8mm
ENSUITE/FAMILY MEALS KI	Timber Above Plasterboard 19mm	7.7		No Insulation	Ceramic Tiles 8mm
ENSUITE SHOWER/FAMILY MEALS KI	Timber Above Plasterboard 19mm	1.6		No Insulation	Ceramic Tiles 8mm
ENSUITE WC/FAMILY MEALS KI	Timber Above Plasterboard 19mm	1.4		No Insulation	Ceramic Tiles 8mm
HIS/FAMILY MEALS KI	Timber Above Plasterboard 19mm	4.5		No Insulation	Carpet+Rubber Underlay 18mm
BED 1/FAMILY MEALS KI	Timber Above Plasterboard 19mm	2.5		No Insulation	Carpet+Rubber Underlay 18mm
HERS/FAMILY MEALS KI	Timber Above Plasterboard 19mm	5.9		No Insulation	Carpet+Rubber Underlay 18mm
BED 1/FAMILY MEALS KI	Timber Above Plasterboard 19mm	2.6		No Insulation	Carpet+Rubber Underlay 18mm
BED 1	Suspended Timber Floor 19mm	16.2	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
BED 3/FAMILY MEALS KI	Timber Above Plasterboard 19mm	6.0		No Insulation	Carpet+Rubber Underlay 18mm
BED 3/GARAGE	Timber Above Plasterboard 19mm	7.9		Bulk Insulation R1.5	Carpet+Rubber Underlay 18mm
BED 3 WIR/FAMILY MEALS KI	Timber Above Plasterboard 19mm	0.7		No Insulation	Carpet+Rubber Underlay 18mm
BED 3 WIR/GARAGE	Timber Above Plasterboard 19mm	1.1		Bulk Insulation R1.5	Carpet+Rubber Underlay 18mm
BED 2 WIR/GARAGE	Timber Above Plasterboard 19mm	2.1		Bulk Insulation R1.5	Carpet+Rubber Underlay 18mm
BED 2/GARAGE	Timber Above Plasterboard 19mm	15.8		Bulk Insulation R1.5	Carpet+Rubber Underlay 18mm
LEISURE/FAMILY MEALS KI	Timber Above Plasterboard 19mm	8.0		No Insulation	Carpet+Rubber Underlay 18mm
LEISURE/WIP	Timber Above Plasterboard 19mm	1.1		No Insulation	Carpet+Rubber Underlay 18mm
LEISURE/POWDER	Timber Above Plasterboard 19mm	2.3		No Insulation	Carpet+Rubber Underlay 18mm
LEISURE/STUDY GUEST	Timber Above Plasterboard 19mm	9.4		No Insulation	Carpet+Rubber Underlay 18mm
LEISURE/ENTRY	Timber Above Plasterboard 19mm	19.0		No Insulation	Carpet+Rubber Underlay 18mm
LEISURE	Suspended Timber Floor 19mm	5.4	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm

Ceiling type

Location	Construction	Added insulation	Roof space above
FAMILY MEALS KI	Plasterboard	Bulk Insulation	Yes

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		R3.5	
FAMILY MEALS KI	Timber Above Plasterboard	No Insulation	No
BUTLERS PANTRY	Plasterboard	Bulk Insulation R3.5	Yes
BUTLERS PANTRY	Timber Above Plasterboard	No Insulation	No
WIP	Timber Above Plasterboard	No Insulation	No
LAUNDRY	Plasterboard	Bulk Insulation R3.5	Yes
LAUNDRY	Timber Above Plasterboard	No Insulation	No
POWDER	Plasterboard	Bulk Insulation R3.5	Yes
POWDER	Timber Above Plasterboard	No Insulation	No
STUDY GUEST	Plasterboard	Bulk Insulation R3.5	Yes
STUDY GUEST	Timber Above Plasterboard	No Insulation	No
ENTRY	Timber Above Plasterboard	No Insulation	No
GARAGE	Plasterboard	No insulation	Yes
GARAGE	Timber Above Plasterboard	Bulk Insulation R1.5	No
BED 4	Plasterboard	Bulk Insulation R3.5	Yes
BED 4 WIR	Plasterboard	Bulk Insulation R3.5	Yes
BED 4 ENTRY	Plasterboard	Bulk Insulation R3.5	Yes
WIL	Plasterboard	Bulk Insulation R3.5	Yes
UF WC	Plasterboard	Bulk Insulation R3.5	Yes
UF BATH	Plasterboard	Bulk Insulation R3.5	Yes
ENSUITE	Plasterboard	Bulk Insulation R3.5	Yes
ENSUITE SHOWER	Plasterboard	Bulk Insulation R3.5	Yes
ENSUITE WC	Plasterboard	Bulk Insulation R3.5	Yes
HIS	Plasterboard	Bulk Insulation R3.5	Yes
BED 1	Plasterboard	Bulk Insulation R3.5	Yes
HERS	Plasterboard	Bulk Insulation R3.5	Yes
BED 1	Plasterboard	Bulk Insulation R3.5	Yes
BED 3	Plasterboard	Bulk Insulation R3.5	Yes
BED 3 WIR	Plasterboard	Bulk Insulation R3.5	Yes
BED 2 WIR	Plasterboard	Bulk Insulation R3.5	Yes
BED 2	Plasterboard	Bulk Insulation R3.5	Yes
LEISURE	Plasterboard	Bulk Insulation	Yes

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Building features continued

R3.5

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
POWDER	1	Exhaust Fans	300	Sealed
UF WC	1	Exhaust Fans	300	Sealed
UF BATH	1	Exhaust Fans	300	Sealed
ENSUITE WC	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	Dark

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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