

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0003100500-01

Certificate Date: 24 Aug 2018

★ Star rating: 4.8



Assessor details

Accreditation number: **20820**
Name: **Trinh Le**
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Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP3**
AAO: **ABSA**

Overview

Dwelling details

Street: **10 Poulton Parade**
Suburb: **Frenchs Forest**
State: **NSW** Postcode: **2086**
Type: **New** NCC Class: **1a**
NatHERS climate zone: **56**
Lot/DP number: **24/221216** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Fibre-cement**
Metal roof/Timber/Plasterboard
Timber/Slab
Insulation: **R2.0 wall insulation**
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: **AI Double Hung Window SG 6SP30Ntl**

Net floor area (m²)

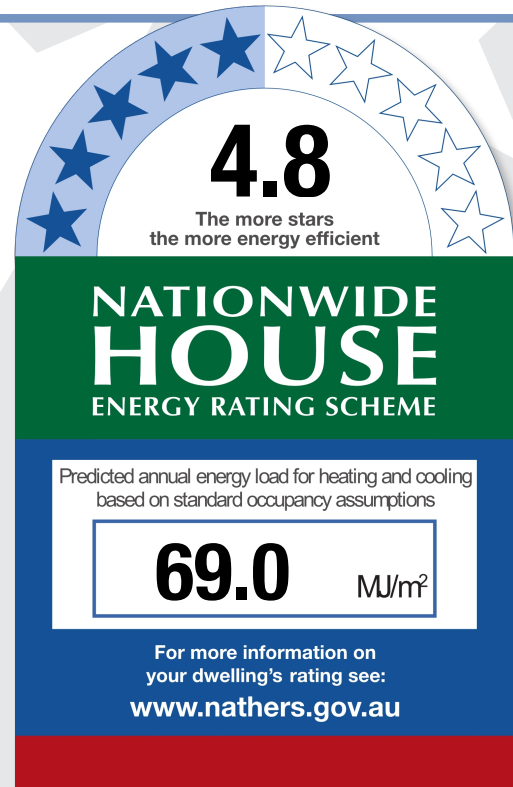
Conditioned: **294.0**
Unconditioned: **55.0**
Garage: **40.0**
TOTAL: **349.0**

Annual thermal performance loads (MJ/m²)

Heating: **40.0**
Cooling: **29.0**
TOTAL: **69.0**

Plan documents

Plan ref/date: **Arpil 2018**
Prepared by: **Hargoves Design Consultants/R.P**



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.

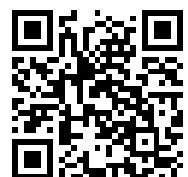
Principle downlight type: **No downlights modelled**

Window selection - default windows only

This rating has been completed using custom windows, NO change to the type and brand of the windows listed on Page 2 of this certificate can be made.

If any substitution is made then the certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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
DOW-001-01 A	ALL-WINDOWS: AI Sliding Window SG 3Clr	6.4	0.75
DOW-001-12 A	ALL-WINDOWS: AI Sliding Window SG 6SP30Ntl	4.5	0.47
DOW-006-14 A	ALL-WINDOWS: AI Sliding Door SG 6SP30Ntl	4.3	0.45
DOW-009-01 A	ALL-WINDOWS: AI Double Hung Window SG 3Clr	6.2	0.74
DOW-009-11 A	ALL-WINDOWS: AI Double Hung Window SG 6SP30Ntl	4.4	0.46

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Foyer/Living/Dining/Kitchen	DOW-009-11 A	W.8 (2250H x 500W)	2250	500	S	None
Foyer/Living/Dining/Kitchen	DOW-009-11 A	W.9 (3200W x 2250H)	2250	3200	W	None
Foyer/Living/Dining/Kitchen	DOW-009-11 A	W.10 (500W x 2250H)	2250	500	N	None
Foyer/Living/Dining/Kitchen	DOW-009-11 A	W.11 (1800H x 2050W)	1800	2050	N	None
Foyer/Living/Dining/Kitchen	DOW-009-11 A	W.12 (2250H x 1000W)	2250	1000	W	None
Foyer/Living/Dining/Kitchen	DOW-006-14 A	D.3 (2400H x 6700W)	2400	6700	N	None
Foyer/Living/Dining/Kitchen	DOW-006-14 A	W.5 (600H x 3130W)	600	3130	E	None
Kids Zone	DOW-001-12 A	W.6 (630H x 2000W)	630	2000	S	None
Kids Zone	DOW-001-12 A	W.7 (630H x 3800W)	630	3800	W	None
Open Plan/Media Room	DOW-001-12 A	W.3 (2400H x 1000W)	2400	1000	W	None
Open Plan/Media Room	DOW-001-12 A	W.2 (2400H x 900W)	2400	900	N	None
Open Plan/Media Room	DOW-006-14 A	D.2 (2400H x 3200W)	2400	3200	N	None
Open Plan/Media Room	DOW-009-11 A	W.1 (2400H x 500W)	2400	500	N	None
Hall Landing	DOW-009-11 A	W.17 (2750H x 500W)	2750	500	S	None
Hall Landing	DOW-009-11 A	W.21 (2750H x 3200W)	2750	3200	W	None
Master Suite	DOW-009-11 A	W.24_B (1800H x 820W)	1800	820	N	None
Master Suite	DOW-009-11 A	W.23 (1800H x 880W)	1800	880	N	None
W.I.R	DOW-009-11 A	W.13 (1650H x 1000W)	1650	1000	E	None
W.I.R	DOW-009-11 A	W.24_A (1800H x 880W)	1800	880	N	None
Ens.	DOW-001-01 A	W.22a (1800H x 1200w)	1800	1200	N	None
Ens.	DOW-009-01 A	W.22 (2750H x 500W)	2750	500	N	None

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Bed 2	DOW-009-11 A	W.18 (1800H x 2250W)	1800	2250	S	None
Bed 2	DOW-009-11 A	W.19 (1800H x 500W)	1800	500	W	None
Bed 3	DOW-009-11 A	W.20 (1800H x 1700W)	1800	1700	W	None
Bed 4	DOW-009-11 A	W.16 (1800H x 1700W)	1800	1700	S	None
Bed 4	DOW-009-11 A	W.15 (1650H x 1700W)	1650	1700	E	None
Bath	DOW-009-01 A	W.14 (1650H x 1000W)	1650	1000	E	None
Bath Downstair	DOW-001-01 A	W.4 (400H x 1400W)	400	1400	E	None

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-001	Brick Veneer	Glass fibre batt: R2.0	No
EW-002	Fibre-cement	Glass fibre batt: R2.0	Yes
EW-005	Double Brick	Glass fibre batt: R2.0	No
EW-006	Fibre-cement		No
EW-007	Concrete blocks		No
EW-008	Concrete blocks		No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Foyer/Living/Dining /Kitchen	EW-002	2130	2750	S	Yes	2300
Foyer/Living/Dining /Kitchen	EW-005	340	2750	W	Yes	3990
Foyer/Living/Dining /Kitchen	EW-007	2800	2750	S	Yes	6120
Foyer/Living/Dining /Kitchen	EW-007	5300	2750	W	Yes	490
Foyer/Living/Dining /Kitchen	EW-007	950	2750	N	Yes	1150
Foyer/Living/Dining /Kitchen	EW-007	5780	2750	N	Yes	3100
Foyer/Living/Dining	EW-001	1700	2750	W	Yes	5780

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/Kitchen						
Foyer/Living/Dining /Kitchen	EW-001	8370	2750	N	Yes	3200
Foyer/Living/Dining /Kitchen	EW-002	6200	400	W	Yes	1750
Foyer/Living/Dining /Kitchen	EW-001	4830	2750	E	Yes	600
Foyer/Living/Dining /Kitchen	EW-002	4830	210	E	Yes	600
Pantry	EW-001	3090	2750	E	Yes	600
Kids Zone	EW-001	3700	2750	S	Yes	1250
Kids Zone	EW-001	4150	2750	W	Yes	3990
Open Plan/Media Room	EW-007	1700	2750	W	No	
Open Plan/Media Room	EW-007	6730	2750	N	No	
Open Plan/Media Room	EW-008	5300	2750	W	No	
Open Plan/Media Room	EW-008	15350	2750	S	No	
Open Plan/Media Room	EW-008	4750	2750	E	No	
Hall Landing	EW-002	1200	2750	E	Yes	2130
Hall Landing	EW-002	2150	2776	S	Yes	600
Hall Landing	EW-002	5300	3030	W	Yes	1050
Master Suite	EW-002	3200	2780	N	Yes	600
W.I.R	EW-002	7150	2000	E	Yes	600
W.I.R	EW-002	1650	2650	N	Yes	600
Ens.	EW-002	1200	2900	N	Yes	600
Ens.	EW-002	750	2930	W	Yes	1500
Ens.	EW-002	1900	2990	N	Yes	1500
Ens.	EW-002	2200	3030	W	Yes	1050
Bed 2	EW-002	3400	2929	S	Yes	600
Bed 2	EW-002	2940	3030	W	Yes	1050
Bed 3	EW-002	2025	3030	W	Yes	1050
Bed 3	EW-002	950	3030	W	Yes	1050
Bed 4	EW-002	2250	2656	S	Yes	1950
Bed 4	EW-002	4000	2000	E	Yes	600
Bath	EW-002	2000	2000	E	Yes	600
Bath Downstair	EW-008	2300	2100	E	No	
Bath Downstair	EW-007	2300	650	E	No	
Garage	EW-006	1110	2750	E	Yes	600
Garage	EW-002	4730	2750	E	Yes	600
Garage	EW-006	250	2750	E	No	
Garage	EW-006	335	2750	S	Yes	600
Garage	EW-002	5645	2750	S	Yes	600
Garage	EW-006	2025	2750	W	Yes	2000
Roof Space over Ground Floor	EW-002	5645	800	S	Yes	690

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Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	204.5		No
IW-006	Brick	30.7	Glass fibre batt: R2.0	No
IW-007	Concrete blocks	11.3		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Foyer/Living/Dining /Kitchen/Open Plan/Media Room	Suspended Concrete floor with timber finished	73.0			
Foyer/Living/Dining /Kitchen/Ground	Suspended Concrete floor with timber finished	12.7			
Foyer/Living/Dining /Kitchen/Bath Downstair	Suspended Concrete floor with timber finished	6.7			
Foyer/Living/Dining /Kitchen/W.C	Suspended Concrete floor with timber finished	2.3			
Pantry/Open Plan/Media Room	Suspended Concrete floor with timber finished	4.5			
Pantry/Ground	Concrete floor with timber finished	1.7			
Laundry/Open Plan/Media Room	Suspended concrete floor with ceramic tile finished	5.9			Ceramic tile
Pwdr/Open Plan/Media Room	Suspended concrete floor with ceramic tile finished	2.3			Ceramic tile
Kids Zone/Ground	Concrete floor with timber finished	15.4			
Open Plan/Media Room/Ground	Concrete floor with timber finished	87.4			
Hall Landing/Foyer/Living/Dining/Kitchen	Framed flr with timber finished - PB ceiling under +R3.0	25.1		R3.0	Carpet underlay (felt)
Hall Landing/Kids Zone	Framed flr with timber finished - PB ceiling under +R3.0	4.2		R3.0	Carpet underlay (felt)
Hall Landing/Outdoor Air	Framed flr with timber finished - PB ceiling under +R3.0	2.7		R3.0	Carpet underlay (felt)
Master Suite/Foyer/Living/Dining/Kitchen	Framed flr with timber finished - PB ceiling under +R3.0	3.7		R3.0	Carpet underlay (felt)
Master Suite/Outdoor Air	Framed flr with timber finished - PB ceiling under +R3.0	9.6		R3.0	Carpet underlay (felt)
W.I.R/Foyer/Living/Dining/Kitchen	Framed flr with timber finished - PB ceiling under +R3.0	9.3		R3.0	Carpet underlay (felt)
W.I.R/Outdoor Air	Framed flr with timber finished - PB ceiling under +R3.0	3.2		R3.0	Carpet underlay (felt)
Ens./Outdoor Air	Frame flr with ceramic tiles + R3.0	7.9		R3.0	Ceramic tile
Bed 2/Kids Zone	Framed flr with timber finished - PB ceiling under +R3.0	0.5		R3.0	Carpet underlay (felt)
Bed 2/Outdoor Air	Framed flr with timber finished - PB ceiling under +R3.0	9.1		R3.0	Carpet underlay (felt)

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Bed 3/Kids Zone	Framed flr with timber finished - PB ceiling under +R3.0	0.7	R3.0	Carpet underlay (felt)
Bed 3/Outdoor Air	Framed flr with timber finished - PB ceiling under +R3.0	8.5	R3.0	Carpet underlay (felt)
Bed 4/Kids Zone	Framed flr with timber finished - PB ceiling under +R3.0	8.4	R3.0	Carpet underlay (felt)
Bed 4/Foyer/Living/Dining/Kitchen	Framed flr with timber finished - PB ceiling under +R3.0	4.6	R3.0	Carpet underlay (felt)
Bath/Foyer/Living/Dining/Kitchen	Frame flr with ceramic tiles + R3.0	8.4	R3.0	Ceramic tile
W.C/Ground	as_FLOR-B020 #1005 © 100mm Concrete Floor slab with ceramic tiles (no insul)	2.3		Ceramic tile
Bath Downstair/Ground	as_FLOR-B020 #1005 © 100mm Concrete Floor slab with ceramic tiles (no insul)	6.6		Ceramic tile
Garage/Ground	as_FLOR-B020 #1006 © 100mm Concrete Floor slab (no insul)	40.1		
Roof Space over Ground Floor/Pantry	10mm Plasterboard ceiling fixed to ceiling joists above + bulk insulation	6.2	R4.0	
Roof Space over Ground Floor/Laundry	10mm Plasterboard ceiling fixed to ceiling joists above + bulk insulation	5.8	R4.0	
Roof Space over Ground Floor/Pwdr	10mm Plasterboard ceiling fixed to ceiling joists above + bulk insulation	2.0	R4.0	
Roof Space over Ground Floor/Foyer/Living/Dining/Kitchen	10mm Plasterboard ceiling fixed to ceiling joists above + bulk insulation	20.0	R4.0	
Roof Space over Ground Floor/Garage	10mm Plasterboard ceiling fixed to ceiling joists above + bulk insulation	12.0	R4.0	

Ceiling type

Location	Construction	Added insulation	Roof space above
Hall Landing/Foyer/Living/Dining/Kitchen	Framed flr with timber finished - PB ceiling under +R3.0	R3.0	No
Master Suite/Foyer/Living/Dining/Kitchen	Framed flr with timber finished - PB ceiling under +R3.0	R3.0	No
W.I.R./Foyer/Living/Dining/Kitchen	Framed flr with timber finished - PB ceiling under +R3.0	R3.0	No
Bed 4/Foyer/Living/Dining/Kitchen	Framed flr with timber finished - PB ceiling under +R3.0	R3.0	No
Bath/Foyer/Living/Dining/Kitchen	Frame flr with ceramic tiles + R3.0	R3.0	No
Roof Space over Ground Floor/Foyer/Living/Dining/Kitchen	10mm Plasterboard ceiling fixed to ceiling joists above + R4.0 bulk insulation	R4.0	Yes

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Roof Space over Ground Floor/Pantry	10mm Plasterboard ceiling fixed to ceiling joists above + R4.0 bulk insulation	R4.0	Yes
Roof Space over Ground Floor/Laundry	10mm Plasterboard ceiling fixed to ceiling joists above + R4.0 bulk insulation	R4.0	Yes
Roof Space over Ground Floor/Pwdr	10mm Plasterboard ceiling fixed to ceiling joists above + R4.0 bulk insulation	R4.0	Yes
Hall Landing/Kids Zone	Framed flr with timber finished - PB ceiling under +R3.0	R3.0	No
Bed 2/Kids Zone	Framed flr with timber finished - PB ceiling under +R3.0	R3.0	No
Bed 3/Kids Zone	Framed flr with timber finished - PB ceiling under +R3.0	R3.0	No
Bed 4/Kids Zone	Framed flr with timber finished - PB ceiling under +R3.0	R3.0	No
Foyer/Living/Dining /Kitchen/Open Plan/Media Room	Suspended Concrete floor with timber finished		No
Pwdr/Open Plan/Media Room	Suspended concrete floor with ceramic tile finished		No
Laundry/Open Plan/Media Room	Suspended concrete floor with ceramic tile finished		No
Pantry/Open Plan/Media Room	Suspended Concrete floor with timber finished		No
Foyer/Living/Dining /Kitchen/W.C	Suspended Concrete floor with timber finished		No
Foyer/Living/Dining /Kitchen/Bath Downstair	Suspended Concrete floor with timber finished		No
Roof Space over Ground Floor/Garage	10mm Plasterboard ceiling fixed to ceiling joists above + R4.0 bulk insulation	R4.0	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Laundry	1	Ceiling exhaust fan	250	Sealed
Pwdr	1	Ceiling exhaust fan	250	Sealed
Ens.	1	Ceiling exhaust fan	250	Sealed
Bath	1	Ceiling exhaust fan	250	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Metal roof: timber frame hyspan LVL with R4.0	R4.0	Medium
Timber frame roof with garden	R4.0	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