

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004748232

Certificate Date: 09 Apr 2020

★ Star rating: 5.2



## Assessor details

Accreditation number: **20884**  
Name: **Zoltan Lipovski**  
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Declaration of interest: **None**  
Software: **BERS Pro v4.4.0.0 (3.21)**  
AAO: **ABSA**

## Overview

### Dwelling details

Street: **Unit 1, 8 Baz Retreat**  
Suburb: **Warriewood**  
State: **NSW** Postcode: **2102**  
Type: **New Dwelling** NCC Class: **1A**  
NatHERS climate zone: **56**  
Lot/DP number: **10/270907** Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Weatherboard Cavity Panel Direct Fix Corrugated Iron Waffle pod slab 300 mm**  
Insulation: **R2.0 wall insulation R6.0 ceiling insulation No floor insulation**  
Glazing: **ATB-003-03 B AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear**

### Net floor area (m<sup>2</sup>)

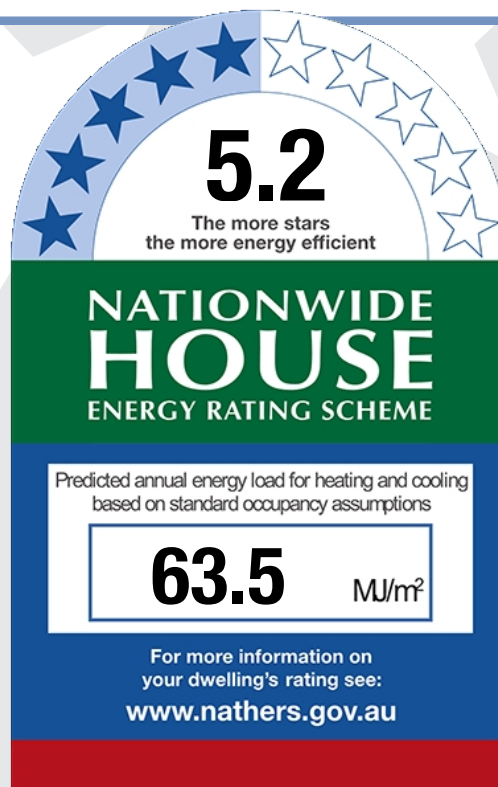
Conditioned: **90.0**  
Unconditioned: **26.0**  
Garage: **20.0**  
TOTAL: **116.0**

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: **37.6**  
Cooling: **25.9**  
TOTAL: **63.5**

### Plan documents

Plan ref/date: **Job No. - Site, Floor Plans, Elevations, Sections**  
Prepared by: **DKO Architecture**



### 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

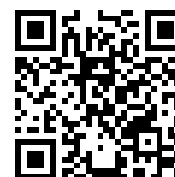
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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-002-04 A	ALM-002-04 A Aluminium B SG Low Solar Gain Low-E	5.6	0.41
ATB-004-04 B	ATB-004-04 B AI Thermally Broken B DG Air Fill Low Solar Gain low-E -Clear	3.1	0.27
ATB-003-04 B	ATB-003-04 B AI Thermally Broken A DG Air Fill Low Solar Gain low-E -Clear	3.1	0.27
ATB-004-03 B	ATB-004-03 B AI Thermally Broken B DG Air Fill High Solar Gain low-E -Clear	3.1	0.49
ATB-003-03 B	ATB-003-03 B AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-04 A	n/a	2400	1010	SW	No Shading
Kitchen/Living	ATB-004-04 B	n/a	2370	2400	SW	No Shading
Kitchen/Living	ATB-004-04 B	n/a	850	2439	SW	No Shading
Kitchen/Living	ATB-004-04 B	n/a	850	900	SW	No Shading
Kitchen/Living	ALM-002-04 A	n/a	2400	1010	NW	No Shading
Kitchen/Living	ATB-003-04 B	n/a	2315	910	NW	No Shading
Kitchen/Living	ALM-002-04 A	n/a	2400	1010	NW	No Shading
Kitchen/Living	ATB-004-03 B	n/a	850	6300	NW	No Shading
Kitchen/Living	ATB-004-03 B	n/a	2340	600	NE	No Shading
Bedroom 1	ATB-003-03 B	n/a	1543	850	NW	No Shading
Bedroom 1	ATB-003-03 B	n/a	1543	2480	NE	No Shading
Bedroom 2	ATB-003-03 B	n/a	1543	2480	NW	No Shading
Bedroom 3	ATB-003-03 B	n/a	1543	2480	SW	No Shading
Ensuite	ALM-001-01 A	n/a	1543	850	NE	No Shading
Bath	ALM-001-01 A	n/a	1543	850	SW	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 (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

### External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Anti-glare foil with bulk no gap R2	Yes
EW-2	Weatherboard Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2	Yes

### External wall schedule

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## Building features continued

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	1100	3750	SE	No	0
Kitchen/Living	EW-1	1700	3750	SW	No	0
Kitchen/Living	EW-2	3400	3750	SW	No	0
Kitchen/Living	EW-2	6295	3750	NW	No	0
Garage	EW-2	6795	2550	NW	No	0
Garage	EW-2	2995	2550	NE	No	1100
Kitchen/Living	EW-2	2095	2550	NE	No	1100
Bedroom 1	EW-2	3895	2550	NW	No	0
Bedroom 1	EW-2	2995	2550	NE	No	0
Bedroom 2	EW-2	3690	2550	NW	No	0
Bedroom 3	EW-2	2995	2550	SW	No	0
Bedroom 3	EW-2	3595	2550	NW	No	0
Ensuite	EW-2	2095	2550	NE	No	0
Bath	EW-2	1000	2550	SE	No	0
Bath	EW-2	2095	2550	SW	No	0

## Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	38.0	Bulk Insulation, No Air Gap R1.5	No
IW-2 - Shaft liner party wall with plaster	65.0	Bulk Insulation both sides of shaft liner R2	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	78.0	No insulation	No

## Floors

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Waffle pod slab 300 mm 100mm	31.2	None	Waffle Pod 300mm	Cork Tiles or Parquetry 8mm
Garage	Waffle pod slab 300 mm 100mm	20.0	None	Waffle Pod 300mm	Bare
Kitchen/Living	Waffle pod slab 300 mm 100mm	10.8	None	Waffle Pod 300mm	Cork Tiles or Parquetry 8mm
Powder	Waffle pod slab 300 mm 100mm	2.0	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Laundry	Waffle pod slab 300 mm 100mm	1.2	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Bedroom 1/Garage	Timber Above Plasterboard 19mm	8.1		No Insulation	Carpet 10mm
Bedroom 1/Kitchen/Living	Timber Above Plasterboard 19mm	1.8		No Insulation	Carpet 10mm
Bedroom 1	Suspended Timber Floor 19mm	3.2	Open	Bulk Insulation, Gap to Floor R3.5	Carpet 10mm
Bedroom 2/Garage	Timber Above Plasterboard	10.7		No Insulation	Carpet 10mm

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	19mm				
Bedroom 3/Kitchen/Living	Timber Above Plasterboard 19mm	9.6		No Insulation	Carpet 10mm
Bedroom 3/Garage	Timber Above Plasterboard 19mm	0.9		No Insulation	Carpet 10mm
Ensuite/Kitchen/Living	Timber Above Plasterboard 19mm	2.2		No Insulation	Carpet 10mm
Ensuite	Suspended Timber Floor 19mm	2.2	Open	Bulk Insulation, Gap to Floor R3.5	Ceramic Tiles 8mm
Corridor Upper/Kitchen/Living	Timber Above Plasterboard 19mm	2.1		No Insulation	Carpet 10mm
Corridor Upper/Kitchen/Living	Timber Above Plasterboard 19mm	6.7		No Insulation	Carpet 10mm
Corridor Upper/Powder	Timber Above Plasterboard 19mm	2.1		No Insulation	Carpet 10mm
Bath/Kitchen/Living	Timber Above Plasterboard 19mm	4.1		No Insulation	Ceramic Tiles 8mm
Bath/Laundry	Timber Above Plasterboard 19mm	1.1		No Insulation	Ceramic Tiles 8mm

## Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Plasterboard	Bulk Insulation R6	Yes
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Garage	Timber Above Plasterboard	No Insulation	No
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Powder	Timber Above Plasterboard	No Insulation	No
Laundry	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Plasterboard	Bulk Insulation R6	Yes
Bedroom 2	Plasterboard	Bulk Insulation R6	Yes
Bedroom 3	Plasterboard	Bulk Insulation R6	Yes
Ensuite	Plasterboard	Bulk Insulation R6	Yes
Corridor Upper	Plasterboard	Bulk Insulation R6	Yes
Bath	Plasterboard	Bulk Insulation R6	Yes

## Ceiling penetrations

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

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### Ceiling fans

Location	Number	Diameter (mm)
None Present		

### Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Foil, No Gap, Reflective Side Down, Anti-glare Up	Medium
Corrugated Iron	Foil, No Gap, Reflective Side Down, Anti-glare Up	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](http://www.nathers.gov.au)

For more information on energy efficient design and insulation visit [www.yourhome.gov.au](http://www.yourhome.gov.au)