

# Nationwide House Energy Rating Scheme\* Certificate



Certificate number: **0002389559-01**

Certificate Date: **08 Feb 2018**

★ Star rating: **5.9**

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 v4.3.0.2b (3.13)**

AAO: **BDAV**

## Overview

### Dwelling details

Street: **Unit 8.2, 79 Cabbage Tree Road**

Suburb: **Bayview**

State: **NSW**

Postcode: **2104**

Type: **New Dwelling**

NCC Class: **1A**

NatHERS

climate zone: **56**

Lot/DP

number: **20/632081**

Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Fibro Cavity Panel Direct Fix  
Corrugated Iron  
Concrete Slab, Unit Below**

Insulation: **R2.0 wall insulation  
R3.5 ceiling insulation**

**No floor insulation**

Glazing: **BRD-001-01 A ESS Sliding Window  
(52mm) SG 3Clr**

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

Conditioned: **112.0**

Unconditioned: **31.0**

Garage: **23.0**

TOTAL: **143.0**

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

Heating: **35.2**

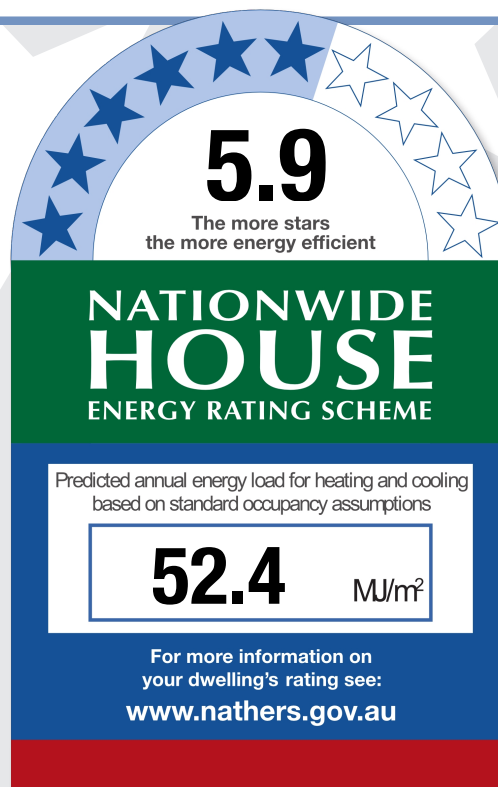
Cooling: **17.2**

TOTAL: **52.4**

### Plan documents

Plan ref/date: **Lot 20, 79 Cabbage Tree Road**

Prepared by: **IW**



### 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
BRD-001-01 A	BRD-001-01 A ESS Sliding Window (52mm) SG 3Clr	6.4	0.76
BRD-041-01 A	BRD-041-01 A SIG Fixed Lite Externally Glazed (125mm) SG 4Clr	6.2	0.74
BRD-063-01 A	BRD-063-01 A SIG Fixed Lite (67mm) SG 4Clr	6.0	0.78
BRD-033-01 A	BRD-033-01 A ESS Sliding Door (80mm) SG 4Clr	6.2	0.74

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	BRD-001-01 A	n/a	1350	1800	S	No Shading
Ensuite 1	BRD-041-01 A	n/a	900	900	S	No Shading
Bath	BRD-041-01 A	n/a	900	900	N	No Shading
Bedroom 2	BRD-001-01 A	n/a	1350	1800	N	No Shading
Kitchen/Living	BRD-041-01 A	n/a	1350	900	E	No Shading
Kitchen/Living	BRD-001-01 A	n/a	1350	1800	S	No Shading
Kitchen/Living	BRD-063-01 A	n/a	500	12300	N	No Shading
Lounge	BRD-033-01 A	n/a	2400	3000	S	No Shading
Entry/Dining	BRD-063-01 A	n/a	2400	600	N	No Shading
Entry/Dining	BRD-063-01 A	n/a	2400	600	N	No Shading
Entry/Dining	BRD-001-01 A	n/a	1350	1800	E	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	Fibro Cavity Panel Direct Fix	No insulation	No
EW-2	Brick Veneer	No insulation	No
EW-3	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R2	Yes
EW-4	Brick Veneer	Bulk Insulation R2	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Garage 1	EW-1	3700	1055	N	No	0
Garage 1	EW-2	3700	1605	N	No	600
Garage 1	EW-1	1895	1055	E	No	0
Garage 1	EW-2	1895	1605	E	No	11200
Bedroom 1	EW-3	600	2661	E	No	11200
Bedroom 1	EW-3	1400	1055	E	No	0

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Bedroom 1	EW-4	1400	1605	E	No	600
Bedroom 1	EW-3	3700	1055	S	No	0
Bedroom 1	EW-4	3700	1605	S	No	600
Ensuite 1	EW-3	1895	2660	S	No	600
Ensuite 1	EW-3	595	1055	S	No	0
Ensuite 1	EW-4	595	1606	S	No	2600
Bath	EW-3	1990	1055	N	No	0
Bath	EW-4	1990	1605	N	No	2500
Bedroom 2	EW-3	4490	1055	N	No	0
Bedroom 2	EW-4	4490	1605	N	No	2500
Kitchen/Living	EW-3	2190	2660	E	No	600
Kitchen/Living	EW-4	2305	1605	S	No	5600
Kitchen/Living	EW-3	195	2661	S	No	2600
Kitchen/Living	EW-3	3795	1055	S	No	0
Kitchen/Living	EW-4	3795	1605	S	No	600
Lounge	EW-3	2995	1055	E	No	0
Lounge	EW-4	2995	1605	E	No	600
Lounge	EW-3	4095	1055	S	No	0
Lounge	EW-4	4095	1605	S	No	2600
Entry/Dining	EW-3	4095	1055	N	No	0
Entry/Dining	EW-4	4095	1605	N	No	2500
Entry/Dining	EW-3	4095	1055	E	No	0
Entry/Dining	EW-4	4095	1605	E	No	600

## Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	120.0	No insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	23.0	Bulk Insulation, No Air Gap R2	No
IW-3 - Cavity brick, plasterboard	36.0	No Insulation	No

## Floors

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Garage 1	Concrete Slab, Unit Below 150mm	16.0	None	No Insulation	Bare
Garage 1	Waffle pod slab 175 mm 100mm	6.9	None	Waffle Pod 175mm	Bare
Bedroom 1	Concrete Slab, Unit Below 150mm	22.4	None	No Insulation	Carpet 10mm
Ensuite 1	Concrete Slab, Unit Below 150mm	6.6	None	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 150mm	7.7	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	17.2	None	No Insulation	Carpet 10mm

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Corridor	Concrete Slab, Unit Below 150mm	7.9	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	31.1	None	No Insulation	Ceramic Tiles 8mm
Lounge	Suspended Concrete Slab 150mm	9.8	Open	No Insulation	Ceramic Tiles 8mm
Entry/Dining	Concrete Slab, Unit Below 150mm	17.1	None	No Insulation	Ceramic Tiles 8mm

## Ceiling type

Location	Construction	Added insulation	Roof space above
Garage 1	Plasterboard	No insulation	Yes
Garage 1	Plasterboard	No insulation	Yes
Bedroom 1	Plasterboard	Bulk Insulation R3.5	Yes
Ensuite 1	Plasterboard	Bulk Insulation R3.5	Yes
Bath	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R3.5	Yes
Corridor	Plasterboard	Bulk Insulation R3.5	Yes
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	Yes
Lounge	Plasterboard	Bulk Insulation R3.5	Yes
Entry/Dining	Plasterboard	Bulk Insulation R3.5	Yes

## 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 R1.3	Medium
Corrugated Iron	Bulk, Reflective	Medium

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## Building features continued

Side Down, Anti-glare Up R1.3

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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)