

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 968521S




This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Wednesday, 24 October 2018

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	10 Courtley Rd, Beacon Hill	
Street address	10 Courtley Road Beacon Hill 2100	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 238331	
Lot no.	7	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 51	Target 50

Certificate Prepared by
Name / Company Name: Planning Approvals
ABN (if applicable): 21108969624

Description of project

Project address

Project name	10 Courtley Rd, Beacon Hill
Street address	10 Courtley Road Beacon Hill 2100
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 238331
Lot no.	7
Section no.	-

Project type

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No. of bedrooms	5

Site details

Site area (m ²)	557
Roof area (m ²)	273
Conditioned floor area (m2)	292.9
Unconditioned floor area (m2)	6.4
Total area of garden and lawn (m2)	271

Assessor details and thermal loads

Assessor number	BDAV/15/1685
Certificate number	0003282407
Climate zone	56
Area adjusted cooling load (MJ/m ² .year)	20
Area adjusted heating load (MJ/m ² .year)	37

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Schedule of BASIX commitments




















The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 273 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> all toilets in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓ ✓	✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
<ul style="list-style-type: none"> at least 5 of the bedrooms / study; dedicated 		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • at least 5 of the living / dining rooms; dedicated • the kitchen; dedicated • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 		    	    
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.			
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			
The applicant must install a fixed outdoor clothes drying line as part of the development.			
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0003282407

Certificate Date: 24 Oct 2018

★ Star rating: 5.6



Assessor details

Accreditation number: **VIC/BDAV/15/1685**
Name: **Jeremy Moy**
Organisation: **Planning Approvals**
Email: **jeremy@planningapprovals.net.au**
Phone: **0295214310**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**
AAO: **BDAV**

Overview

Dwelling details

Street: **10 Courtley Road**
Suburb: **Beacon Hill**
State: **NSW** Postcode: **2100**
Type: **New** NCC Class: **1a**
NatHERS climate zone: **56**
Lot/DP number: **Lot 7 DP 238331** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick wall/Plasterboard**
Concrete tile roof
Slab
Insulation: **R1.5 wall insulation**
R2.5 ceiling insulation
Floor (uninsulated)
Glazing: **Aluminium A SG Clear**

Net floor area (m²)

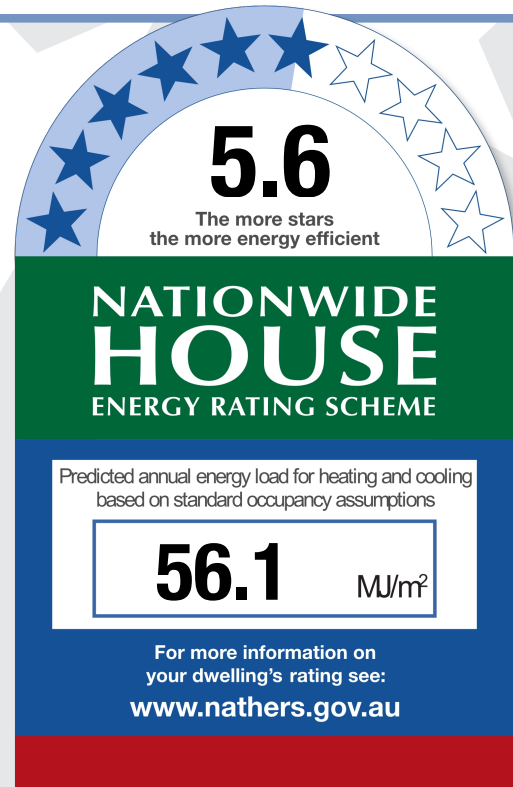
Conditioned: **292.9**
Unconditioned: **41.8**
Garage: **35.4**
TOTAL: **334.7**

Annual thermal performance loads (MJ/m²)

Heating: **36.6**
Cooling: **19.4**
TOTAL: **56.1**

Plan documents

Plan ref/date: **NIL53618**
Prepared by: **Charleston Homes**



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: **No Ceiling Penetration Downlights**

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **5.6**
+10% SHGC **5.7**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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-001-01 A	DEFAULTS: Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	DEFAULTS: Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Guest Bed	ALM-002-01 A	1	2040	700	S	None
Guest Bed	ALM-002-01 A	3	2040	700	S	None
Guest Bed	ALM-001-01 A	2	2040	1440	S	None
Guest Bed	ALM-001-01 A	17	600	2400	E	None
Ldy / WC	ALM-001-01 A	4	2040	720	S	None
Kitchen / Family / Pty	ALM-001-01 A	5	1800	2100	S	None
Kitchen / Family / Pty	ALM-002-01 A	6	2100	3500	S	None
Dining / Living	ALM-002-01 A	7	2340	700	W	None
Dining / Living	ALM-002-01 A	9	2340	700	W	None
Dining / Living	ALM-001-01 A	8	2340	1640	W	None
Dining / Living	ALM-001-01 A	10	2400	600	W	None
Dining / Living	ALM-001-01 A	11	2400	600	W	None
Dining / Living	ALM-001-01 A	12	2700	1800	N	None
Study	ALM-001-01 A	14	1800	1400	N	None
Ens 1	ALM-001-01 A	16	1200	1400	E	None
Bed 3	ALM-001-01 A	25	1200	2700	E	None
Ens 4	ALM-001-01 A	18	900	900	S	None
Bed 4	ALM-001-01 A	19	1200	2400	S	None
Ens 3	ALM-001-01 A	20	1800	1400	N	None
Bed 1	ALM-001-01 A	21	1800	1400	N	None
Bed 1	ALM-002-01 A	22	2400	1800	E	None
Bed 2	ALM-001-01 A	23	1200	1800	E	None
Ens 2	ALM-001-01 A	24	600	2200	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-002	Plasterboard	Glass fibre batt: R1.5	No
EW-003	Fibre-cement sheet/Plasterboard	Glass fibre batt: R1.5	No

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Building features continued

EW-012 Brick wall No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Guest Bed	EW-002	3620	2750	S	Yes	400
Guest Bed	EW-002	5700	2750	E	Yes	400
Ldy / WC	EW-002	1400	2750	E	No	
Ldy / WC	EW-002	2000	2750	S	No	
Kitchen / Family / Pty	EW-002	8700	2750	S	No	
Kitchen / Family / Pty	EW-002	430	2750	W	No	
Dining / Living	EW-002	3450	4400	S	Yes	400
Dining / Living	EW-002	8600	4400	W	Yes	400
Dining / Living	EW-002	1500	4400	W	Yes	400
Dining / Living	EW-002	1920	4400	W	No	
Dining / Living	EW-002	4000	4400	N	Yes	400
Entry	EW-002	2150	2750	N	Yes	2800
Study	EW-002	1420	2750	W	Yes	2900
Study	EW-002	2950	2750	N	No	
Garage	EW-012	1850	3860	W	Yes	400
Garage	EW-012	6150	3860	N	Yes	400
Garage	EW-012	6260	3860	E	Yes	400
Ens 1	EW-002	1880	2750	N	Yes	400
Ens 1	EW-002	2350	2750	E	Yes	400
Bed 3	EW-002	5450	2750	S	Yes	400
Bed 3	EW-002	3650	2750	E	Yes	400
Ens 4	EW-002	1550	2750	S	Yes	400
Bed 4	EW-002	5300	2750	S	Yes	400
Bed 4	EW-003	700	1500	W	No	
Gallery	EW-003	1300	1500	W	No	
Gallery	EW-002	2200	2750	N	Yes	400
Ens 3	EW-002	1420	2750	W	Yes	400
Ens 3	EW-002	3300	2750	N	Yes	400
Bed 1	EW-002	900	2750	W	Yes	400
Bed 1	EW-002	720	2750	N	Yes	400
Bed 1	EW-002	720	2750	N	Yes	400
Bed 1	EW-002	600	2750	W	Yes	400
Bed 1	EW-002	600	2750	E	Yes	400
Bed 1	EW-002	2880	2750	N	Yes	400
Bed 1	EW-002	5300	2750	E	Yes	400
Bed 2	EW-002	3000	2750	E	Yes	400
Ens 2	EW-002	2700	2750	E	Yes	400

Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
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Building features continued

IW-001	Plasterboard	328.0		No
IW-003	Plasterboard	39.8	Glass fibre batt: R1.5	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Guest Bed/Ground	Concrete Slab 100 mm: carpet/bare	19.9			Carpet 10 + felt underlay 10
Ldy / WC/Ground	Concrete Slab 100 mm: ceramic tiles/bare	6.4			Ceramic tile
Kitchen / Family / Pty/Ground	Concrete Slab 100 mm: ceramic tiles/bare	48.1			Ceramic tile
Dining / Living/Ground	Concrete Slab 100 mm: ceramic tiles/bare	45.1			Ceramic tile
Entry/Ground	Concrete Slab 100 mm: ceramic tiles/bare	13.0			Ceramic tile
Study/Ground	Concrete Slab 100 mm: ceramic tiles/bare	13.2			Ceramic tile
Hall / Pwd/Ground	Concrete Slab 100 mm: ceramic tiles/bare	21.9			Ceramic tile
Garage/Ground	Concrete Slab 100 mm: bare/bare	35.4			
Ens 1/Ground	Concrete Slab 100 mm: ceramic tiles/bare	7.5			Ceramic tile
Bed 3/Ldy / WC	Timber (hardwood): carpet/air gap/plasterboard	6.0			Carpet 10 + felt underlay 10
Bed 3/Kitchen / Family / Pty	Timber (hardwood): carpet/air gap/plasterboard	11.5			Carpet 10 + felt underlay 10
Ens 4/Kitchen / Family / Pty	Timber (hardwood): ceramic tiles/air gap/plasterboard	4.1			Ceramic tile
Bed 4/Kitchen / Family / Pty	Timber (hardwood): carpet/air gap/plasterboard	16.3			Carpet 10 + felt underlay 10
Gallery/Entry	Timber (hardwood): carpet/air gap/plasterboard	13.0			Carpet 10 + felt underlay 10
Gallery/Dining / Living	Timber (hardwood): carpet/air gap/plasterboard	3.0			Carpet 10 + felt underlay 10
Gallery/Hall / Pwd	Timber (hardwood): carpet/air gap/plasterboard	11.9			Carpet 10 + felt underlay 10
Gallery/Kitchen / Family / Pty	Timber (hardwood): carpet/air gap/plasterboard	4.5			Carpet 10 + felt underlay 10
Ens 3/Study	Timber (hardwood): ceramic tiles/air gap/plasterboard	9.9			Ceramic tile
Bed 1/Study	Timber (hardwood): carpet/air gap/plasterboard	3.3			Carpet 10 + felt underlay 10
Bed 1/Garage	Timber (hardwood): carpet/air gap/plasterboard	21.9			Carpet 10 + felt underlay 10
Bed 2/Ens 1	Timber (hardwood): carpet/air gap/plasterboard	1.3			Carpet 10 + felt underlay 10
Bed 2/Hall / Pwd	Timber (hardwood): carpet/air gap/plasterboard	10.0			Carpet 10 + felt underlay 10
Bed 2/Kitchen / Family / Pty	Timber (hardwood): carpet/air gap/plasterboard	0.3			Carpet 10 + felt underlay 10
Ens 2/Ldy / WC	Timber (hardwood): ceramic	0.4			Ceramic tile

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Building features continued

	tiles/air gap/plasterboard		
Ens 2/Kitchen / Family / Pty	Timber (hardwood): ceramic tiles/air gap/plasterboard	9.7	Ceramic tile
GF Roof Space 1/Dining / Living	Plasterboard 13 mm + R2.5 bulk insulation	41.7	R2.5
GF Roof Space 2/Garage	Plasterboard 13 mm	4.7	
GF Roof Space 3/Guest Bed	Plasterboard 13 mm + R2.5 bulk insulation	19.9	R2.5
GF Roof Space 3/Ens 1	Plasterboard 13 mm + R2.5 bulk insulation	6.2	R2.5
GF Roof Space 3/Garage	Plasterboard 13 mm	1.9	
FF Roof Space/Bed 3	Plasterboard 13 mm + R2.5 bulk insulation	17.5	R2.5
FF Roof Space/Ens 4	Plasterboard 13 mm + R2.5 bulk insulation	4.1	R2.5
FF Roof Space/Bed 4	Plasterboard 13 mm + R2.5 bulk insulation	16.3	R2.5
FF Roof Space/Gallery	Plasterboard 13 mm + R2.5 bulk insulation	32.4	R2.5
FF Roof Space/Ens 3	Plasterboard 13 mm + R2.5 bulk insulation	9.9	R2.5
FF Roof Space/Bed 1	Plasterboard 13 mm + R2.5 bulk insulation	25.2	R2.5
FF Roof Space/Bed 2	Plasterboard 13 mm + R2.5 bulk insulation	11.6	R2.5
FF Roof Space/Ens 2	Plasterboard 13 mm + R2.5 bulk insulation	10.1	R2.5

Ceiling type

Location	Construction	Added insulation	Roof space above
GF Roof Space 3/Guest Bed	Plasterboard 13 mm + R2.5 bulk insulation	R2.5	Yes
Bed 3/Ldy / WC	Timber (hardwood): carpet/air gap/plasterboard		No
Ens 2/Ldy / WC	Timber (hardwood): ceramic tiles/air gap/plasterboard		No
Bed 3/Kitchen / Family / Pty	Timber (hardwood): carpet/air gap/plasterboard		No
Ens 4/Kitchen / Family / Pty	Timber (hardwood): ceramic tiles/air gap/plasterboard		No
Bed 4/Kitchen / Family / Pty	Timber (hardwood): carpet/air gap/plasterboard		No
Gallery/Kitchen / Family / Pty	Timber (hardwood): carpet/air gap/plasterboard		No
Bed 2/Kitchen / Family / Pty	Timber (hardwood): carpet/air gap/plasterboard		No
Ens 2/Kitchen / Family / Pty	Timber (hardwood): ceramic tiles/air gap/plasterboard		No
GF Roof Space 1/Dining / Living	Plasterboard 13 mm + R2.5 bulk insulation	R2.5	Yes
Gallery/Dining / Living	Timber (hardwood): carpet/air gap/plasterboard		No

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Building features continued

Gallery/Entry	Timber (hardwood): carpet/air gap/plasterboard	No
Ens 3/Study	Timber (hardwood): ceramic tiles/air gap/plasterboard	No
Bed 1/Study	Timber (hardwood): carpet/air gap/plasterboard	No
Gallery/Hall / Pwd	Timber (hardwood): carpet/air gap/plasterboard	No
Bed 2/Hall / Pwd	Timber (hardwood): carpet/air gap/plasterboard	No
GF Roof Space 2/Garage	Plasterboard 13 mm	Yes
GF Roof Space 3/Garage	Plasterboard 13 mm	Yes
Bed 1/Garage	Timber (hardwood): carpet/air gap/plasterboard	No
GF Roof Space 3/Ens 1	Plasterboard 13 mm + R2.5 bulk insulation	R2.5 Yes
Bed 2/Ens 1	Timber (hardwood): carpet/air gap/plasterboard	No
FF Roof Space/Bed 3	Plasterboard 13 mm + R2.5 bulk insulation	R2.5 Yes
FF Roof Space/Ens 4	Plasterboard 13 mm + R2.5 bulk insulation	R2.5 Yes
FF Roof Space/Bed 4	Plasterboard 13 mm + R2.5 bulk insulation	R2.5 Yes
FF Roof Space/Gallery	Plasterboard 13 mm + R2.5 bulk insulation	R2.5 Yes
FF Roof Space/Ens 3	Plasterboard 13 mm + R2.5 bulk insulation	R2.5 Yes
FF Roof Space/Bed 1	Plasterboard 13 mm + R2.5 bulk insulation	R2.5 Yes
FF Roof Space/Bed 2	Plasterboard 13 mm + R2.5 bulk insulation	R2.5 Yes
FF Roof Space/Ens 2	Plasterboard 13 mm + R2.5 bulk insulation	R2.5 Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Ldy / WC	1	Ceiling exhaust fan	200	Sealed
Hall / Pwd	1	Ceiling exhaust fan	200	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Tiles + Sarking		Medium
Concrete Terrace		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

For more information on energy efficient design and insulation visit www.yourhome.gov.au