

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004455663-01**

Certificate Date: **13 Dec 2019**

★ Star rating: **5.1**

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/12/1469**

Name: **Craig Crowther**

Organisation: **Insight Energy**

Email: **info@insightenergy.com.au**

Phone: **02 8188 6777**

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: **Unit 27, 27 Alan Avenue**

Suburb: **SEAFORTH**

State: **NSW**

Postcode: **2092**

Type: **New Dwelling**

NCC Class: **1A**

Lot/DP

number: **81/4889**

NatHERS

climate zone: **56**

Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Reverse Brick Veneer**

Corrugated Iron

Concrete Slab on Ground

Insulation:

R2.5 wall insulation

R4.0 ceiling insulation

No floor insulation

Glazing:

ALM-002-03 A Aluminium B SG High

Solar Gain Low-E

Net floor area (m²)

Conditioned: **281.0**

Unconditioned: **131.0**

Garage: **75.0**

TOTAL: **412.0**

Annual thermal performance loads (MJ/m²)

Heating: **39.2**

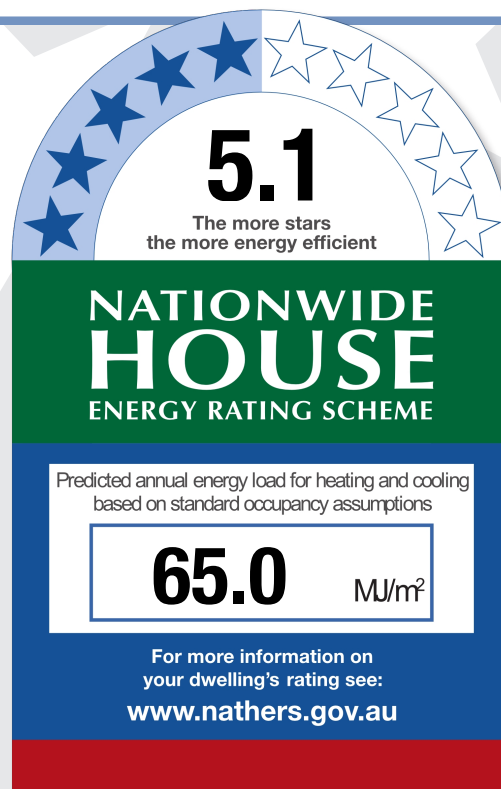
Cooling: **25.8**

TOTAL: **65.0**

Plan documents

Plan ref/date: **Ref Alan DA, Issue A dated 2.09.19 Consultants**

Prepared by: **Nick Bell Architects**



Ceiling penetrations

(see following pages for details)

Sealed: **70**

Unsealed: **0**

TOTAL:** **70**

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: **LED**

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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004455663-01**

Certificate Date:

13 Dec 2019

★ Star rating:

5.1



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
TIM-002-03 W	TIM-002-03 W Timber B SG High Solar Gain Low-E	4.3	0.50
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53
TIM-001-03 W	TIM-001-03 W Timber A SG High Solar Gain Low-E	4.3	0.42

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Family Room	TIM-002-03 W	n/a	2395	3750	NW	No Shading
Bath	ALM-001-03 A	n/a	2145	900	NE	No Shading
Bath	ALM-002-03 A	n/a	600	1800	NE	No Shading
Bath	ALM-002-03 A	n/a	600	900	NE	No Shading
Laundry	ALM-002-03 A	n/a	1475	1000	SW	No Shading
Bed 5	ALM-002-03 A	n/a	1695	1050	SE	No Shading
Bed 5	ALM-001-03 A	n/a	600	2700	SW	No Shading
Pantry	ALM-002-03 A	n/a	700	2800	SW	No Shading
Entry Hall	ALM-004-03 A	n/a	2495	1750	SE	Vertical Vegetation
Entry Hall	ALM-004-03 A	n/a	2495	3500	NE	Vertical Vegetation
Kitchen/Living	ALM-002-03 A	n/a	2845	1100	NE	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2845	1100	NE	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2795	5510	SE	Horizontal Louvres, Horizontal Blades
Kitchen/Living	ALM-002-03 A	n/a	2845	940	SE	No Shading
Kitchen/Living	ALM-002-03 A	n/a	700	3500	SW	No Shading
Kitchen/Living	ALM-002-03 A	n/a	1250	3000	SW	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2495	950	NW	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2495	1750	NW	Vertical Vegetation
Bed 3	TIM-001-03 W	n/a	1330	3400	SE	No Shading
Bed 3	TIM-001-03 W	n/a	1330	1000	NE	No Shading
Bed 4	TIM-001-03 W	n/a	1330	3400	SE	No Shading
Bed 4	TIM-001-03 W	n/a	1330	1000	SW	No Shading
Bath 2	ALM-002-03 A	n/a	600	1000	SW	No Shading
Bath 2	ALM-002-03 A	n/a	600	1000	SW	No Shading
Bath 2	ALM-002-03 A	n/a	1450	1000	NW	No Shading
Void 2	TIM-002-03 W	n/a	1450	1750	NW	No Shading
Void 2	TIM-002-03 W	n/a	1450	1700	NE	No Shading
Void 2	TIM-002-03 W	n/a	500	1900	NW	No Shading
Void 2	TIM-002-03 W	n/a	500	2750	NW	No Shading
Void 2	TIM-002-03 W	n/a	500	4350	NE	No Shading
Bed 2	ALM-002-03 A	n/a	1450	1000	SE	No Shading
Bed 2	ALM-001-03 A	n/a	600	2700	SW	No Shading
Ensuite	ALM-002-03 A	n/a	600	1800	SW	No Shading
Bed 1	ALM-004-03 A	n/a	2500	5450	NW	No Shading
Bed 1	ALM-002-03 A	n/a	500	1717	NW	No Shading

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004455663-01**

Certificate Date:

13 Dec 2019

★ Star rating:

5.1



Building features continued

Bed 1	ALM-002-03 A	n/a	500	1717	NW	No Shading
Bed 1	ALM-002-03 A	n/a	500	1717	NW	No Shading
Bed 1	ALM-002-03 A	n/a	500	4100	SW	No Shading
Bed 1	ALM-002-03 A	n/a	500	4100	NE	No Shading
Bed 1	ALM-002-03 A	n/a	500	1200	NE	No Shading
WIR	ALM-002-03 A	n/a	500	1200	SW	No Shading
Void 1	ALM-002-03 A	n/a	2100	1600	NW	No Shading
Stair Void FF	ALM-002-03 A	n/a	600	4500	NE	No Shading
Stair Void FF	TIM-002-03 W	n/a	1450	1750	SE	No Shading
Hallway FF	TIM-002-03 W	n/a	1450	3500	NE	Awning
Hallway FF	ALM-002-03 A	n/a	1450	1700	SW	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-008a	Double-glazed clear, Timber and Aluminium Frame	0.0	0.00

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
Dressing Rm	GEN-04-008a	1	0.6	NE	None	No
Dressing Rm	GEN-04-008a	2	0.6	NE	None	No

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Concrete Block	No insulation	No
EW-2	Reverse Brick Veneer	Foil reflective both sides of the Bulk Insulation R2.5	Yes
EW-3	EPS Cavity Panel Direct Fix	Foil reflective both sides of the Bulk Insulation R2.5	Yes
EW-4	Stone, lined	Foil reflective both sides of the Bulk Insulation R2.5	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Tanks/Plant	EW-1	6045	2600	SE	No	100
Tanks/Plant	EW-1	4545	2600	SW	No	100
Garage	EW-1	6145	2600	SW	No	100
Garage	EW-1	7100	2600	NW	No	3100
Garage	EW-1	2000	2600	NE	No	100
Garage	EW-1	4145	2600	NE	No	100
Garage Stairs	EW-1	4545	2600	NE	No	100
Garage Stairs	EW-1	945	2600	SE	No	100
Family Room	EW-2	4995	2745	SW	No	100
Family Room	EW-2	4200	2745	NW	No	1650
Family Room	EW-2	800	2745	NE	No	3275

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004455663-01**

Certificate Date:

13 Dec 2019

★ Star rating:

5.1



Building features continued

Bath	EW-2	3890	2745	NE	No	150
Laundry	EW-2	2490	2745	SW	No	100
Bed 5	EW-2	2000	2745	SE	No	100
Bed 5	EW-2	4695	2745	SW	No	100
Pantry	EW-2	3690	2745	SW	No	100
Entry Hall	EW-2	2795	2745	NE	No	175
Entry Hall	EW-2	1095	2745	NE	No	100
Entry Hall	EW-2	1900	2745	SE	No	400
Entry Hall	EW-3	3695	2745	NE	No	100
Entry Hall	EW-2	3095	2980	NW	No	2450
Stairs to Garag	EW-2	3590	2745	NE	No	125
Kitchen/Living	EW-3	5800	2845	NE	No	100
Kitchen/Living	EW-4	3000	2845	NE	No	100
Kitchen/Living	EW-3	1100	2845	NE	No	100
Kitchen/Living	EW-3	7400	2845	SE	No	800
Kitchen/Living	EW-3	9900	2845	SW	No	100
Kitchen/Living	EW-3	2000	2845	NW	No	100
Kitchen/Living	EW-3	2000	2845	NW	No	400
Bed 3	EW-2	3595	2700	SE	No	800
Bed 3	EW-2	5495	2700	NE	No	100
Bed 4	EW-2	3795	2700	SE	No	800
Bed 4	EW-2	4895	2700	SW	No	100
Bath 2	EW-2	4995	2700	SW	No	100
Bath 2	EW-2	2000	2700	NW	No	100
Void 2	EW-2	2000	2850	NW	No	500
Void 2	EW-2	4395	2700	NE	No	100
Bed 2	EW-3	2000	2700	SE	No	100
Bed 2	EW-3	4195	2850	SW	No	100
Ensuite	EW-3	1790	2700	SW	No	100
Bed 1	EW-3	3695	2700	SW	No	300
Bed 1	EW-3	5600	2700	NW	No	1325
Bed 1	EW-3	800	2700	NE	No	2000
WIR	EW-3	2490	2700	SW	No	300
Dressing Rm	EW-3	1895	2700	NE	No	300
Dressing Rm	EW-2	1995	2700	NE	No	100
Void 1	EW-3	1695	2700	NW	No	2150
Void 1	EW-3	2795	2700	NE	No	300
Stair Void FF	EW-2	4695	2700	NE	No	100
Stair Void FF	EW-2	1895	2700	SE	No	400
Hallway FF	EW-2	3695	2700	NE	No	500
Hallway FF	EW-2	3690	2700	SW	No	100

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Single Skin Brick	30.0	No insulation	No
IW-2 - Cavity wall, direct fix	199.0	No insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004455663-01**

Certificate Date:

13 Dec 2019

★ Star rating:

5.1



Building features continued

plasterboard, single gap

IW-3 - Cavity wall, direct fix
plasterboard, single gap

67.0

Bulk Insulation, No Air Gap R2

No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Tanks/Plant	Concrete Slab on Ground 100mm	27.5	None	No Insulation	Bare
Garage	Concrete Slab on Ground 100mm	43.6	None	No Insulation	Bare
Garage Stairs	Concrete Slab on Ground 100mm	4.3	None	No Insulation	Bare
Family Room/Garage	Rendered Concrete 100mm	19.6		Foil Sided Bulk R1	Cork Tiles or Parquetry 8mm
Family Room	Concrete Slab on Ground 100mm	1.0	None	No Insulation	Cork Tiles or Parquetry 8mm
Bath/Tanks/Plant	Rendered Concrete 100mm	1.1		No Insulation	Ceramic Tiles 8mm
Bath/Garage	Rendered Concrete 100mm	4.7		Foil Sided Bulk R1	Ceramic Tiles 8mm
Bath/Garage Stairs	Rendered Concrete 100mm	1.2		No Insulation	Ceramic Tiles 8mm
Laundry/Tanks/Plant	Rendered Concrete 100mm	3.5		No Insulation	Ceramic Tiles 8mm
Laundry/Garage	Rendered Concrete 100mm	3.2		Foil Sided Bulk R1	Ceramic Tiles 8mm
Laundry	Concrete Slab on Ground 100mm	0.5	None	No Insulation	Ceramic Tiles 8mm
Bed 5/Tanks/Plant	Rendered Concrete 100mm	12.9		No Insulation	Cork Tiles or Parquetry 8mm
Bed 5	Concrete Slab on Ground 100mm	6.4	None	No Insulation	Cork Tiles or Parquetry 8mm
Pantry	Concrete Slab on Ground 100mm	6.3	None	No Insulation	Cork Tiles or Parquetry 8mm
Entry Hall/Tanks/Plant	Rendered Concrete 100mm	9.6		No Insulation	Cork Tiles or Parquetry 8mm
Entry Hall/Garage	Rendered Concrete 100mm	12.7		Foil Sided Bulk R1	Cork Tiles or Parquetry 8mm
Entry Hall	Concrete Slab on Ground 100mm	9.5	None	No Insulation	Cork Tiles or Parquetry 8mm
Stairs to Garag/Garage Stairs	Rendered Concrete 100mm	3.1		No Insulation	Bare
Kitchen/Living	Concrete Slab on Ground 100mm	73.1	None	No Insulation	Cork Tiles or Parquetry 8mm
Bed 3/Kitchen/Living	Timber Above Plasterboard 150mm	19.4		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bed 4/Kitchen/Living	Timber Above Plasterboard 150mm	17.5		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bath 2/Kitchen/Living	Timber Above Plasterboard 150mm	12.6		Bulk Insulation R2.5	Ceramic Tiles 8mm
Void 2/Kitchen/Living	Timber Above Plasterboard 150mm	15.4		Bulk Insulation R2.5	Bare

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004455663-01**

Certificate Date:

13 Dec 2019

★ Star rating:

5.1



Building features continued

Bed 2/Bed 5	Timber Above Plasterboard 150mm	17.2		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Ensuite/Laundry	Timber Above Plasterboard 150mm	3.7		Bulk Insulation R2.5	Ceramic Tiles 8mm
Ensuite/Bed 5	Timber Above Plasterboard 150mm	2.0		Bulk Insulation R2.5	Ceramic Tiles 8mm
Ensuite/Entry Hall	Timber Above Plasterboard 150mm	1.5		Bulk Insulation R2.5	Ceramic Tiles 8mm
Bed 1/Family Room	Timber Above Plasterboard 19mm	15.1		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bed 1/Bath	Timber Above Plasterboard 19mm	0.8		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bed 1/Entry Hall	Timber Above Plasterboard 19mm	8.4		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bed 1	Suspended Timber Floor 19mm	1.1	Totally Open	No Insulation	Cork Tiles or Parquetry 8mm
WIR/Family Room	Timber Above Plasterboard 150mm	5.2		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
WIR/Laundry	Timber Above Plasterboard 150mm	3.4		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
WIR/Entry Hall	Timber Above Plasterboard 150mm	1.4		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Dressing Rm/Bath	Timber Above Plasterboard 150mm	6.3		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Void 1/Entry Hall	Timber Above Plasterboard 150mm	4.6		Bulk Insulation R2.5	Bare
Stair Void FF/Entry Hall	Timber Above Plasterboard 150mm	5.2		Bulk Insulation R2.5	Bare
Stair Void FF/Stairs to Garag	Timber Above Plasterboard 150mm	3.5		Bulk Insulation R2.5	Bare
Hallway FF/Pantry	Timber Above Plasterboard 150mm	6.3		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Hallway FF/Entry Hall	Timber Above Plasterboard 150mm	11.0		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Hallway FF/Kitchen/Living	Timber Above Plasterboard 150mm	6.4		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Tanks/Plant	Concrete, Plasterboard	Bulk Insulation R2.5	No
Tanks/Plant	Rendered Concrete	No Insulation	No
Garage	Concrete	Foil reflective both sides of the Bulk Insulation R1	No
Garage	Rendered Concrete	Foil Sided Bulk R1	No
Garage Stairs	Concrete, Plasterboard	Bulk Insulation R2.5	No
Garage Stairs	Rendered Concrete	No Insulation	No
Family Room	Timber Above Plasterboard	Bulk Insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004455663-01**

Certificate Date:

13 Dec 2019

★ Star rating:

5.1



Building features continued

Bath	Timber Above Plasterboard	R2.5 Bulk Insulation R2.5	No
Laundry	Timber Above Plasterboard	Bulk Insulation R2.5	No
Bed 5	Timber Above Plasterboard	Bulk Insulation R2.5	No
Pantry	Timber Above Plasterboard	Bulk Insulation R2.5	No
Entry Hall	Timber Above Plasterboard	Bulk Insulation R2.5	No
Stairs to Garag	Timber Above Plasterboard	Bulk Insulation R2.5	No
Kitchen/Living	Timber Above Plasterboard	Bulk Insulation R2.5	No
Bed 3	Plasterboard	Bulk Insulation R4	Yes
Bed 4	Plasterboard	Bulk Insulation R4	Yes
Bath 2	Plasterboard	Bulk Insulation R4	Yes
Void 2	Plasterboard	Bulk Insulation R4	Yes
Bed 2	Plasterboard	Bulk Insulation R4	Yes
Ensuite	Plasterboard	Bulk Insulation R4	Yes
Bed 1	Plasterboard	Bulk Insulation R4	Yes
WIR	Plasterboard	Bulk Insulation R4	Yes
Dressing Rm	Plasterboard	Bulk Insulation R4	Yes
Void 1	Plasterboard	Bulk Insulation R4	Yes
Stair Void FF	Plasterboard	Bulk Insulation R4	Yes
Hallway FF	Plasterboard	Bulk Insulation R4	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Garage	5	Downlights - LED	150	Sealed
Family Room	4	Downlights - LED	150	Sealed
Bath	3	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Laundry	2	Downlights - LED	150	Sealed
Bed 5	4	Downlights - LED	150	Sealed
Pantry	2	Downlights - LED	150	Sealed
Entry Hall	5	Downlights - LED	150	Sealed
Stairs to Garag	1	Downlights - LED	150	Sealed
Kitchen/Living	9	Downlights - LED	150	Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004455663-01**

Certificate Date:

13 Dec 2019

★ Star rating:

5.1



Building features continued

Kitchen/Living	1	Exhaust Fans	300	Sealed
Kitchen/Living	1	Chimneys	250	Sealed
Bed 3	4	Downlights - LED	150	Sealed
Bed 4	4	Downlights - LED	150	Sealed
Bath 2	3	Downlights - LED	150	Sealed
Bath 2	1	Exhaust Fans	300	Sealed
Bed 2	4	Downlights - LED	150	Sealed
Ensuite	3	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed
WIR	2	Downlights - LED	150	Sealed
Dressing Rm	2	Downlights - LED	150	Sealed
Stair Void FF	2	Downlights - LED	150	Sealed
Hallway FF	6	Downlights - LED	150	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Concrete	No Added Insulation, No air Gap	Medium
Corrugated Iron	No Insulation, Only an Air Gap	Medium
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R1.3	Medium
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R1.3	Medium

Nationwide House Energy Rating Scheme* Certificate

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Additional information

Infinite R Phase Change Material - No R value available. Have used R2.5 insulation in external walls with reverse brick veneer to represent a proxy solution to the nearest estimated thermal mass performance. Applicable to lightweight cladded external walls of project.

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