

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0005833074

Certificate Date: 31 Mar 2021

★ Star rating: 4.9



Assessor details

Accreditation number: **VIC/BDAV/13/1645**
Name: **Dean Gorman**
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Declaration of interest: **None**
Software: **BERS Pro v4.4.0.0 (3.21)**
AAO: **BDAV**

Overview

Dwelling details

Street: **32 Grandview Parade**
Suburb: **Mona Vale**
State: **NSW** Postcode: **2103**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **2/1106194** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Corrugated Iron
Suspended Timber Floor
Insulation: **R2.7 wall insulation**
R3.0 ceiling insulation
No floor insulation
Glazing: **ALM-002-03 A Aluminium B SG High**
Solar Gain Low-E

Net floor area (m²)

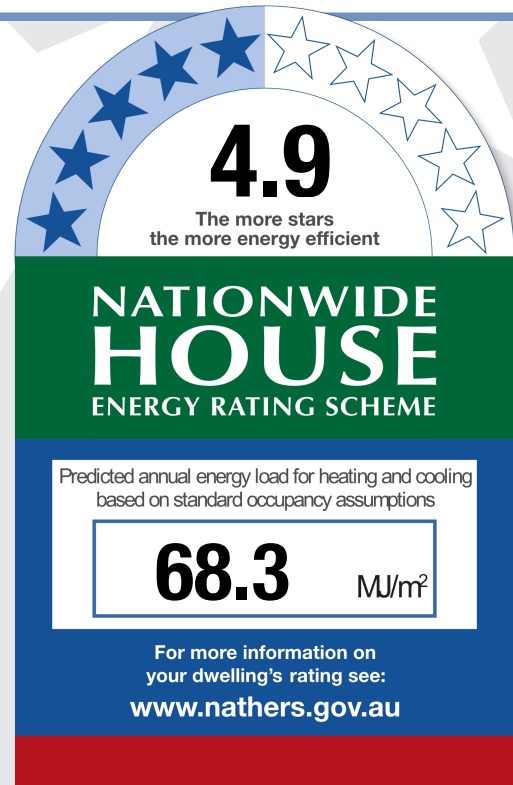
Conditioned: **339.0**
Unconditioned: **13.0**
Garage: **0.0**
TOTAL: **352.0**

Annual thermal performance loads (MJ/m²)

Heating: **42.4**
Cooling: **25.9**
TOTAL: **68.3**

Plan documents

Plan ref/date: **A000-A903**
Prepared by: **John Bohane Architect**



Ceiling penetrations

(see following pages for details)

Sealed: **5**
Unsealed: **0**
TOTAL:** **5**

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 daylight type: **Unknown**

Window selection - default windows only

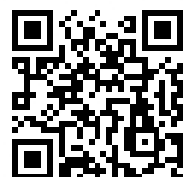
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 2	ALM-002-03 A	n/a	1200	1900	NW	No Shading
Bedroom 2	ALM-002-03 A	n/a	1200	1800	NE	No Shading
Bedroom 1	ALM-002-03 A	n/a	1200	1900	NW	No Shading
Bedroom 1	ALM-002-03 A	n/a	2500	1500	SW	No Shading
Rumpus	ALM-002-03 A	n/a	2500	4800	SW	No Shading
Kitchen/Living	ALM-002-03 A	n/a	1500	2200	NW	No Shading
Kitchen/Living	ALM-002-03 A	n/a	1500	1600	NW	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2700	6000	NE	No Shading
Kitchen/Living	ALM-002-03 A	n/a	1400	1910	NE	Vertical Louvres, Horizontal Blades
Kitchen/Living	ALM-001-03 A	n/a	1900	5800	SW	No Shading
Kitchen/Living	ALM-001-03 A	n/a	1900	600	NW	No Shading
Kitchen/Living	ALM-001-03 A	n/a	1900	1200	SW	No Shading
Guest room	ALM-002-03 A	n/a	1500	1600	SE	No Shading
Guest room	ALM-001-03 A	n/a	1900	1000	SW	No Shading
Guest room	ALM-001-03 A	n/a	1900	600	SE	No Shading
Guest room	ALM-001-03 A	n/a	1900	2400	SW	No Shading
Family Room	ALM-002-03 A	n/a	2700	2000	NE	No Shading
Family Room	ALM-002-03 A	n/a	2700	4000	NW	Horizontal Louvres, Horizontal Blades
Family Room	ALM-002-03 A	n/a	2700	2300	NW	No Shading
Family Room	ALM-002-03 A	n/a	1500	1800	SE	No Shading
LDRY	ALM-002-03 A	n/a	1400	1700	SE	No Shading
WC	ALM-002-03 A	n/a	1400	1700	SE	No Shading
Main Bedroom	ALM-001-03 A	n/a	1100	730	NW	No Shading
Main Bedroom	ALM-002-03 A	n/a	1150	4000	SW	No Shading
Main Bedroom	ALM-002-03 A	n/a	1150	800	SW	No Shading
WIR	ALM-002-03 A	n/a	1900	1800	NE	No Shading
WIR	ALM-002-03 A	n/a	1900	800	NE	No Shading
Stairs L1	ALM-001-03 A	n/a	1100	710	SE	No Shading
Stairs L1	ALM-002-03 A	n/a	1150	800	SW	No Shading
ENS	ALM-001-03 A	n/a	1100	730	NW	No Shading
ENS	ALM-002-03 A	n/a	1900	2000	NE	No Shading
ENS	ALM-002-03 A	n/a	1900	800	NE	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

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Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
Kitchen/Living	GEN-04-008a	1	3.4	SW	None	No
Stairs G	GEN-04-008a	1	3.0	NW	None	No

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Bulk Insulation R1.5	No
EW-2	Fibro Cavity Panel Direct Fix	Bulk Insulation R2.7	No
EW-3	Brick Veneer	Bulk Insulation R2.7	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 2	EW-1	4245	2510	NW	No	100
Bedroom 2	EW-1	2300	2510	NE	No	0
Bedroom 2	EW-1	2745	2510	NE	No	0
Bedroom 1	EW-1	5445	2510	NW	No	100
Bedroom 1	EW-1	3645	2510	SW	No	0
Bathroom	EW-1	2790	2510	NE	No	0
Store	EW-1	2390	2510	NE	No	0
Rumpus	EW-1	2200	2510	NW	No	1900
Rumpus	EW-1	245	2510	SW	No	2600
Rumpus	EW-1	2100	2510	SE	No	0
Rumpus	EW-1	6500	2510	SW	No	400
Entry LG	EW-1	1145	2510	NE	No	0
Entry LG	EW-1	7100	2510	SE	No	0
Entry LG	EW-1	600	2510	NE	No	0
Entry LG	EW-2	2800	2510	SE	No	0
Entry LG	EW-2	1745	2510	SW	No	0
Kitchen/Living	EW-3	10300	2700	NW	No	800
Kitchen/Living	EW-3	7995	2700	NE	No	1100
Kitchen/Living	EW-2	5795	2700	SW	No	900
Kitchen/Living	EW-2	2600	2700	NW	No	3000
Kitchen/Living	EW-3	2200	2700	SW	No	3500
Guest room	EW-3	3495	2700	SE	No	900
Guest room	EW-3	1200	2700	SW	No	3500
Guest room	EW-2	2600	2700	SE	No	2100
Guest room	EW-3	2595	2700	SW	No	900
Family Room	EW-3	4400	2700	NE	No	1100
Family Room	EW-3	5045	2700	SE	No	300
Family Room	EW-3	4195	2700	NW	No	500
Family Room	EW-1	5095	2700	NW	No	500
Family Room	EW-3	2540	2700	SE	No	900
LDRY	EW-3	1845	2700	SE	No	300
LDRY	EW-3	600	2700	SW	No	14100
LDRY	EW-3	845	2700	SE	No	900

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WC	EW-3	1890	2700	SE	No	300
Main Bedroom	EW-2	4295	2400	NW	No	600
Main Bedroom	EW-2	4995	2200	SW	No	800
WIR	EW-2	2895	2600	NE	No	1100
WIR	EW-2	3895	2400	SE	No	500
Stairs L1	EW-2	4995	2400	SE	No	500
Stairs L1	EW-2	995	2200	SW	No	800
ENS	EW-2	4595	2400	NW	No	600
ENS	EW-2	3095	2600	NE	No	1100
Stairs G	EW-1	3540	2700	SE	No	900

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Single Skin Brick	61.0	No insulation	No
IW-2 - Single Skin Brick	59.0	Bulk Insulation, No Air Gap R2	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	97.0	No insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Bedroom 2	Concrete Slab on Ground 200mm	19.9	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 1	Concrete Slab on Ground 200mm	20.6	None	No Insulation	Cork Tiles or Parquetry 8mm
Bathroom	Concrete Slab on Ground 200mm	8.2	None	No Insulation	Ceramic Tiles 8mm
Store	Concrete Slab on Ground 200mm	7.0	None	No Insulation	Cork Tiles or Parquetry 8mm
Rumpus	Concrete Slab on Ground 200mm	58.4	None	No Insulation	Cork Tiles or Parquetry 8mm
Entry LG	Concrete Slab on Ground 200mm	13.0	None	No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living/Bed room 2	Timber Above Plasterboard 19mm	20.3		No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living/Bed room 1	Timber Above Plasterboard 19mm	21.0		No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living/Bath room	Timber Above Plasterboard 19mm	0.9		No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living/Store	Timber Above Plasterboard 19mm	7.5		No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living/Rumpus	Timber Above Plasterboard 19mm	35.9		No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living	Suspended Timber Floor 19mm	11.4	Totally Open	Bulk Insulation in Contact with Floor R2.5	Cork Tiles or Parquetry 8mm
Guest room/Rumpus	Timber Above Plasterboard 19mm	14.5		No Insulation	Cork Tiles or Parquetry 8mm
		4.1	No Insulation		

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

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Guest room/Entry LG	Timber Above Plasterboard 19mm				Cork Tiles or Parquetry 8mm
Guest room	Suspended Timber Floor 19mm	1.0	Totally Open	Bulk Insulation in Contact with Floor R2.5	Cork Tiles or Parquetry 8mm
Family Room	Suspended Timber Floor 19mm	21.0	Enclosed	Bulk Insulation in Contact with Floor R2.5	Cork Tiles or Parquetry 8mm
Family Room/Bathroom	Timber Above Plasterboard 19mm	6.6		No Insulation	Cork Tiles or Parquetry 8mm
Family Room/Entry LG	Timber Above Plasterboard 19mm	3.0		No Insulation	Cork Tiles or Parquetry 8mm
Family Room	Suspended Timber Floor 19mm	6.9	Enclosed	Bulk Insulation in Contact with Floor R2.5	Cork Tiles or Parquetry 8mm
LDRY	Suspended Concrete Slab 300mm	7.5	Enclosed	Bulk Insulation in Contact with Floor R2.5	Ceramic Tiles 8mm
WC	Suspended Concrete Slab 300mm	5.8	Enclosed	Bulk Insulation in Contact with Floor R2.5	Ceramic Tiles 8mm
Main Bedroom/Kitchen/Living	Timber Above Plasterboard 200mm	23.3		No Insulation	Cork Tiles or Parquetry 8mm
WIR/Kitchen/Living	Timber Above Plasterboard 19mm	5.7		No Insulation	Cork Tiles or Parquetry 8mm
WIR/Family Room	Timber Above Plasterboard 19mm	3.2		No Insulation	Cork Tiles or Parquetry 8mm
WIR	Suspended Timber Floor 19mm	1.0	Totally Open	No Insulation	Cork Tiles or Parquetry 8mm
Stairs L1/Kitchen/Living	Timber Above Plasterboard 200mm	0.5		No Insulation	Cork Tiles or Parquetry 8mm
Stairs L1/Guest room	Timber Above Plasterboard 200mm	1.4		No Insulation	Cork Tiles or Parquetry 8mm
Stairs L1/Stairs G	Timber Above Plasterboard 200mm	2.9		No Insulation	Cork Tiles or Parquetry 8mm
ENS/Kitchen/Living	Timber Above Plasterboard 19mm	12.4		No Insulation	60/40 Ceramic/Cork
ENS	Suspended Timber Floor 19mm	1.5	Totally Open	No Insulation	60/40 Ceramic/Cork
Stairs G/Bathroom	Timber Above Plasterboard 200mm	0.7		No Insulation	Cork Tiles or Parquetry 8mm
Stairs G/Rumpus	Timber Above Plasterboard 200mm	8.2		No Insulation	Cork Tiles or Parquetry 8mm
Stairs G/Entry LG	Timber Above Plasterboard 200mm	4.1		No Insulation	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Bedroom 2	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Timber Above Plasterboard	No Insulation	No
Bathroom	Timber Above Plasterboard	No Insulation	No
Store	Timber Above Plasterboard	No Insulation	No

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Rumpus	Timber Above Plasterboard	No Insulation	No
Entry LG	Plasterboard	Bulk Insulation R3	No
Entry LG	Timber Above Plasterboard	No Insulation	No
Kitchen/Living	Plasterboard	Bulk Insulation R3	Yes
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Guest room	Plasterboard	Bulk Insulation R3	No
Guest room	Timber Above Plasterboard	No Insulation	No
Family Room	Plasterboard	Bulk Insulation R3	No
Family Room	Plasterboard	Bulk Insulation R3	Yes
Family Room	Timber Above Plasterboard	No Insulation	No
LDRY	Plasterboard	Bulk Insulation R3	No
WC	Plasterboard	Bulk Insulation R3	No
Main Bedroom	Plasterboard	Bulk Insulation R3	No
WIR	Plasterboard	Bulk Insulation R3	No
Stairs L1	Plasterboard	Bulk Insulation R3	No
ENS	Plasterboard	Bulk Insulation R3	No
Stairs G	Plasterboard	Bulk Insulation R3	Yes
Stairs G	Timber Above Plasterboard	No Insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bathroom	1	Exhaust Fans	300	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
LDRY	1	Exhaust Fans	300	Sealed
WC	1	Exhaust Fans	300	Sealed
ENS	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
Bedroom 2	1	1200
Bedroom 1	1	1200
Rumpus	1	1200
Kitchen/Living	1	1200
Guest room	1	1200
Family Room	1	1200
Main Bedroom	1	1200

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Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	No Insulation, Only an Air Gap	Medium
Concrete	No Added Insulation, No air Gap	Medium
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R1.8	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