

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0002389427-01**

Certificate Date: **08 Feb 2018**

★ Star rating: **6.7**

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 1.2, 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 (m²)

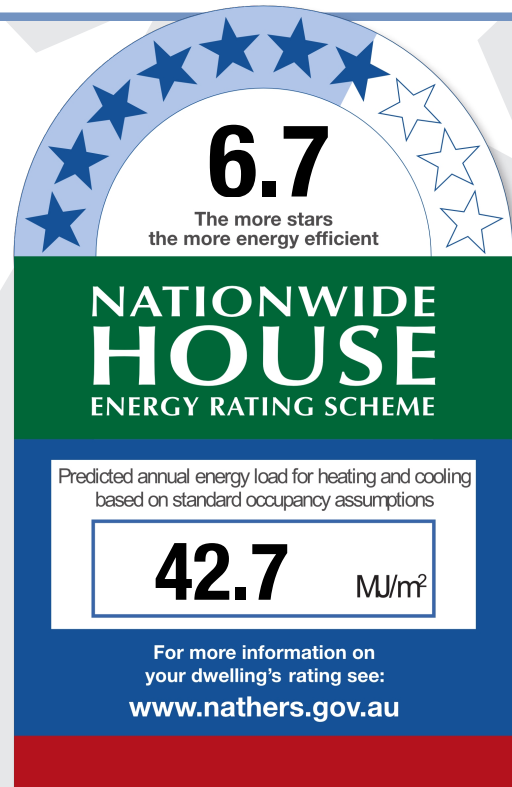
Conditioned: **112.0**
Unconditioned: **32.0**
Garage: **26.0**
TOTAL: **144.0**

Annual thermal performance loads (MJ/m²)

Heating: **29.1**
Cooling: **13.6**
TOTAL: **42.7**

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

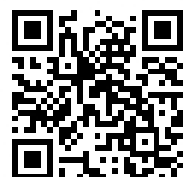
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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-033-01 A	BRD-033-01 A ESS Sliding Door (80mm) SG 4Clr	6.2	0.74
BRD-063-01 A	BRD-063-01 A SIG Fixed Lite (67mm) SG 4Clr	6.0	0.78

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Garage 1	BRD-001-01 A	n/a	600	1800	S	No Shading
Bedroom 1	BRD-001-01 A	n/a	1850	2330	S	No Shading
Bedroom 2	BRD-001-01 A	n/a	1850	2330	S	No Shading
Bath	BRD-041-01 A	n/a	900	600	N	No Shading
Kitchen/Living	BRD-033-01 A	n/a	2400	2400	S	No Shading
Kitchen/Living	BRD-001-01 A	n/a	1350	1800	S	No Shading
Kitchen/Living	BRD-001-01 A	n/a	1350	1800	W	No Shading
Kitchen/Living	BRD-033-01 A	n/a	2400	2400	N	No Shading
Kitchen/Living	BRD-063-01 A	n/a	2400	450	N	No Shading
Corridor	BRD-063-01 A	n/a	450	11780	N	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 ²)	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	Brick Veneer	Bulk Insulation R2	No
EW-4	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Garage 1	EW-1	3200	1055	S	No	0
Garage 1	EW-2	3200	1605	S	No	600
Garage 1	EW-1	595	1055	S	No	0
Garage 1	EW-2	595	1606	S	No	1400
Garage 1	EW-1	3795	1055	N	No	0
Garage 1	EW-2	3795	1605	N	No	600
Bedroom 1	EW-3	1100	1606	E	No	3900

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Bedroom 1	EW-4	600	1055	E	No	0
Bedroom 1	EW-3	600	1606	E	No	3900
Bedroom 1	EW-4	200	1055	E	No	0
Bedroom 1	EW-3	200	1605	E	No	600
Bedroom 1	EW-4	4295	1055	S	No	0
Bedroom 1	EW-3	4295	1605	S	No	600
Bedroom 2	EW-4	2795	1055	S	No	0
Bedroom 2	EW-3	2795	1605	S	No	600
Bedroom 2	EW-4	600	1055	S	No	0
Bedroom 2	EW-3	600	1606	S	No	3900
Bedroom 2	EW-3	595	1605	S	No	3900
Bath	EW-4	2890	1055	N	No	0
Bath	EW-3	2890	1605	N	No	600
Kitchen/Living	EW-4	595	1055	E	No	0
Kitchen/Living	EW-3	595	1605	E	No	8300
Kitchen/Living	EW-4	400	1055	E	No	0
Kitchen/Living	EW-3	400	1606	E	No	600
Kitchen/Living	EW-4	6900	1055	S	No	0
Kitchen/Living	EW-3	6900	1605	S	No	2900
Kitchen/Living	EW-4	8800	1055	W	No	0
Kitchen/Living	EW-3	8800	1605	W	No	600
Kitchen/Living	EW-4	6295	2660	N	No	600
Corridor	EW-4	5390	1055	N	No	0
Corridor	EW-3	5390	1605	N	No	600

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity brick, plasterboard	19.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	19.0	Bulk Insulation, No Air Gap R2	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	83.0	No insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage 1	Concrete Slab, Unit Below 150mm	26.3	None	No Insulation	Bare
Bedroom 1	Concrete Slab, Unit Below 150mm	15.4	None	No Insulation	Carpet 10mm
Ensuite 1	Concrete Slab, Unit Below 150mm	6.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	14.3	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	6.1	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below	55.7	None	No Insulation	Ceramic Tiles

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Building features continued

Corridor	150mm Concrete Slab, Unit Below 150mm	19.8	None	No Insulation	8mm Ceramic Tiles 8mm
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Ceiling type

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

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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