

Nationwide House Energy Rating Scheme* — Multiple-dwelling summary



Certificate number: **0004771370**

Certificate Date: **20 Apr 2020**

★ Average Star rating: **5.5**

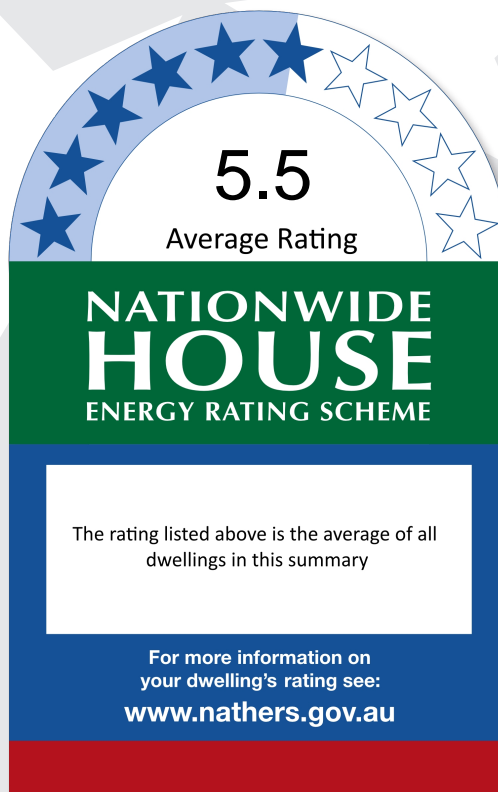
Assessor details

Accreditation number: **VIC/BDAV/13/1543**
Name: **Luis Contigiani**
Organisation: **THE LC TRUST**
Email: **contempoad@bigpond.com**
Phone: **0481218250**
Declaration of interest: **yes - not managed**
Software: **BERS Pro v4.4.0.0 (3.21)**
AAO: **BDAV**

Dwelling details

Street: **27 HOPE ST**
Suburb: **SEAFORTH**
State: **NSW**
Postcode: **2092**

Scan to access this certificate online and confirm this is valid.



Summary of all dwellings

Certificate Details

Certificate number	Dwelling/Unit number	Heating load	Cooling load	Total load	Star Rating
0004771358	DWELLING A	40.0	25.8	65.8	5
0004771366	DWELLING B	30.2	23.3	53.5	5.9

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004771358

Certificate Date: 20 Apr 2020

★ Star rating: 5.0



Assessor details

Accreditation number: **VIC/BDAV/13/1543**
Name: **Luis Contigiani**
Organisation: **THE LC TRUST**
Email: **contempoad@bigpond.com**
Phone: **0481218250**
Declaration of interest: **yes - not managed**
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AAO: **BDAV**

Overview

Dwelling details

Street: **Unit DWELLING A, 27 HOPE ST**
Suburb: **SEAFORTH**
State: **NSW** Postcode: **2092**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **17/5427** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Waffle pod slab 300 mm
Insulation: **R2.5 wall insulation**
R3.5 ceiling insulation
No floor insulation
Glazing: **ALM-002-03 A Aluminium B SG High**
Solar Gain Low-E

Net floor area (m²)

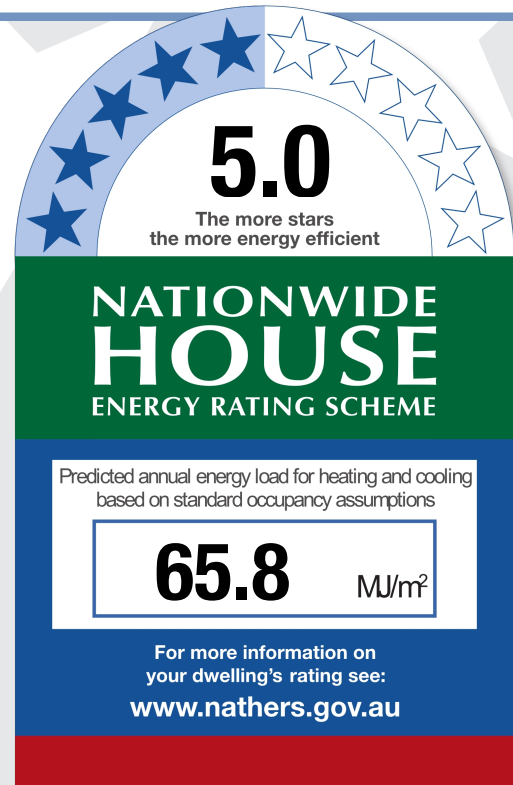
Conditioned: **130.0**
Unconditioned: **29.0**
Garage: **20.0**
TOTAL: **159.0**

Annual thermal performance loads (MJ/m²)

Heating: **40.0**
Cooling: **25.8**
TOTAL: **65.8**

Plan documents

Plan ref/date: **RL5339**
Prepared by: **RESIDENTIAL LOGISTICS P/L**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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

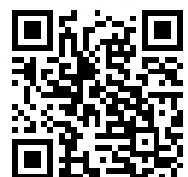
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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.

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5.0



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
FAMILY	ALM-002-03 A	n/a	2100	3588	W	No Shading
FAMILY	ALM-001-03 A	n/a	1800	610	S	No Shading
FAMILY	ALM-001-03 A	n/a	1800	610	S	No Shading
KITCHEN - MEALS	ALM-002-03 A	n/a	1457	1810	S	No Shading
KITCHEN - MEALS	ALM-002-03 A	n/a	1457	1810	S	No Shading
KITCHEN - MEALS	ALM-002-03 A	n/a	2100	1450	W	No Shading
PWR	ALM-002-03 A	n/a	857	730	S	No Shading
STUDY NOOK AND	ALM-002-03 A	n/a	1200	1810	S	No Shading
LIVING	ALM-001-03 A	n/a	1800	1210	E	No Shading
LIVING	ALM-001-03 A	n/a	600	2650	S	No Shading
Bedroom 1	ALM-002-03 A	n/a	2100	2725	E	No Shading
Bedroom 1	ALM-002-03 A	n/a	1457	500	E	No Shading
Bedroom 1	ALM-002-03 A	n/a	1457	610	S	No Shading
WIR	ALM-001-03 A	n/a	1200	850	E	No Shading
BATH	ALM-002-03 A	n/a	1200	1210	W	No Shading
Bedroom 3	ALM-002-03 A	n/a	1200	1810	S	No Shading
Bedroom 2	ALM-002-03 A	n/a	1200	1810	W	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
STAIRS - HALL	GEN-04-008a	1	0.8	W	None	No

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Anti-glare foil with bulk no gap R2.5	Yes
EW-2	Single Skin Brick	No insulation	No
EW-3	Weatherboard Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves
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Building features continued

						(mm)
FAMILY	EW-1	4100	2700	W	No	100
FAMILY	EW-1	4195	2700	S	No	0
KITCHEN - MEALS	EW-1	4395	2700	S	No	100
KITCHEN - MEALS	EW-1	2200	2700	W	No	0
PWR	EW-1	195	2700	S	No	0
PWR	EW-1	800	2700	E	No	2300
PWR	EW-1	1995	2700	S	No	100
STUDY NOOK AND	EW-1	2090	2700	S	No	0
GARAGE	EW-2	3000	2775	E	No	1100
GARAGE	EW-1	2000	2775	S	No	3500
LIVING	EW-1	3295	2700	E	No	1500
LIVING	EW-1	3200	2700	S	No	100
LIVING	EW-1	800	2700	W	No	2300
Bedroom 1	EW-3	3700	2700	E	No	1600
Bedroom 1	EW-3	2000	2700	S	No	600
WIR	EW-1	1795	2700	E	No	600
WIR	EW-3	2795	2700	S	No	600
BATH	EW-3	3595	2700	S	No	600
BATH	EW-3	1395	2700	W	No	600
Bedroom 3	EW-3	3790	2700	S	No	600
Bedroom 2	EW-3	2995	2700	S	No	600
Bedroom 2	EW-3	4100	2700	W	No	600

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Shaft liner party wall with plaster	90.0	Bulk Insulation both sides of shaft liner R2	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	129.0	No insulation	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	23.0	Bulk Insulation, No Air Gap R2.5	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
FAMILY	Waffle pod slab 300 mm 100mm	17.0	None	Waffle Pod 300mm	Ceramic Tiles 8mm
KITCHEN - MEALS	Waffle pod slab 300 mm 100mm	30.4	None	Waffle Pod 300mm	Ceramic Tiles 8mm
LDY	Waffle pod slab 300 mm 100mm	2.9	None	Waffle Pod 300mm	Ceramic Tiles 8mm
PWR	Waffle pod slab 300 mm 100mm	4.2	None	Waffle Pod 300mm	Ceramic Tiles 8mm
STUDY NOOK AND	Waffle pod slab 300 mm 100mm	9.0	None	Waffle Pod 300mm	Ceramic Tiles 8mm
GARAGE	Waffle pod slab 225 mm 100mm	19.9	None	Waffle Pod	Bare

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Building features continued

LIVING	Waffle pod slab 300 mm 100mm	10.3	None	225mm Waffle Pod 300mm	Ceramic Tiles 8mm
Bedroom 1/GARAGE	Timber Above Plasterboard 19mm	12.3		Bulk Insulation R2.5	Carpet 10mm
Bedroom 1/LIVING	Timber Above Plasterboard 19mm	2.3		No Insulation	Carpet 10mm
Bedroom 1	Suspended Timber Floor 19mm	1.4	Totally Open	No Insulation	Carpet 10mm
WIR/GARAGE	Timber Above Plasterboard 19mm	2.8		Bulk Insulation R2.5	Carpet 10mm
WIR/LIVING	Timber Above Plasterboard 19mm	4.1		No Insulation	Carpet 10mm
BATH/PWR	Timber Above Plasterboard 19mm	1.4		No Insulation	Carpet 10mm
BATH/STUDY NOOK AND	Timber Above Plasterboard 19mm	2.9		No Insulation	Carpet 10mm
BATH/LIVING	Timber Above Plasterboard 19mm	0.5		No Insulation	Carpet 10mm
STAIRS - HALL/KITCHEN - MEALS	Timber Above Plasterboard 19mm	4.3		No Insulation	Carpet 10mm
STAIRS - HALL/LDY	Timber Above Plasterboard 19mm	1.4		No Insulation	Carpet 10mm
STAIRS - HALL/STUDY NOOK AND	Timber Above Plasterboard 19mm	5.3		No Insulation	Carpet 10mm
STAIRS - HALL/GARAGE	Timber Above Plasterboard 19mm	4.4		Bulk Insulation R2.5	Carpet 10mm
STAIRS - HALL/LIVING	Timber Above Plasterboard 19mm	0.7		No Insulation	Carpet 10mm
Bedroom 3/KITCHEN - MEALS	Timber Above Plasterboard 19mm	8.6		No Insulation	Carpet 10mm
Bedroom 3/LDY	Timber Above Plasterboard 19mm	1.7		No Insulation	Carpet 10mm
Bedroom 3/STUDY NOOK AND	Timber Above Plasterboard 19mm	1.0		No Insulation	Carpet 10mm
Bedroom 2/FAMILY	Timber Above Plasterboard 19mm	5.2		No Insulation	Carpet 10mm
Bedroom 2/KITCHEN - MEALS	Timber Above Plasterboard 19mm	7.6		No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
FAMILY	Plasterboard	Bulk Insulation R3.5	Yes
FAMILY	Timber Above Plasterboard	No Insulation	No
KITCHEN - MEALS	Plasterboard	Bulk Insulation R3.5	Yes
KITCHEN - MEALS	Timber Above Plasterboard	No Insulation	No
LDY	Timber Above Plasterboard	No Insulation	No

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Building features continued

PWR	Plasterboard	Bulk Insulation R3.5	Yes
PWR	Timber Above Plasterboard	No Insulation	No
STUDY NOOK AND	Timber Above Plasterboard	No Insulation	No
GARAGE	Timber Above Plasterboard	Bulk Insulation R2.5	No
LIVING	Plasterboard	Bulk Insulation R3.5	Yes
LIVING	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Plasterboard	Bulk Insulation R3.5	Yes
WIR	Plasterboard	Bulk Insulation R3.5	Yes
WIR	Plasterboard	Bulk Insulation R3.5	Yes
BATH	Plasterboard	Bulk Insulation R3.5	Yes
STAIRS - HALL	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 3	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R3.5	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
LDY	1	Exhaust Fans	300	Sealed
PWR	1	Exhaust Fans	300	Sealed
WIR	1	Exhaust Fans	300	Sealed
BATH	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R2.5	Dark

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Additional information

WINDOWS 2/3/4 GROUPED AS ONE AND WINDOWS 17 / 18 GROUPED AS ONE

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

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Assessor details

Accreditation number: **VIC/BDAV/13/1543**
Name: **Luis Contigiani**
Organisation: **THE LC TRUST**
Email: **contempoad@bigpond.com**
Phone: **0481218250**
Declaration of interest: **yes - not managed**
Software: **BERS Pro v4.4.0.0 (3.21)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit DWELLING B, 27 HOPE ST**
Suburb: **SEAFORTH**
State: **NSW** Postcode: **2092**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **17/5427** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Waffle pod slab 300 mm
Insulation: **R2.5 wall insulation**
R3.5 ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

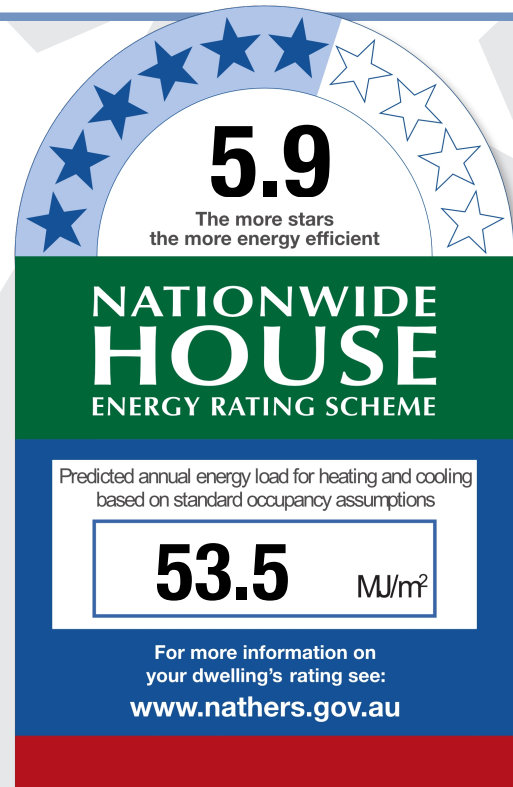
Conditioned: **130.0**
Unconditioned: **29.0**
Garage: **20.0**
TOTAL: **159.0**

Annual thermal performance loads (MJ/m²)

Heating: **30.2**
Cooling: **23.3**
TOTAL: **53.5**

Plan documents

Plan ref/date: **RL5339**
Prepared by: **RESIDENTIAL LOGISTICS P/L**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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

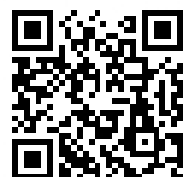
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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.

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5.9



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
FAMILY	ALM-001-01 A	n/a	1800	610	N	No Shading
FAMILY	ALM-001-01 A	n/a	1800	610	N	No Shading
FAMILY	ALM-002-01 A	n/a	2100	3588	W	No Shading
KITCHEN - MEALS	ALM-002-01 A	n/a	2100	1450	W	No Shading
KITCHEN - MEALS	ALM-002-01 A	n/a	1457	1810	N	No Shading
KITCHEN - MEALS	ALM-002-01 A	n/a	1457	1810	N	No Shading
PWR	ALM-002-01 A	n/a	857	730	N	No Shading
STUDY NOOK AND	ALM-002-01 A	n/a	1200	1810	N	No Shading
LIVING	ALM-001-01 A	n/a	600	2650	N	No Shading
LIVING	ALM-001-01 A	n/a	2057	500	E	No Shading
LIVING	ALM-001-01 A	n/a	2057	500	E	No Shading
Bedroom 1	ALM-002-01 A	n/a	1457	610	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	2100	2725	E	No Shading
Bedroom 1	ALM-002-01 A	n/a	1457	500	E	No Shading
WIR	ALM-001-01 A	n/a	1200	1210	E	No Shading
BATH	ALM-002-01 A	n/a	1200	1210	W	No Shading
Bedroom 3	ALM-002-01 A	n/a	1200	1810	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	1810	W	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 (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
STAIRS - HALL	GEN-04-008a	1	0.8	W	None	No

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Anti-glare foil with bulk no gap R2.5	Yes
EW-2	Single Skin Brick	No insulation	No
EW-3	Weatherboard Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Yes

External wall schedule

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5.9



Building features continued

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
FAMILY	EW-1	4195	2700	N	No	0
FAMILY	EW-1	4100	2700	W	No	100
KITCHEN - MEALS	EW-1	2200	2700	W	No	0
KITCHEN - MEALS	EW-1	4395	2700	N	No	100
PWR	EW-1	1995	2700	N	No	100
PWR	EW-1	800	2700	E	No	2300
PWR	EW-1	195	2700	N	No	0
STUDY NOOK AND	EW-1	2090	2700	N	No	0
GARAGE	EW-1	2000	2775	N	No	3500
GARAGE	EW-2	3000	2775	E	No	1100
LIVING	EW-1	800	2700	W	No	2300
LIVING	EW-1	3200	2700	N	No	100
LIVING	EW-1	3295	2700	E	No	1500
Bedroom 1	EW-3	2000	2700	N	No	600
Bedroom 1	EW-3	3700	2700	E	No	1600
WIR	EW-3	2795	2700	N	No	600
WIR	EW-1	1795	2700	E	No	600
BATH	EW-3	1395	2700	W	No	600
BATH	EW-3	3595	2700	N	No	600
Bedroom 3	EW-3	3790	2700	N	No	600
Bedroom 2	EW-3	4100	2700	W	No	600
Bedroom 2	EW-3	2995	2700	N	No	600

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	129.0	No insulation	No
IW-2 - Shaft liner party wall with plaster	90.0	Bulk Insulation both sides of shaft liner R2	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	23.0	Bulk Insulation, No Air Gap R2.5	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
FAMILY	Waffle pod slab 300 mm 100mm	17.0	None	Waffle Pod 300mm	Ceramic Tiles 8mm
KITCHEN - MEALS	Waffle pod slab 300 mm 100mm	30.4	None	Waffle Pod 300mm	Ceramic Tiles 8mm
LDY	Waffle pod slab 300 mm 100mm	2.9	None	Waffle Pod 300mm	Ceramic Tiles 8mm
PWR	Waffle pod slab 300 mm 100mm	4.2	None	Waffle Pod 300mm	Ceramic Tiles 8mm
STUDY NOOK AND	Waffle pod slab 300 mm 100mm	9.0	None	Waffle Pod 300mm	Ceramic Tiles 8mm

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5.9



Building features continued

GARAGE	Waffle pod slab 225 mm 100mm	19.9	None	Waffle Pod 225mm	Bare
LIVING	Waffle pod slab 300 mm 100mm	10.3	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Bedroom 1/GARAGE	Timber Above Plasterboard 19mm	12.3		Bulk Insulation R2.5	Carpet 10mm
Bedroom 1/LIVING	Timber Above Plasterboard 19mm	2.3		No Insulation	Carpet 10mm
Bedroom 1	Suspended Timber Floor 19mm	1.4	Totally Open	No Insulation	Carpet 10mm
WIR/GARAGE	Timber Above Plasterboard 19mm	2.8		Bulk Insulation R2.5	Carpet 10mm
WIR/LIVING	Timber Above Plasterboard 19mm	4.1		No Insulation	Carpet 10mm
BATH/PWR	Timber Above Plasterboard 19mm	1.4		No Insulation	Carpet 10mm
BATH/STUDY NOOK AND	Timber Above Plasterboard 19mm	2.9		No Insulation	Carpet 10mm
BATH/LIVING	Timber Above Plasterboard 19mm	0.5		No Insulation	Carpet 10mm
STAIRS - HALL/KITCHEN - MEALS	Timber Above Plasterboard 19mm	4.3		No Insulation	Carpet 10mm
STAIRS - HALL/LDY	Timber Above Plasterboard 19mm	1.4		No Insulation	Carpet 10mm
STAIRS - HALL/STUDY NOOK AND	Timber Above Plasterboard 19mm	5.3		No Insulation	Carpet 10mm
STAIRS - HALL/GARAGE	Timber Above Plasterboard 19mm	4.4		Bulk Insulation R2.5	Carpet 10mm
STAIRS - HALL/LIVING	Timber Above Plasterboard 19mm	0.7		No Insulation	Carpet 10mm
Bedroom 3/KITCHEN - MEALS	Timber Above Plasterboard 19mm	8.6		No Insulation	Carpet 10mm
Bedroom 3/LDY	Timber Above Plasterboard 19mm	1.7		No Insulation	Carpet 10mm
Bedroom 3/STUDY NOOK AND	Timber Above Plasterboard 19mm	1.0		No Insulation	Carpet 10mm
Bedroom 2/FAMILY	Timber Above Plasterboard 19mm	5.2		No Insulation	Carpet 10mm
Bedroom 2/KITCHEN - MEALS	Timber Above Plasterboard 19mm	7.6		No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
FAMILY	Plasterboard	Bulk Insulation R3.5	Yes
FAMILY	Timber Above Plasterboard	No Insulation	No
KITCHEN - MEALS	Plasterboard	Bulk Insulation R3.5	Yes
KITCHEN - MEALS	Timber Above Plasterboard	No Insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004771366**

Certificate Date:

20 Apr 2020

★ Star rating:

5.9



Building features continued

LDY	Timber Above Plasterboard	No Insulation	No
PWR	Plasterboard	Bulk Insulation R3.5	Yes
PWR	Timber Above Plasterboard	No Insulation	No
STUDY NOOK AND	Timber Above Plasterboard	No Insulation	No
GARAGE	Timber Above Plasterboard	Bulk Insulation R2.5	No
LIVING	Plasterboard	Bulk Insulation R3.5	Yes
LIVING	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Plasterboard	Bulk Insulation R3.5	Yes
WIR	Plasterboard	Bulk Insulation R3.5	Yes
WIR	Plasterboard	Bulk Insulation R3.5	Yes
BATH	Plasterboard	Bulk Insulation R3.5	Yes
STAIRS - HALL	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 3	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R3.5	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
LDY	1	Exhaust Fans	300	Sealed
PWR	1	Exhaust Fans	300	Sealed
WIR	1	Exhaust Fans	300	Sealed
BATH	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R2.5	Dark

Nationwide House Energy Rating Scheme* Certificate

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★ Star rating: 5.9



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