

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004769584

Certificate Date: 20 Apr 2020

★ Star rating: 4.9



Assessor details

Accreditation number: **101182**
Name: **Daniel.Warda**
Organisation: **Energi Thermal Assessors Pty Ltd**
Email: **daniel.warda@hotmail.com**
Phone: **0452504125**
Declaration of interest: **None**
Software: **BERS Pro v4.4.0.0 (3.21)**
AAO: **ABSA**

Overview

Dwelling details

Street: **Owen Stanley Avenue**
Suburb: **Beacon Hill**
State: **NSW** Postcode: **2100**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **4/27703** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Suspended AAC (75mm)
Insulation: **R2.0 wall insulation**
R4.0 ceiling insulation
R2.0 floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

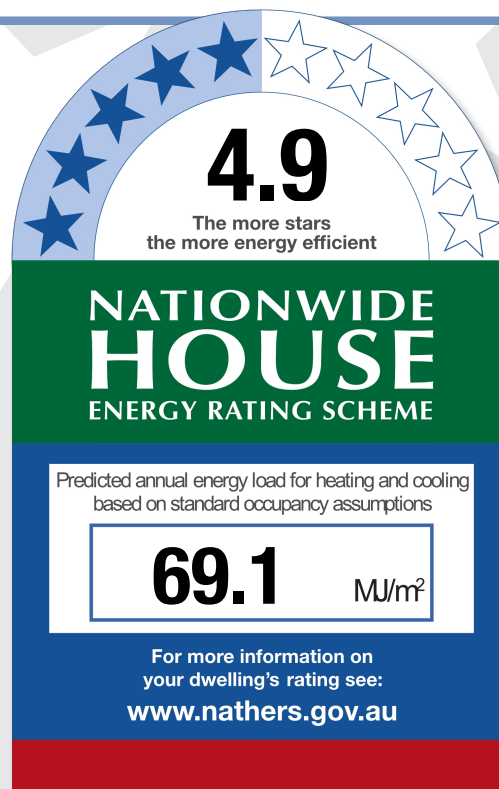
Conditioned: **206.0**
Unconditioned: **56.0**
Garage: **40.0**
TOTAL: **262.0**

Annual thermal performance loads (MJ/m²)

Heating: **45.5**
Cooling: **23.5**
TOTAL: **69.1**

Plan documents

Plan ref/date: **17386**
Prepared by: **Wincrest - EB**



Ceiling penetrations

(see following pages for details)

Sealed: **2**
Unsealed: **0**
TOTAL:** **2**

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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57
ALM-004-01 A	ALM-004-01 A Aluminium B DG Air Fill Clear-Clear	4.8	0.59

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	1200	2410	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2400	1810	E	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2400	3576	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1800	850	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2400	3216	S	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2400	3216	S	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1457	610	W	No Shading
Entry	ALM-002-01 A	n/a	1800	610	S	No Shading
Laundry	ALM-001-01 A	n/a	1200	610	N	No Shading
Study	ALM-004-01 A	n/a	1372	1810	N	No Shading
Powder Room	ALM-002-01 A	n/a	429	1070	E	No Shading
Bedroom 4	ALM-004-01 A	n/a	600	2410	E	No Shading
Bedroom 4	ALM-002-01 A	n/a	2400	3216	S	No Shading
Bedroom 2	ALM-004-01 A	n/a	1457	2410	N	No Shading
Bedroom 2	ALM-004-01 A	n/a	600	2410	W	No Shading
Bedroom 3	ALM-004-01 A	n/a	1200	2050	N	No Shading
Bedroom 3	ALM-004-01 A	n/a	1200	1210	E	No Shading
Living	ALM-004-01 A	n/a	2100	2700	S	No Shading
Living	ALM-004-01 A	n/a	1457	1450	S	No Shading
Living	ALM-002-01 A	n/a	1800	610	S	No Shading
Living	ALM-004-01 A	n/a	600	2410	W	No Shading
Bathroom	ALM-002-01 A	n/a	1372	1810	N	No Shading
E.S	ALM-002-01 A	n/a	600	1210	E	No Shading
Bedroom 1	ALM-004-01 A	n/a	1457	3300	S	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 (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Single Skin Brick	No insulation	No

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EW-2	Brick Veneer	Bulk Insulation R2	No
EW-3	Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Garage	EW-1	7000	2525	N	No	3100
Garage	EW-1	5700	2525	E	No	100
Garage	EW-1	7000	2525	S	No	100
Garage	EW-1	5700	2525	W	No	100
Kitchen/Living	EW-2	5000	2700	N	No	500
Kitchen/Living	EW-2	3100	2700	E	No	5400
Kitchen/Living	EW-2	5495	2700	N	No	3600
Kitchen/Living	EW-2	8795	2700	S	No	1800
Kitchen/Living	EW-2	5700	2700	W	No	600
Kitchen/Living	EW-2	700	2700	N	No	3700
Kitchen/Living	EW-2	3100	2700	W	No	600
Entry	EW-2	3395	2700	S	No	2700
Entry	EW-2	1700	2700	W	No	8200
Laundry	EW-2	2090	2700	N	No	100
Study	EW-2	2795	2700	N	No	100
Study	EW-2	3495	2700	E	No	100
Powder Room	EW-2	1590	2700	E	No	100
Bedroom 4	EW-2	600	2700	N	No	600
Bedroom 4	EW-2	3400	2700	E	No	600
Bedroom 4	EW-2	4500	2700	S	No	1600
Bedroom 4	EW-2	1100	2700	W	No	2500
Bedroom 2	EW-3	4095	2450	N	No	600
Bedroom 2	EW-3	4295	2450	W	No	600
Bedroom 3	EW-3	4095	2450	N	No	600
Bedroom 3	EW-3	3595	2450	E	No	600
Living	EW-3	195	2450	N	No	4200
Living	EW-3	7195	2450	S	No	600
Living	EW-3	4995	2450	W	No	600
Bathroom	EW-3	3795	2450	N	No	600
Bathroom	EW-3	1895	2450	E	No	600
E.S	EW-3	1590	2450	E	No	600
Bedroom 1	EW-3	4195	2450	S	No	600
Bedroom 1	EW-3	1700	2450	W	No	600
W.I.R	EW-3	600	2450	N	No	4100
W.I.R	EW-3	3900	2450	E	No	600
W.I.R	EW-3	1395	2450	S	No	600

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	143.0	No insulation	No

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Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Garage	Waffle pod slab 225 mm 100mm	39.9	None	Waffle Pod 225mm	Bare
Kitchen/Living /Garage	AAC Above Plasterboard 75mm	39.7		Bulk Insulation R4	Cork Tiles or Parquetry 8mm
Kitchen/Living	Suspended AAC (75mm) 75mm	34.7	Enclosed	Bulk Insulation in Contact with Floor R2	Cork Tiles or Parquetry 8mm
Entry	Suspended AAC (75mm) 75mm	16.0	Enclosed	Bulk Insulation in Contact with Floor R2	Cork Tiles or Parquetry 8mm
Laundry	Suspended AAC (75mm) 75mm	4.7	Enclosed	Bulk Insulation in Contact with Floor R2	Ceramic Tiles 8mm
Study	Suspended AAC (75mm) 75mm	9.5	Enclosed	Bulk Insulation in Contact with Floor R2	Cork Tiles or Parquetry 8mm
Powder Room	Suspended AAC (75mm) 75mm	4.2	Enclosed	Bulk Insulation in Contact with Floor R2	Ceramic Tiles 8mm
Bedroom 4	Suspended AAC (75mm) 75mm	14.8	Enclosed	Bulk Insulation in Contact with Floor R2	Carpet 10mm
Bedroom 2/Kitchen/Living	AAC Above Plasterboard 75mm	11.6		No Insulation	Carpet 10mm
Bedroom 2	Suspended AAC (75mm) 75mm	5.6	Totally Open	Bulk Insulation in Contact with Floor R2	Carpet 10mm
Bedroom 3/Kitchen/Living	AAC Above Plasterboard 75mm	2.1		No Insulation	Carpet 10mm
Bedroom 3	Suspended AAC (75mm) 75mm	14.4	Totally Open	Bulk Insulation in Contact with Floor R2	Carpet 10mm
Living /Kitchen/Living	AAC Above Plasterboard 75mm	37.3		No Insulation	Cork Tiles or Parquetry 8mm
Living /Entry	AAC Above Plasterboard 75mm	2.9		No Insulation	Cork Tiles or Parquetry 8mm
Bathroom/Laundry	AAC Above Plasterboard 75mm	3.8		No Insulation	Ceramic Tiles 8mm
Bathroom/Study	AAC Above Plasterboard 75mm	3.1		No Insulation	Ceramic Tiles 8mm
E.S/Entry	AAC Above Plasterboard 75mm	1.5		No Insulation	Ceramic Tiles 8mm
E.S/Laundry	AAC Above Plasterboard 75mm	0.7		No Insulation	Ceramic Tiles 8mm
E.S/Study	AAC Above Plasterboard 75mm	2.5		No Insulation	Ceramic Tiles 8mm
Bedroom 1/Entry	AAC Above Plasterboard 75mm	9.7		No Insulation	Carpet 10mm
Bedroom 1/Powder Room	AAC Above Plasterboard 75mm	1.4		No Insulation	Carpet 10mm
Bedroom 1/Bedroom 4	AAC Above Plasterboard 75mm	4.5		No Insulation	Carpet 10mm
W.I.R/Powder Room	AAC Above Plasterboard 75mm	2.1		No Insulation	Carpet 10mm
W.I.R/Bedroom 4	AAC Above Plasterboard 75mm	3.1		No Insulation	Carpet 10mm

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Ceiling type

Location	Construction	Added insulation	Roof space above
Garage	AAC Above Plasterboard	Bulk Insulation R4	No
Kitchen/Living	Plasterboard	Bulk Insulation R4	Yes
Kitchen/Living	AAC Above Plasterboard	No Insulation	No
Entry	Plasterboard	Bulk Insulation R4	Yes
Entry	AAC Above Plasterboard	No Insulation	No
Laundry	AAC Above Plasterboard	No Insulation	No
Study	Plasterboard	Bulk Insulation R4	Yes
Study	AAC Above Plasterboard	No Insulation	No
Powder Room	Plasterboard	Bulk Insulation R4	Yes
Powder Room	AAC Above Plasterboard	No Insulation	No
Bedroom 4	Plasterboard	Bulk Insulation R4	Yes
Bedroom 4	AAC Above Plasterboard	No Insulation	No
Bedroom 2	Plasterboard	Bulk Insulation R4	Yes
Bedroom 3	Plasterboard	Bulk Insulation R4	Yes
Living	Plasterboard	Bulk Insulation R4	Yes
Bathroom	Plasterboard	Bulk Insulation R4	Yes
E.S	Plasterboard	Bulk Insulation R4	Yes
Bedroom 1	Plasterboard	Bulk Insulation R4	Yes
W.I.R	Plasterboard	Bulk Insulation R4	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bathroom	1	Exhaust Fans	300	Sealed
E.S	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
Study	1	1200
Bedroom 4	1	1200
Bedroom 2	1	1200
Bedroom 3	1	1200
Bedroom 1	1	1200

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Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	Dark
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	Dark

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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