

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004127494**

Certificate Date: **18 Aug 2019**

★ Star rating: **5.4**

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 v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **54 Golf Parade**
Suburb: **Manly**
State: **NSW** Postcode: **2095**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **25B/391974** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Suspended Concrete Slab
Insulation: **R2.5 wall insulation**
R6.0 ceiling insulation
No floor insulation
Glazing: **BRD-001-01 A ESS Sliding Window**
(52mm) SG 3Clr

Net floor area (m²)

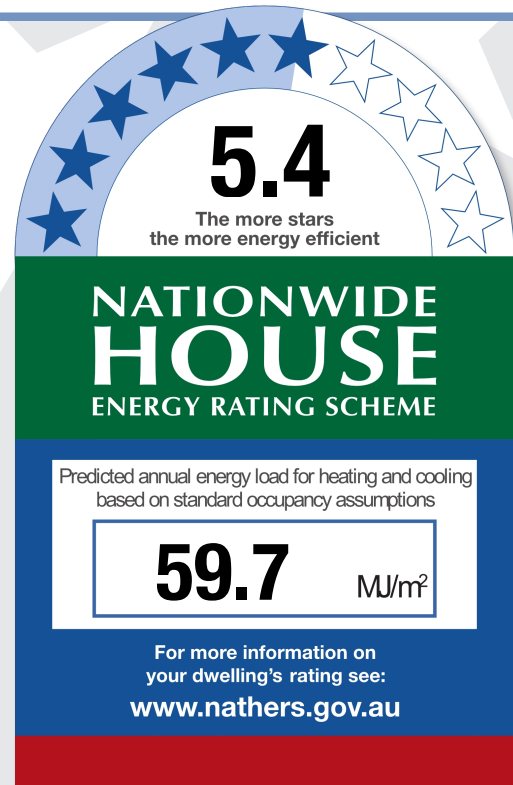
Conditioned: **241.0**
Unconditioned: **23.0**
Garage: **0.0**
TOTAL: **263.0**

Annual thermal performance loads (MJ/m²)

Heating: **33.7**
Cooling: **25.9**
TOTAL: **59.7**

Plan documents

Plan ref/date: **H0246**
Prepared by: **MM**



Ceiling penetrations

(see following pages for details)

Sealed: **7**
Unsealed: **0**
TOTAL:** **7**

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

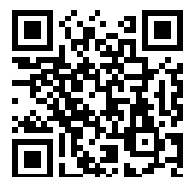
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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
VAN-004-08 A	VAN-004-08 A SERIES 525 LOUVRE WINDOW SG 6ET	4.5	0.54
BRD-033-10 A	BRD-033-10 A ESS Sliding Door (80mm) SG 6.38CPClr	4.3	0.60
BRD-063-12 A	BRD-063-12 A SIG Fixed Lite (67mm) SG 638CP	4.1	0.47
BRD-001-15 A	BRD-001-15 A ESS Sliding Window (52mm) SG 638CP	4.6	0.46
BRD-026-18 A	BRD-026-18 A ESS Awning Window (52mm) SG 638CP	5.0	0.40
TIM-001-01 W	TIM-001-01 W Timber A SG Clear	5.4	0.56
BRD-001-01 A	BRD-001-01 A ESS Sliding Window (52mm) SG 3Clr	6.4	0.76
BRD-112-01 A	BRD-112-01 A ESS Awning 52 SG 4mmClr	6.5	0.67

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Family	VAN-004-08 A	n/a	600	2700	N	No Shading
Kitchen/Family	VAN-004-08 A	n/a	2400	1000	N	No Shading
Kitchen/Family	VAN-004-08 A	n/a	2400	1000	N	No Shading
Kitchen/Family	VAN-004-08 A	n/a	2400	600	E	No Shading
Kitchen/Family	BRD-033-10 A	n/a	2400	3600	E	No Shading
Kitchen/Family	BRD-063-12 A	n/a	600	2100	W	No Shading
Kitchen/Family	BRD-001-15 A	n/a	2200	2400	W	No Shading
Ensuite 2	BRD-026-18 A	n/a	400	1200	E	No Shading
Guest	BRD-001-15 A	n/a	2200	2400	E	No Shading
Theatre	BRD-001-15 A	n/a	2200	2400	E	No Shading
Entry	TIM-001-01 W	n/a	2400	1640	S	No Shading
Lounge	BRD-026-18 A	n/a	2200	2400	S	No Shading
Laundry	TIM-001-01 W	n/a	2400	820	W	No Shading
Bed 3	BRD-001-01 A	n/a	600	2700	N	No Shading
Bed 3	BRD-001-01 A	n/a	600	2700	E	No Shading
Bed 4	BRD-112-01 A	n/a	1500	1700	S	No Shading
Passage/Sitting	BRD-026-18 A	n/a	1500	1700	S	No Shading
Bed 2	BRD-112-01 A	n/a	1400	2400	S	No Shading
Bed 2	BRD-001-01 A	n/a	1400	2400	W	No Shading
WC	BRD-112-01 A	n/a	400	900	W	No Shading
Bath	BRD-001-01 A	n/a	1400	900	W	No Shading
Ensuite 1	BRD-001-01 A	n/a	1400	1600	W	No Shading
WC Ensuite	BRD-001-01 A	n/a	1400	900	W	No Shading
Master Bed	BRD-001-01 A	n/a	1500	1600	N	No Shading
Master Bed	BRD-001-01 A	n/a	1500	1600	N	No Shading
Master Bed	BRD-001-01 A	n/a	600	2700	E	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
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None Present

External wall type

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

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Family	EW-1	7200	2750	N	No	100
Kitchen/Family	EW-1	5700	2750	E	No	4600
Kitchen/Family	EW-1	1300	2750	S	No	7800
Kitchen/Family	EW-1	4100	2750	W	No	100
Kitchen/Family	EW-1	4900	2750	W	No	100
WC	EW-1	1390	2750	N	No	5300
Ensuite 2	EW-1	2595	2750	N	No	5300
Ensuite 2	EW-1	1595	2750	E	No	600
Guest	EW-1	3490	2750	E	No	100
Theatre	EW-1	3895	2750	E	No	100
Theatre	EW-1	4995	2750	S	No	5000
Entry	EW-1	2090	2750	S	No	2400
Lounge	EW-1	1000	2750	E	No	8500
Lounge	EW-1	700	2750	S	No	1400
Lounge	EW-1	3400	2750	S	No	1100
Lounge	EW-1	3395	2750	W	No	100
Store	EW-1	1395	2750	W	No	100
Store	EW-1	1300	2750	N	No	11000
Laundry	EW-1	1890	2750	W	No	1400
Bed 3	EW-1	3995	2600	N	No	700
Bed 3	EW-1	3995	616	E	No	0
Bed 3	EW-2	3995	1984	E	No	700
Bed 4	EW-1	3395	616	E	No	0
Bed 4	EW-2	3395	1984	E	No	700
Bed 4	EW-1	3995	616	S	No	0
Bed 4	EW-2	3995	1984	S	No	700
Passage/Sitting	EW-1	3095	616	S	No	0
Passage/Sitting	EW-2	3095	1984	S	No	700
Passage/Sitting	EW-1	1000	616	E	No	0
Passage/Sitting	EW-2	1000	1984	E	No	7800
Passage/Sitting	EW-1	695	616	S	No	0
Passage/Sitting	EW-2	695	1984	S	No	400
Passage/Sitting	EW-1	2495	2600	E	No	700
Bed 2	EW-1	3395	616	S	No	0
Bed 2	EW-2	3395	1984	S	No	400
Bed 2	EW-1	3895	616	W	No	0
Bed 2	EW-2	3895	1984	W	No	700

* 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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WC	EW-1	1190	616	W	No	0
WC	EW-2	1190	1984	W	No	700
Bath	EW-1	2590	616	W	No	0
Bath	EW-2	2590	1984	W	No	700
Ensuite 1	EW-1	4690	616	W	No	0
Ensuite 1	EW-2	4690	1984	W	No	700
WC Ensuite	EW-1	1690	616	W	No	0
WC Ensuite	EW-2	1690	1984	W	No	700
WIR	EW-1	1595	616	W	No	0
WIR	EW-2	1595	1984	W	No	700
WIR	EW-1	2995	616	N	No	0
WIR	EW-2	2995	1984	N	No	700
Master Bed	EW-1	4195	616	N	No	0
Master Bed	EW-2	4195	1984	N	No	700
Master Bed	EW-1	4795	616	E	No	0
Master Bed	EW-2	4795	1984	E	No	700

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	172.0	No insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	77.0	Bulk Insulation, No Air Gap R1.7	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Family	Suspended Concrete Slab 150mm	61.5	Enclosed	No Insulation	Ceramic Tiles 8mm
WC	Suspended Concrete Slab 150mm	2.0	Enclosed	No Insulation	Ceramic Tiles 8mm
Ensuite 2	Suspended Concrete Slab 150mm	4.0	Enclosed	No Insulation	Ceramic Tiles 8mm
Guest	Suspended Concrete Slab 150mm	13.5	Enclosed	No Insulation	Carpet 10mm
Theatre	Suspended Concrete Slab 150mm	19.1	Enclosed	No Insulation	Carpet 10mm
Entry	Suspended Concrete Slab 150mm	11.1	Enclosed	No Insulation	Ceramic Tiles 8mm
Lounge	Suspended Concrete Slab 150mm	13.6	Enclosed	No Insulation	Carpet 10mm
Store	Suspended Concrete Slab 150mm	4.2	Enclosed	No Insulation	Bare
Laundry	Suspended Concrete Slab 150mm	6.1	Enclosed	No Insulation	Ceramic Tiles 8mm
Powder	Suspended Concrete Slab 150mm	2.4	Enclosed	No Insulation	Ceramic Tiles 8mm
WIP	Suspended Concrete Slab	1.8	Enclosed	No Insulation	Ceramic Tiles

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	150mm			8mm
Bed 3/Guest	Timber Above Plasterboard 150mm	13.4	No Insulation	Carpet 10mm
Bed 3/Theatre	Timber Above Plasterboard 150mm	0.8	No Insulation	Carpet 10mm
Bed 4/Theatre	Timber Above Plasterboard 19mm	14.4	No Insulation	Carpet 10mm
Passage/Sitting/Kitchen/Family	Timber Above Plasterboard 19mm	16.3	No Insulation	Carpet 10mm
Passage/Sitting/Theatre	Timber Above Plasterboard 19mm	3.8	No Insulation	Carpet 10mm
Passage/Sitting/Entry	Timber Above Plasterboard 19mm	11.5	No Insulation	Carpet 10mm
Passage/Sitting/Lounge	Timber Above Plasterboard 19mm	2.3	No Insulation	Carpet 10mm
Passage/Sitting/Store	Timber Above Plasterboard 19mm	1.2	No Insulation	Carpet 10mm
Passage/Sitting/Laundry	Timber Above Plasterboard 19mm	4.1	No Insulation	Carpet 10mm
Passage/Sitting/Powder	Timber Above Plasterboard 19mm	2.6	No Insulation	Carpet 10mm
Passage/Sitting/WIP	Timber Above Plasterboard 19mm	1.9	No Insulation	Carpet 10mm
Bed 2/Lounge	Timber Above Plasterboard 19mm	11.3	No Insulation	Carpet 10mm
Bed 2/Store	Timber Above Plasterboard 19mm	1.6	No Insulation	Carpet 10mm
WC/Store	Timber Above Plasterboard 19mm	1.5	No Insulation	Ceramic Tiles 8mm
Bath/Kitchen/Family	Timber Above Plasterboard 19mm	2.8	No Insulation	Ceramic Tiles 8mm
Bath/Laundry	Timber Above Plasterboard 19mm	2.0	No Insulation	Ceramic Tiles 8mm
Bath	Suspended Timber Floor 19mm	2.0	Open	No Insulation Ceramic Tiles 8mm
Ensuite 1/Kitchen/Family	Timber Above Plasterboard 19mm	11.8	No Insulation	Ceramic Tiles 8mm
WC Ensuite/Kitchen/Family	Timber Above Plasterboard 19mm	1.7	No Insulation	Ceramic Tiles 8mm
WIR/Kitchen/Family	Timber Above Plasterboard 19mm	7.7	No Insulation	Carpet 10mm
Master Bed/Kitchen/Family	Timber Above Plasterboard 19mm	19.8	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Family	Timber Above Plasterboard	No Insulation	No
WC	Plasterboard	Bulk Insulation R6	Yes
Ensuite 2	Plasterboard	Bulk Insulation R6	Yes

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Guest	Timber Above Plasterboard	No Insulation	No
Theatre	Timber Above Plasterboard	No Insulation	No
Entry	Timber Above Plasterboard	No Insulation	No
Lounge	Timber Above Plasterboard	No Insulation	No
Store	Timber Above Plasterboard	No Insulation	No
Laundry	Timber Above Plasterboard	No Insulation	No
Powder	Timber Above Plasterboard	No Insulation	No
WIP	Timber Above Plasterboard	No Insulation	No
Bed 3	Plasterboard	Bulk Insulation R6	Yes
Bed 4	Plasterboard	Bulk Insulation R6	Yes
Passage/Sitting	Plasterboard	Bulk Insulation R6	Yes
Bed 2	Plasterboard	Bulk Insulation R6	Yes
WC	Plasterboard	Bulk Insulation R6	Yes
Bath	Plasterboard	Bulk Insulation R6	Yes
Ensuite 1	Plasterboard	Bulk Insulation R6	Yes
WC Ensuite	Plasterboard	Bulk Insulation R6	Yes
WIR	Plasterboard	Bulk Insulation R6	Yes
Master Bed	Plasterboard	Bulk Insulation R6	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
WC	1	Exhaust Fans	300	Sealed
Ensuite 2	1	Exhaust Fans	300	Sealed
Powder	1	Exhaust Fans	0	Sealed
WC	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ensuite 1	1	Exhaust Fans	300	Sealed
WC Ensuite	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
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Building features continued

Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	Dark
Corrugated Iron	Foil, Gap Above, Reflective Side Down, Anti-glare Up	Dark
Corrugated Iron	Foil, Gap Above, Reflective Side Down, Anti-glare Up	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