

# Nationwide House Energy Rating Scheme\* Certificate



Certificate number: **0003880648**

Certificate Date: **22 May 2019**

★ Star rating: **5.0**

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/13/1524**

Name: **Manthee Chetty**

Organisation: **Home Design Services**

Email: **mantheechetty@gmail.com**

Phone: **98364127**

Declaration  
of interest: **None**

Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

## Overview

### Dwelling details

Street: **7 WENTWORTH PLACE**

Suburb: **BELROSE**

State: **NSW**

Postcode: **2085**

Type: **New Dwelling**

NCC Class: **1A**

NatHERS

climate zone: **56**

Lot/DP

number: **10/31708**

Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**

**Corrugated Iron**

**Waffle pod slab 300 mm**

Insulation:

**R2.0 wall insulation**

**R4.0 ceiling insulation**

**No floor insulation**

Glazing:

**ALM-002-01 A Aluminium B SG Clear**

### Net floor area (m<sup>2</sup>)

Conditioned: **251.0**

Unconditioned: **50.0**

Garage: **34.0**

TOTAL: **302.0**

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: **39.7**

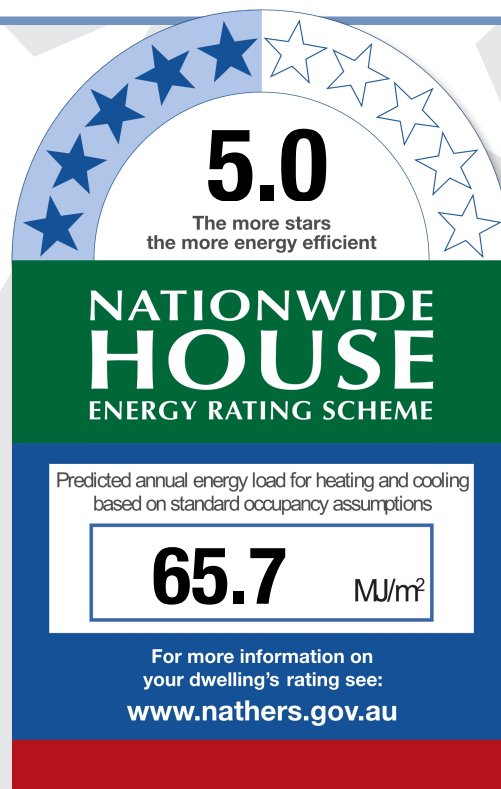
Cooling: **25.9**

TOTAL: **65.7**

### Plan documents

Plan ref/date: **0401 - LOT 10 - LEG**

Prepared by: **BETTER BUILT HOMES - JV.**



### Ceiling penetrations

(see following pages for details)

Sealed: **30**

Unsealed: **0**

TOTAL:\*\* **30**

\*\*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: **LED**

### Window selection - default windows only

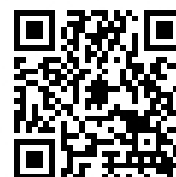
Note on allowable window values:  
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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-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
TIM-002-01 W	TIM-002-01 W Timber B SG Clear	5.4	0.63
TIM-001-01 W	TIM-001-01 W Timber A SG Clear	5.4	0.56

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/FAM/ME A	ALM-001-01 A	n/a	1800	900	SE	No Shading
Kitchen/FAM/ME A	ALM-001-01 A	n/a	1800	900	SE	No Shading
Kitchen/FAM/ME A	ALM-002-01 A	n/a	2400	3200	SW	No Shading
Kitchen/FAM/ME A	ALM-002-01 A	n/a	2400	3600	SE	No Shading
Kitchen/FAM/ME A	ALM-002-01 A	n/a	600	2700	SW	No Shading
Kitchen/FAM/ME A	ALM-001-01 A	n/a	1800	900	NE	No Shading
Kitchen/FAM/ME A	ALM-001-01 A	n/a	1800	900	NE	No Shading
Kitchen/FAM/ME A	ALM-002-01 A	n/a	1400	2700	NE	No Shading
LAUNDRY	TIM-002-01 W	n/a	900	600	SW	No Shading
ENTRY	TIM-001-01 W	n/a	2340	400	NW	No Shading
HOME THEATRE	ALM-002-01 A	n/a	900	2700	NE	No Shading
STUDY/GUEST	ALM-002-01 A	n/a	1400	2200	NW	No Shading
RUMPUS	ALM-002-01 A	n/a	1400	2200	NW	No Shading
RUMPUS	ALM-002-01 A	n/a	1400	900	NW	No Shading
RUMPUS	ALM-002-01 A	n/a	600	2700	SW	No Shading
BATH	ALM-002-01 A	n/a	900	1600	SW	No Shading
ENSUITE	ALM-002-01 A	n/a	1200	1800	SW	No Shading
Bedroom 1	ALM-002-01 A	n/a	1200	2400	SE	No Shading
Bedroom 3	ALM-002-01 A	n/a	1400	2200	NW	No Shading
Bedroom 3	ALM-002-01 A	n/a	900	1800	NE	No Shading
Bedroom 4	ALM-002-01 A	n/a	1200	1800	NE	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	1800	SE	No Shading

### Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-006a	Single-glazed clear, Timber and Aluminium Frame	0.0	0.00

### Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser
RUMPUS	GEN-04-006a	1	0.3	NE	None	No

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### External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Bulk Insulation R2	No
EW-2	Brick Veneer	No insulation	No
EW-3	Cavity Brick	No insulation	No
EW-4	Weatherboard Cavity Panel Direct Fix	Reflective foil with bulk no gap R2	Yes

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/FAM/MEA	EW-1	4900	2600	SE	No	600
Kitchen/FAM/MEA	EW-1	3800	2600	SW	No	5700
Kitchen/FAM/MEA	EW-1	5300	2600	SE	No	4400
Kitchen/FAM/MEA	EW-1	4795	2600	SW	No	100
Kitchen/FAM/MEA	EW-1	595	2601	NE	No	1400
Kitchen/FAM/MEA	EW-1	1500	2600	NE	No	100
Kitchen/FAM/MEA	EW-1	500	2600	NW	No	100
Kitchen/FAM/MEA	EW-1	1300	2600	NE	No	100
Kitchen/FAM/MEA	EW-1	500	2600	SE	No	100
Kitchen/FAM/MEA	EW-1	2000	2601	NE	No	100
Kitchen/FAM/MEA	EW-1	3600	2600	NE	No	400
WIP	EW-1	1490	2600	SW	No	100
LAUNDRY	EW-1	1690	2600	SW	No	100
Garage	EW-2	1200	2600	SE	No	100
Garage	EW-2	5600	2600	SW	No	100
Garage	EW-3	2400	2601	NW	No	200
Garage	EW-3	3400	2600	NW	No	700
Garage	EW-3	395	2601	NW	No	1700
ENTRY	EW-1	1790	2600	NW	No	1700
HOME THEATRE	EW-1	800	2600	NW	No	600
HOME THEATRE	EW-1	4500	2600	NE	No	600
HOME THEATRE	EW-1	800	2600	SE	No	600
PWDR/ENS	EW-1	995	2600	NE	No	100
PWDR/ENS	EW-1	595	2601	NE	No	1400
STUDY/GUEST	EW-1	1300	2600	SW	No	5600
STUDY/GUEST	EW-1	3400	2600	NW	No	400
STUDY/GUEST	EW-1	3595	2600	NE	No	100
RUMPUS	EW-4	3700	2450	NW	No	600
RUMPUS	EW-1	1200	2450	NW	No	600
RUMPUS	EW-1	595	2451	NW	No	1100
RUMPUS	EW-4	595	2451	SW	No	1900
RUMPUS	EW-4	3100	2450	SW	No	600
BATH	EW-1	2095	2450	SW	No	600
BATH	EW-1	700	2450	NW	No	600
BATH	EW-1	600	2451	NW	No	4300
ENSUITE	EW-1	2590	2450	SW	No	600
WIR	EW-1	2290	2450	SW	No	600
Bedroom 1	EW-4	5195	2450	SE	No	600

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Bedroom 1	EW-1	3695	2450	SW	No	600
WIR	EW-4	1590	2450	SE	No	600
Bedroom 3	EW-1	500	2450	SW	No	6100
Bedroom 3	EW-1	3400	2450	NW	No	600
Bedroom 3	EW-1	3995	2450	NE	No	600
WIR	EW-1	1390	2450	NE	No	600
WIR	EW-1	1290	2450	NE	No	600
Bedroom 4	EW-1	4090	2450	NE	No	600
Bedroom 2	EW-1	995	2450	NE	No	600
Bedroom 2	EW-1	500	2450	NW	No	12400
Bedroom 2	EW-1	1300	2450	NE	No	100
Bedroom 2	EW-1	500	2450	SE	No	2400
Bedroom 2	EW-1	1800	2450	NE	No	600
Bedroom 2	EW-4	3395	2450	SE	No	600

## Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, plasterboard on battens one side	84.0	No insulation	No
IW-2 - Cavity wall, plasterboard on battens one side	28.0	Bulk Insulation, No Air Gap R2	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	146.0	No insulation	No

## Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/FAM/MEA	Waffle pod slab 300 mm 100mm	69.0	None	Waffle Pod 300mm	Cork Tiles or Parquetry 8mm
WIP	Waffle pod slab 300 mm 100mm	4.4	None	Waffle Pod 300mm	Cork Tiles or Parquetry 8mm
LAUNDRY	Waffle pod slab 300 mm 100mm	5.0	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Garage	Waffle pod slab 300 mm 100mm	34.2	None	Waffle Pod 300mm	Bare
ENTRY	Waffle pod slab 300 mm 100mm	20.4	None	Waffle Pod 300mm	Cork Tiles or Parquetry 8mm
HOME THEATRE	Waffle pod slab 300 mm 100mm	18.3	None	Waffle Pod 300mm	Carpet 10mm
PWDR/ENS	Waffle pod slab 300 mm 100mm	5.0	None	Waffle Pod 300mm	Ceramic Tiles 8mm
STUDY/GUEST	Waffle pod slab 300 mm 100mm	11.9	None	Waffle Pod 300mm	Carpet 10mm
RUMPUS/Kitchen/FAM/MEA	Timber Above Plasterboard 19mm	3.7		No Insulation	Carpet 10mm
RUMPUS/Garage	Timber Above Plasterboard 19mm	10.7		No Insulation	Carpet 10mm
RUMPUS/ENTRY	Timber Above Plasterboard 19mm	20.2		No Insulation	Carpet 10mm

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RUMPUS/HOME THEATRE	Timber Above Plasterboard 19mm	1.0		No Insulation	Carpet 10mm
RUMPUS/PWDR/ENS	Timber Above Plasterboard 19mm	0.8		No Insulation	Carpet 10mm
RUMPUS	Suspended Timber Floor 19mm	-0.1	Totally Open	Bulk Insulation in Contact with Floor R2	Carpet 10mm
RUMPUS	Suspended Timber Floor 19mm	4.4	Totally Open	Bulk Insulation in Contact with Floor	Carpet 10mm
BATH/Garage	Timber Above Plasterboard 19mm	10.7		No Insulation	Ceramic Tiles 8mm
ENSUITE/WIP	Timber Above Plasterboard 19mm	0.9		No Insulation	Ceramic Tiles 8mm
ENSUITE/LAUNDRY	Timber Above Plasterboard 19mm	5.2		No Insulation	Ceramic Tiles 8mm
ENSUITE/Garage	Timber Above Plasterboard 19mm	1.8		No Insulation	Ceramic Tiles 8mm
WIR/Kitchen/FAM/MEA	Timber Above Plasterboard 19mm	5.4		No Insulation	Carpet 10mm
WIR/WIP	Timber Above Plasterboard 19mm	3.6		No Insulation	Carpet 10mm
Bedroom 1/Kitchen/FAM/MEA	Timber Above Plasterboard 19mm	18.8		No Insulation	Carpet 10mm
WIR/Kitchen/FAM/MEA	Timber Above Plasterboard 19mm	3.6		No Insulation	Carpet 10mm
Bedroom 3/PWDR/ENS	Timber Above Plasterboard 19mm	1.3		No Insulation	Carpet 10mm
Bedroom 3/STUDY/GUEST	Timber Above Plasterboard 19mm	12.0		No Insulation	Carpet 10mm
WIR/HOME THEATRE	Timber Above Plasterboard 19mm	0.5		No Insulation	Carpet 10mm
WIR/PWDR/ENS	Timber Above Plasterboard 19mm	3.0		No Insulation	Carpet 10mm
WIR/HOME THEATRE	Timber Above Plasterboard 19mm	3.2		No Insulation	Carpet 10mm
Bedroom 4/Kitchen/FAM/MEA	Timber Above Plasterboard 19mm	3.6		No Insulation	Carpet 10mm
Bedroom 4/HOME THEATRE	Timber Above Plasterboard 19mm	9.8		No Insulation	Carpet 10mm
Bedroom 2/Kitchen/FAM/MEA	Timber Above Plasterboard 19mm	14.3		No Insulation	Carpet 10mm

## Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/FAM/MEA	Plasterboard	Bulk Insulation R4	Yes
Kitchen/FAM/MEA	Timber Above Plasterboard	No Insulation	No
WIP	Timber Above Plasterboard	No Insulation	No
LAUNDRY	Timber Above Plasterboard	No Insulation	No
Garage	Plasterboard	No insulation	Yes
Garage	Timber Above Plasterboard	No Insulation	No

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ENTRY	Timber Above Plasterboard	No Insulation	No
HOME THEATRE	Plasterboard	Bulk Insulation R4	Yes
HOME THEATRE	Timber Above Plasterboard	No Insulation	No
PWDR/ENS	Timber Above Plasterboard	No Insulation	No
STUDY/GUEST	Timber Above Plasterboard	No Insulation	No
RUMPUS	Plasterboard	Bulk Insulation R4	Yes
BATH	Plasterboard	Bulk Insulation R4	Yes
ENSUITE	Plasterboard	Bulk Insulation R4	Yes
WIR	Plasterboard	Bulk Insulation R4	Yes
Bedroom 1	Plasterboard	Bulk Insulation R4	Yes
WIR	Plasterboard	Bulk Insulation R4	Yes
Bedroom 3	Plasterboard	Bulk Insulation R4	Yes
WIR	Plasterboard	Bulk Insulation R4	Yes
WIR	Plasterboard	Bulk Insulation R4	Yes
Bedroom 4	Plasterboard	Bulk Insulation R4	Yes
Bedroom 2	Plasterboard	Bulk Insulation R4	Yes

## Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/FAM/ME A	10	Downlights - LED	150	Sealed
Kitchen/FAM/ME A	1	Exhaust Fans	300	Sealed
ENTRY	6	Downlights - LED	150	Sealed
HOME THEATRE	5	Downlights - LED	150	Sealed
PWDR/ENS	1	Exhaust Fans	300	Sealed
STUDY/GUEST	5	Downlights - LED	150	Sealed
BATH	1	Exhaust Fans	300	Sealed
ENSUITE	1	Exhaust Fans	300	Sealed

## Ceiling fans

Location	Number	Diameter (mm)
None Present		

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#### Roof type

Construction	Added insulation	Roof colour
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](http://www.nathers.gov.au)

For more information on energy efficient design and insulation visit [www.yourhome.gov.au](http://www.yourhome.gov.au)