

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0003710092**

Certificate Date: **22 Mar 2019**

★ Star rating: **5.1**

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: **20390**
Name: **Fadi Sweis**
Organisation: **Energy Ratings Australia Pty Ltd**
Email: **fsweis@eraservices.com.au**
Phone: **1800 372 669**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **ABSA**

Overview

Dwelling details

Street: **42 Gondola Road**
Suburb: **North Narrabeen**
State: **NSW** Postcode: **2101**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **262/16719** 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**
R4.1 ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

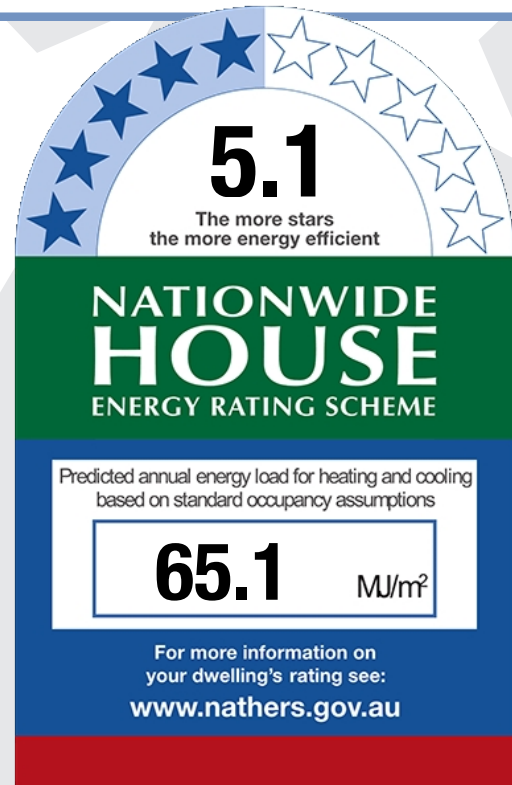
Conditioned: **194.0**
Unconditioned: **53.0**
Garage: **35.0**
TOTAL: **247.0**

Annual thermal performance loads (MJ/m²)

Heating: **39.9**
Cooling: **25.2**
TOTAL: **65.1**

Plan documents

Plan ref/date: **A009002**
Prepared by: **CDS**



Ceiling penetrations

(see following pages for details)

Sealed: **35**
Unsealed: **0**
TOTAL:** **35**

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-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
BRD-001-13 A	BRD-001-13 A ESS Sliding Window (52mm) SG 4EA	4.6	0.63
AIR-020-03 W	AIR-020-03 W Cedar Double Hung Window SG 5Clr	4.7	0.61

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Study	ALM-002-01 A	n/a	1500	1800	SW	No Shading
Powder	ALM-002-01 A	n/a	1200	600	SE	No Shading
Laundry	ALM-002-01 A	n/a	1200	800	NE	No Shading
Laundry	ALM-001-01 A	n/a	2100	820	SE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	772	3010	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1300	2600	NE	No Shading
Kitchen/Living	BRD-001-13 A	n/a	2300	3000	SE	No Shading
Kitchen/Living	BRD-001-13 A	n/a	2300	2200	NE	No Shading
Kitchen/Living	AIR-020-03 W	n/a	2000	2400	SE	No Shading
Bedroom 4	ALM-002-01 A	n/a	1200	1800	NW	No Shading
Ensuite 2	ALM-002-01 A	n/a	1200	600	NW	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	1400	SE	No Shading
Bedroom 2	ALM-001-01 A	n/a	600	1800	SW	No Shading
Bedroom 3	ALM-002-01 A	n/a	1200	1400	SE	No Shading
Rumpus/Theatre	BRD-001-13 A	n/a	2100	3600	SW	No Shading
PDR	ALM-001-01 A	n/a	1600	600	NW	No Shading
Bath	ALM-001-01 A	n/a	600	1500	NW	No Shading
WC (Ens)	ALM-001-01 A	n/a	1600	600	NW	No Shading
ENS	ALM-002-01 A	n/a	343	1930	NE	No Shading
Bedroom 1	ALM-002-01 A	n/a	1200	1800	NE	No Shading
Hall/Stairs	ALM-002-01 A	n/a	600	2000	SE	No Shading
Hall/Stairs	ALM-002-01 A	n/a	600	2000	SE	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	Cavity Brick	No insulation	No
EW-2	Brick Veneer	No insulation	No

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EW-3	Brick Veneer	Bulk Insulation R2.5	No
EW-4	Weatherboard Cavity Panel Direct Fix	Bulk Insulation R2.5	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Garage 1	EW-1	500	2675	NW	No	5500
Garage 1	EW-2	350	2675	NE	No	50
Garage 1	EW-2	6050	2675	SE	No	50
Garage 1	EW-1	5850	2675	SW	No	400
Study	EW-3	3295	2600	NW	No	50
Study	EW-3	1400	2600	SE	No	4650
Study	EW-3	3800	2600	SW	No	1400
Entry	EW-3	1640	2600	SW	No	2800
Powder	EW-3	1590	2600	SE	No	50
Laundry	EW-3	2545	2600	NE	No	50
Laundry	EW-3	1745	2600	SE	No	50
Kitchen/Living	EW-3	10795	2600	NW	No	50
Kitchen/Living	EW-3	4500	2600	NE	No	600
Kitchen/Living	EW-3	4300	2600	SE	No	600
Kitchen/Living	EW-3	2950	2600	NE	No	50
Kitchen/Living	EW-3	4050	2600	SE	No	50
Bedroom 4	EW-3	3340	2600	NW	No	50
Ensuite 2	EW-3	1195	2600	NW	No	50
Ensuite 2	EW-3	950	2600	NE	No	50
Bedroom 2	EW-4	4695	2450	SE	No	650
Bedroom 2	EW-4	3045	2450	SW	No	600
Bedroom 3	EW-3	1395	2450	SE	No	650
Bedroom 3	EW-4	1795	2450	SE	No	650
Rumpus/Theatre	EW-3	550	2450	SE	No	3700
Rumpus/Theatre	EW-3	4400	2450	SW	No	650
Rumpus/Theatre	EW-4	5245	2450	NW	No	600
PDR	EW-4	1890	2450	NW	No	600
Bath	EW-4	1695	2450	NW	No	600
Bath	EW-3	1545	2450	NW	No	600
WIR	EW-3	2290	2450	NW	No	600
WC (Ens)	EW-3	1645	2450	NW	No	600
WC (Ens)	EW-4	945	2450	NE	No	650
ENS	EW-4	2540	2450	NE	No	650
Bedroom 1	EW-4	1095	2450	NE	No	650
Bedroom 1	EW-3	2850	2450	NE	No	650
Bedroom 1	EW-3	3745	2450	SE	No	650
Hall/Stairs	EW-3	2140	2450	SE	No	650

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
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IW-1 - Cavity wall, direct fix plasterboard, single gap	29.0	Bulk Insulation, No Air Gap R2.5	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	190.0	No insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage 1	Waffle pod slab 225 mm 100mm	34.9	None	Waffle Pod 225mm	Bare
Study	Waffle pod slab 300 mm 100mm	12.3	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Entry	Waffle pod slab 300 mm 100mm	15.5	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Powder	Waffle pod slab 300 mm 100mm	2.2	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Laundry	Waffle pod slab 300 mm 100mm	4.3	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Kitchen/Living	Waffle pod slab 300 mm 100mm	63.5	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Bedroom 4	Waffle pod slab 300 mm 19mm	13.2	None	Waffle Pod 300mm	Carpet 10mm
Ensuite 2	Waffle pod slab 300 mm 19mm	3.3	None	Waffle Pod 300mm	Ceramic Tiles 8mm
WIL (B4)	Waffle pod slab 300 mm 19mm	1.8	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Bedroom 2/Garage	Timber Above Plasterboard 19mm	11.6		No Insulation	Carpet 10mm
Bedroom 2	Suspended Timber Floor 19mm	1.1	Totally Open	No Insulation	Carpet 10mm
Bedroom 3/Garage	Timber Above Plasterboard 19mm	5.6		No Insulation	Carpet 10mm
Bedroom 3/Entry	Timber Above Plasterboard 19mm	4.6		No Insulation	Carpet 10mm
Rumpus/Theatre/Study	Timber Above Plasterboard 19mm	9.2		No Insulation	Carpet 10mm
Rumpus/Theatre/Entry	Timber Above Plasterboard 19mm	5.3		No Insulation	Carpet 10mm
Rumpus/Theatre/Bedroom 4	Timber Above Plasterboard 19mm	6.0		No Insulation	Carpet 10mm
Rumpus/Theatre	Suspended Timber Floor 19mm	2.1	Totally Open	No Insulation	Carpet 10mm
PDR/Bedroom 4	Timber Above Plasterboard 19mm	2.3		No Insulation	Ceramic Tiles 8mm
PDR/Ensuite 2	Timber Above Plasterboard 19mm	0.8		No Insulation	Ceramic Tiles 8mm
Bath/Kitchen/Living	Timber Above Plasterboard 19mm	5.9		No Insulation	Ceramic Tiles 8mm
Bath/Ensuite 2	Timber Above Plasterboard 19mm	1.4		No Insulation	Ceramic Tiles 8mm
Bath/WIL (B4)	Timber Above Plasterboard 19mm	1.3		No Insulation	Ceramic Tiles 8mm
WIR/Kitchen/Living	Timber Above Plasterboard 19mm	6.4		No Insulation	Carpet 10mm
WC (Ens)/Kitchen/Living	Timber Above Plasterboard 19mm	1.5		No Insulation	Ceramic Tiles 8mm

* 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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ENS/Kitchen/Living	Timber Above Plasterboard 19mm	4.8	No Insulation	Ceramic Tiles 8mm
Bedroom 1/Kitchen/Living	Timber Above Plasterboard 19mm	14.8	No Insulation	Carpet 10mm
Hall/Stairs/Entry	Timber Above Plasterboard 19mm	4.1	No Insulation	Carpet 10mm
Hall/Stairs/Kitchen/Living	Timber Above Plasterboard 19mm	9.3	No Insulation	Carpet 10mm
Hall/Stairs/Bedroom	Timber Above Plasterboard 19mm	1.9	No Insulation	Carpet 10mm
Hall/Stairs/WIL (B4)	Timber Above Plasterboard 19mm	0.7	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Garage 1	Plasterboard	No insulation	Yes
Garage 1	Timber Above Plasterboard	No Insulation	No
Study	Plasterboard	Bulk Insulation R4.1	Yes
Study	Timber Above Plasterboard	No Insulation	No
Entry	Plasterboard	Bulk Insulation R4.1	Yes
Entry	Timber Above Plasterboard	No Insulation	No
Powder	Plasterboard	Bulk Insulation R4.1	Yes
Laundry	Plasterboard	Bulk Insulation R4.1	Yes
Kitchen/Living	Plasterboard	Bulk Insulation R4.1	Yes
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Bedroom 4	Plasterboard	Bulk Insulation R4.1	Yes
Bedroom 4	Timber Above Plasterboard	No Insulation	No
Ensuite 2	Plasterboard	Bulk Insulation R4.1	Yes
Ensuite 2	Timber Above Plasterboard	No Insulation	No
WIL (B4)	Timber Above Plasterboard	No Insulation	No
Bedroom 2	Plasterboard	Bulk Insulation R4.1	Yes
Bedroom 3	Plasterboard	Bulk Insulation R4.1	Yes
Rumpus/Theatre	Plasterboard	Bulk Insulation R4.1	Yes
PDR	Plasterboard	Bulk Insulation R4.1	Yes
Bath	Plasterboard	Bulk Insulation R4.1	Yes
WIR	Plasterboard	Bulk Insulation R4.1	Yes
WC (Ens)	Plasterboard	Bulk Insulation R4.1	Yes

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ENS	Plasterboard	Bulk Insulation R4.1	Yes
Bedroom 1	Plasterboard	Bulk Insulation R4.1	Yes
Hall/Stairs	Plasterboard	Bulk Insulation R4.1	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Powder	1	Exhaust Fans	300	Sealed
Kitchen/Living	32	Downlights - LED	150	Sealed
Ensuite 2	1	Exhaust Fans	300	Sealed
ENS	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 R1.3	Medium
Roof Tiles	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