

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0003587235**

Certificate Date: **05 Feb 2019**

★ Star rating: **4.7**

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: **Unit B, 14 Gladstone Street**
Suburb: **Newport**
State: **NSW** Postcode: **2106**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **11/10548** Exposure: **Open**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Roof Tiles
Suspended AAC (75mm)
Insulation: **R2.5 wall insulation**
R4.0 ceiling insulation
R2.5 floor insulation
Glazing: **WID-003-13 A AI Residential Double Hung Window SG 6CS**

Net floor area (m²)

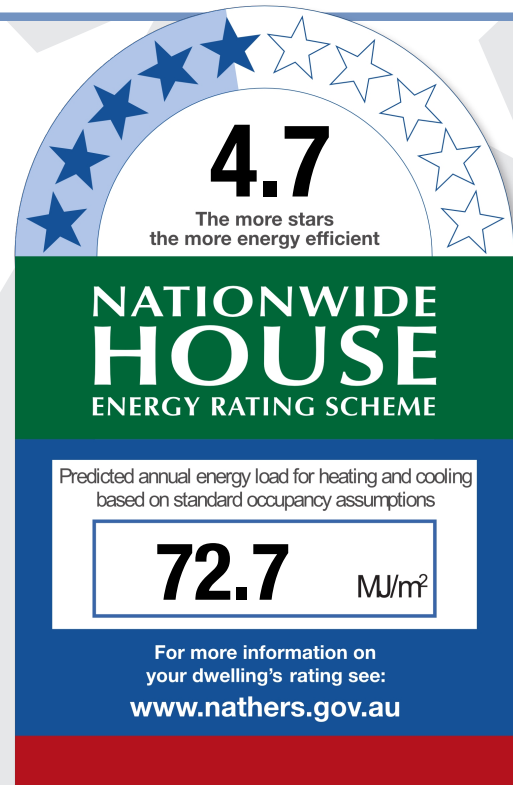
Conditioned: **133.0**
Unconditioned: **49.0**
Garage: **33.0**
TOTAL: **182.0**

Annual thermal performance loads (MJ/m²)

Heating: **47.5**
Cooling: **25.2**
TOTAL: **72.7**

Plan documents

Plan ref/date: **J1317**
Prepared by: **IZ**



Ceiling penetrations

(see following pages for details)

Sealed: **1**
Unsealed: **0**
TOTAL:** **1**

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
WID-012-05 A	WID-012-05 A Aluminium Awning Window SG 6mmCS	6.2	0.57
WID-005-13 A	WID-005-13 A Al Residential Internal Sliding Door SG 6CS_Clr	4.7	0.60
TIM-001-03 W	TIM-001-03 W Timber A SG High Solar Gain Low-E	4.3	0.42
TIM-002-03 W	TIM-002-03 W Timber B SG High Solar Gain Low-E	4.3	0.50
WID-003-13 A	WID-003-13 A Al Residential Double Hung Window SG 6CS	4.8	0.60
WID-012-04 A	WID-012-04 A Aluminium Awning Window SG 4mmClr	6.4	0.64
TIM-001-01 W	TIM-001-01 W Timber A SG Clear	5.4	0.56
WID-003-01 A	WID-003-01 A Al Residential Double Hung Window SG 3Clr	6.2	0.74

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
LIVING DINING k	WID-012-05 A	n/a	600	2700	W	No Shading
LIVING DINING k	WID-005-13 A	n/a	2400	3200	N	No Shading
LIVING DINING k	WID-005-13 A	n/a	2400	2700	W	No Shading
LIVING DINING k	WID-012-05 A	n/a	600	3300	N	No Shading
LIVING DINING k	WID-012-05 A	n/a	600	2100	N	No Shading
LIVING DINING k	TIM-001-03 W	n/a	2400	1200	S	No Shading
LIVING DINING k	TIM-002-03 W	n/a	2400	600	S	No Shading
LIVING DINING k	WID-003-13 A	n/a	1800	2700	S	No Shading
LIVING DINING k	WID-003-13 A	n/a	1800	2700	S	No Shading
POWDER	WID-012-04 A	n/a	900	600	N	No Shading
POWDER	TIM-001-01 W	n/a	2400	870	N	No Shading
POWDER	TIM-001-01 W	n/a	1200	600	N	No Shading
BED 2	WID-012-04 A	n/a	600	1800	W	No Shading
BED 2	WID-003-01 A	n/a	1200	2700	S	No Shading
MASTER BED	WID-003-01 A	n/a	900	2400	N	No Shading
ENSUITE	WID-012-04 A	n/a	400	900	W	No Shading
STUDY UF HALL	WID-003-13 A	n/a	1200	1600	S	No Shading
STUDY UF HALL	WID-003-13 A	n/a	1200	1200	S	No Shading
BED 3	WID-003-01 A	n/a	900	1600	N	No Shading
BED 4	WID-003-01 A	n/a	1200	1600	E	No Shading
UF BATH	WID-012-04 A	n/a	1200	1600	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						

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Building features continued

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Foil, Anti-glare one side + Bulk Insulation R2.5	Yes
EW-2	Brick Veneer	No insulation	No
EW-3	Single Skin Brick	No insulation	No
EW-4	Fibro Cavity Panel Direct Fix	Bulk Insulation R2.5	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
LIVING DINING K	EW-1	4800	2750	W	No	600
LIVING DINING K	EW-1	4000	2750	N	No	4600
LIVING DINING K	EW-1	4000	2750	W	No	4600
LIVING DINING K	EW-1	7595	2750	N	No	600
LIVING DINING K	EW-1	2195	2750	S	No	2700
LIVING DINING K	EW-1	500	2750	W	No	8400
LIVING DINING K	EW-1	3800	2750	S	No	2800
LIVING DINING K	EW-1	1100	2750	E	No	12200
LIVING DINING K	EW-1	4000	2750	S	No	600
POWDER	EW-1	2090	2750	N	No	600
POWDER	EW-1	2395	2750	N	No	600
POWDER	EW-1	2695	2750	E	No	600
GARAGE	EW-2	5495	3093	E	No	100
GARAGE	EW-3	6095	3093	S	No	100
BED 2	EW-4	2795	2600	W	No	600
BED 2	EW-4	3795	2600	S	No	600
MASTER BED	EW-4	1490	2600	W	No	600
MASTER BED	EW-4	3090	2600	N	No	600
ENSUITE	EW-4	1995	2600	W	No	600
ENSUITE	EW-4	1795	2600	N	No	600
STUDY UF HALL	EW-4	1090	2600	N	No	600
STUDY UF HALL	EW-4	2995	2600	S	No	600
STUDY UF HALL	EW-4	1000	2600	E	No	6700
STUDY UF HALL	EW-4	2200	2600	S	No	600
STUDY UF HALL	EW-4	500	2600	W	No	4400
BED 3	EW-4	3090	2600	N	No	600
BED 4	EW-4	2995	2600	N	No	600
BED 4	EW-4	3595	2600	E	No	600
UF BATH	EW-4	2195	2600	E	No	600
UF BATH	EW-4	3095	2600	S	No	600

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	110.0	No insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	32.0	Bulk Insulation, No Air Gap R2.5	No

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Building features continued

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
LIVING DINING K	Suspended AAC (75mm) 75mm	68.8	Enclosed	Bulk Insulation, Gap to Floor R2.5	80/20 Carpet 10mm/Ceramic
POWDER	Suspended AAC (75mm) 75mm	3.3	Enclosed	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
POWDER	Suspended AAC (75mm) 75mm	6.3	Enclosed	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
LIVING DINING K	Suspended AAC (75mm) 75mm	3.3	Enclosed	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm
GARAGE	Waffle pod slab 175 mm 100mm	33.0	None	Waffle Pod 175mm	Bare
BED 2/LIVING DINING K	Timber Above Plasterboard 19mm	6.7		No Insulation	Carpet+Rubber Underlay 18mm
BED 2	Suspended Timber Floor 19mm	3.7	Open	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm
MASTER BED/LIVING DINING K	Timber Above Plasterboard 19mm	13.0		No Insulation	Carpet+Rubber Underlay 18mm
ENSUITE/LIVING DINING K	Timber Above Plasterboard 19mm	3.4		No Insulation	Ceramic Tiles 8mm
STUDY UF HALL/LIVING DINING K	Timber Above Plasterboard 19mm	8.5		No Insulation	Carpet+Rubber Underlay 18mm
STUDY UF HALL/GARAGE	Timber Above Plasterboard 19mm	7.5		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
STUDY UF HALL	Suspended Timber Floor 19mm	2.1	Open	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm
BED 3/LIVING DINING K	Timber Above Plasterboard 19mm	0.9		No Insulation	Carpet+Rubber Underlay 18mm
BED 3/GARAGE	Timber Above Plasterboard 19mm	9.4		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
BED 4/POWDER	Timber Above Plasterboard 19mm	0.7		No Insulation	Carpet+Rubber Underlay 18mm
BED 4/GARAGE	Timber Above Plasterboard 19mm	8.7		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
UF BATH/GARAGE	Timber Above Plasterboard 19mm	6.5		Bulk Insulation R2.5	Ceramic Tiles 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
LIVING DINING K	Plasterboard	Bulk Insulation	Yes

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		R4	
LIVING DINING K	Timber Above Plasterboard	No Insulation	No
POWDER	Plasterboard	Bulk Insulation R4	Yes
POWDER	Plasterboard	Bulk Insulation R4	Yes
POWDER	Timber Above Plasterboard	No Insulation	No
LIVING DINING K	Plasterboard	Bulk Insulation R4	Yes
LIVING DINING K	Timber Above Plasterboard	No Insulation	No
GARAGE	Timber Above Plasterboard	Bulk Insulation R2.5	No
BED 2	Plasterboard	Bulk Insulation R4	Yes
MASTER BED	Plasterboard	Bulk Insulation R4	Yes
ENSUITE	Plasterboard	Bulk Insulation R4	Yes
STUDY UF HALL	Plasterboard	Bulk Insulation R4	Yes
BED 3	Plasterboard	Bulk Insulation R4	Yes
BED 4	Plasterboard	Bulk Insulation R4	Yes
UF BATH	Plasterboard	Bulk Insulation R4	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
ENSUITE	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Roof Tiles	Foil, Gap Above, Reflective Side Down, Anti-glare Up	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