

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004519658

Certificate Date: 20 Jan 2020

★ Star rating: 5.4



Assessor details

Accreditation number: **20390**
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Declaration of interest: **None**
Software: **BERS Pro v4.4.0.0 (3.21)**
AAO: **ABSA**

Overview

Dwelling details

Street: **19 Bubalo Street**
Suburb: **Warriewood**
State: **NSW** Postcode: **2102**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **9/-** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Roof Tiles
Suspended Timber Floor
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)

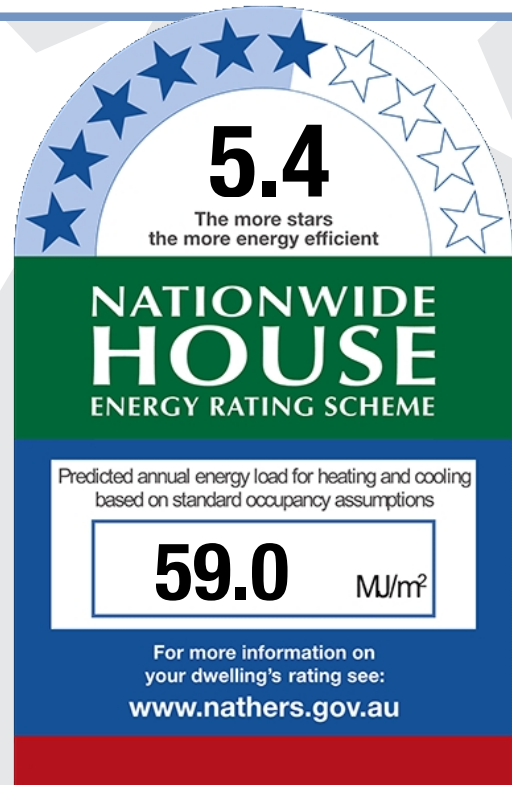
Conditioned: **137.0**
Unconditioned: **37.0**
Garage: **25.0**
TOTAL: **174.0**

Annual thermal performance loads (MJ/m²)

Heating: **39.7**
Cooling: **19.3**
TOTAL: **59.0**

Plan documents

Plan ref/date: **A009206**
Prepared by: **DP**



Ceiling penetrations

(see following pages for details)

Sealed: **17**
Unsealed: **0**
TOTAL:** **17**

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

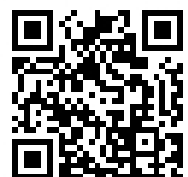
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Theatre	ALM-002-01 A	n/a	400	2100	SE	No Shading
Theatre	ALM-002-01 A	n/a	400	2100	SW	No Shading
Garage 1	ALM-002-01 A	n/a	2200	700	NW	No Shading
Powder	ALM-002-01 A	n/a	1200	600	NE	No Shading
Laundry	ALM-001-01 A	n/a	2100	820	NE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	2100	SW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	686	1930	NE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2100	1500	NE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2300	2200	SE	No Shading
Bedroom 1	ALM-001-01 A	n/a	1300	800	NW	No Shading
Bedroom 1	ALM-001-01 A	n/a	1300	800	NW	No Shading
Ensuite	ALM-002-01 A	n/a	1200	700	SW	No Shading
Bedroom 3	ALM-002-01 A	n/a	1000	1500	SE	No Shading
Bedroom 2	ALM-002-01 A	n/a	1000	1500	SE	No Shading
Bathroom	ALM-002-01 A	n/a	600	1200	NE	No Shading
Media	ALM-002-01 A	n/a	600	2000	NE	No Shading
Media	ALM-002-01 A	n/a	1200	1000	NE	No Shading
Media	ALM-001-01 A	n/a	1500	700	NW	No Shading
Media	ALM-001-01 A	n/a	1500	700	NW	No Shading
Bedroom 4	ALM-002-01 A	n/a	600	1800	SW	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 (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Bulk Insulation R2.5	No
EW-2	Cavity Brick	No insulation	No
EW-3	Brick Veneer	No insulation	No
EW-4	Weatherboard Cavity Panel Direct Fix	Bulk Insulation R2.5	No

External wall schedule

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Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Theatre	EW-1	3500	2600	SE	No	650
Theatre	EW-1	4145	2600	SW	No	50
Theatre	EW-1	2150	2600	NE	No	3800
Garage 1	EW-2	4300	2675	NW	No	50
Garage 1	EW-3	450	2675	NE	No	3200
Garage 1	EW-3	1350	2675	SE	No	50
Garage 1	EW-3	5950	2675	SW	No	50
Powder	EW-1	1490	2600	NE	No	50
Laundry	EW-1	2290	2600	NE	No	50
Entry	EW-1	1695	2600	NW	No	1350
Entry	EW-1	950	2600	SW	No	6050
Entry	EW-1	1450	2600	NW	No	50
Entry	EW-1	3245	2600	NE	No	50
Kitchen/Living	EW-1	5290	2600	SW	No	50
Kitchen/Living	EW-1	3845	2600	NE	No	50
Kitchen/Living	EW-1	550	2600	NW	No	650
Kitchen/Living	EW-1	2850	2600	NE	No	650
Kitchen/Living	EW-1	3145	2600	SE	No	2800
Bedroom 1	EW-4	3350	2600	NW	No	650
Bedroom 1	EW-4	3945	2600	SW	No	600
Ensuite	EW-4	2490	2600	SW	No	600
Bedroom 3	EW-4	3745	2600	SW	No	600
Bedroom 3	EW-4	3045	2600	SE	No	650
Bedroom 2	EW-4	3045	2600	SE	No	650
Bedroom 2	EW-4	3745	2600	NE	No	650
Bathroom	EW-1	3540	2600	NE	No	650
Media	EW-1	7095	2600	NE	No	650
Media	EW-1	495	2600	SW	No	3950
Media	EW-1	2750	2600	NW	No	650
Bedroom 4	EW-4	3690	2600	SW	No	600

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	132.0	No insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	22.0	Bulk Insulation, No Air Gap R2.5	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Theatre	Waffle pod slab 300 mm 100mm	14.3	None	Waffle Pod 300mm	Carpet 10mm
Garage 1	Waffle pod slab 225 mm 100mm	25.2	None	Waffle Pod	Bare

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Location	Construction	U-value	Notes	Insulation	Flooring
Powder	Waffle pod slab 300 mm 100mm	2.4	None	225mm Waffle Pod 300mm	Ceramic Tiles 8mm
Laundry	Waffle pod slab 300 mm 100mm	3.2	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Entry	Waffle pod slab 300 mm 100mm	12.6	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Kitchen/Living	Waffle pod slab 300 mm 100mm	38.1	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Bedroom 1/Garage	Timber Above Plasterboard 19mm	11.4		No Insulation	Carpet 10mm
Bedroom 1/Entry	Timber Above Plasterboard 19mm	2.0		No Insulation	Carpet 10mm
Ensuite/Garage 1	Timber Above Plasterboard 19mm	4.0		No Insulation	Ceramic Tiles 8mm
Ensuite/Kitchen/Living	Timber Above Plasterboard 19mm	1.4		No Insulation	Ceramic Tiles 8mm
Bedroom 3/Theatre	Timber Above Plasterboard 19mm	7.9		No Insulation	Carpet 10mm
Bedroom 3/Kitchen/Living	Timber Above Plasterboard 19mm	2.6		No Insulation	Carpet 10mm
Bedroom 2/Theatre	Timber Above Plasterboard 19mm	1.2		No Insulation	Carpet 10mm
Bedroom 2/Kitchen/Living	Timber Above Plasterboard 19mm	7.7		No Insulation	Carpet 10mm
Bedroom 2	Suspended Timber Floor 19mm	1.6	Totally Open	No Insulation	Carpet 10mm
Bathroom/Kitchen/Living	Timber Above Plasterboard 19mm	6.2		No Insulation	Ceramic Tiles 8mm
Media/Powder	Timber Above Plasterboard 19mm	2.5		No Insulation	Carpet 10mm
Media/Laundry	Timber Above Plasterboard 19mm	3.3		No Insulation	Carpet 10mm
Media/Entry	Timber Above Plasterboard 19mm	9.7		No Insulation	Carpet 10mm
Media/Kitchen/Living	Timber Above Plasterboard 19mm	7.5		No Insulation	Carpet 10mm
Media	Suspended Timber Floor 19mm	1.1	Totally Open	No Insulation	Carpet 10mm
Bedroom 4/Kitchen/Living	Timber Above Plasterboard 19mm	10.2		No Insulation	Carpet 10mm
WIR/Garage 1	Timber Above Plasterboard 19mm	1.4		No Insulation	Carpet 10mm
WIR/Entry	Timber Above Plasterboard 19mm	0.7		No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Theatre	Plasterboard	Bulk Insulation R4.1	Yes
Theatre	Timber Above Plasterboard	No Insulation	No
Garage 1	Plasterboard	No insulation	Yes
Garage 1	Timber Above Plasterboard	No Insulation	No
Powder	Timber Above Plasterboard	No Insulation	No

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Laundry	Timber Above Plasterboard	No Insulation	No
Entry	Timber Above Plasterboard	No Insulation	No
Kitchen/Living	Plasterboard	Bulk Insulation R4.1	Yes
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Plasterboard	Bulk Insulation R4.1	Yes
Ensuite	Plasterboard	Bulk Insulation R4.1	Yes
Bedroom 3	Plasterboard	Bulk Insulation R4.1	Yes
Bedroom 2	Plasterboard	Bulk Insulation R4.1	Yes
Bathroom	Plasterboard	Bulk Insulation R4.1	Yes
Media	Plasterboard	Bulk Insulation R4.1	Yes
Bedroom 4	Plasterboard	Bulk Insulation R4.1	Yes
WIR	Plasterboard	Bulk Insulation R4.1	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Powder	1	Exhaust Fans	300	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Kitchen/Living	15	Downlights - LED	150	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
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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