

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0003995255-01

Certificate Date: 17 Mar 2020

★ Star rating: 4.6



## Assessor details

Accreditation number: **101182**  
Name: **Daniel.Warda**  
Organisation: **Energi Thermal Assessors Pty Ltd**  
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Declaration of interest: **None**  
Software: **BERS Pro v4.4.0.0 (3.21)**  
AAO: **ABSA**

## Overview

### Dwelling details

Street: **Unit 1, 62 Mactier Street**  
Suburb: **Narrabeen**  
State: **NSW** Postcode: **2101**  
Type: **New Dwelling** NCC Class: **1A**  
NatHERS climate zone: **56**  
Lot/DP number: **6445** Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Fibro Cavity Panel Direct Fix**  
**Corrugated Iron**  
**Suspended Timber Floor**  
Insulation: **R2.5 wall insulation**  
**R4.0 ceiling insulation**  
**R4.0 floor insulation**  
Glazing: **ALM-002-01 A Aluminium B SG Clear**

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

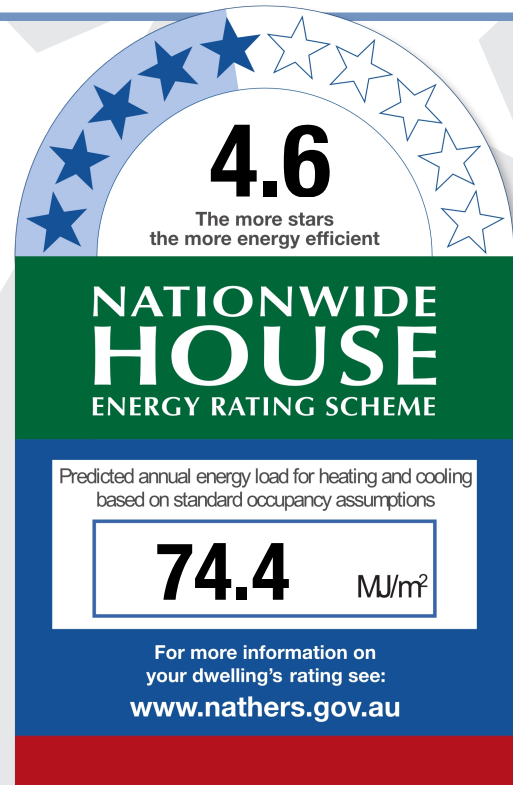
Conditioned: **328.0**  
Unconditioned: **24.0**  
Garage: **0.0**  
TOTAL: **353.0**

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

Heating: **47.8**  
Cooling: **26.6**  
TOTAL: **74.4**

### Plan documents

Plan ref/date: **7292**  
Prepared by: **Tullipan Homes**



### Ceiling penetrations

(see following pages for details)

Sealed: **0**  
Unsealed: **0**  
TOTAL:\*\* **0**

\*\*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

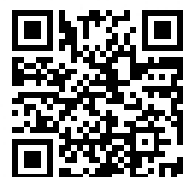
Note on allowable window values:  
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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
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
ALM-002-04 A	ALM-002-04 A Aluminium B SG Low Solar Gain Low-E	5.6	0.41

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Laundry	ALM-002-01 A	n/a	1800	600	E	No Shading
Powder	ALM-001-01 A	n/a	1500	700	E	No Shading
Study	ALM-002-01 A	n/a	1500	2400	E	No Shading
Media	ALM-002-01 A	n/a	1500	3300	S	No Shading
Media	ALM-002-04 A	n/a	2400	3600	W	No Shading
Kitchen/Living	ALM-002-04 A	n/a	2400	3800	S	No Shading
Kitchen/Living	ALM-002-04 A	n/a	2400	2100	S	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	900	W	No Shading
Kitchen/Living	ALM-002-04 A	n/a	1500	2100	W	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	900	W	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	900	W	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	900	W	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	900	W	No Shading
Kitchen/Living	ALM-002-04 A	n/a	1500	1800	W	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1800	900	W	No Shading
Kitchen/Living	ALM-002-04 A	n/a	2400	3600	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2040	400	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	3000	E	No Shading
Bedroom 3	ALM-002-01 A	n/a	1200	3000	S	No Shading
Bedroom 3	ALM-002-01 A	n/a	1200	900	W	No Shading
Living	ALM-002-01 A	n/a	1500	900	S	No Shading
Living	ALM-002-01 A	n/a	1800	1500	W	No Shading
Living	ALM-002-01 A	n/a	1800	1500	W	No Shading
Living	ALM-002-01 A	n/a	1200	1800	S	No Shading
Living	ALM-002-01 A	n/a	2100	600	N	No Shading
Living	ALM-002-01 A	n/a	2100	4200	N	No Shading
Bedroom 4	ALM-002-01 A	n/a	1200	3000	S	No Shading
Bedroom 4	ALM-002-01 A	n/a	1800	600	W	No Shading
Bedroom 5	ALM-002-01 A	n/a	1200	2700	W	No Shading
Bedroom 5	ALM-002-01 A	n/a	1200	1800	N	No Shading
WC	ALM-001-01 A	n/a	1000	600	E	No Shading
Bath	ALM-001-01 A	n/a	1200	1500	E	No Shading
Ensuite	ALM-001-01 A	n/a	1200	1500	E	No Shading
WIR	ALM-002-01 A	n/a	1800	600	E	No Shading
Bedroom 1	ALM-002-01 A	n/a	2100	4200	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	1800	800	E	No Shading

### Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

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### Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

### External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Anti-glare foil with bulk no gap R2.5	Yes
EW-2	Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Yes

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Laundry	EW-1	2195	2740	E	No	100
Laundry	EW-2	3695	2740	N	No	7400
Powder	EW-1	1990	2740	E	No	100
Study	EW-1	3895	2740	E	No	600
Study	EW-1	400	2740	S	No	600
Media	EW-1	5595	2740	E	No	100
Media	EW-1	4100	2740	S	No	100
Media	EW-1	4300	2740	W	No	8100
Media	EW-1	595	2740	S	No	4400
Kitchen/Living	EW-1	6895	2740	S	No	4800
Kitchen/Living	EW-1	6800	2740	W	No	600
Kitchen/Living	EW-1	500	2740	N	No	11800
Kitchen/Living	EW-1	4300	2740	W	No	1100
Kitchen/Living	EW-1	500	2740	S	No	15900
Kitchen/Living	EW-1	5500	2740	W	No	600
Kitchen/Living	EW-1	4400	2740	N	No	2000
Kitchen/Living	EW-1	1100	2740	E	No	8600
Kitchen/Living	EW-1	2100	2740	N	No	3100
Kitchen/Living	EW-2	6100	2740	E	No	6500
MUD	EW-2	1790	2740	N	No	7400
Bedroom 2	EW-2	3890	2440	E	No	600
Bedroom 3	EW-2	3895	2440	E	No	600
Bedroom 3	EW-2	5100	2440	S	No	500
Bedroom 3	EW-2	3895	2440	W	No	300
Living	EW-2	395	2440	W	No	6600
Living	EW-2	1195	2440	S	No	500
Living	EW-2	4295	2440	W	No	600
Living	EW-2	2600	2440	S	No	500
Living	EW-2	4800	2440	W	No	600
Living	EW-2	5995	2440	N	No	3000
Bedroom 4	EW-2	4795	2440	S	No	500
Bedroom 4	EW-2	3395	2440	W	No	600
Bedroom 5	EW-2	3395	2440	W	No	600

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Bedroom 5	EW-2	2600	2440	N	No	500
WC	EW-2	1490	2440	E	No	600
Bath	EW-2	2195	2440	E	No	200
Bath	EW-2	400	2440	S	No	9800
Ensuite	EW-2	400	2440	N	No	7000
Ensuite	EW-2	2195	2440	E	No	200
WIR	EW-2	2090	2440	E	No	600
Bedroom 1	EW-2	5095	2440	N	No	500
Bedroom 1	EW-2	4395	2440	E	No	600

## Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	245.0	No insulation	No

## Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Laundry	Suspended Concrete Slab 150mm	7.9	Open	Bulk Insulation in Contact with Floor R4	Ceramic Tiles 8mm
Powder	Suspended Concrete Slab 150mm	5.4	Open	Bulk Insulation in Contact with Floor R4	Ceramic Tiles 8mm
Study	Suspended Concrete Slab 150mm	13.0	Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm
Media	Suspended Concrete Slab 150mm	23.5	Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm
Kitchen/Living	Suspended Concrete Slab 150mm	102.6	Open	Bulk Insulation in Contact with Floor R4	Ceramic Tiles 8mm
Scullery	Suspended Concrete Slab 150mm	8.3	Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm
MUD	Suspended Concrete Slab 150mm	8.5	Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm
Bedroom 2/Study	Timber Above Plasterboard 19mm	7.2		No Insulation	Carpet 10mm
Bedroom 2/Media	Timber Above Plasterboard 19mm	6.6		No Insulation	Carpet 10mm
Bedroom 2/Scullery	Timber Above Plasterboard 19mm	2.5		No Insulation	Carpet 10mm
Bedroom 3/Media	Timber Above Plasterboard 19mm	15.8		No Insulation	Carpet 10mm
Bedroom 3	Suspended Timber Floor 19mm	3.9	Totally Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm

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Living/Study	Timber Above Plasterboard 19mm	1.9		No Insulation	Carpet 10mm
Living/Media	Timber Above Plasterboard 19mm	0.9		No Insulation	Carpet 10mm
Living/Kitchen/Living	Timber Above Plasterboard 19mm	49.1		No Insulation	Carpet 10mm
Living/Scullery	Timber Above Plasterboard 19mm	5.7		No Insulation	Carpet 10mm
Living/MUD	Timber Above Plasterboard 19mm	1.5		No Insulation	Carpet 10mm
Living	Suspended Timber Floor 19mm	1.2	Totally Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm
Bedroom 4/Kitchen/Living	Timber Above Plasterboard 19mm	15.9		No Insulation	Carpet 10mm
Bedroom 5/Kitchen/Living	Timber Above Plasterboard 19mm	15.9		No Insulation	Carpet 10mm
WC/Study	Timber Above Plasterboard 19mm	2.0		No Insulation	Ceramic Tiles 8mm
Bath/Powder	Timber Above Plasterboard 19mm	5.1		No Insulation	Ceramic Tiles 8mm
Bath/MUD	Timber Above Plasterboard 19mm	3.0		No Insulation	Ceramic Tiles 8mm
Ensuite/Laundry	Timber Above Plasterboard 19mm	7.7		No Insulation	Ceramic Tiles 8mm
Ensuite/MUD	Timber Above Plasterboard 19mm	1.0		No Insulation	Ceramic Tiles 8mm
WIR	Suspended Timber Floor 19mm	7.5	Totally Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm
Bedroom 1/MUD	Timber Above Plasterboard 19mm	3.3		No Insulation	Carpet 10mm
Bedroom 1	Suspended Timber Floor 19mm	24.4	Totally Open	Bulk Insulation in Contact with Floor R4	Carpet 10mm

## Ceiling type

Location	Construction	Added insulation	Roof space above
Laundry	Timber Above Plasterboard	No Insulation	No
Powder	Timber Above Plasterboard	No Insulation	No
Study	Plasterboard	Bulk Insulation R4	Yes
Study	Timber Above Plasterboard	No Insulation	No
Media	Timber Above Plasterboard	No Insulation	No
Kitchen/Living	Plasterboard	Bulk Insulation R4	Yes
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Scullery	Timber Above Plasterboard	No Insulation	No
MUD	Timber Above Plasterboard	No Insulation	No
Bedroom 2	Plasterboard	Bulk Insulation R4	Yes
Bedroom 3	Plasterboard	Bulk Insulation	Yes

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		R4	
Living	Plasterboard	Bulk Insulation R4	Yes
Bedroom 4	Plasterboard	Bulk Insulation R4	Yes
Bedroom 5	Plasterboard	Bulk Insulation R4	Yes
WC	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

### Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
None Present				

### Ceiling fans

Location	Number	Diameter (mm)
None Present		

### Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	Medium

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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)