

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0004087490-01

Certificate Date: 07 Aug 2019

★ Star rating: 7.3



## Assessor details

Accreditation number: **20945**  
Name: **Dimitrios Harakidas**  
Organisation: **AENEC**  
Email: **info@aenec.com.au**  
Phone: **0416 316 204**  
Declaration of interest: **No potential conflicts of interest to declare**  
Software: **AccuRate Sustainability V2.3.3.13 SP4**  
AAO: **ABSA**

## Overview

### Dwelling details

Street: **Unit 1, 39 Crammond Boulevard**  
Suburb: **Caringbah**  
State: **NSW** Postcode: **2229**  
Type: **New** NCC Class: **1a**  
NatHERS climate zone: **56**  
Lot/DP number: **Lot 66 DP 12496** Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick wall/Plasterboard**  
**Clay tile roof**  
**Plaster (cement:sand 1:4)/Slab**  
Insulation: **R2.0 wall insulation**  
**R4.0 ceiling insulation**  
**Floor (uninsulated)**  
Glazing: **Aluminium B SG Clear**

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

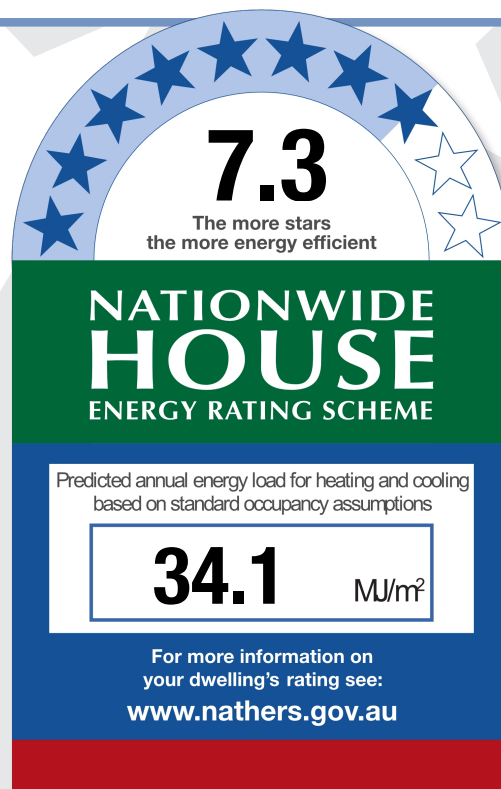
Conditioned: **161.0**  
Unconditioned: **42.7**  
Garage: **24.5**  
TOTAL: **203.7**

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

Heating: **22.9**  
Cooling: **11.3**  
TOTAL: **34.1**

### Plan documents

Plan ref/date: **39CRA / DA01 / 24.07.2019**  
Prepared by: **RS**



### Ceiling penetrations

(see following pages for details)

Sealed: **41**  
Unsealed: **0**  
TOTAL:\*\* **41**

\*\*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: **Light-emitting diode (LED)**

### Window selection - default windows only

Note on allowable window values:  
With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **7.3**  
+10% SHGC **7.4**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.**

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	DEFAULTS: Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	DEFAULTS: Aluminium B SG Clear	6.7	0.70

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
GARAGE	ALM-002-01 A	W01	595	1791	N	None
BATH	ALM-002-01 A	W02	940	610	N	None
GUEST	ALM-002-01 A	W03	1800	724	N	None
GUEST	ALM-002-01 A	W03	1800	724	N	None
LOUNGE	ALM-002-01 A	W04	595	1570	N	None
LOUNGE	ALM-002-01 A	W04	595	1570	N	None
KLD	ALM-002-01 A	W05	1370	1570	N	None
KLD	ALM-002-01 A	W05	1370	1570	N	None
KLD	ALM-001-01 A	D02	2109	2400	W	None
MB	ALM-001-01 A	D01	2109	1500	E	None
WIRM	ALM-002-01 A	W07	1800	610	E	None
WIRM	ALM-002-01 A	W07	1800	610	E	None
ESM	ALM-002-01 A	W08	940	610	N	None
B1	ALM-002-01 A	W09	940	1791	N	None
B2	ALM-002-01 A	W09	940	1791	N	None
B3	ALM-002-01 A	W09	940	1791	N	None
BATH UP	ALM-002-01 A	W10	595	1791	W	None
LDRY	ALM-002-01 A	W06	940	610	W	None

### Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-004a	Double-glazed clear: norma	0.0	0.00

### Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
LANDING	GEN-04-004a	SKYLIGHT	0.8	N	None	Yes

### External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-001	Plasterboard	Glass fibre batt: R2.0	Yes
EW-002	Plasterboard	Polystyrene expanded (k = 0.039): R2.6	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
GARAGE	EW-001	5090	3000	S	Yes	2200
GARAGE	EW-001	3866	3000	E	Yes	1735
GARAGE	EW-001	6333	3000	N	No	

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BATH	EW-001	1890	3000	N	No	
GUEST	EW-001	3200	3000	N	No	
ENTRY - STAIRS	EW-001	2200	3000	E	Yes	7090
LOUNGE	EW-001	4340	3000	N	No	
KLD	EW-001	5213	4055	N	No	
KLD	EW-001	3517	4125	W	Yes	3400
KLD	EW-001	847	4222	N	Yes	3750
MB	EW-002	2756	2700	E	Yes	1375
WIRM	EW-002	1507	2700	S	Yes	2745
WIRM	EW-002	2857	2700	E	Yes	5500
WIRM	EW-002	1600	2700	N	Yes	5500
ESM	EW-002	2900	2700	N	Yes	5500
B1	EW-002	3600	2700	N	Yes	5500
B2	EW-002	3600	2700	N	Yes	5500
B3	EW-002	2454	2700	N	Yes	5500
B3	EW-002	297	2700	W	Yes	1869
B3	EW-002	1143	2700	N	Yes	1050
B3	EW-002	2494	1460	W	Yes	5500
BATH UP	EW-002	2710	1260	W	Yes	5500
LDRY	EW-001	2180	4222	N	Yes	3750
LDRY	EW-001	2546	4289	W	No	

## Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	14.2	Glass fibre batt: R2.0	No
IW-002	Plasterboard	164.6		No
IW-006	Brick wall	135.2		No

## Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
GARAGE/Ground	Concrete Slab 125 mm: bare/bare	24.5			
BATH/Ground	Concrete Slab 125 mm: ceramic tiles/bare	5.2			Ceramic tile
GUEST/Ground	Concrete Slab 125 mm: carpet/bare	12.4			Carpet 10 + rubber underlay 8
ENTRY - STAIRS/Ground	Concrete Slab 125 mm: ceramic tiles/bare	17.0			Ceramic tile
LOUNGE/Ground	Concrete Slab 125 mm: ceramic tiles/bare	27.4			Ceramic tile
KLD/Ground	Concrete Slab 125 mm: ceramic tiles/bare	35.8			Ceramic tile
LANDING/GARAGE	Framed (particleboard) - air gap - Carpet + R2.0 - Garage & OA	0.2		R2.0	Carpet 10 + felt underlay 10
LANDING/GUEST	Framed (particleboard) - air gap - Carpet	0.7			Carpet 10 + felt underlay 10

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LANDING/ENTRY - STAIRS	Framed (particleboard) - air gap - Carpet	10.8		Carpet 10 + felt underlay 10
LANDING/LOUNGE	Framed (particleboard) - air gap - Carpet	3.3		Carpet 10 + felt underlay 10
MB/GARAGE	Framed (particleboard) - air gap - Carpet + R2.0 - Garage & OA	4.5	R2.0	Carpet 10 + felt underlay 10
MB/Outdoor Air	Framed (particleboard) - air gap - Carpet + R2.0 - Garage & OA	8.2	R2.0	Carpet 10 + felt underlay 10
MB/ENTRY - STAIRS	Framed (particleboard) - air gap - Carpet	4.4		Carpet 10 + felt underlay 10
WIRM/GARAGE	Framed (particleboard) - air gap - Carpet + R2.0 - Garage & OA	4.6	R2.0	Carpet 10 + felt underlay 10
ESM/GARAGE	Framed (particleboard) - air gap - Ceramic tiles + R2.0 - Garage & OA	5.7	R2.0	Ceramic tile
B1/GARAGE	Framed (particleboard) - air gap - Carpet + R2.0 - Garage & OA	4.4	R2.0	Carpet 10 + felt underlay 10
B1/BATH	Framed (particleboard) - air gap - Carpet	4.0		Carpet 10 + felt underlay 10
B1/ENTRY - STAIRS	Framed (particleboard) - air gap - Carpet	1.2		Carpet 10 + felt underlay 10
B2/GUEST	Framed (particleboard) - air gap - Carpet	9.6		Carpet 10 + felt underlay 10
B2/LOUNGE	Framed (particleboard) - air gap - Carpet	0.6		Carpet 10 + felt underlay 10
B3/LOUNGE	Framed (particleboard) - air gap - Carpet	10.7		Carpet 10 + felt underlay 10
BATH UP/LOUNGE	Framed (particleboard) - air gap - Ceramic tiles	7.5		Ceramic tile
ROOF SPACE/MB	Plasterboard 10 mm + R4.0 bulk insulation	18.7	R4.0	
ROOF SPACE/WIRM	Plasterboard 10 mm + R4.0 bulk insulation	4.6	R4.0	
ROOF SPACE/ESM	Plasterboard 10 mm + R4.0 bulk insulation	5.6	R4.0	
ROOF SPACE/B1	Plasterboard 10 mm + R4.0 bulk insulation	10.1	R4.0	
ROOF SPACE/B2	Plasterboard 10 mm + R4.0 bulk insulation	10.8	R4.0	
ROOF SPACE/B3	Plasterboard 10 mm + R4.0 bulk insulation	10.7	R4.0	
ROOF SPACE/BATH UP	Plasterboard 10 mm + R4.0 bulk insulation	7.5	R4.0	
ROOF SPACE/LANDING	Plasterboard 10 mm + R4.0 bulk insulation	15.5	R4.0	
LDRY/Ground	Concrete Slab 125 mm: ceramic tiles/bare	5.6		Ceramic tile

## Ceiling type

Location	Construction	Added insulation	Roof space above
WIRM/GARAGE	Framed (particleboard) - air gap - Carpet + R2.0 - Garage & OA	R2.0	No
ESM/GARAGE		R2.0	No

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B1/GARAGE	Framed (particleboard) - air gap - Carpet + R2.0 - Garage & OA	R2.0	No
LANDING/GARAGE	Framed (particleboard) - air gap - Carpet + R2.0 - Garage & OA	R2.0	No
MB/GARAGE	Framed (particleboard) - air gap - Carpet + R2.0 - Garage & OA	R2.0	No
B1/BATH	Framed (particleboard) - air gap - Carpet		No
B2/GUEST	Framed (particleboard) - air gap - Carpet		No
LANDING/GUEST	Framed (particleboard) - air gap - Carpet		No
B1/ENTRY - STAIRS	Framed (particleboard) - air gap - Carpet		No
LANDING/ENTRY - STAIRS	Framed (particleboard) - air gap - Carpet		No
MB/ENTRY - STAIRS	Framed (particleboard) - air gap - Carpet		No
B2/LOUNGE	Framed (particleboard) - air gap - Carpet		No
LANDING/LOUNGE	Framed (particleboard) - air gap - Carpet		No
B3/LOUNGE	Framed (particleboard) - air gap - Carpet		No
BATH UP/LOUNGE	Framed (particleboard) - air gap - Ceramic tiles		No
ROOF SPACE/LANDING	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
ROOF SPACE/MB	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
ROOF SPACE/WIRM	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
ROOF SPACE/ESM	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
ROOF SPACE/B1	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
ROOF SPACE/B2	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
ROOF SPACE/B3	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
ROOF SPACE/BATH UP	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes

## Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
GARAGE	2	Downlight		Sealed
BATH	1	Downlight		Sealed
GUEST	1	Downlight		Sealed
ENTRY - STAIRS	4	Downlight		Sealed
LOUNGE	1	Downlight		Sealed
KLD	14	Downlight		Sealed
LANDING	6	Downlight		Sealed
MB	1	Downlight		Sealed
WIRM	1	Downlight		Sealed
ESM	1	Downlight		Sealed
B1	4	Downlight		Sealed
B2	4	Downlight		Sealed
B3	4	Downlight		Sealed

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BATH UP	2	Downlight	Sealed
LDRY	1	Downlight	Sealed

### Ceiling fans

Location	Number	Diameter (mm)
None Present		

### Roof type

Construction	Added insulation	Roof colour
Tiles (terracotta) + Anticon R1.80	R1.8	Medium
Metal deck system - R4.0	R4.0	Medium
Terrace above - T/F - Plasterboard R4.0	R4.0	Medium

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## Additional information

Default ceiling penetration density calculated as lighting plan has not been provided.

All openable windows other than located on ground floor or are louvre type (if applicable) are 10% only due to safety regulations/restrictions.

## 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)