

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0003986270-01

Certificate Date: 20 Feb 2020

★ Star rating: 7.6



## Assessor details

Accreditation number: **VIC/BDV/17/1807**  
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Declaration of interest: **None**  
Software: **BERS Pro v4.4.0.0 (3.21)**  
AAO: **BDV**

## Overview

### Dwelling details

Street: **Unit 2, 309 Princes Highway**  
Suburb: **Sylvania**  
State: **NSW** Postcode: **2224**  
Type: **New Dwelling** NCC Class: **1A**  
NatHERS climate zone: **56**  
Lot/DP number: **9/16771** Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**  
**Waterproofing Membrane**  
**Concrete Slab on Ground**  
Insulation: **R2.7 wall insulation**  
**R5.0 ceiling insulation**  
**No floor insulation**  
Glazing: **ALM-001-01 A Aluminium A SG Clear**

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

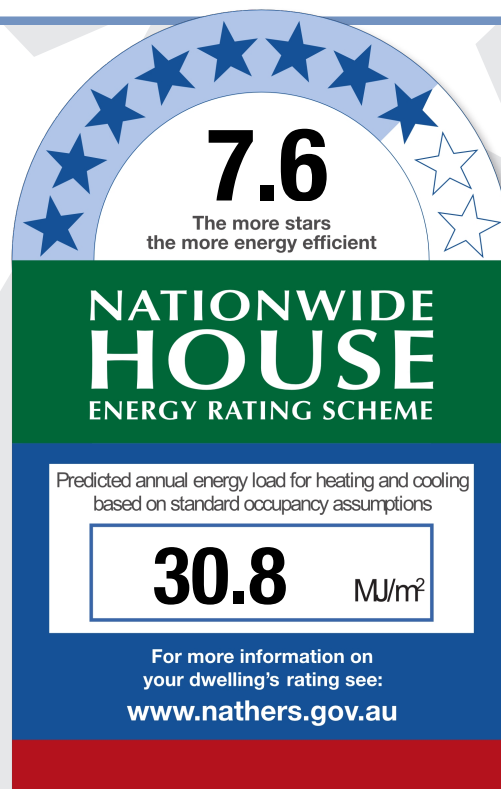
Conditioned: **181.0**  
Unconditioned: **25.0**  
Garage: **24.0**  
TOTAL: **207.0**

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

Heating: **15.3**  
Cooling: **15.5**  
TOTAL: **30.8**

### Plan documents

Plan ref/date: **1/02/19**  
Prepared by: **Nada Mardini**



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**If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.**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

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Entry	ALM-002-01 A	n/a	2400	2650	NE	No Shading
Entry	ALM-001-01 A	n/a	1200	1090	NE	No Shading
Entry	ALM-001-01 A	n/a	1200	1090	NE	No Shading
Entry	ALM-002-01 A	n/a	2400	1090	SE	No Shading
Bedroom 1	ALM-001-01 A	n/a	1030	2050	NE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	600	2290	NE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	600	2290	NE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	600	2290	NE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2400	4210	NW	No Shading
Bedroom 2	ALM-002-01 A	n/a	2315	1570	SE	No Shading
Bedroom 3	ALM-001-01 A	n/a	1030	2050	NE	No Shading
Bedroom 4	ALM-001-01 A	n/a	1030	2050	NE	No Shading
Bedroom 5	ALM-001-01 A	n/a	600	2050	NE	No Shading
Bedroom 5	ALM-002-01 A	n/a	2400	2650	NW	No Shading
Ensuite	ALM-001-01 A	n/a	600	730	NE	No Shading
WIR	ALM-001-01 A	n/a	2055	730	NW	No Shading
Gallery	ALM-001-01 A	n/a	1200	1090	NE	No Shading
Gallery	ALM-002-01 A	n/a	1455	1190	NE	No Shading
Gallery	ALM-002-01 A	n/a	1455	1190	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	Brick Veneer	Anti-glare foil with bulk no gap R2.7	Yes
EW-2	Metal Clad Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.7	Yes

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Entry	EW-1	3900	2850	NE	No	800
Entry	EW-1	1700	2850	NW	No	700

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Certificate number: **0003986270-01**

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Entry	EW-1	6200	2850	NE	No	800
Entry	EW-1	2900	2850	SE	No	1500
Entry	EW-1	200	2850	SW	No	3200
Garage	EW-1	3195	2850	SE	No	2200
Bedroom 1	EW-1	3795	2850	NE	No	500
Bedroom 1	EW-1	1395	2850	SE	No	11600
Kitchen/Living	EW-1	8195	2850	NE	No	500
Kitchen/Living	EW-1	5800	2850	NW	No	4500
Bedroom 2	EW-1	500	2700	NE	No	3000
Bedroom 2	EW-1	3100	2700	SE	No	1500
Bedroom 3	EW-2	3090	2700	NE	No	500
Bedroom 4	EW-1	3090	2700	NE	No	500
Bedroom 5	EW-1	4195	2700	NE	No	500
Bedroom 5	EW-1	3195	2700	NW	No	2000
Ensuite	EW-1	1090	2700	NE	No	500
WIR	EW-1	1695	2700	NW	No	2000
Gallery	EW-1	500	2700	NW	No	13500
Gallery	EW-1	6300	2700	NE	No	700
Gallery	EW-1	2295	2700	SE	No	2000

## Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	221.0	No insulation	No
IW-2 - Brick, plaster on studs	112.0	No Insulation	No

## Floors

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Stairs	Concrete Slab on Ground 100mm	2.2	None	No Insulation	Carpet 10mm
Stairs/Stairs	Concrete Above Plasterboard 150mm	1.9		No Insulation	Carpet 10mm
Stairs/Entry	Concrete Above Plasterboard 150mm	1.7		No Insulation	Carpet 10mm
Entry	Concrete Slab on Ground 100mm	31.5	None	No Insulation	Carpet 10mm
Bathroom	Concrete Slab on Ground 100mm	3.5	None	No Insulation	Ceramic Tiles 8mm
Garage	Concrete Slab on Ground 100mm	23.5	None	No Insulation	Bare
Bedroom 1	Concrete Slab on Ground 100mm	12.9	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab on Ground 100mm	47.3	None	No Insulation	Carpet 10mm
Bedroom 2/Garage	Concrete Above Plasterboard 150mm	9.0		No Insulation	Carpet 10mm
Bedroom 2		2.1	Totally Open	No Insulation	Carpet 10mm

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	Suspended Concrete Slab 150mm				
Bathroom/Garage	Concrete Above Plasterboard 150mm	5.8		No Insulation	Ceramic Tiles 8mm
Bedroom 3/Entry	Concrete Above Plasterboard 150mm	5.5		No Insulation	Carpet 10mm
Bedroom 3/Bathroom	Concrete Above Plasterboard 150mm	2.0		No Insulation	Carpet 10mm
Bedroom 3/Garage	Concrete Above Plasterboard 150mm	2.3		No Insulation	Carpet 10mm
Bedroom 3	Suspended Concrete Slab 150mm	1.5	Totally Open	No Insulation	Carpet 10mm
Bedroom 4/Entry	Concrete Above Plasterboard 150mm	5.1		No Insulation	Carpet 10mm
Bedroom 4/Bedroom 1	Concrete Above Plasterboard 150mm	5.5		No Insulation	Carpet 10mm
Bedroom 5/Entry	Concrete Above Plasterboard 150mm	2.9		No Insulation	Carpet 10mm
Bedroom 5/Bedroom 1	Concrete Above Plasterboard 150mm	0.9		No Insulation	Carpet 10mm
Bedroom 5/Kitchen/Living	Concrete Above Plasterboard 150mm	13.1		No Insulation	Carpet 10mm
Ensuite/Entry	Concrete Above Plasterboard 150mm	0.8		No Insulation	Ceramic Tiles 8mm
Ensuite/Bedroom 1	Concrete Above Plasterboard 150mm	3.0		No Insulation	Ceramic Tiles 8mm
WIR/Kitchen/Living	Concrete Above Plasterboard 150mm	5.4		No Insulation	Carpet 10mm
Gallery/Entry	Concrete Above Plasterboard 150mm	10.9		No Insulation	Carpet 10mm
Gallery/Bathroom	Concrete Above Plasterboard 150mm	1.4		No Insulation	Carpet 10mm
Gallery/Garage	Concrete Above Plasterboard 150mm	5.5		No Insulation	Carpet 10mm

## Ceiling type

Location	Construction	Added insulation	Roof space above
Stairs	Concrete Above Plasterboard	No Insulation	No
Stairs	Plasterboard	Bulk Insulation R5	Yes
Entry	Concrete, Plasterboard	Bulk Insulation R5	Yes
Entry	Concrete Above Plasterboard	No Insulation	No
Bathroom	Concrete Above Plasterboard	No Insulation	No
Garage	Concrete Above Plasterboard	No Insulation	No
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R5	Yes
Bedroom 1	Concrete Above Plasterboard	No Insulation	No
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R5	Yes
Kitchen/Living	Concrete Above Plasterboard	No Insulation	No
Bedroom 2	Plasterboard	Bulk Insulation	Yes

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Bathroom	Plasterboard	R5	Bulk Insulation R5	Yes
Bedroom 3	Plasterboard		Bulk Insulation R5	Yes
Bedroom 4	Plasterboard		Bulk Insulation R5	Yes
Bedroom 5	Plasterboard		Bulk Insulation R5	Yes
Ensuite	Plasterboard		Bulk Insulation R5	Yes
WIR	Plasterboard		Bulk Insulation R5	Yes
Gallery	Plasterboard		Bulk Insulation R5	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
Waterproofing Membrane	No Insulation, Only an Air Gap	Medium
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R1.8	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)