

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004521514

Certificate Date: 20 Jan 2020

★ Star rating: 5.1



Assessor details

Accreditation number: **101182**
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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, Wellington Road**
Suburb: **East Lindfield**
State: **NSW** Postcode: **2070**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **56**
Lot/DP number: **638/752031** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Waffle pod slab 300 mm
Insulation: **R2.0 wall insulation**
R3.5 ceiling insulation
No floor insulation
Glazing: **ALM-001-01 A Aluminium A SG Clear**

Net floor area (m²)

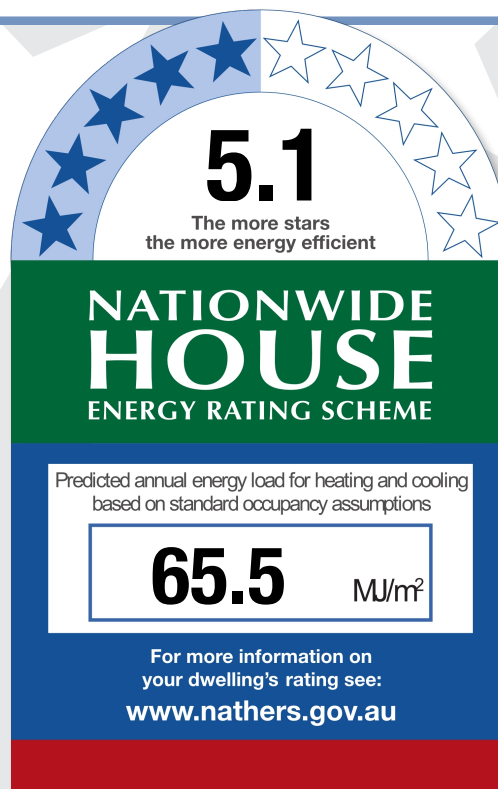
Conditioned: **325.0**
Unconditioned: **83.0**
Garage: **38.0**
TOTAL: **408.0**

Annual thermal performance loads (MJ/m²)

Heating: **39.6**
Cooling: **26.0**
TOTAL: **65.5**

Plan documents

Plan ref/date: **29913955**
Prepared by: **Clarendon Homes - JS**



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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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
STG-002-01 A	STG-002-01 A Aluminium Awning Window SG 3Clr	6.5	0.65
STG-005-02 A	STG-005-02 A Aluminium Sliding Door SG 5Clr	6.3	0.72
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
Kitchen/Living	STG-002-01 A	n/a	2400	600	S	No Shading
Kitchen/Living	STG-002-01 A	n/a	2400	600	S	No Shading
Kitchen/Living	STG-005-02 A	n/a	2400	2700	W	No Shading
Kitchen/Living	STG-002-01 A	n/a	600	2700	W	No Shading
Kitchen/Living	STG-005-02 A	n/a	2400	3200	E	No Shading
Games	STG-002-01 A	n/a	2000	2600	E	No Shading
Games	STG-005-02 A	n/a	2400	3600	S	No Shading
Entry	STG-002-01 A	n/a	2400	500	N	No Shading
Entry	STG-002-01 A	n/a	2400	500	N	No Shading
Guest	STG-002-01 A	n/a	2000	800	N	No Shading
Guest	STG-002-01 A	n/a	2000	1900	N	No Shading
Home Theatre	STG-002-01 A	n/a	700	1800	E	No Shading
Home Theatre	STG-002-01 A	n/a	700	1800	E	No Shading
Bedroom 1	ALM-001-01 A	n/a	1300	1500	S	No Shading
Bedroom 1	ALM-001-01 A	n/a	1300	1500	S	No Shading
B1 Ensuite	ALM-001-01 A	n/a	1200	700	N	No Shading
B1 Ensuite	ALM-001-01 A	n/a	1200	700	N	No Shading
Void	ALM-001-01 A	n/a	1500	2600	W	No Shading
Void	ALM-001-01 A	n/a	1800	2280	N	No Shading
Bedroom 3	ALM-001-01 A	n/a	700	1500	E	No Shading
Bedroom 3	ALM-001-01 A	n/a	700	1500	E	No Shading
Bedroom 4	ALM-001-01 A	n/a	700	2100	S	No Shading
Bath	ALM-001-01 A	n/a	1200	1500	E	No Shading
Leisure	ALM-001-01 A	n/a	1300	2100	S	No Shading
Bedroom 2	ALM-001-01 A	n/a	1300	1500	N	No Shading
Bedroom 2	ALM-001-01 A	n/a	1300	1500	N	No Shading
Bedroom 2	ALM-001-01 A	n/a	1300	1200	E	No Shading
B2/B3 Ensuite	ALM-001-01 A	n/a	1200	700	E	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						

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External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Bulk Insulation R1.5	No
EW-2	Brick Veneer	No insulation	No
EW-3	Single Skin Brick	No insulation	No
EW-4	Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	700	3000	S	No	600
Kitchen/Living	EW-1	4000	3000	W	No	100
Kitchen/Living	EW-1	1300	3000	S	No	100
Kitchen/Living	EW-1	4100	3000	W	No	100
Kitchen/Living	EW-1	900	3000	S	No	100
Kitchen/Living	EW-1	5195	3000	W	No	100
Kitchen/Living	EW-1	4000	3000	E	No	5400
Games	EW-1	6595	3000	E	No	100
Games	EW-1	5295	3000	S	No	4600
Laundry	EW-1	1890	3000	W	No	100
Garage 1	EW-2	600	3000	S	No	100
Garage 1	EW-2	6200	3000	W	No	100
Garage 1	EW-3	6200	3000	N	No	100
Garage 1	EW-2	900	3000	E	No	6900
Entry	EW-1	2690	3000	N	No	2500
Guest	EW-1	1900	3000	W	No	9000
Guest	EW-1	4100	3000	N	No	100
Guest	EW-1	5295	3000	E	No	100
Home Theatre	EW-1	1595	3000	E	No	100
Home Theatre	EW-1	600	3000	N	No	100
Home Theatre	EW-1	4900	3000	E	No	100
Home Theatre	EW-1	600	3000	S	No	100
Bedroom 1	EW-4	4995	2750	W	No	100
Bedroom 1	EW-4	4095	2750	S	No	500
WIR	EW-4	4490	2750	W	No	100
B1 Ensuite	EW-4	3095	2750	W	No	100
B1 Ensuite	EW-4	4695	2750	N	No	100
Void	EW-4	3900	2750	W	No	100
Void	EW-4	2695	2750	N	No	2400
Bedroom 3	EW-4	600	2750	N	No	100
Bedroom 3	EW-4	4900	2750	E	No	100
Bedroom 3	EW-4	600	2750	S	No	100
Bedroom 4	EW-4	4095	2750	S	No	500
Bedroom 4	EW-4	3995	2750	E	No	100
Bath	EW-4	2590	2750	E	No	100
Leisure	EW-4	3290	2750	S	No	500
Bedroom 2	EW-4	1900	2750	W	No	2800
Bedroom 2	EW-4	4100	2750	N	No	100
Bedroom 2	EW-4	4395	2750	E	No	100

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

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B2/B3 Ensuite	EW-4	2490	2750	E	No	100
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Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Shaft liner party wall with plaster	13.0	Bulk Insulation both sides of shaft liner R2	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	317.0	No insulation	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	33.0	Bulk Insulation, No Air Gap R2	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Waffle pod slab 300 mm 100mm	78.1	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Games	Waffle pod slab 300 mm 100mm	32.8	None	Waffle Pod 300mm	Carpet 10mm
WIR	Waffle pod slab 300 mm 100mm	2.9	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Laundry	Waffle pod slab 300 mm 100mm	6.8	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Powder	Waffle pod slab 300 mm 100mm	3.1	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Garage 1	Waffle pod slab 300 mm 100mm	37.9	None	Waffle Pod 300mm	Bare
Entry	Waffle pod slab 300 mm 100mm	21.5	None	Waffle Pod 300mm	Carpet 10mm
Guest	Waffle pod slab 300 mm 100mm	18.6	None	Waffle Pod 300mm	Carpet 10mm
Guest Ensuite	Waffle pod slab 300 mm 100mm	4.1	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Home Theatre	Waffle pod slab 300 mm 100mm	28.8	None	Waffle Pod 300mm	Carpet 10mm
Bedroom 1/Kitchen/Living	Timber Above Plasterboard 19mm	26.1		No Insulation	Carpet 10mm
Bedroom 1/WIR	Timber Above Plasterboard 19mm	2.8		No Insulation	Carpet 10mm
WIR/Kitchen/Living	Timber Above Plasterboard 19mm	9.9		No Insulation	Carpet 10mm
B1 Ensuite/Laundry	Timber Above Plasterboard 19mm	4.9		No Insulation	Ceramic Tiles 8mm
B1 Ensuite/Powder	Timber Above Plasterboard 19mm	3.3		No Insulation	Ceramic Tiles 8mm
B1 Ensuite/Garage	Timber Above Plasterboard 19mm	6.4		Bulk Insulation R3.5	Ceramic Tiles 8mm
Void/Kitchen/Living	Timber Above Plasterboard 19mm	2.6		No Insulation	Carpet 10mm
Void/Entry	Timber Above Plasterboard 19mm	21.8		No Insulation	Carpet 10mm

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Void/Home Theatre	Timber Above Plasterboard 19mm	6.8	No Insulation	Carpet 10mm
Bedroom 3/Home Theatre	Timber Above Plasterboard 19mm	17.2	No Insulation	Carpet 10mm
Bedroom 4/Games	Timber Above Plasterboard 19mm	16.0	No Insulation	Carpet 10mm
Bath/Games	Timber Above Plasterboard 19mm	10.2	No Insulation	Ceramic Tiles 8mm
Leisure/Kitchen/Living	Timber Above Plasterboard 19mm	14.0	No Insulation	Carpet 10mm
Leisure/Games	Timber Above Plasterboard 19mm	6.1	No Insulation	Carpet 10mm
Bedroom 2/Guest	Timber Above Plasterboard 19mm	17.3	No Insulation	Carpet 10mm
Bedroom 2/Guest Ensuite	Timber Above Plasterboard 19mm	1.9	No Insulation	Carpet 10mm
Bedroom 2/Home Theatre	Timber Above Plasterboard 19mm	1.1	No Insulation	Carpet 10mm
B2/B3 Ensuite/Guest	Timber Above Plasterboard 19mm	1.1	No Insulation	Ceramic Tiles 8mm
B2/B3 Ensuite/Guest Ensuite	Timber Above Plasterboard 19mm	2.4	No Insulation	Ceramic Tiles 8mm
B2/B3 Ensuite/Home Theatre	Timber Above Plasterboard 19mm	3.6	No Insulation	Ceramic Tiles 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	Yes
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Games	Timber Above Plasterboard	No Insulation	No
WIR	Timber Above Plasterboard	No Insulation	No
Laundry	Plasterboard	Bulk Insulation R3.5	Yes
Laundry	Timber Above Plasterboard	No Insulation	No
Powder	Timber Above Plasterboard	No Insulation	No
Garage 1	Plasterboard	Bulk Insulation R3.5	Yes
Garage 1	Timber Above Plasterboard	Bulk Insulation R3.5	No
Entry	Timber Above Plasterboard	No Insulation	No
Guest	Timber Above Plasterboard	No Insulation	No
Guest Ensuite	Timber Above Plasterboard	No Insulation	No
Home Theatre	Timber Above Plasterboard	No Insulation	No
Bedroom 1	Plasterboard	Bulk Insulation R3.5	Yes
WIR	Plasterboard	Bulk Insulation R3.5	Yes
B1 Ensuite	Plasterboard	Bulk Insulation R3.5	Yes

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Void	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 3	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 4	Plasterboard	Bulk Insulation R3.5	Yes
Bath	Plasterboard	Bulk Insulation R3.5	Yes
Leisure	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R3.5	Yes
B2/B3 Ensuite	Plasterboard	Bulk Insulation R3.5	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	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