Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0003857141-01** Certificate Date: **03 May 2020** ★Star rating: **4.9**

Assessor details

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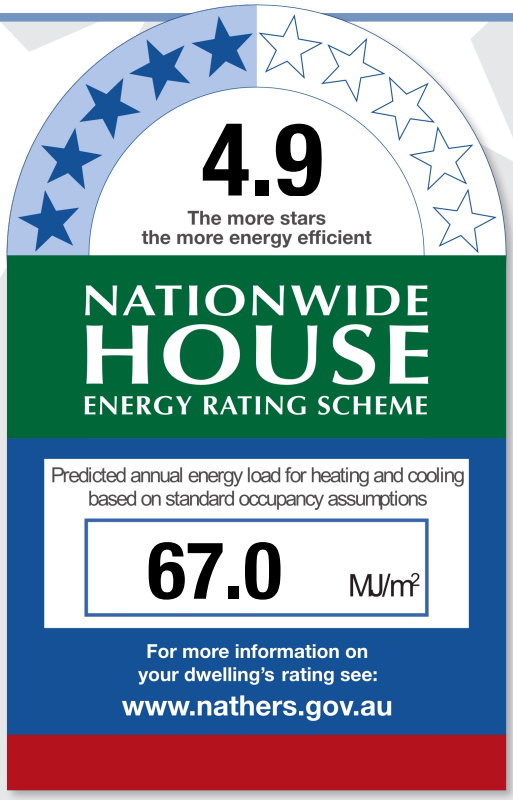
Declaration of interest:	**No potential conflicts of interest to declare**
Software:	**AccuRate Sustainability V2.3.3.13 SP4**
AAO:	**HERA**



Overview

Dwelling details

Street:	**Unit G.01, 5 Preston Avenue**		
Suburb:	**Engadine**		
State:	**NSW**	Postcode:	**2233**
Type:	**New**	NCC Class:	**2**
		NatHERS climate zone:	**56**
Lot/DP number:	**Lot 6 DP 232490**	Exposure:	**Suburban**

Key construction and insulation materials

(see following pages for details)

Construction:	**Brick wall/Plasterboard** Plaster (cement:sand 1:4)/Concrete roof/Plasterboard **Slab**
Insulation:	**R2.0 wall insulation** **Ceiling (uninsulated)** **R2.0 floor insulation**
Glazing:	**Aluminium B DG Air Fill Clear-Clear**

Net floor area (m²)

Conditioned:	**50.7**
Unconditioned:	**0.0**
Garage:	
TOTAL:	**50.7**

Annual thermal performance loads (MJ/m²)

Heating:	**42.5**
Cooling:	**24.5**
TOTAL:	**67.0**

Plan documents

Plan ref/date:	**1805 DA Rev.D / 27 APR 2020**
Prepared by:	**MC**

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 exceded 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: **No Ceiling Penetration Downlights**

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 **4.9**

+10% SHGC **4.9**

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.

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

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-004-04 A	DEFAULTS: Aluminium B DG Air Fill Low Solar Gain low-E -Clear	4.9	0.33
ALM-004-01 A	DEFAULTS: Aluminium B DG Air Fill Clear-Clear	4.8	0.59

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
BED 1	ALM-004-01 A	W03	2800	3600	NE	None
LD	ALM-004-01 A	W02	2800	2275	NW	None
LD	ALM-004-04 A	W01	2400	3200	NE	None

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-002	Plasterboard	Glass fibre batt: R2.0	No
EW-003	Plasterboard	Glass fibre batt: R2.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
KLD	EW-002	3600	2800	SW	Yes	1700
KLD	EW-002	2405	2800	SE	Yes	5700
HALL - LDY	EW-002	1900	2800	SW	Yes	1700
BATH	EW-002	1150	2800	SW	Yes	1700
BED 1	EW-003	3600	2800	NE	Yes	2525
LD	EW-003	2275	2800	NW	Yes	3600
LD	EW-003	3600	2800	NE	Yes	5400
LD	EW-002	5970	2800	SE	Yes	5700

Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	42.7		No
IW-002	Plasterboard/AAC block	16.5		No

Floors

Building features continued

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
KLD/Outdoor Air	.Concrete Slab 700 mm: ceramic tiles + R2.0	8.6		R2.0	Ceramic tile
HALL - LDY/Outdoor Air	.Concrete Slab 700 mm: ceramic tiles + R2.0	4.9		R2.0	Ceramic tile
BATH/Outdoor Air	.Concrete Slab 700 mm: ceramic tiles + R2.0	3.8		R2.0	Ceramic tile
BED 1/Outdoor Air	.Concrete Slab 700 mm: carpet + R2.0	11.9		R2.0	Carpet 10 + felt underlay 10
LD/Outdoor Air	.Concrete Slab 700 mm: carpet + R2.0	21.5		R2.0	Carpet 10 + felt underlay 10

Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/KLD	Concrete Slab 200 mm: ceramic tiles/airgap/plasterboard		No
Neighbour/HALL - LDY	Concrete Slab 200 mm: ceramic tiles/airgap/plasterboard		No
Neighbour/BATH	Concrete Slab 200 mm: ceramic tiles/airgap/plasterboard		No
Neighbour/BED 1	Concrete Slab 200 mm: carpet/airgap/plasterboard		No
Neighbour/LD	Concrete Slab 200 mm: carpet/airgap/plasterboard		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
KLD	2	Downlight		Sealed
KLD	1	Ceiling exhaust fan	160	Sealed
HALL - LDY	1	Downlight		Sealed
HALL - LDY	1	Ceiling exhaust fan	160	Sealed
BATH	1	Downlight		Sealed
BATH	1	Ceiling exhaust fan	160	Sealed
BED 1	4	Downlight		Sealed
LD	8	Downlight		Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
CONCRETE ROOF	R2.0	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 assumed to be fully openable as safety devices (STEEL MESH) are in place.
If these are not in place then this NatHERS must be revised.

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

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