

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: 0002930824-01

Certificate Date: 09 Jul 2018

★ Star rating: 5.0



## Assessor details

Accreditation number: **20517**  
Name: **Mike Purtell**  
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Declaration of interest: **No potential conflicts of interest to declare**  
Software: **AccuRate Sustainability V2.3.3.13 SP3**

AAO: **ABSA**

## Overview

### Dwelling details

Street: **168 Church Lane**  
Suburb: **Castlereagh**  
State: **NSW** Postcode: **2749**  
Type: **New** NCC Class: **1a**  
NatHERS climate zone: **28**  
Lot/DP number: **Lot/DP** Exposure: **Suburban**

### Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**  
**Clay tile roof**  
**Slab**  
Insulation: **R2.5 wall insulation**  
**R4.0 ceiling insulation**  
**R1.0 floor insulation**  
Glazing: **Al Thermally Broken B DG Argon Fill**  
**High Solar**

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

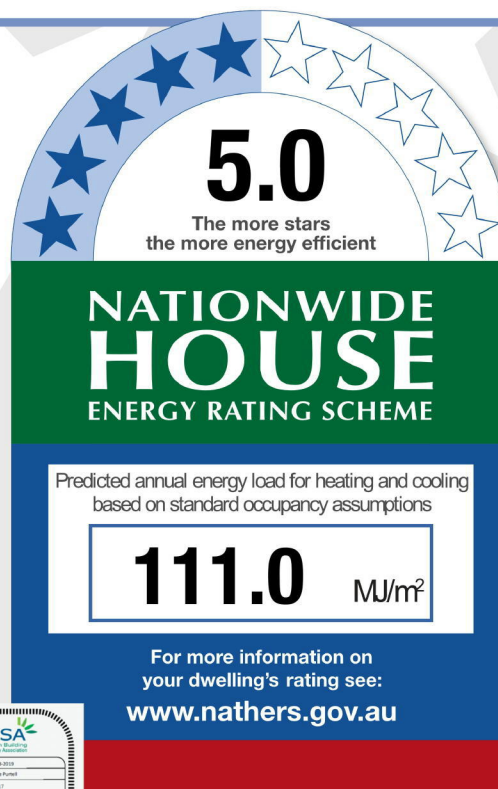
Conditioned: **626.0**  
Unconditioned: **215.0**  
Garage: **185.0**  
TOTAL: **841.0**

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

Heating: **58.0**  
Cooling: **53.0**  
TOTAL: **111.0**

### Plan documents

Plan ref/date: **2919**  
Prepared by: **FK**



### Ceiling penetrations

(see following pages for details)

Sealed: **63**  
Unsealed: **0**  
TOTAL:\*\* **63**

\*\*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 **5.1**  
+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.**

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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
ATB-006-03 B	DEFAULTS: Al Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.9	0.51
ATB-005-03 B	DEFAULTS: Al Thermally Broken A DG Argon Fill High Solar Gain low-E -Clear	2.9	0.44

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Garage Zone GF: 6	ALM-002-01 A	Garage east ASW 1.5x1.5	1500	1500	E	None
Garage Zone GF: 6	ALM-002-01 A	Garage east ASW 1.5x2h	1500	2000	E	None
Garage Zone GF: 6	ALM-002-01 A	Garage east ASW 1.5x1.5	1500	1500	E	None
Garage Zone GF: 6	ALM-002-01 A	Garage north ASW 2.1h x 1.5w	2100	1500	N	None
Garage Zone GF: 6	ALM-002-01 A	Garage north ASW 2.1h x 1.5w	2100	1500	N	None
Garage Zone GF: 6	ALM-002-01 A	Garage ASW 700x2.1h 2.4hh	2100	700	N	None
Garage Zone GF: 6	ALM-002-01 A	Garage ASW 700x2.1h 2.4hh	2100	700	N	None
Garage Zone GF: 6	ALM-002-01 A	Garage NW ASW 2.1x700	2100	700	NW	None
Guest Brm GF Zone : 8	ATB-006-03 B	Guest NE ASW 700 x 2.1 h	2100	700	NE	None
Guest Brm GF Zone : 8	ATB-006-03 B	GuestBedRm nth ASW 1.5w x 2.1h	2100	1500	N	None
Laundry Zone GF: 11	ATB-006-03 B	Laundry east ASW 2.4hx1.8w	2400	1800	E	None
Pool Bath Zone GF: 12	ATB-006-03 B	Pool Bath east ASW 2.1hx1.0w	2100	1000	E	None
Gym Zone :GF 14	ATB-006-03 B	Gym east ASW 2.1hx1.5w	2100	1500	E	None
Gym Zone :GF 14	ATB-006-03 B	Gym sth ASW 2.1hx1.5w	2100	1500	S	None
Pool Zone GF: 15	ATB-006-03 B	Pool east ASW 2.1hx1.5w+arch	2700	1500	E	None
Pool Zone GF: 15	ATB-006-03 B	Pool east ASW 2.1hx1.5w+arch	2700	1500	E	None
Pool Zone GF: 15	ATB-006-03 B	Pool S/E ASW 2.1hx1.5w+arch	2700	1500	SE	None
Pool Zone GF: 15	ATB-006-03 B	Pool S ASW 2.1hx1.5w+arch	2700	1500	S	None
Pool Zone GF: 15	ATB-006-03 B	Pool S/W ASW 2.1hx1.5w+arch	2700	1500	SW	None
Pool Zone GF: 15	ATB-006-03 B	Pool W ASW 2.1hx1.5w+arch double doors (in part)	1350	1500	W	None

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**5.0**

## Building features continued

Pool Zone GF: 15	ATB-006-03 B	Pool N/W ASW 2.1hx1.5w+arch	2700	1500	NW	None
Pool Zone GF: 15	ATB-006-03 B	Pool W ASW 2.1hx1.5w+arch	2700	1500	W	None
Pool Zone GF: 15	ATB-006-03 B	Pool W ASW 2.1hx1.5w+arch	2700	1500	W	None
Pool Zone GF: 15	ATB-006-03 B	Pool W ASW 2.1hx1.5w+arch	2700	1500	W	None
Pool Zone GF: 15	ATB-006-03 B	Pool W ASW 2.1hx1.5w+arch	2700	1500	W	None
Pool Zone GF: 15	ATB-006-03 B	Pool roof window 1.5x.7	700	1480	N	Roller shutters
Pool Zone GF: 15	ATB-006-03 B	Pool roof window 1.5x.7	700	1480	NE	Roller shutters
Pool Zone GF: 15	ATB-006-03 B	Pool roof window 1.5x.7	700	1480	E	Roller shutters
Pool Zone GF: 15	ATB-006-03 B	Pool roof window 1.5x.7	700	1480	SE	Roller shutters
Pool Zone GF: 15	ATB-006-03 B	Pool roof window 1.5x.7	700	1480	S	Roller shutters
Pool Zone GF: 15	ATB-006-03 B	Pool roof window 1.5x.7	700	1480	SW	Roller shutters
Pool Zone GF: 15	ATB-006-03 B	Pool roof window 1.5x.7	700	1480	W	Roller shutters
Pool Zone GF: 15	ATB-006-03 B	Pool roof window 1.5x.7	700	1480	NW	Roller shutters
Family Games GF Zone : 16	ATB-006-03 B	Family Games S ASW 2.1hx1.5w+arch	2100	1500	S	None
Family Games GF Zone : 16	ATB-006-03 B	Family east ASD 2.4x3.6	2400	3600	E	None
Family Games GF Zone : 16	ATB-006-03 B	Family sth Stack doors 2.4h x5.4w	2400	5400	S	None
Entry Zone GF : 19	ATB-006-03 B	Entry north ASW 2.1x.9	2100	900	N	None
Entry Zone GF : 19	ATB-006-03 B	Entry north ASW 2.1x.9	2100	900	N	None
Living Rm Zone :GF 20	ATB-006-03 B	Living north ASW 2.1x1.5	2100	1500	N	None
Living Rm Zone :GF 20	ATB-006-03 B	Living north ASW 2.1x1.5	2100	1500	N	None
Living Rm Zone :GF 20	ATB-006-03 B	Living west ASD 2.4x2.4	2400	2400	W	None
Dining/Kit Zone : GF21	ATB-006-03 B	Din/Kit 1.35hx2.4 ASW	1350	2400	S	None
Dining/Kit Zone : GF21	ATB-006-03 B	K/Dining nth 2.1x1.5 ASW	2100	1500	N	None
Dining/Kit Zone : GF21	ATB-006-03 B	K/Dining nth 2.1x1.5 ASW	2100	1500	N	None
Dining/Kit Zone : GF21	ATB-006-03 B	K/Dining N/W 2.1x1.5 ASW	2100	1500	NW	None
Dining/Kit Zone : GF21	ATB-006-03 B	K/Dining nth 2.1x1.5 ASW	2100	1500	W	None
Dining/Kit Zone : GF21	ATB-006-03 B	K/Dining nth 2.1x1.5 ASW	2100	1500	SW	None
Dining/Kit Zone : GF21	ATB-006-03 B	K/Dining sth	2100	1500	S	None

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GF21		2.1x1.5 ASW				
Dining/Kit Zone : GF21	ATB-006-03 B	K/D sth ASD 2.4x1.8	2400	1800	S	None
Dining/Kit Zone : GF21	ATB-006-03 B	K/D west ASW 1.35h x2.4w	1350	2400	W	None
MasterBed Rm FF Zone : 23	ATB-005-03 B	Master Brm east ADHW 600x1.5h	1500	600	E	None
MasterBed Rm FF Zone : 23	ATB-005-03 B	Master Brm east ADHW 600x1.5h	1500	600	E	None
MasterBed Rm FF Zone : 23	ATB-005-03 B	Master BdRm sth 1.8 x2.1 dougle glazed doors (in part)	1050	1800	S	None
MasterBed Rm FF Zone : 23	ATB-005-03 B	MasterBedRm sth AFW sth 1.5h x 600	1500	600	S	None
E/S B1 FFZone : 24	ATB-006-03 B	E/S Master sth ADHW 1.5 x .9	1500	900	S	None
E/S B1 FFZone : 24	ATB-006-03 B	E/S Master ADHW 1.5 x.9	1500	900	SW	None
E/S B1 FFZone : 24	ATB-006-03 B	E/S Master ADHW 1.5 x.9	1500	900	W	None
BathRm FF Zone : 26	ATB-005-03 B	Bath west ASW 600 h x 1200	600	1200	W	None
B3 Zone :FF 27	ATB-005-03 B	B3 nth glazed double doors 1.5 x2.7	1200	1500	N	None
Library FF Zone : 29	ATB-005-03 B	Library FF nth 2.1 x .9w	2100	900	N	None
Library FF Zone : 29	ATB-005-03 B	Library FF nth 2.1 x .9w	2100	900	N	None
Library FF Zone : 29	ATB-005-03 B	Library west double glazed doors west (in part)	1350	1800	N	None
B2 Zone : FF30	ATB-005-03 B	B2 north double glazed doors 2.7h x1.6w glazed doors (in part)	1350	1600	N	None
Office Zone GF: 33	ATB-006-03 B	Office ASW north 2.1x1.5	2100	1500	N	None
WC E/S B1 Zone : 34	ALM-001-01 A	Bath west ASW 600h x 1200w	600	1200	W	None

## Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
DG-Generic-02 A	DEFAULTS: Clear AI DG DEFAULT ROOF WINDOW System 02	4.2	0.72
GEN-04-001a	Single-glazed clear: norma	0.0	0.00

## Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser
Pool Zone GF:	DG-Generic-02 A	SL over Pool	9.8	N	100% shade	None

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**5.0**



## Building features continued

15	9.76m2					
E/S B1 FFZone : GEN-04-001a 24	SL1	0.6	S	None	Yes	

### External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-001	Brick Veneer	Rockwool batt: R2.5	Yes
EW-007	Concrete blocks		No
EW-008	Sandstone	Polystyrene expanded: R3.0	No
EW-009	Concrete blocks	Polystyrene expanded: R3.0	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
CarShowRm LFZone : 1	EW-008	2800	2400	E	Yes	725
CarShowRm LFZone : 1	EW-008	400	2400	N	Yes	3600
CarShowRm LFZone : 1	EW-008	400	2400	S	Yes	3600
CarShowRm LFZone : 1	EW-008	3020	2400	E	Yes	725
CarShowRm LFZone : 1	EW-008	2800	2400	E	Yes	725
CarShowRm LFZone : 1	EW-009	6020	2400	S	Yes	3600
CarShowRm LFZone : 1	EW-009	9900	2400	N	Yes	3600
CarShowRm LFZone : 1	EW-009	1094	2400	NE	Yes	3600
CarShowRm LFZone : 1	EW-009	1500	2400	N	Yes	3600
CarShowRm LFZone : 1	EW-009	1094	2400	NW	Yes	3600
CarShowRm LFZone : 1	EW-009	1500	2400	W	Yes	3600
Cellar LF Zone : 2	EW-009	3000	2400	S	Yes	3600
Cellar LF Zone : 2	EW-009	400	2400	W	Yes	3600
Cinema Zone : 3	EW-009	4300	2400	N	Yes	3600
SubFloor Zone : 5	EW-007	24300	1000	N	No	
SubFloor Zone : 5	EW-007	1800	1000	NW	No	
SubFloor Zone : 5	EW-007	1800	1000	W	No	
SubFloor Zone : 5	EW-007	1800	1000	SW	No	
SubFloor Zone : 5	EW-007	22000	1000	S	No	
SubFloor Zone : 5	EW-007	14200	1000	W	No	
Garage Zone GF: 6	EW-001	3000	3000	S	Yes	1325
Garage Zone GF: 6	EW-001	400	3000	W	Yes	9900
Garage Zone GF: 6	EW-001	5900	3000	S	Yes	725
Garage Zone GF: 6	EW-001	2800	3000	E	Yes	725
Garage Zone GF: 6	EW-001	400	3000	S	Yes	9900

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## Building features continued

Garage Zone GF: 6 EW-001	400	3000	S	Yes	9900
Garage Zone GF: 6 EW-001	2800	3000	E	Yes	725
Garage Zone GF: 6 EW-001	2800	3000	E	Yes	725
Garage Zone GF: 6 EW-001	5900	3000	N	Yes	725
Garage Zone GF: 6 EW-001	1500	3000	W	Yes	9900
Garage Zone GF: 6 EW-001	1500	3000	N	Yes	9900
Garage Zone GF: 6 EW-001	1300	3000	NW	Yes	4200
Guest Brm GF Zone : 8 EW-001	1500	3000	NE	Yes	4200
Guest Brm GF Zone : 8 EW-001	1500	3000	N	Yes	4200
Guest Brm GF Zone : 8 EW-001	3200	3000	N	Yes	725
Laundry Zone GF: 11 EW-001	2800	3000	E	Yes	725
Pool Bath Zone GF: 12 EW-001	2800	3000	E	Yes	725
Sauna Zone : GF13 EW-001	2800	3000	E	Yes	725
Gym Zone :GF 14 EW-001	3300	3000	E	Yes	725
Gym Zone :GF 14 EW-001	2600	3000	S	Yes	725
Pool Zone GF: 15 EW-001	5100	3000	E	No	
Pool Zone GF: 15 EW-001	2600	3000	SE	No	
Pool Zone GF: 15 EW-001	2600	3000	S	No	
Pool Zone GF: 15 EW-001	2600	3000	SW	No	
Pool Zone GF: 15 EW-001	2600	3000	W	No	
Pool Zone GF: 15 EW-001	2600	3000	NW	No	
Pool Zone GF: 15 EW-001	9000	3000	W	No	
Pool Zone GF: 15 EW-007	1500	700	N	No	
Pool Zone GF: 15 EW-007	1500	700	NE	No	
Pool Zone GF: 15 EW-007	1500	700	E	No	
Pool Zone GF: 15 EW-007	1500	700	SE	No	
Pool Zone GF: 15 EW-007	1500	700	S	No	
Pool Zone GF: 15 EW-007	1500	700	SW	No	
Pool Zone GF: 15 EW-007	1500	700	W	No	
Pool Zone GF: 15 EW-007	1500	700	NW	No	
Family Games GF Zone : 16 EW-001	3000	3000	S	Yes	725
Family Games GF Zone : 16 EW-001	3700	3000	E	No	
Family Games GF Zone : 16 EW-001	6700	3000	S	Yes	4200
Family Games GF Zone : 16 EW-001	3200	3000	S	No	
Entry Zone GF : 19 EW-001	6700	3000	N	Yes	
Entry Zone GF : 19 EW-001	900	3000	E	Yes	725
Entry Zone GF : 19 EW-001	900	3000	W	Yes	4500
Living Rm Zone :GF 20 EW-001	3900	3000	N	Yes	725



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Certificate Date:

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## Building features continued

Living Rm Zone :GF 20	EW-001	300	3000	W	Yes	4500
Living Rm Zone :GF 20	EW-001	3900	3000	N	Yes	725
Living Rm Zone :GF 20	EW-001	4200	3000	W	Yes	2500
Dining/Kit Zone : GF21	EW-001	3950	3000	S	No	
Dining/Kit Zone : GF21	EW-001	4400	3000	N	Yes	2400
Dining/Kit Zone : GF21	EW-001	1900	3000	NW	Yes	2400
Dining/Kit Zone : GF21	EW-001	1900	3000	W	Yes	2400
Dining/Kit Zone : GF21	EW-001	1900	3000	SW	Yes	2400
Dining/Kit Zone : GF21	EW-001	4300	3000	S	Yes	2400
Dining/Kit Zone : GF21	EW-001	4200	3000	W	Yes	7000
MasterBed Rm FF Zone : 23	EW-001	3700	2000	E	Yes	725
MasterBed Rm FF Zone : 23	EW-001	6900	3000	S	Yes	4300
E/S B1 FFZone : 24	EW-001	1500	3000	S	Yes	725
E/S B1 FFZone : 24	EW-001	900	3600	SE	Yes	725
E/S B1 FFZone : 24	EW-001	900	3600	S	Yes	725
E/S B1 FFZone : 24	EW-001	900	3600	SW	Yes	725
E/S B1 FFZone : 24	EW-001	900	3600	W	Yes	725
E/S B1 FFZone : 24	EW-001	900	3600	NW	Yes	725
E/S B1 FFZone : 24	EW-001	2000	2000	W	Yes	725
WIR B1FF Zone : 25	EW-001	3200	2000	E	Yes	725
WIR B1FF Zone : 25	EW-001	2800	3000	S	Yes	725
BathRm FF Zone : 26	EW-001	2400	1500	W	Yes	725
B3 Zone :FF 27	EW-001	3600	2000	W	Yes	725
B3 Zone :FF 27	EW-001	3650	3000	N	Yes	725
B3 WIR FF Zone : 28	EW-001	1800	1500	W	Yes	725
Library FF Zone : 29	EW-001	900	3000	W	Yes	725
Library FF Zone : 29	EW-001	6800	3000	N	Yes	2900
Library FF Zone : 29	EW-001	900	3000	E	Yes	725
B2 Zone : FF30	EW-001	3200	3000	E	Yes	725
B2 Zone : FF30	EW-001	3650	3000	N	Yes	725

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**5.0**

## Building features continued

WIR B2 Zone FF: 31	EW-001	1700	3000	E	Yes	725
Office Zone GF: 33	EW-001	3900	3000	N	Yes	725
Office Zone GF: 33	EW-001	300	3000	E	Yes	725
WC E/S B1 Zone : 34	EW-001	2400	2000	W	Yes	725
WC E/S B1 Zone : 34	EW-001	1000	2000	S	Yes	725

## Internal wall type

ID	Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-001	Plasterboard	382.5		No
IW-002	Plasterboard	144.2	Rockwool batt: R2.5	No
IW-006	Concrete blocks	112.9	Polystyrene extruded: R3.0	No

## Floors

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
CarShowRm LFZone : 1/Ground	100mm Concrete Floor slab (R1 insul)	100.4		R1.0	
Cellar LF Zone : 2/Ground	100mm Concrete Floor slab (R1 insul)	8.4		R1.0	
Cinema Zone : 3/Ground	100mm Concrete Floor slab with carpet-underfelt(R1 )	21.6		R1.0	Carpet 10 + rubber underlay 8
Walkway adj Cellar LF Zone : 4/Ground	100mm Concrete Floor slab with carpet-underfelt(R1 )	24.5		R1.0	Carpet 10 + rubber underlay 8
SubFloor Zone : 5/Ground	Sub floor soil	340.1	Enclosed		
Garage Zone GF: 6/CarShowRm LFZone : 1	ceramic tiles susp conc floor (R3)/Ceiling : 14	77.9		R3.0	Ceramic tile
Garage Zone GF: 6/Cellar LF Zone : 2	ceramic tiles susp conc floor (R3)/Ceiling : 14	6.4		R3.0	Ceramic tile
E/S Adj Garage GFZone : 7/CarShowRm LFZone : 1	ceramic tiles susp conc floor (R3)/Ceiling : 14	2.8		R3.0	Ceramic tile
E/S Adj Garage GFZone : 7/Walkway adj Cellar LF Zone : 4	ceramic tiles susp conc floor (R3)/Ceiling : 14	1.7		R3.0	Ceramic tile
Guest Brm GF Zone : 8/CarShowRm LFZone : 1	Carpet/framed (R3)Floor/Ceiling : 10	11.6		R3.0	Carpet 10 + rubber underlay 8
Guest Brm GF Zone : 8/Cinema Zone : 3	Carpet/framed (R3)Floor/Ceiling : 10	15.5		R3.0	Carpet 10 + rubber underlay 8
Guest Brm GF	Carpet/framed (R3)Floor/Ceiling : 10	0.6		R3.0	Carpet 10 + rubber underlay 8

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## Building features continued

Zone : 8/Walkway adj Cellar LF Zone : 4				
WIR GuestBrm GF Zone : 9/Cinema Zone : 3	Carpet/framed (R3)Floor/Ceiling : 10	3.9	R3.0	Carpet 10 + rubber underlay 8
WIR GuestBrm GF Zone : 9/Walkway adj Cellar LF Zone : 4	Carpet/framed (R3)Floor/Ceiling : 10	2.0	R3.0	Carpet 10 + rubber underlay 8
Corridor (adj Garage GF Zone : 10/Walkway adj Cellar LF Zone : 4	Carpet/framed (R3)Floor/Ceiling : 10	7.1	R3.0	Carpet 10 + rubber underlay 8
Laundry Zone GF: 11/Ground	100mm Concrete Floor slab with ceramic tiles (R1 )	8.4	R1.0	Ceramic tile
Pool Bath Zone GF: 12/Ground	100mm Concrete Floor slab with ceramic tiles (R1 )	7.0	R1.0	Ceramic tile
Sauna Zone : GF13/Ground	100mm Concrete Floor slab with ceramic tiles (R1 )	5.0	R1.0	Ceramic tile
Gym Zone :GF 14/Ground	100mm Concrete Floor slab with carpet-underfelt(R1 )	9.2	R1.0	Carpet 10 + rubber underlay 8
Pool Zone GF: 15/Ground	100mm Concrete Floor slab with ceramic tiles (R1 )	95.1	R1.0	Ceramic tile
Family Games GF Zone : 16/Walkway adj Cellar LF Zone : 4	Carpet/framed (R3)Floor/Ceiling : 10	6.0	R3.0	Carpet 10 + rubber underlay 8
Family Games GF Zone : 16/SubFloor Zone : 5	Carpet/framed (R3)Floor/Ceiling : 10	38.2	R3.0	Carpet 10 + rubber underlay 8
Family Games GF Zone : 16/Ground	100mm Concrete Floor slab with carpet-underfelt(R1 )	39.6	R1.0	Carpet 10 + rubber underlay 8
WC Family /Games ZoneGF : 17/SubFloor Zone :	ceramic tiles susp conc floor (R3)/Ceiling : 14	3.7	R3.0	Ceramic tile
Lift Zone LF : 18/SubFloor Zone :	Ceramic(R3)Floor/Ceiling : 11	3.4	R3.0	Ceramic tile
Entry Zone GF : 19/Walkway adj Cellar LF Zone : 4	Susp Conc Floor/Ceiling Carpet(no ins) : 12	5.2		Carpet 10 + rubber underlay 8
Entry Zone GF : 19/SubFloor Zone :	ceramic tiles susp conc floor (R3)/Ceiling : 14	52.1	R3.0	Ceramic tile
Living Rm Zone :GF 20/SubFloor Zone : 5	Susp Conc Floor/Ceiling Carpet(no ins) : 12	19.5		Carpet 10 + rubber underlay 8
Living Rm Zone :GF 20/Ground	100mm Concrete Floor slab with carpet-underfelt(R1 )	11.0	R1.0	Carpet 10 + rubber underlay 8
Dining/Kit Zone : GF21/SubFloor Zone : 5	Carpet/framed (R3)Floor/Ceiling : 10	7.2	R3.0	Carpet 10 + rubber underlay 8
Dining/Kit Zone : GF21/Ground	100mm Concrete Floor slab with carpet-underfelt(R1 )	57.5	R1.0	Carpet 10 + rubber underlay 8
Butlers Pantry Zone :GF 22/SubFloor Zone :	Carpet/framed (R3)Floor/Ceiling : 10	9.8	R3.0	Carpet 10 + rubber underlay 8
MasterBed Rm FF Zone : 23/Family Games GF Zone :	Framed flr (R3.5)with carpet- underfelt - Plasterboard ceiling under	40.7	R3.5	Carpet 10 + rubber underlay 8

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# Nationwide House Energy Rating Scheme\* Certificate



Certificate number: **0002930824-01**

Certificate Date:

**09 Jul 2018**

★ Star rating:

**5.0**

## Building features continued

16	E/S B1 FFZone : 24/Dining/Kit Zone : GF21	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	2.8	R3.5	Ceramic tile
	E/S B1 FFZone : 24/Outdoor Air	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	1.0	R3.5	Ceramic tile
	E/S B1 FFZone : 24/Family Games GF Zone : 16	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	16.3	R3.5	Ceramic tile
	WIR B1FF Zone : 25/Family Games GF Zone : 16	Framed flr (R3.5)with carpet- underfelt - Plasterboard ceiling under	13.2	R3.5	Carpet 10 + rubber underlay 8
	BathRm FF Zone : 26/Butlers Pantry Zone :GF 22	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	7.6	R3.5	Ceramic tile
	BathRm FF Zone : 26/Dining/Kit Zone : GF21	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	4.9	R3.5	Ceramic tile
	B3 Zone :FF 27/Living Rm Zone :GF 20	Framed flr (R3.5)with carpet- underfelt - Plasterboard ceiling under	13.7	R3.5	Carpet 10 + rubber underlay 8
	B3 WIR FF Zone : 28/Butlers Pantry Zone :GF 22	Framed flr (R3.5)with carpet- underfelt - Plasterboard ceiling under	0.4	R3.5	Carpet 10 + rubber underlay 8
	B3 WIR FF Zone : 28/Living Rm Zone :GF 20	Framed flr (R3.5)with carpet- underfelt - Plasterboard ceiling under	2.6	R3.5	Carpet 10 + rubber underlay 8
	Library FF Zone : 29/Entry Zone GF : 19	Framed flr (R3.5)with carpet- underfelt - Plasterboard ceiling under	57.3	R3.5	Carpet 10 + rubber underlay 8
	Library FF Zone : 29/Family Games GF Zone : 16	Framed flr (R3.5)with carpet- underfelt - Plasterboard ceiling under	5.9	R3.5	Carpet 10 + rubber underlay 8
	B2 Zone : FF30/Office Zone GF: 33	Framed flr (R3.5)with carpet- underfelt - Plasterboard ceiling under	12.2	R3.5	Carpet 10 + rubber underlay 8
	WIR B2 Zone FF: 31/WC Family /Games ZoneGF : 17	Framed flr (R3.5)with carpet- underfelt - Plasterboard ceiling under	3.7	R3.5	Carpet 10 + rubber underlay 8
	Roof space Zone : 32/WIR B2 Zone FF: 31	10mm Plasterboard ceiling + R4bulk insulation	3.2	R4.0	
	Roof space Zone : 32/B2 Zone : FF30	10mm Plasterboard ceiling + R4bulk insulation	12.2	R4.0	
	Roof space Zone : 32/Library FF Zone : 29	10mm Plasterboard ceiling + R4bulk insulation	64.4	R4.0	
	Roof space Zone : 32/B3 WIR FF Zone : 28	10mm Plasterboard ceiling + R4bulk insulation	3.4	R4.0	
	Roof space Zone : 32/B3 Zone :FF 27	10mm Plasterboard ceiling + R4bulk insulation	13.7	R4.0	
	Roof space Zone : 32/BathRm FF Zone : 26	10mm Plasterboard ceiling + R4bulk insulation	12.5	R4.0	
	Roof space Zone : 32/WIR B1FF Zone	10mm Plasterboard ceiling + R4bulk insulation	13.2	R4.0	

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# Nationwide House Energy Rating Scheme\* Certificate



Certificate number: **0002930824-01**

Certificate Date:

**09 Jul 2018**

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**5.0**

## Building features continued

: 25				
Roof space Zone : 32/E/S B1 FFZone : 24	10mm Plasterboard ceiling + R4bulk insulation	20.3	R4.0	
Roof space Zone : 32/MasterBed Rm FF Zone : 23	10mm Plasterboard ceiling + R4bulk insulation	40.7	R4.0	
Roof space Zone : 32/WC E/S B1 Zone : 34	10mm Plasterboard ceiling + R4bulk insulation	2.4	R4.0	
Roof space Zone : 32/Garage Zone GF: 6	10mm Plasterboard ceiling + R4bulk insulation	77.9	R4.0	
Roof space Zone : 32/E/S Adj Garage GFZone : 7	10mm Plasterboard ceiling + R4bulk insulation	5.0	R4.0	
Roof space Zone : 32/Guest Brm GF Zone : 8	10mm Plasterboard ceiling + R4bulk insulation	29.1	R4.0	
Roof space Zone : 32/WIR GuestBrm GF Zone : 9	10mm Plasterboard ceiling + R4bulk insulation	7.0	R4.0	
Roof space Zone : 32/Corridor (adj Garage GF Zone : 10	10mm Plasterboard ceiling + R4bulk insulation	7.1	R4.0	
Roof space Zone : 32/Laundry Zone GF: 11	10mm Plasterboard ceiling + R4bulk insulation	8.4	R4.0	
Roof space Zone : 32/Sauna Zone : GF13	10mm Plasterboard ceiling + R4bulk insulation	5.0	R4.0	
Roof space Zone : 32/Pool Bath Zone GF: 12	10mm Plasterboard ceiling + R4bulk insulation	7.0	R4.0	
Roof space Zone : 32/Gym Zone :GF 14	10mm Plasterboard ceiling + R4bulk insulation	9.2	R4.0	
Roof space Zone : 32/Pool Zone GF: 15	10mm Plasterboard ceiling + R4bulk insulation	83.3	R4.0	
Roof space Zone : 32/Lift Zone LF : 18	ceramic tiles susp conc floor (R3)/Ceiling : 14	3.4	R3.0	Ceramic tile
Roof space Zone : 32/Living Rm Zone :GF 20	10mm Plasterboard ceiling + R4bulk insulation	14.3	R4.0	
Roof space Zone : 32/Dining/Kit Zone : GF21	10mm Plasterboard ceiling + R4bulk insulation	54.6	R4.0	
Office Zone GF: 33/SubFloor Zone : : 10	Carpet/framed (R3)Floor/Ceiling	14.2	R3.0	Carpet 10 + rubber underlay 8
WC E/S B1 Zone : 34/Dining/Kit Zone : GF21	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	2.4	R3.5	Ceramic tile

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# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0002930824-01**

Certificate Date:

**09 Jul 2018**

★ Star rating:

**5.0**



## Building features continued

### Ceiling type

Location	Construction	Added insulation	Roof space above
Garage Zone GF: 6/CarShowRm LFZone : 1	ceramic tiles susp conc floor (R3)/Ceiling : 14	R3.0	No
E/S Adj Garage GFZone : 7/CarShowRm LFZone : 1	ceramic tiles susp conc floor (R3)/Ceiling : 14	R3.0	No
Guest Brm GF Zone : 8/CarShowRm LFZone : 1	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
Garage Zone GF: 6/Cellar LF Zone : 2	ceramic tiles susp conc floor (R3)/Ceiling : 14	R3.0	No
WIR GuestBrm GF Zone : 9/Cinema Zone : 3	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
Guest Brm GF Zone : 8/Cinema Zone : 3	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
WIR GuestBrm GF Zone : 9/Walkway adj Cellar LF Zone : 4	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
Entry Zone GF : 19/Walkway adj Cellar LF Zone : 4	Susp Conc Floor/Ceiling Carpet(no ins) : 12		No
Family Games GF Zone : 16/Walkway adj Cellar LF Zone : 4	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
Corridor (adj Garage GF Zone : 10/Walkway adj Cellar LF Zone : 4	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
Guest Brm GF Zone : 8/Walkway adj Cellar LF Zone : 4	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
E/S Adj Garage GFZone : 7/Walkway adj Cellar LF Zone : 4	ceramic tiles susp conc floor (R3)/Ceiling : 14	R3.0	No
Family Games GF Zone : 16/SubFloor Zone : 5	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
WC Family /Games ZoneGF : 17/SubFloor Zone :	ceramic tiles susp conc floor (R3)/Ceiling : 14	R3.0	No
Lift Zone LF : 18/SubFloor Zone :	Ceramic(R3)Floor/Ceiling : 11	R3.0	No
Living Rm Zone :GF 20/SubFloor Zone : 5	Susp Conc Floor/Ceiling Carpet(no ins) : 12		No
Dining/Kit Zone : GF21/SubFloor Zone : 5	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No

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# Nationwide House Energy Rating Scheme\* Certificate



Certificate number: **0002930824-01**

Certificate Date:

**09 Jul 2018**

★ Star rating:

**5.0**

## Building features continued

Butlers Pantry Zone :GF 22/SubFloor Zone :			
Entry Zone GF :	ceramic tiles susp conc floor (R3)/Ceiling : 14	R3.0	No
19/SubFloor Zone :			
Office Zone GF :	Carpet/framed (R3)Floor/Ceiling : 10	R3.0	No
33/SubFloor Zone :			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/Garage Zone GF: 6			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/E/S Adj Garage GFZone : 7			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/Guest Brm GF Zone : 8			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/WIR GuestBrm GF Zone : 9			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/Corridor (adj Garage GF Zone : 10			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/Laundry Zone GF: 11			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/Pool Bath Zone GF: 12			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/Sauna Zone : GF13			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/Gym Zone :GF 14			
Roof space Zone :	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
32/Pool Zone GF: 15			
Library FF Zone :	Framed flr (R3.5)with carpet-underfelt - Plasterboard ceiling	R3.5	No
29/Family Games under GF Zone : 16			
WIR B1FF Zone :	Framed flr (R3.5)with carpet-underfelt - Plasterboard ceiling	R3.5	No
25/Family Games under GF Zone : 16			
MasterBed Rm FF	Framed flr (R3.5)with carpet-underfelt - Plasterboard ceiling	R3.5	No
Zone : 23/Family under Games GF Zone : 16			
E/S B1 FFZone :	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre	R3.5	No
24/Family Games cement ceiling under GF Zone : 16			
WIR B2 Zone FF:	Framed flr (R3.5)with carpet-underfelt - Plasterboard ceiling	R3.5	No
31/WC Family under /Games ZoneGF : 17			
Roof space Zone :	ceramic tiles susp conc floor (R3)/Ceiling : 14	R3.0	Yes
32/Lift Zone LF : 18			
Library FF Zone :	Framed flr (R3.5)with carpet-underfelt - Plasterboard ceiling	R3.5	No
29/Entry Zone GF under			

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# Nationwide House Energy Rating Scheme\* Certificate



Certificate number: **0002930824-01**

Certificate Date:

**09 Jul 2018**

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**5.0**

## Building features continued

: 19			
B3 WIR FF Zone : 28/Living Rm Zone :GF 20	Framed flr (R3.5)with carpet-underfelt - Plasterboard ceiling under	R3.5	No
B3 Zone :FF 27/Living Rm Zone :GF 20	Framed flr (R3.5)with carpet-underfelt - Plasterboard ceiling under	R3.5	No
Roof space Zone : 32/Living Rm Zone :GF 20	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
BathRm FF Zone : 26/Dining/Kit Zone :GF21	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	R3.5	No
WC E/S B1 Zone : 34/Dining/Kit Zone :GF21	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	R3.5	No
E/S B1 FFZone : 24/Dining/Kit Zone :GF21	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	R3.5	No
Roof space Zone : 32/Dining/Kit Zone :GF21	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
B3 WIR FF Zone : 28/Butlers Pantry Zone :GF 22	Framed flr (R3.5)with carpet-underfelt - Plasterboard ceiling under	R3.5	No
BathRm FF Zone : 26/Butlers Pantry Zone :GF 22	Framed flr (R3.5)with ceramic tiles on comp FC - Fibre cement ceiling under	R3.5	No
Roof space Zone : 32/MasterBed Rm FF Zone : 23	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
Roof space Zone : 32/E/S B1 FFZone : 24	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
Roof space Zone : 32/WIR B1FF Zone : 25	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
Roof space Zone : 32/BathRm FF Zone : 26	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
Roof space Zone : 32/B3 Zone :FF 27	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
Roof space Zone : 32/B3 WIR FF Zone : 28	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
Roof space Zone : 32/Library FF Zone : 29	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
Roof space Zone : 32/B2 Zone : FF30	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
Roof space Zone : 32/WIR B2 Zone FF: 31	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes
B2 Zone : FF30/Office Zone GF: 33	Framed flr (R3.5)with carpet-underfelt - Plasterboard ceiling under	R3.5	No
Roof space Zone : 32/WC E/S B1 Zone : 34	10mm Plasterboard ceiling + R4bulk insulation	R4.0	Yes

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## Building features continued

### Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
CarShowRm LFZone : 1	6	Downlight		Sealed
Cinema Zone : 3	4	Downlight		Sealed
Walkway adj Cellar LF Zone : 4	6	Downlight		Sealed
E/S Adj Garage GFZone : 7	2	Downlight		Sealed
Guest Brm GF Zone : 8	4	Downlight		Sealed
WIR GuestBrm GF Zone : 9	2	Downlight		Sealed
Corridor (adj Garage GF Zone : 10	6	Downlight		Sealed
Laundry Zone GF: 11	2	Downlight		Sealed
Pool Bath Zone GF: 12	2	Downlight		Sealed
Gym Zone :GF 14	4	Downlight		Sealed
Pool Zone GF: 15	8	Downlight		Sealed
Family Games GF Zone : 16	6	Downlight		Sealed
WC Family /Games ZoneGF : 17	1	Downlight		Sealed
Entry Zone GF : 19	6	Downlight		Sealed
Living Rm Zone :GF 20	4	Downlight		Sealed
Dining/Kit Zone : GF21	6	Downlight		Sealed
Butlers Pantry Zone :GF 22	2	Downlight		Sealed
MasterBed Rm FF Zone : 23	4	Downlight		Sealed
E/S B1 FFZone : 24	2	Downlight		Sealed
WIR B1FF Zone : 25	2	Downlight		Sealed
BathRm FF Zone : 26	2	Downlight		Sealed
B3 Zone :FF 27	4	Downlight		Sealed
B3 WIR FF Zone : 28	1	Downlight		Sealed
Library FF Zone : 29	6	Downlight		Sealed
B2 Zone : FF30	4	Downlight		Sealed
WIR B2 Zone FF: 31	1	Downlight		Sealed
Office Zone GF: 33	4	Downlight		Sealed

# Nationwide House Energy Rating Scheme\* Certificate

Certificate number: **0002930824-01**

Certificate Date:

**09 Jul 2018**

★ Star rating:

**5.0**



## Building features continued

WC E/S B1 Zone 1  
: 34

Downlight

Sealed

## Ceiling fans

Location	Number	Diameter (mm)
None Present		

## Roof type

Construction	Added insulation	Roof colour
Tile Roof	R0.1	Dark
Tile Verandah Roof + R4	R4.0	Dark



# Nationwide House Energy Rating Scheme\* Certificate



Certificate number:

Certificate Date:

★ Star rating:

## 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)

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