

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0001854991**

Certificate Date: **31 Aug 2017**

★ Star rating: **5.3**

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.

Assessor details

Accreditation number: **20920**
Name: **Terry Chapman**
Organisation: **Chapman Environmental services**
Email: **terry@basixcertificates.com.au**
Phone: **0414 265 292**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2a (3.13)**
AAO: **ABSA**

Overview

Dwelling details

Street: **Unit 1, ASSISI CLOSE**
Suburb: **CRANEBROOK**
State: **NSW** Postcode: **2749**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **28**
Lot/DP number: **20/1197799** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Roof Tiles
Waffle pod slab 175 mm
Insulation: **R1.5 wall insulation**
R3.5 ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

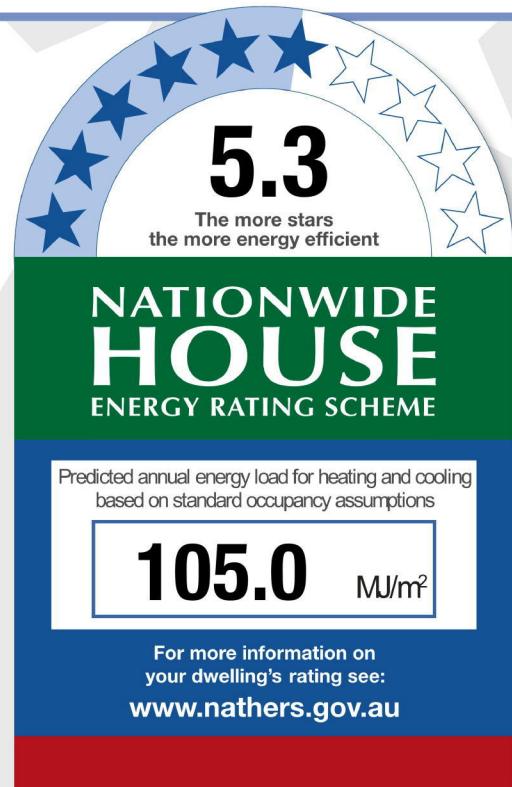
Conditioned: **149.0**
Unconditioned: **23.0**
Garage: **17.0**
TOTAL: **172.0**

Annual thermal performance loads (MJ/m²)

Heating: **55.0**
Cooling: **50.0**
TOTAL: **105.0**

Plan documents

Plan ref/date: **7929**
Prepared by: **EAGLE HOMES**



Ceiling penetrations

(see following pages for details)

Sealed: **1**
Unsealed: **0**
TOTAL:** **1**

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
Living 1	ALM-002-01 A	n/a	600	2400	S	No Shading
Living 1	ALM-001-01 A	n/a	1200	600	E	No Shading
Living 1	ALM-001-01 A	n/a	1200	600	E	No Shading
Living 1	ALM-001-01 A	n/a	1200	600	E	No Shading
Living 1	ALM-002-01 A	n/a	600	600	E	No Shading
Living 1	ALM-002-01 A	n/a	600	600	E	No Shading
Living 1	ALM-002-01 A	n/a	600	600	E	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1800	1200	S	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1800	1200	S	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2100	2400	W	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1800	900	W	No Shading
STUDY / HALL	ALM-002-01 A	n/a	1200	1500	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2100	1800	E	No Shading
Bedroom 1	ALM-002-01 A	n/a	600	2400	S	No Shading
BED 1 ENS	ALM-002-01 A	n/a	900	1500	E	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	1500	S	No Shading
Bedroom 3	ALM-002-01 A	n/a	1200	1500	W	No Shading
Bedroom 4	ALM-002-01 A	n/a	1200	1500	W	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						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Single Skin Brick	No insulation	No
EW-2	Brick Veneer	Bulk Insulation R1.5	No
EW-3	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R1.5	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Garage 1	EW-1	3095	2526	E	No	0

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Living 1	EW-2	4000	2440	S	No	0
Living 1	EW-2	1100	2440	W	No	2200
Living 1	EW-2	2195	2440	S	No	0
Living 1	EW-2	1100	2440	N	No	0
Living 1	EW-2	4800	2440	E	No	1100
Kitchen/Living	EW-2	600	3126	E	No	2200
Kitchen/Living	EW-2	7000	3126	S	No	0
Kitchen/Living	EW-2	7400	3126	W	No	3500
STUDY / HALL	EW-2	2090	2440	S	No	600
STUDY / HALL	EW-3	2290	2440	N	No	0
BATH	EW-3	2290	2440	N	No	0
Bedroom 1	EW-2	1100	2440	N	No	3100
Bedroom 1	EW-2	3700	2440	E	No	1700
Bedroom 1	EW-2	4095	2440	S	No	600
BED 1 WIR	EW-3	1490	2440	N	No	0
BED 1 ENS	EW-3	1495	2440	N	No	0
BED 1 ENS	EW-2	3095	2440	E	No	600
Bedroom 2	EW-2	600	2440	E	No	6800
Bedroom 2	EW-2	2595	2440	S	No	600
Bedroom 3	EW-2	3295	2440	S	No	600
Bedroom 3	EW-3	3695	2440	W	No	600
Bedroom 4	EW-3	3695	2440	W	No	600
Bedroom 4	EW-3	3395	2440	N	No	0

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	150.0	No insulation	No
IW-2 - Shaft liner party wall with plaster	34.0	Bulk Insulation both sides of shaft liner R1	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Garage 1	Waffle pod slab 175 mm 100mm	17.0	None	Waffle Pod 175mm	Bare
Living 1	Waffle pod slab 175 mm 100mm	26.9	None	Waffle Pod 175mm	Carpet+Rubber Underlay 18mm
Kitchen/Living	Waffle pod slab 175 mm 100mm	41.7	None	Waffle Pod 175mm	Ceramic Tiles 8mm
PWD	Waffle pod slab 175 mm 100mm	5.9	None	Waffle Pod 175mm	Ceramic Tiles 8mm
LDRY	Waffle pod slab 175 mm 100mm	1.6	None	Waffle Pod 175mm	Ceramic Tiles 8mm
STUDY / HALL/Garage 1	Timber Above Plasterboard 100mm	6.8		No Insulation	Carpet+Rubber Underlay 18mm
STUDY / HALL/Living 1	Timber Above Plasterboard 100mm	7.4		No Insulation	Carpet+Rubber Underlay 18mm

* 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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Building features continued

STUDY / HALL/Kitchen/Living	Timber Above Plasterboard 100mm	5.0	No Insulation	Carpet+Rubber Underlay 18mm
BATH/Garage 1	Timber Above Plasterboard 100mm	0.9	No Insulation	Ceramic Tiles 8mm
BATH/PWD	Timber Above Plasterboard 100mm	4.8	No Insulation	Ceramic Tiles 8mm
BATH/LDRY	Timber Above Plasterboard 100mm	1.0	No Insulation	Ceramic Tiles 8mm
Bedroom 1/Living 1	Timber Above Plasterboard 100mm	14.9	No Insulation	Carpet+Rubber Underlay 18mm
BED 1 WIR/Garage 1	Timber Above Plasterboard 100mm	4.3	No Insulation	Carpet+Rubber Underlay 18mm
BED 1 ENS/Garage 1	Timber Above Plasterboard 100mm	4.4	No Insulation	Ceramic Tiles 8mm
Bedroom 2/Kitchen/Living	Timber Above Plasterboard 100mm	7.7	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/Kitchen/Living	Timber Above Plasterboard 100mm	10.8	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/Kitchen/Living	Timber Above Plasterboard 100mm	9.3	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/PWD	Timber Above Plasterboard 100mm	1.1	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/LDRY	Timber Above Plasterboard 100mm	0.7	No Insulation	Carpet+Rubber Underlay 18mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Garage 1	Timber Above Plasterboard	No Insulation	No
Living 1	Plasterboard	Bulk Insulation R3.5	Yes
Living 1	Timber Above Plasterboard	No Insulation	No
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	Yes
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
PWD	Timber Above Plasterboard	No Insulation	No
LDRY	Timber Above Plasterboard	No Insulation	No
STUDY / HALL	Plasterboard	Bulk Insulation R3.5	Yes
BATH	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 1	Plasterboard	Bulk Insulation R3.5	Yes
BED 1 WIR	Plasterboard	Bulk Insulation R3.5	Yes
BED 1 ENS	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 3	Plasterboard	Bulk Insulation R3.5	Yes

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Building features continued

Bedroom 4	Plasterboard	Bulk Insulation R3.5	Yes
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Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
BATH	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Roof Tiles	No Insulation, Only an Air Gap	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

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Nationwide House Energy Rating Scheme* — Multiple-dwelling summary

Certificate number: **0001855010**

Certificate Date: **31 Aug 2017**

★ Average Star rating: **5.5**



Assessor details

Accreditation number: **20920**
Name: **Terry Chapman**
Organisation: **Chapman Environmental services**
Email: **terry@basixcertificates.com.au**
Phone: **0414 265 292**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2a (3.13)**
AAO: **ABSA**

Dwelling details

Street: **ASSISI CLOSE**
Suburb: **CRANEBROOK**
State: **NSW**
Postcode: **2749**

Scan to access this certificate online and confirm this is valid.



Summary of all dwellings

Certificate Details

Certificate number	Dwelling/Unit number	Heating load	Cooling load	Total load	Star Rating
0001854991	1	55.0	50.0	105.0	5.3
0001855006	2	45.0	52.0	98.0	5.6

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