

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0003049020**

Certificate Date: **08 Aug 2018**

★ Star rating: **5.1**

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: **VIC/BDAV/12/1441**
Name: **Ian Fry**
Organisation: **Frys Energywise**
Email: **comply@frysenergywise.com.au**
Phone: **02 9899 2825**
Declaration of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2c (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit MH, 60 Doncaster Ave**
Suburb: **Claremont Meadows**
State: **NSW** Postcode: **2747**
Type: **New Dwelling** NCC Class: **1A**
NatHERS climate zone: **28**
Lot/DP number: **0** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**
Corrugated Iron
Concrete Slab on Ground
Insulation: **R2.5 wall insulation**
R5.0 ceiling insulation
No floor insulation
Glazing: **BRD-041-01 A SIG Fixed Lite Externally Glazed (125mm) SG 4Clr**

Net floor area (m²)

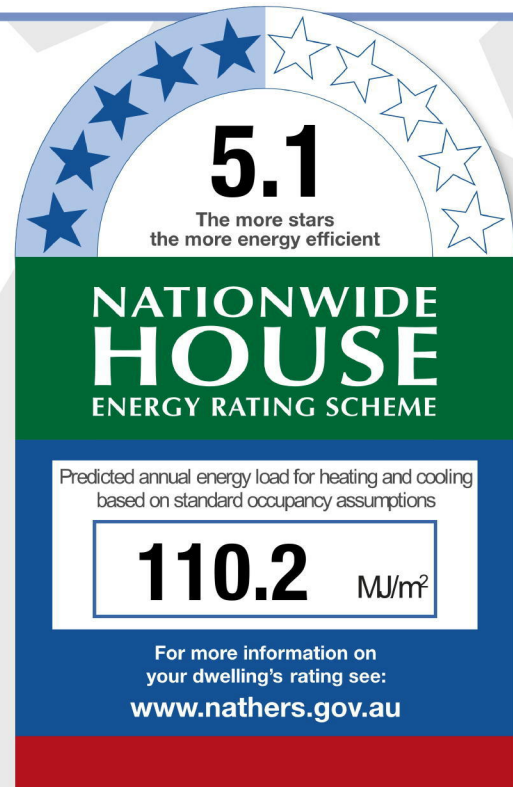
Conditioned: **332.0**
Unconditioned: **76.0**
Garage: **54.0**
TOTAL: **408.0**

Annual thermal performance loads (MJ/m²)

Heating: **54.2**
Cooling: **55.9**
TOTAL: **110.2**

Plan documents

Plan ref/date: **Bellino 1609**
Prepared by: **LVJ**



Ceiling penetrations

(see following pages for details)

Sealed: **2**
Unsealed: **0**
TOTAL:** **2**

****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
BRD-033-10 A	BRD-033-10 A ESS Sliding Door (80mm) SG 6.38CPClr	4.3	0.60
BRD-063-12 A	BRD-063-12 A SIG Fixed Lite (67mm) SG 638CP	4.1	0.47
BRD-026-18 A	BRD-026-18 A ESS Awning Window (52mm) SG 638CP	5.0	0.40
TIM-002-01 W	TIM-002-01 W Timber B SG Clear	5.4	0.63
BRD-024-13 A	BRD-024-13 A ESS Double Hung Window (52mm) SG 638CP	4.4	0.45
BRD-006-01 A	BRD-006-01 A SIG Bi Fold Door (100mm) SG 4Clr	6.1	0.61
BRD-041-01 A	BRD-041-01 A SIG Fixed Lite Externally Glazed (125mm) SG 4Clr	6.2	0.74
BRD-001-01 A	BRD-001-01 A ESS Sliding Window (52mm) SG 3Clr	6.4	0.76
BRD-043-01 A	BRD-043-01 A SIG Louvre Window (125mm) SG 6Clr	6.1	0.60

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Fam/Dining	BRD-033-10 A	n/a	2400	4930	S	No Shading
Fam/Dining	BRD-033-10 A	n/a	2400	2290	E	No Shading
Fam/Dining	BRD-063-12 A	n/a	2400	4810	S	No Shading
Fam/Dining	BRD-026-18 A	n/a	2400	850	E	No Shading
Fam/Dining	BRD-026-18 A	n/a	2400	850	E	No Shading
Fam/Dining	BRD-063-12 A	n/a	490	2600	E	No Shading
Fam/Dining	BRD-063-12 A	n/a	490	1810	E	No Shading
Study/Stair/Ent	BRD-063-12 A	n/a	1000	1450	E	No Shading
Study/Stair/Ent	TIM-002-01 W	n/a	2740	600	N	No Shading
Study/Stair/Ent	BRD-024-13 A	n/a	2400	2770	N	No Shading
Ldry	BRD-006-01 A	n/a	2400	820	W	No Shading
Th	BRD-026-18 A	n/a	600	3610	W	No Shading
Bedroom 2	BRD-041-01 A	n/a	1800	3010	S	No Shading
Bedroom 3	BRD-041-01 A	n/a	1200	2000	S	No Shading
Bedroom 3	BRD-001-01 A	n/a	2057	1210	W	No Shading
Bedroom 3	BRD-041-01 A	n/a	2057	1210	N	No Shading
Bedroom 4	BRD-041-01 A	n/a	2057	1810	W	No Shading
Bedroom 4	BRD-001-01 A	n/a	2057	610	N	No Shading
Bedroom 4	BRD-001-01 A	n/a	2057	610	N	No Shading
Bedroom 4	BRD-041-01 A	n/a	2057	1810	N	No Shading
Bath	BRD-041-01 A	n/a	900	1570	W	No Shading
WC	BRD-041-01 A	n/a	900	610	W	No Shading
Sitting	BRD-026-18 A	n/a	2057	1570	E	No Shading
Sitting	BRD-024-13 A	n/a	2057	610	N	No Shading
Sitting	BRD-026-18 A	n/a	2057	1570	N	No Shading
Passage	BRD-063-12 A	n/a	2400	1690	W	No Shading
Passage	BRD-063-12 A	n/a	2400	2400	N	No Shading
Passage	BRD-026-18 A	n/a	1800	1450	E	No Shading
Master	BRD-041-01 A	n/a	1200	3010	S	No Shading
Master	BRD-043-01 A	n/a	1800	850	E	No Shading
Master	BRD-043-01 A	n/a	1800	850	E	No Shading
Master	BRD-043-01 A	n/a	1800	850	E	No Shading
Ens	BRD-041-01 A	n/a	943	2050	E	No Shading

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Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
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None Present

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
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None Present

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Foil, Anti-glare one side + Bulk Insulation R2.5	Yes
EW-2	Brick Veneer	No insulation	No
EW-3	Single Skin Brick	No insulation	No
EW-4	Metal Clad Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R2.5	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Fam/Dining	EW-1	5300	2740	S	No	10400
Fam/Dining	EW-1	2600	2740	E	No	5300
Fam/Dining	EW-1	5100	2740	S	No	0
Fam/Dining	EW-1	1000	2740	N	No	2200
Fam/Dining	EW-1	10100	2740	E	No	0
Study/Stair/Ent	EW-1	4000	2740	E	No	0
Study/Stair/Ent	EW-1	1000	2740	S	No	2200
Study/Stair/Ent	EW-1	2195	2740	E	No	0
Study/Stair/Ent	EW-1	2695	2740	N	No	1000
Study/Stair/Ent	EW-1	1000	2740	W	No	8500
Study/Stair/Ent	EW-1	3500	2740	N	No	500
Garage	EW-2	2700	2830	S	No	3300
Garage	EW-2	5900	2830	W	No	0
Garage	EW-3	2900	2830	N	No	0
Garage	EW-3	600	2830	W	No	0
Garage	EW-3	5800	2830	N	No	500
Garage	EW-3	500	2830	E	No	6200
Ldry	EW-1	3290	2740	W	No	0
Th	EW-1	4500	2740	W	No	0
Th	EW-1	2700	2740	N	No	3300
Bedroom 2	EW-4	5100	2740	S	No	400
Bedroom 2	EW-4	4095	2740	W	No	600
Bedroom 2	EW-4	2600	2740	E	No	1000
Bedroom 3	EW-1	4500	2740	S	No	400
Bedroom 3	EW-1	4500	2740	W	No	0
Bedroom 3	EW-1	2700	2740	N	No	0
Bedroom 4	EW-4	4295	2740	W	No	600

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Bedroom 4	EW-4	5595	2740	N	No	400
Bath	EW-4	2190	2740	W	No	600
WC	EW-4	990	2740	W	No	600
Sitting	EW-1	4000	2740	E	No	0
Sitting	EW-1	1000	2740	S	No	2200
Sitting	EW-1	1000	2740	W	No	0
Sitting	EW-1	3500	2740	N	No	0
Passage	EW-1	1800	2740	W	No	0
Passage	EW-1	2275	2740	N	No	0
Passage	EW-1	2190	2740	E	No	0
Passage	EW-4	695	2740	N	No	400
Master	EW-1	5295	2740	S	No	0
Master	EW-1	7595	2740	E	No	0
Ens	EW-1	1000	2740	N	No	2200
Ens	EW-1	2495	2740	E	No	0

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Brick, plasterboard	24.0	No insulation one side, Bulk Insulation the other R2	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	243.0	No insulation	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	33.0	Bulk Insulation, No Air Gap R2	No
IW-4 - Single Skin Brick	8.0	No insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Fam/Dining	Concrete Slab on Ground 100mm	98.2	None	No Insulation	Ceramic Tiles 8mm
Pdr	Concrete Slab on Ground 100mm	5.3	None	No Insulation	Ceramic Tiles 8mm
Study/Stair/Ent	Concrete Slab on Ground 100mm	33.1	None	No Insulation	Ceramic Tiles 8mm
Corr.	Concrete Slab on Ground 100mm	3.2	None	No Insulation	Ceramic Tiles 8mm
Garage	Concrete Slab on Ground 100mm	54.3	None	No Insulation	Bare
Ldry	Concrete Slab on Ground 100mm	12.0	None	No Insulation	Ceramic Tiles 8mm
Th	Concrete Slab on Ground 100mm	20.0	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2/Fam/Dining	Timber Above Plasterboard 100mm	22.0		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/Fam/Dining	Timber Above Plasterboard 100mm	4.9		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/Pdr	Timber Above Plasterboard	2.2		No Insulation	Carpet+Rubber

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	100mm			Underlay 18mm
Bedroom 3/Th	Timber Above Plasterboard 100mm	19.9	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/Garage	Timber Above Plasterboard 100mm	23.1	Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Bath/Pdr	Timber Above Plasterboard 100mm	0.6	No Insulation	Ceramic Tiles 8mm
Bath/Ldry	Timber Above Plasterboard 100mm	7.3	No Insulation	Ceramic Tiles 8mm
WC/Ldry	Timber Above Plasterboard 100mm	1.6	No Insulation	Ceramic Tiles 8mm
Sitting/Study/Stair/Ent	Timber Above Plasterboard 100mm	13.5	No Insulation	Carpet+Rubber Underlay 18mm
Passage/Fam/Dining	Timber Above Plasterboard 100mm	12.7	No Insulation	Carpet+Rubber Underlay 18mm
Passage/Study/Stair/Ent	Timber Above Plasterboard 100mm	18.0	No Insulation	Carpet+Rubber Underlay 18mm
Passage/Garage	Timber Above Plasterboard 100mm	1.6	Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Master/Fam/Dining	Timber Above Plasterboard 100mm	39.7	No Insulation	Carpet+Rubber Underlay 18mm
Ens/Fam/Dining	Timber Above Plasterboard 100mm	12.7	No Insulation	Carpet+Rubber Underlay 18mm
Vanity/Fam/Dining	Timber Above Plasterboard 100mm	1.2	No Insulation	Ceramic Tiles 8mm
Vanity/Corr.	Timber Above Plasterboard 100mm	3.2	No Insulation	Ceramic Tiles 8mm
Vanity/Ldry	Timber Above Plasterboard 100mm	2.4	No Insulation	Ceramic Tiles 8mm
WIL/Fam/Dining	Timber Above Plasterboard 100mm	3.2	No Insulation	Carpet+Rubber Underlay 18mm
WIL/Pdr	Timber Above Plasterboard 100mm	2.3	No Insulation	Carpet+Rubber Underlay 18mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Fam/Dining	Timber Above Plasterboard	No Insulation	No
Pdr	Timber Above Plasterboard	No Insulation	No
Study/Stair/Ent	Plasterboard	Bulk Insulation R5	Yes
Study/Stair/Ent	Timber Above Plasterboard	No Insulation	No
Corr.	Timber Above Plasterboard	No Insulation	No
Garage	Plasterboard	No insulation	Yes
Garage	Timber Above Plasterboard	Bulk Insulation R2.5	No
Ldry	Timber Above Plasterboard	No Insulation	No
Th	Timber Above Plasterboard	No Insulation	No
Bedroom 2	Plasterboard	Bulk Insulation R5	Yes
Bedroom 3	Plasterboard	Bulk Insulation R5	Yes

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Bedroom 4	Plasterboard	Bulk Insulation R5	Yes
Bath	Plasterboard	Bulk Insulation R5	Yes
WC	Plasterboard	Bulk Insulation R5	Yes
Sitting	Plasterboard	Bulk Insulation R5	Yes
Passage	Plasterboard	Bulk Insulation R5	Yes
Master	Plasterboard	Bulk Insulation R5	Yes
Ens	Plasterboard	Bulk Insulation R5	Yes
Vanity	Plasterboard	Bulk Insulation R5	Yes
WIL	Plasterboard	Bulk Insulation R5	Yes

Ceiling penetrations

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

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	No Insulation, Only an Air Gap	Light
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

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