

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004888665

STRATHFIELD COUNCIL
RECEIVED
Certificate Date: 03 Jun 2020

★ Star rating: 5.4



DA2020/121
9 July 2020

Assessor details

Accreditation number: **100588**
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Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**
AAO: **ABSA**

Overview

Dwelling details

Street: **4 Torrington Avenue**
Suburb: **Strathfield**
State: **NSW** Postcode: **2135**
Type: **New** NCC Class: **1a**
NatHERS climate zone: **56**
Lot/DP number: **Lot B DP 345704** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Double Brick wall**
Concrete tile roof
Slab
Insulation: **R1.0 wall insulation**
R4.0 ceiling insulation
Floor (uninsulated)
Glazing: **Aluminium A SG High Solar Gain**
Low-E

Net floor area (m²)

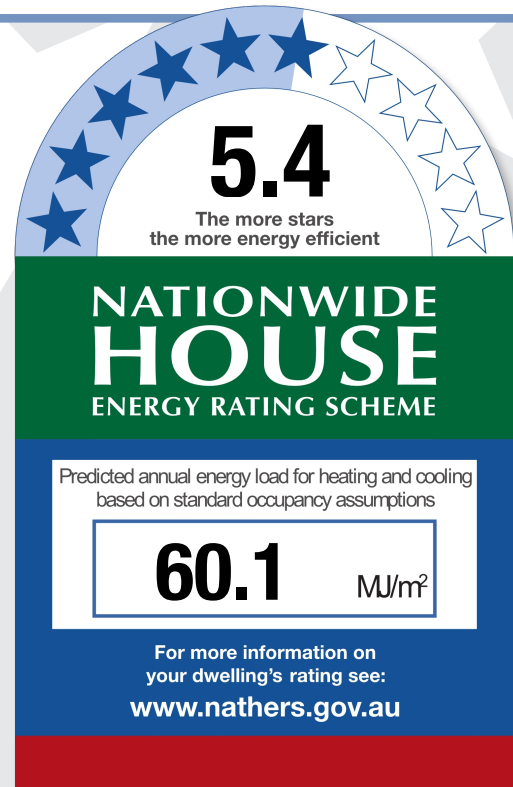
Conditioned: **446.7**
Unconditioned: **181.9**
Garage: **167.1**
TOTAL: **628.6**

Annual thermal performance loads (MJ/m²)

Heating: **39.9**
Cooling: **20.2**
TOTAL: **60.1**

Plan documents

Plan ref/date: **Feb 2020**
Prepared by: **Vision Group Architects**



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 daylight 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 **5.2**
+10% SHGC **5.4**

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.



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Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58
ALM-003-03 A	DEFAULTS: Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47
ALM-004-03 A	DEFAULTS: Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
library	ALM-001-03 A	library	2100	1400	N	None
library	ALM-001-03 A	library	2100	1400	N	None
guest	ALM-002-03 A	guest	2100	750	E	None
guest	ALM-002-03 A	guest	2100	750	E	None
powder	ALM-001-03 A	powder	900	750	E	None
laundry	ALM-001-03 A	laundry door	2400	850	E	None
laundry	ALM-001-03 A	laundry	2400	750	E	None
kit/liv	ALM-004-03 A	living	2600	900	E	None
kit/liv	ALM-004-03 A	living	2600	900	E	None
kit/liv	ALM-004-03 A	living	2400	4050	S	None
kit/liv	ALM-004-03 A	living	2400	1750	S	None
kit/liv	ALM-004-03 A	living	2400	4950	S	None
kit/liv	ALM-001-03 A	dining	1600	900	W	None
kit/liv	ALM-001-03 A	dining	1600	900	W	None
kit/liv	ALM-002-03 A	Kit	1800	1500	N	None
pool equipment	ALM-001-03 A	Pool	600	600	W	None
pantry	ALM-001-03 A	pantry	2400	850	W	None
pantry	ALM-002-03 A	pantry	1400	2950	W	None
formal/entry	ALM-002-03 A	formal	2400	2800	S	None
formal/entry	ALM-001-03 A	formal	2100	1400	N	None
formal/entry	ALM-001-03 A	formal	2100	1400	N	None
formal/entry	ALM-001-03 A	dining	2100	3700	W	None
formal/entry	ALM-002-03 A	dining	2400	900	W	None
formal/entry	ALM-002-03 A	lounge	2400	900	W	None
master	ALM-001-03 A	Master	2700	1400	N	None
master	ALM-001-03 A	Master	2700	1400	N	None
master	ALM-001-03 A	master	2100	900	E	None
master	ALM-001-03 A	master	2100	900	E	None
wir master	ALM-001-03 A	wir	1600	900	E	None
ensuite master	ALM-001-03 A	ensuite	2100	750	E	None
ensuite master	ALM-001-03 A	ensuite	2100	750	E	None
void	ALM-004-03 A	void	2600	900	E	None
void	ALM-004-03 A	void	2600	900	E	None
void	ALM-004-03 A	void	2000	900	S	None
void	ALM-004-03 A	void	2000	900	S	None
void	ALM-004-03 A	void	2000	900	S	None
bed 3	ALM-001-03 A	Bed 3	2700	1400	S	None
bed 3	ALM-001-03 A	Bed 3	2700	1400	S	None
bed 3	ALM-001-03 A	b3	1600	600	S	None

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bed 3	ALM-001-03 A	B3	1600	2300	W	None
bed 3	ALM-001-03 A	b3	1600	600	N	None
ensuite b3	ALM-001-03 A	esuite b3	1500	750	W	None
bed 4	ALM-001-03 A	b4	1500	2250	W	None
bed 4	ALM-001-03 A	b4	1500	2000	N	None
ensuite b4	ALM-001-03 A	ensuite b4	1500	700	W	None
ensuite b2	ALM-001-03 A	ensutie b2	900	1500	W	None
wir b2	ALM-003-03 A	wir b2	1650	900	W	None
bed 2	ALM-001-03 A	b2	2000	900	W	None
bed 2	ALM-001-03 A	b2	2000	900	W	None
bed 2	ALM-001-03 A	b2	2700	1400	N	None
bed 2	ALM-001-03 A	b2	2700	1400	N	None
hall first	ALM-001-03 A	hall first	1500	2400	W	None
hall first	ALM-001-03 A	hall first	2600	1600	N	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-001	Brick wall	Polystyrene extruded: R1.0	No
EW-002	Retaining Polycarbonate/Concrete wall/Plasterboard		No
EW-003	Polycarbonate/Concrete wall/Plasterboard		No
EW-004	Brick wall		No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
garage	EW-003	3500	3000	N	Yes	2550
garage	EW-003	2350	3000	E	No	
garage	EW-002	3700	2500	N	No	
garage	EW-003	3700	500	N	Yes	1500
garage	EW-002	6000	3000	W	No	
garage	EW-002	2950	3000	S	No	
garage	EW-002	4250	3000	W	No	
garage	EW-002	2550	3000	S	No	
garage	EW-002	850	3000	W	No	
garage	EW-002	2000	3000	S	No	

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garage	EW-002	10400	2600	E	No	
garage	EW-003	10400	400	E	No	
store basement	EW-002	6400	2500	N	No	
store basement	EW-003	6400	500	N	Yes	1500
store basement	EW-002	3300	3000	W	No	
stairs garage	EW-002	1000	2600	E	No	
stairs garage	EW-003	1000	400	E	No	
stairs garage	EW-002	4000	3000	S	No	
lift	EW-002	700	3000	E	No	
lift	EW-002	1500	3000	S	No	
library	EW-001	1150	3000	W	Yes	2000
library	EW-001	4950	3000	N	Yes	450
library	EW-001	4200	3000	E	No	
guest	EW-001	4250	3000	E	No	
powder	EW-001	2100	3000	E	No	
laundry	EW-001	2000	3000	E	No	
kit/liv	EW-001	2750	3500	E	No	
kit/liv	EW-001	700	3000	E	No	
kit/liv	EW-001	2650	3500	E	No	
kit/liv	EW-001	12150	3000	S	Yes	4045
kit/liv	EW-001	7750	3000	W	No	
kit/liv	EW-001	3400	3000	N	No	
pool equipment	EW-004	2600	3000	E	Yes	12500
pool equipment	EW-004	1800	3000	S	Yes	1200
pool equipment	EW-004	2600	3000	W	No	
pantry	EW-001	3850	3000	W	No	
formal/entry	EW-001	300	3000	W	No	
formal/entry	EW-001	3400	3000	S	No	
formal/entry	EW-001	4950	3000	N	Yes	450
formal/entry	EW-001	1100	3000	E	Yes	2000
formal/entry	EW-001	6150	3000	W	No	
formal/entry	EW-001	1750	3000	W	No	
hall ground	EW-001	2000	3000	N	Yes	3000
hall ground	EW-001	2000	3000	E	No	
master	EW-001	2700	3000	W	Yes	2000
master	EW-001	5050	3000	N	Yes	450
master	EW-001	4890	3000	E	Yes	450
wir master	EW-001	5085	3000	E	Yes	450
ensuite master	EW-001	4800	3000	E	Yes	450
void	EW-001	2750	3000	E	Yes	450
void	EW-001	2650	3000	E	Yes	450
void	EW-001	5550	3000	S	Yes	450
bed 3	EW-001	2100	3000	E	Yes	450
bed 3	EW-001	6360	3000	S	Yes	450
bed 3	EW-001	450	3000	W	Yes	450
bed 3	EW-001	600	3000	S	Yes	450
bed 3	EW-001	2300	3000	W	Yes	450
bed 3	EW-001	600	3000	N	Yes	450

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bed 3	EW-001	450	3000	W	Yes	450
ensuite b3	EW-001	1600	3000	W	Yes	450
bed 4	EW-001	4400	3000	W	Yes	450
bed 4	EW-001	2000	3000	N	Yes	450
ensuite b4	EW-001	700	3000	W	Yes	450
ensuite b2	EW-001	3400	3000	S	Yes	450
ensuite b2	EW-001	1900	3000	W	Yes	450
wir b2	EW-001	2250	3000	W	Yes	450
bed 2	EW-001	6150	3000	W	Yes	450
bed 2	EW-001	1750	3000	W	Yes	450
bed 2	EW-001	5050	3000	N	Yes	450
bed 2	EW-001	2700	3000	E	Yes	2000
hall first	EW-001	3400	3000	W	Yes	450
hall first	EW-001	2000	3000	N	Yes	4650
roof small	EW-001	1400	37	N	No	
roof small	EW-001	10800	73	E	No	
roof small	EW-001	1400	37	S	No	

Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard/Brick wall	347.2		No
IW-002	Brick wall	24.3		No
IW-003	Glass	6.3		No
IW-004	Polycarbonate/Concrete wall	86.8		No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
garage/Ground	Concrete Slab 200 mm: bare/bare	146.0			
store basement/Ground	Concrete Slab 200 mm: bare/bare	21.1			
stairs garage/Ground	Concrete Slab 200 mm: ceramic tiles/bare	4.0			Ceramic tile
lift/Ground	Concrete Slab 200 mm: ceramic tiles/bare	2.3			Ceramic tile
library/Outdoor Air	Concrete Slab 200 mm: ceramic tiles/bare	7.1			Ceramic tile
library/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	13.6		R1.5	Ceramic tile
guest/garage	Concrete Slab 200 mm: carpet/bare + R1.5	14.5		R1.5	Carpet 10 + felt underlay 10
powder/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	4.4		R1.5	Ceramic tile
laundry/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	5.8		R1.5	Ceramic tile

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kit/liv/Ground	Concrete Slab 200 mm: ceramic tiles/bare	99.0		Ceramic tile
pool equipment/Ground	Concrete Slab 200 mm: ceramic tiles/bare	4.6		Ceramic tile
pantry/Ground	Concrete Slab 200 mm: ceramic tiles/bare	0.7		Ceramic tile
pantry/Ground	Concrete Slab 200 mm: ceramic tiles/bare	6.2		Ceramic tile
formal/entry/store basement	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	18.0	R1.5	Ceramic tile
formal/entry/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	65.9	R1.5	Ceramic tile
hall ground/stairs garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	4.0	R1.5	Ceramic tile
hall ground/Ground	Concrete Slab 200 mm: ceramic tiles/bare	3.2		Ceramic tile
hall ground/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	18.8	R1.5	Ceramic tile
master/library	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	21.8	R2.5	Carpet 10 + felt underlay 10
master/formal/entry	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	0.8	R2.5	Carpet 10 + felt underlay 10
master/guest	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	2.1	R2.5	Carpet 10 + felt underlay 10
master/formal/entry	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	1.0	R2.5	Carpet 10 + felt underlay 10
wir master/guest	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	12.0	R2.5	Carpet 10 + felt underlay 10
wir master/powder	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	2.9	R2.5	Carpet 10 + felt underlay 10
wir master/hall ground	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	1.6	R2.5	Carpet 10 + felt underlay 10
ensuite master/powder	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	1.3	R2.5	Ceramic tile
ensuite master/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	4.8	R2.5	Ceramic tile
ensuite master/laundry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	4.6	R2.5	Ceramic tile
void/kit/liv	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	38.0	R2.5	Ceramic tile
bed 3/Outdoor Air	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	12.6	R2.5	Carpet 10 + felt underlay 10
bed 3/pool equipment	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	1.1	R2.5	Carpet 10 + felt underlay 10
bed 3/kit/liv	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	13.0	R2.5	Carpet 10 + felt underlay 10
ensuite b3/kit/liv	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	4.1	R2.5	Ceramic tile
bed 4/kit/liv	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	20.2	R2.5	Carpet 10 + felt underlay 10
ensuite b4/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	1.2	R2.5	Ceramic tile
ensuite b4/kit/liv	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	0.4	R2.5	Ceramic tile
ensuite b4/pantry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	2.2	R2.5	Ceramic tile

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ensuite b2/formal/entry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	8.1	R2.5	Ceramic tile
wir b2/formal/entry	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	9.6	R2.5	Carpet 10 + felt underlay 10
bed 2/formal/entry	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	24.7	R2.5	Carpet 10 + felt underlay 10
wc master/laundry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	0.4	R2.5	Ceramic tile
wc master/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	2.0	R2.5	Ceramic tile
store first/laundry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	0.5	R2.5	Ceramic tile
store first/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	6.1	R2.5	Ceramic tile
wir b3/kit/liv	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	3.6	R2.5	Carpet 10 + felt underlay 10
hall first/pantry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	4.8	R2.5	Ceramic tile
hall first/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	9.0	R2.5	Ceramic tile
hall first/kit/liv	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	4.8	R2.5	Ceramic tile
hall first/formal/entry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	39.4	R2.5	Ceramic tile
roof/lift	Plasterboard 10 mm + R4.0 bulk insulation	2.3	R4.0	
roof/master	Plasterboard 10 mm + R4.0 bulk insulation	26.5	R4.0	
roof/wir master	Plasterboard 10 mm + R4.0 bulk insulation	17.2	R4.0	
roof/ensuite master	Plasterboard 10 mm + R4.0 bulk insulation	11.2	R4.0	
roof/void	Plasterboard 10 mm + R4.0 bulk insulation	38.0	R4.0	
roof/bed 3	Plasterboard 10 mm + R4.0 bulk insulation	30.0	R4.0	
roof/ensuite b3	Plasterboard 10 mm + R4.0 bulk insulation	4.1	R4.0	
roof/bed 4	Plasterboard 10 mm + R4.0 bulk insulation	20.2	R4.0	
roof/ensuite b4	Plasterboard 10 mm + R4.0 bulk insulation	4.1	R4.0	
roof/ensuite b2	Plasterboard 10 mm + R4.0 bulk insulation	8.1	R4.0	
roof/wir b2	Plasterboard 10 mm + R4.0 bulk insulation	9.6	R4.0	
roof/bed 2	Plasterboard 10 mm + R4.0 bulk insulation	24.7	R4.0	
roof/wc master	Plasterboard 10 mm + R4.0 bulk insulation	2.7	R4.0	
roof/store first	Plasterboard 10 mm + R4.0 bulk insulation	6.8	R4.0	
roof/wir b3	Plasterboard 10 mm + R4.0 bulk insulation	3.6	R4.0	
roof/hall first	Plasterboard 10 mm + R4.0 bulk insulation	58.5	R4.0	

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roof small/kit/liv	Plasterboard 10 mm + R4.0 bulk 6.7 insulation	R4.0
roof small/pool equipment	Plasterboard 10 mm + R4.0 bulk 2.3 insulation	R4.0

Ceiling type

Location	Construction	Added insulation	Roof space above
library/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	R1.5	No
guest/garage	Concrete Slab 200 mm: carpet/bare + R1.5	R1.5	No
powder/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	R1.5	No
laundry/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	R1.5	No
formal/entry/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	R1.5	No
hall ground/garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	R1.5	No
formal/entry/store basement	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	R1.5	No
hall ground/stairs garage	Concrete Slab 200 mm: ceramic tiles/bare plus R1.5	R1.5	No
roof/lift	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
master/library	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
master/guest	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
wir master/guest	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
wir master/powder	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
ensuite master/powder	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
ensuite master/laundry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
wc master/laundry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
store first/laundry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
void/kit/liv	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
bed 3/kit/liv	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
ensuite b3/kit/liv	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
bed 4/kit/liv	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
ensuite b4/kit/liv	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
wir b3/kit/liv	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
hall first/kit/liv	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
roof small/kit/liv	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
bed 3/pool equipment	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
roof small/pool equipment	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
ensuite b4/pantry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
hall first/pantry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
master/formal/entry	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
master/formal/entry	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
ensuite b2/formal/entry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
wir b2/formal/entry	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No

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bed 2/formal/entry	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
hall first/formal/entry	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
wir master/hall ground	Concrete Slab 250 mm: carpet/bare + airgap + R2.5	R2.5	No
ensuite master/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
ensuite b4/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
wc master/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
store first/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
hall first/hall ground	Concrete Slab 250 mm: ceramic tiles/bare + airgap + R2.5	R2.5	No
roof/master	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/wir master	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/ensuite master	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/void	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/bed 3	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/ensuite b3	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/bed 4	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/ensuite b4	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/ensuite b2	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/wir b2	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/bed 2	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/wc master	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/store first	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/wir b3	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	Yes
roof/hall first	Plasterboard 10 mm + R4.0 bulk insulation	R4.0	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
Tiles (concrete) - DARK		Dark
Concrete slab roof 200mm + soil		Medium
Concrete slab roof 250mm + tiles		Medium
Concrete slab roof 250mm + tiles plus R2.5	R2.5	Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004888665

Certificate Date: 03 Jun 2020

★ Star rating: 5.4



Additional information

Details on advice from Architect

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