

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0005691761

Certificate Date: 15 Feb 2021

★ Star rating: 5.4



Assessor details

Accreditation number: **20579**
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Declaration of interest: **yes - not managed**
Software: **BERS Pro v4.4.0.0 (3.21)**
AAO: **ABSA**

Overview

Dwelling details

Street: **Unit 31, 3-17 Darling Point Road**
Suburb: **Darling Point**
State: **NSW** Postcode: **2027**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **null/SP4680** Exposure: **Exposed**

Key construction and insulation materials

(see following pages for details)

Construction: **Metal Clad Cavity Panel Direct Fix Steel Outerlayer
Concrete Slab, Unit Below**
Insulation: **R2.5 wall insulation
R5.0 ceiling insulation
No floor insulation**
Glazing: **ALS-072-07 A Carinya Secondary Glazing DG**

Net floor area (m²)

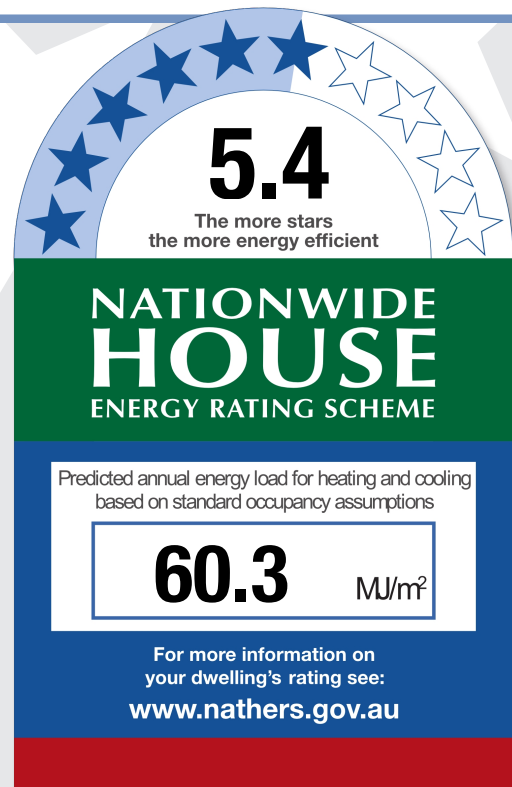
Conditioned: **267.0**
Unconditioned: **15.0**
Garage: **0.0**
TOTAL: **282.0**

Annual thermal performance loads (MJ/m²)

Heating: **37.7**
Cooling: **22.7**
TOTAL: **60.3**

Plan documents

Plan ref/date: **20190074**
Prepared by: **Scott Carver**



Ceiling penetrations

(see following pages for details)

Sealed: **118**
Unsealed: **0**
TOTAL:** **118**

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: **LED**

Window selection - default windows only

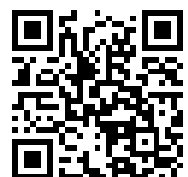
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.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
ALS-072-07 A	ALS-072-07 A Carinya Secondary Glazing DG 6mmEVanClr-94-638ClrLam	2.3	0.46

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALS-072-07 A	n/a	2025	1790	SW	No Shading
Bedroom 1	ALS-072-07 A	n/a	2025	1310	SW	No Shading
Bedroom 1	ALS-072-07 A	n/a	2025	3720	NW	No Shading
Bedroom 1	ALS-072-07 A	n/a	2025	2745	NW	No Shading
Bed 1 Ensuite	ALS-072-07 A	n/a	2025	660	SE	No Shading
Bed 1 Ensuite	ALS-072-07 A	n/a	2025	2295	SE	No Shading
Bed 1 Ensuite	ALS-072-07 A	n/a	525	2705	SE	No Shading
Bed 1 Ensuite	ALS-072-07 A	n/a	2025	2605	SW	No Shading
Laundry	ALS-072-07 A	n/a	1025	2405	SE	No Shading
Bedroom 2	ALS-072-07 A	n/a	2025	3600	NE	No Shading
Bedroom 4	ALS-072-07 A	n/a	1750	3125	NE	No Shading
Bedroom 4	ALS-072-07 A	n/a	1745	815	SE	No Shading
Bedroom 4	ALS-072-07 A	n/a	1745	1115	SE	No Shading
Bedroom 3	ALS-072-07 A	n/a	2025	3190	SE	No Shading
Bedroom 3	ALS-072-07 A	n/a	1745	735	SW	No Shading
Bedroom 3	ALS-072-07 A	n/a	1745	2550	SW	No Shading
Main Bathroom	ALS-072-07 A	n/a	525	2550	SW	No Shading
Bed 2 Ensuite	ALS-072-07 A	n/a	1050	1185	NE	No Shading
Kitchen/Living	ALS-072-07 A	n/a	1050	1115	NW	No Shading
Kitchen/Living	ALS-072-07 A	n/a	2025	3125	NW	No Shading
Living/Dining	ALS-072-07 A	n/a	1740	2910	NW	No Shading
Living/Dining	ALS-072-07 A	n/a	1740	2885	NW	No Shading
Living/Dining	ALS-072-07 A	n/a	1740	3590	NW	No Shading
Living/Dining	ALS-072-07 A	n/a	2025	2450	NW	No Shading
Living/Dining	ALS-072-07 A	n/a	2025	2490	NE	No Shading
Living/Dining	ALS-072-07 A	n/a	2025	2030	NE	No Shading
Living/Dining	ALS-072-07 A	n/a	1740	1000	NE	No Shading
Study/Hallway	ALS-072-07 A	n/a	1050	1900	NE	No Shading
Study/Hallway	ALS-072-07 A	n/a	1050	2885	NE	No Shading
Study/Hallway	ALS-072-07 A	n/a	2025	2905	NE	No Shading
Stairs - level	ALS-072-07 A	n/a	2025	2199	NE	No Shading
Stairs - level	ALS-072-07 A	n/a	2675	2200	SW	No Shading
Living Hallway	ALS-072-07 A	n/a	2025	1000	SE	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	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
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Building features continued

no.

None Present

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Metal Clad Cavity Panel Direct Fix	Bulk Insulation R2.5	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	5350	2750	SW	No	700
Bedroom 1	EW-1	7050	2750	NW	No	1400
Bed 1 Ensuite	EW-1	7050	2750	SE	No	500
Bed 1 Ensuite	EW-1	3150	2750	SW	No	700
Laundry	EW-1	2750	2750	SE	No	500
Bedroom 2	EW-1	350	2750	NE	No	1800
Bedroom 2	EW-1	500	2750	NW	No	18700
Bedroom 2	EW-1	3600	2750	NE	No	500
Bedroom 2	EW-1	700	2750	SE	No	4100
Bedroom 4	EW-1	3250	2750	NE	No	500
Bedroom 4	EW-1	4250	2750	SE	No	800
Bedroom 3	EW-1	3650	2750	SE	No	500
Bedroom 3	EW-1	4450	2750	SW	No	500
Main Bathroom	EW-1	3100	2750	SW	No	500
Bed 2 Ensuite	EW-1	1850	2750	NE	No	625
Bed 2 Ensuite	EW-1	1200	2750	SE	No	4300
Staircase	EW-1	2150	2750	SW	No	500
Kitchen/Living	EW-1	1900	2750	SW	No	4500
Kitchen/Living	EW-1	4950	2750	NW	No	800
Kitchen/Living	EW-1	3200	2750	NE	No	14200
Living/Dining	EW-1	150	2750	NW	No	1600
Living/Dining	EW-1	800	2750	SW	No	5600
Living/Dining	EW-1	3400	2750	NW	No	800
Living/Dining	EW-1	400	2750	SW	No	3900
Living/Dining	EW-1	3300	2750	NW	No	800
Living/Dining	EW-1	700	2750	SW	No	7200
Living/Dining	EW-1	6400	2750	NW	No	700
Living/Dining	EW-1	3200	2750	NE	No	600
Living/Dining	EW-1	300	2750	NW	No	3900
Living/Dining	EW-1	2100	2750	NE	No	600
Living/Dining	EW-1	1200	2750	SE	No	4100
Living/Dining	EW-1	500	2750	NE	No	1800
Living/Dining	EW-1	224	2750	NW	No	3410
Living/Dining	EW-1	1000	2750	NE	No	500
Living/Dining	EW-1	700	2750	SE	No	5900
Living/Dining	EW-1	4200	2750	SE	No	18800
Living/Dining	EW-1	500	2750	NE	No	8100

* 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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Living/Dining	EW-1	3100	2750	SW	No	16000
Living/Dining	EW-1	3150	2750	SE	No	0
Study/Hallway	EW-1	5350	2750	NE	No	700
Study/Hallway	EW-1	1000	2750	SE	No	5600
Study/Hallway	EW-1	3350	2750	NE	No	675
Study/Hallway	EW-1	7350	2750	SW	No	0
Stairs - level	EW-1	4700	2750	NW	No	0
Stairs - level	EW-1	2200	2750	NE	No	0
Stairs - level	EW-1	4700	2750	SE	No	0
Stairs - level	EW-1	2200	2750	SW	No	0
Living Hallway	EW-1	3950	2750	NW	No	15000
Living Hallway	EW-1	950	2750	SE	No	800
Living Hallway	EW-1	700	2750	SW	No	4200

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	197.0	No insulation	No
IW-2 - Brick, plasterboard	37.0	No Insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 150mm	36.7	None	No Insulation	Carpet 10mm
Bed 1 Ensuite	Concrete Slab, Unit Below 150mm	21.3	None	No Insulation	Ceramic Tiles 8mm
Laundry	Concrete Slab, Unit Below 150mm	4.4	None	No Insulation	Ceramic Tiles 8mm
Kitchen Bathroo	Concrete Slab, Unit Below 150mm	2.3	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	18.1	None	No Insulation	Carpet 10mm
Bedroom 4	Concrete Slab, Unit Below 150mm	13.2	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	15.6	None	No Insulation	Carpet 10mm
Main Bathroom	Concrete Slab, Unit Below 150mm	10.4	None	No Insulation	Ceramic Tiles 8mm
Bed 2 Ensuite	Concrete Slab, Unit Below 150mm	4.7	None	No Insulation	Ceramic Tiles 8mm
Store	Concrete Slab, Unit Below 150mm	4.1	None	No Insulation	Carpet 10mm
Staircase	Concrete Slab, Unit Below 150mm	6.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	31.8	None	No Insulation	Cork Tiles or Parquetry 8mm
Living/Dining	Concrete Slab, Unit Below 150mm	76.6	None	No Insulation	Cork Tiles or Parquetry 8mm

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Study/Hallway	Concrete Slab, Unit Below 150mm	19.6	None	No Insulation	Cork Tiles or Parquetry 8mm
Stairs - level /Staircase	Concrete Above Plasterboard 200mm	7.3		No Insulation	Cork Tiles or Parquetry 8mm
Stairs - level /Living Hallway	Timber Above Plasterboard 200mm	3.1		No Insulation	Cork Tiles or Parquetry 8mm
Living Hallway	Concrete Slab, Unit Below 150mm	13.7	None	No Insulation	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Bedroom 1	Plasterboard	Bulk Insulation R5	No
Bed 1 Ensuite	Plasterboard	Bulk Insulation R5	No
Laundry	Plasterboard	Bulk Insulation R5	No
Kitchen Bathroo	Plasterboard	Bulk Insulation R5	No
Bedroom 2	Plasterboard	Bulk Insulation R5	No
Bedroom 4	Plasterboard	Bulk Insulation R5	No
Bedroom 3	Plasterboard	Bulk Insulation R5	No
Main Bathroom	Plasterboard	Bulk Insulation R5	No
Bed 2 Ensuite	Plasterboard	Bulk Insulation R5	No
Store	Plasterboard	Bulk Insulation R5	No
Staircase	Plasterboard	Bulk Insulation R5	No
Staircase	Concrete Above Plasterboard	No Insulation	No
Kitchen/Living	Plasterboard	Bulk Insulation R5	No
Living/Dining	Plasterboard	Bulk Insulation R5	No
Study/Hallway	Plasterboard	Bulk Insulation R5	No
Stairs - level	Plasterboard	Foil reflective both sides of the Bulk Insulation R5	No
Living Hallway	Plasterboard	Bulk Insulation R5	No
Living Hallway	Timber Above Plasterboard	No Insulation	No

Ceiling penetrations

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Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bedroom 1	10	Downlights - LED	450	Sealed
Bed 1 Ensuite	5	Downlights - LED	450	Sealed
Bed 1 Ensuite	1	Exhaust Fans	300	Sealed
Laundry	2	Downlights - LED	450	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Kitchen Bathroom	2	Downlights - LED	450	Sealed
Kitchen Bathroom	1	Exhaust Fans	300	Sealed
Bedroom 2	8	Downlights - LED	450	Sealed
Bedroom 4	6	Downlights - LED	450	Sealed
Bedroom 3	5	Downlights - LED	450	Sealed
Bed 2 Ensuite	2	Downlights - LED	450	Sealed
Bed 2 Ensuite	1	Exhaust Fans	300	Sealed
Store	2	Downlights - LED	450	Sealed
Staircase	3	Downlights - LED	450	Sealed
Kitchen/Living	14	Downlights - LED	450	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Living/Dining	40	Downlights - LED	450	Sealed
Study/Hallway	8	Downlights - LED	150	Sealed
Living Hallway	6	Downlights - LED	450	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Steel Outerlayer	No Added Insulation, No air Gap	Medium
Steel Outerlayer	No Added Insulation, No air Gap	Medium

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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