

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1098699M_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Tuesday, 20 October 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

| | |
|--|--------------------------------------|
| Project name | 113a Patterson Street BYRON BAY_03 |
| Street address | 113a Patterson Street BYRON BAY 2481 |
| Local Government Area | Byron Shire Council |
| Plan type and plan number | deposited 717719 |
| Lot no. | 1 |
| Section no. | - |
| No. of residential flat buildings | 0 |
| No. of units in residential flat buildings | 0 |
| No. of multi-dwelling houses | 7 |
| No. of single dwelling houses | 0 |

Project score

| | | |
|-----------------|--------|-------------|
| Water | ✓ 45 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 58 | Target 50 |

Certificate Prepared by

Name / Company Name: Senica Consultancy Group Pty Ltd

ABN (if applicable): 48612864249

Description of project

Project address

| | |
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| | |
|--|---|
| No. of residential flat buildings | 0 |
| No. of units in residential flat buildings | 0 |
| No. of multi-dwelling houses | 7 |
| No. of single dwelling houses | 0 |

Site details

| | |
|---------------------------------|------|
| Site area (m²) | 1752 |
| Roof area (m²) | 729 |
| Non-residential floor area (m²) | 0.0 |
| Residential car spaces | 0 |
| Non-residential car spaces | 0 |

Common area landscape

| | |
|--|-----|
| Common area lawn (m²) | 0.0 |
| Common area garden (m²) | 0.0 |
| Area of indigenous or low water use species (m²) | 0.0 |

Assessor details

| | |
|--------------------|--------------|
| Assessor number | BDAV/14/1658 |
| Certificate number | YG7HLN5G5S |
| Climate zone | 10 |

Project score

| | | |
|-----------------|--------|-------------|
| Water | ✓ 45 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 58 | Target 50 |

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 1 | 3 | 143.3 | 4.6 | 50.0 | 0.0 |
| 5 | 3 | 115.7 | 1.6 | 50.0 | 0.0 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 2 | 2 | 92.6 | 1.6 | 50.0 | 0.0 |
| 6 | 3 | 115.7 | 1.6 | 50.0 | 0.0 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 3 | 3 | 115.7 | 1.6 | 50.0 | 0.0 |
| 7 | 3 | 115.7 | 1.6 | 50.0 | 0.0 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 4 | 2 | 92.6 | 1.6 | 50.0 | 0.0 |

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

2. Commitments for single dwelling houses

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(a) Dwellings

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table). | ✓ | ✓ | |
| (c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it. | | ✓ | ✓ |
| (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below. | | ✓ | ✓ |
| (e) The applicant must install: | | | |
| (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and | | ✓ | ✓ |
| (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. | | ✓ | ✓ |
| (e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below. | ✓ | ✓ | |
| (f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both). | | ✓ | |
| (g) The pool or spa must be located as specified in the table. | ✓ | ✓ | |
| (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified. | ✓ | ✓ | ✓ |

| | Fixtures | | | | | Appliances | | Individual pool | | | | Individual spa | | |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|---------------------|------------------|---------------------|------------|---------------|-------------|---------------------|-----------|------------|
| Dwelling no. | All shower-heads | All toilet flushing systems | All kitchen taps | All bathroom taps | HW recirculation or diversion | All clothes washers | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 3 star (> 7.5 but <= 9 L/min) | 3 star | 4 star | 4 star | no | - | - | - | - | - | - | - | - | - |

| | Alternative water source | | | | | | | |
|---------------|----------------------------------|-------------------------------|---|----------------------|-----------------------|--------------------|-------------|------------|
| Dwelling no. | Alternative water supply systems | Size | Configuration | Landscape connection | Toilet connection (s) | Laundry connection | Pool top-up | Spa top-up |
| All dwellings | individual water tank (no. 1) | Tank size (min) 1500.0 litres | To collect run-off from at least: 80.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area. | yes | yes | yes | no | no |
| None | - | - | - | - | - | - | - | - |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system. | ✓ | ✓ | ✓ |
| (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table. | | ✓ | ✓ |
| (d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. | | ✓ | ✓ |
| (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight. | ✓ | ✓ | ✓ |
| (g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. | | ✓ ✓ | |
| (h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table. | | ✓ ✓ ✓ | ✓ |
| (i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated". | | ✓ | |
| (j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system. | ✓ | ✓ | ✓ |

| | Hot water | Bathroom ventilation system | | Kitchen ventilation system | | Laundry ventilation system | |
|---------------|------------------|--|----------------------|---|-------------------|---|-------------------|
| Dwelling no. | Hot water system | Each bathroom | Operation control | Each kitchen | Operation control | Each laundry | Operation control |
| All dwellings | electric storage | individual fan, ducted to façade or roof | interlocked to light | no mechanical ventilation (ie. natural) | - | natural ventilation only, or no laundry | - |

| Dwelling no. | Cooling | | Heating | | Artificial lighting | | | | | | Natural lighting | |
|---------------------|---|---|--|--|----------------------------|---------------------------------|-----------------|-----------------------|-----------------|-----------------|-------------------------------|--------------|
| | living areas | bedroom areas | living areas | bedroom areas | No. of bedrooms &/or study | No. of living &/or dining rooms | Each kitchen | All bathrooms/toilets | Each laundry | All hallways | No. of bathrooms &/or toilets | Main kitchen |
| 2, 4 | ceiling fans + 1-phase airconditioning 4 Star (old label) | ceiling fans + 1-phase airconditioning 4 Star (old label) | 1-phase airconditioning 4 Star (old label) | 1-phase airconditioning 4 Star (old label) | 3 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 2 | no |
| All other dwellings | ceiling fans + 1-phase airconditioning 4 Star (old label) | ceiling fans + 1-phase airconditioning 4 Star (old label) | 1-phase airconditioning 4 Star (old label) | 1-phase airconditioning 4 Star (old label) | 3 (dedicated) | 2 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 2 | yes |

| Dwelling no. | Individual pool | | Individual spa | | Appliances & other efficiency measures | | | | | | | |
|---------------|---------------------|-------|--------------------|-------|--|--------------|------------------------------|------------|----------------|---------------|---|--|
| | Pool heating system | Timer | Spa heating system | Timer | Kitchen cooktop/oven | Refrigerator | Well ventilated fridge space | Dishwasher | Clothes washer | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line |
| All dwellings | - | - | - | - | electric cooktop & electric oven | - | yes | - | - | - | no | yes |

| Alternative energy | |
|--------------------|--|
| Dwelling no. | Photovoltaic system (min rated electrical output in peak kW) |
| All dwellings | 2.0 |

| (iii) Thermal Comfort | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. | | | |
| (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. | | | |
| (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below. | | | |
| (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case. | ✓ | | |
| (e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | | ✓ | |
| (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. | | ✓ | ✓ |
| (g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. | ✓ | ✓ | ✓ |
| (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |

| | Thermal loads | |
|---------------------|---|---|
| Dwelling no. | Area adjusted heating load (in mJ/m ² /yr) | Area adjusted cooling load (in mJ/m ² /yr) |
| 1 | 16.9 | 39.7 |
| 6 | 14.7 | 39.6 |
| 7 | 16.0 | 40.1 |
| 2, 4 | 10.6 | 36.8 |
| All other dwellings | 16.1 | 40.2 |

| | Construction of floors and walls | | | | |
|---------------------|----------------------------------|---|---|-----------------------------------|--|
| Dwelling no. | Concrete slab on ground(m²) | Suspended floor with open subfloor (m²) | Suspended floor with enclosed subfloor (m²) | Suspended floor above garage (m²) | Primarily rammed earth or mudbrick walls |
| 1 | 64 | 5 | - | 36 | No |
| All other dwellings | 44 | 3 | - | 19 | No |

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table. | | ✓ | ✓ |
| (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. | ✓ | ✓ | ✓ |
| (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table. | ✓ | ✓ | |
| (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table. | | ✓ | |
| (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table. | | ✓ | ✓ |
| (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. | | ✓ | ✓ |

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|------------------|--------------------|--------------------|--------------------|----------------------------|
| All common areas | no common facility | no common facility | no common facility | no common laundry facility |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified. | | ✓ | ✓ |
| (b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified. | | ✓ | ✓ |
| (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table. | ✓ | ✓ | ✓ |

Notes

| |
|--|
| 1. In these commitments, "applicant" means the person carrying out the development. |
| 2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate. |
| 3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes. |
| 4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building). |
| 5. If a star or other rating is specified in a commitment, this is a minimum rating. |
| 6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply. |

Legend

| |
|---|
| 1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). |
| 2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. |
| 3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled). |

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: YG7HLN5G5S

Date of Certificate: 1 May 2020

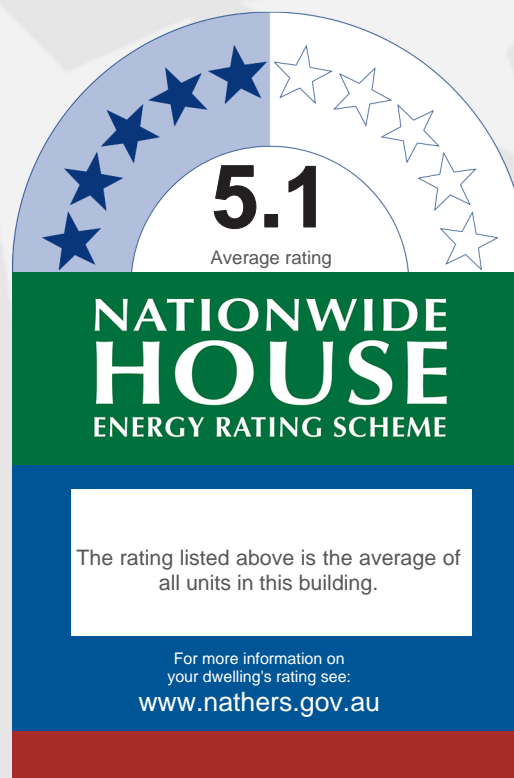
★ Average star rating: 5.1

Assessor details

Accreditation number: VIC/BDAV/14/1658
Name: Duncan Hope
Organisation: Senica Consultancy Group
Email: duncan@senica.com.au
Phone: 61280067784
Declaration of interest: Employed by organisation constructing the building
Software: FirstRate5 v5.2.11
AAO: BDAV

Dwelling details

Address: 113a Patterson Street
Suburb: BYRON BAY
State: NSW
Postcode: 2481



Summary of all dwellings

Certification details

| Certificate number | Unit number | Annual thermal performance loads (MJ/m2) | | | Star rating |
|--------------------|-------------|--|--------------|------------|-------------|
| | | Heating load | Cooling load | Total load | |
| Y7LLFYVA2U | 01 | 16.9 | 39.7 | 56.6 | 4.9 |
| E3LU3ZB47K | 02 | 10.6 | 36.8 | 47.4 | 5.6 |
| INIVX57VVT | 03 | 16.1 | 40.2 | 56.3 | 4.9 |
| ZS4Z7XRC2G | 04 | 10.6 | 36.8 | 47.4 | 5.6 |
| FU2I3D0DKA | 05 | 16.1 | 40.2 | 56.3 | 4.9 |
| Z9RA1X9KFU | 06 | 14.7 | 39.6 | 54.3 | 5.1 |
| 42YWMK7O11 | 07 | 16 | 40.1 | 56.1 | 4.9 |

This building achieves an average star rating of: 5.1

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 42YWMK7O11

Date of Certificate: 1 May 2020

★Star rating: 4.9



Assessor details

Accreditation number: **VIC/BDAV/14/1658**
Name: **Duncan Hope**
Organisation: **Senica Consultancy Group**
Email: **duncan@senica.com.au**
Phone: **61280067784**
Declaration of interest: **Employed by organisation constructing the building**
Software: **FirstRate5: 5.2.11 (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **07, 113a Patterson Street**
Suburb: **BYRON BAY**
State: **NSW** Postcode: **2481**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **1//717719** NatHERS climate zone: **10**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Insulation: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Glazing: **As indicated**
As indicated

Net floor area (m²)

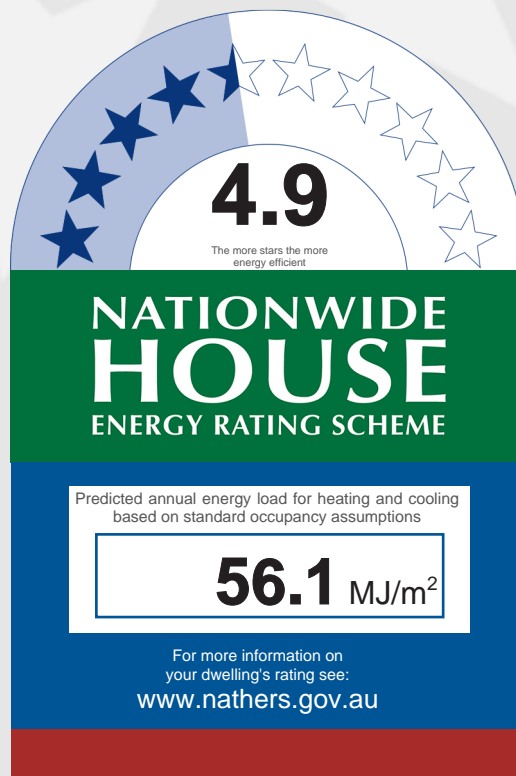
Conditioned: **115.7**
Unconditioned: **1.6**
Garage: **37.5**
TOTAL: **154.8**

Annual thermal performance loads (MJ/m²)

Heating: **16**
Cooling: **40.1**
TOTAL: **56.1**

Plan documents

Plan ref/date: **Job No. 1950**
Prepared by: **Logan Architecture**



Ceiling penetrations

(see following pages for details)

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

Principal downlight type: **Compact fluorescent**

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.

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 the 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.



<https://www.fr5.com.au/QRCodeLand ing?PublicId=42YWMK7O11>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 42YWMK7O11

Date of Certificate: 1 May 2020

★ Star rating: 4.9



Building Features

Windows type and performance value

| Window ID | Window type | U-value | SHGC |
|--------------|--------------------------------|---------|------|
| A&L-012-04 A | Al Sliding Door SG 4Clr | 6.09 | 0.72 |
| A&L-003-01 A | Al Sliding Window SG 3Clr | 6.15 | 0.78 |
| TND-021-01 A | Trend Al Hinged Door SG 4Clr T | 6.03 | 0.61 |

Windows schedule

| Window ID | Window no. | Height (mm) | Width (mm) | Orientation | Zone name | Outdoor shade |
|--------------|------------|-------------|------------|-------------|--------------------|---------------|
| A&L-012-04 A | 21.24sd | 2100 | 2400 | NNE | Garage | No |
| A&L-003-01 A | 06.08s | 600 | 800 | SSW | WC | No |
| A&L-003-01 A | 24.08s | 2400 | 800 | WNW | Entry | No |
| A&L-003-01 A | 52.09 | 2700 | 900 | SSW | Entry | No |
| A&L-003-01 A | 14.06 | 1400 | 600 | ESE | Kitchen/Living | No |
| A&L-003-01 A | 11.12s | 1100 | 1200 | ESE | Kitchen/Living | No |
| A&L-003-01 A | 06.18s | 600 | 1800 | ESE | Kitchen/Living | No |
| A&L-012-04 A | 24.38sd | 2400 | 3800 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.09s | 2400 | 900 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.11a | 2400 | 1100 | WNW | Kitchen/Living | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 2 | No |
| A&L-003-01 A | 12.06s | 1200 | 600 | ESE | Bedroom 1 | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 1 | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | ESE | Ensuite | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | ESE | Ensuite | No |
| A&L-003-01 A | 12.09s | 1200 | 900 | SSW | Bathroom Upstairs | No |
| A&L-003-01 A | 52.09 | 2500 | 900 | SSW | Upstairs staircase | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | ESE | Upstairs staircase | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | SSW | Bedroom 3 | No |
| TND-021-01 A | 21.26fd | 2100 | 2600 | NNE | Family | No |

Roof windows and skylight type and performance value

| ID | Window type | U-value | SHGC |
|----|-------------|---------|------|
|----|-------------|---------|------|

Roof window and skylight schedule

| ID | Roof window/ skylight no. | Area (m ²) | Orientation | Zone name | Outdoor shade | Indoor shade/ diffuser |
|----|---------------------------|------------------------|-------------|-----------|---------------|------------------------|
|----|---------------------------|------------------------|-------------|-----------|---------------|------------------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 42YWMK7O11

Date of Certificate: 1 May 2020

★Star rating: 4.9



Building Features

External wall type

| Type | Insulation | Wall wrap |
|--|---|-----------|
| 1 : Dividing - Dividing Wall RFL 60/60/60 | Rockwool batt: R2.0 (R2.0);Rockwool batt: R2.0 (R2.0) | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |

External wall schedule

| Wall type | Area (m ²) | Orientation | Zone name | Fixed shade | Eaves |
|--|------------------------|-------------|----------------|-------------|-------|
| 1 : Dividing - Dividing Wall RFL 60/60/60 | 18.2 | WNW | Garage | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 16.2 | SSW | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 11.4 | NNE | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 1.9 | ESE | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | NNE | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | WC | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.8 | WNW | Entry | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 0.4 | NNE | Entry | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.3 | WNW | Entry | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.7 | SSW | Entry | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 5.1 | ESE | Entry | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.4 | ESE | Kitchen/Living | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.7 | SSW | Kitchen/Living | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 9.2 | ESE | Kitchen/Living | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 15.6 | NNE | Kitchen/Living | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 3 | WNW | Kitchen/Living | Yes | No |
| 1 : Dividing - Dividing Wall RFL 60/60/60 | 6.8 | WNW | Bedroom 2 | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 8.4 | NNE | Bedroom 2 | No | Yes |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 42YWMK7O11

Date of Certificate: 1 May 2020

★Star rating: 4.9



Building Features

R2.0

| | | | | | |
|--|------|-----|--------------------|-----|-----|
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | 8.3 | ESE | Bedroom 1 | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | NNE | Bedroom 1 | No | Yes |
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | 6.9 | ESE | Ensuite | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.5 | WNW | Bathroom Upstairs | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 6.1 | SSW | Bathroom Upstairs | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.5 | WNW | Upstairs staircase | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | SSW | Upstairs staircase | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | ESE | Upstairs staircase | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | Little room | Yes | Yes |
| 1 : Dividing - Dividing Wall RFL 60/60/60 | 8.9 | WNW | Bedroom 3 | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 8.8 | SSW | Bedroom 3 | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 9.2 | NNE | Family | No | Yes |

Internal wall type

| Type | Area (m ²) | Insulation |
|---|------------------------|------------|
| 1 : FR5 - Internal Plasterboard Stud Wall | 124.6 | |

Floors

| Location | Construction | Area (m ²) | Sub floor ventilation | Added insulation | Covering |
|----------------|----------------------------|------------------------|-----------------------|------------------|----------|
| Garage | FR5 - CSOG: Slab on Ground | 1.1 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 17.3 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 19 | Enclosed | R0.0 | none |
| WC | FR5 - CSOG: Slab on Ground | 1.6 | Enclosed | R0.0 | Tiles |
| Entry | FR5 - CSOG: Slab on Ground | 7.3 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 8.7 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 27.7 | Enclosed | R0.0 | Tiles |
| Bedroom 2 | FR5 - Timber Lined | 9.7 | Enclosed | R0.0 | Carpet |
| Bedroom 1 | FR5 - Timber Lined | 13 | Enclosed | R0.0 | Carpet |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 42YWMK7O11

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★Star rating: 4.9



Building Features

| | | | | | |
|--------------------|--------------------|------|----------|------|--------|
| Ensuite | FR5 - Timber Lined | 3.9 | Enclosed | R0.0 | Tiles |
| Bathroom Upstairs | FR5 - Timber Lined | 2.2 | Elevated | R0.0 | Tiles |
| Bathroom Upstairs | FR5 - Timber Lined | 4 | Enclosed | R0.0 | Tiles |
| Upstairs staircase | FR5 - Timber Lined | 0.1 | Elevated | R0.0 | Carpet |
| Upstairs staircase | FR5 - Timber Lined | 7.3 | Enclosed | R0.0 | Carpet |
| WIR | FR5 - Timber Lined | 3.8 | Enclosed | R0.0 | Carpet |
| Little room | FR5 - Timber Lined | 0.9 | Elevated | R0.0 | Carpet |
| Little room | FR5 - Timber Lined | 1.5 | Enclosed | R0.0 | Carpet |
| Bedroom 3 | FR5 - Timber Lined | 9.7 | Enclosed | R0.0 | Carpet |
| Family | FR5 - Timber Lined | 17.4 | Enclosed | R0.0 | Carpet |

Ceiling type

| Location | Material | Added insulation | Roof space above |
|-------------------|--------------------|------------------|------------------|
| Garage | Plasterboard | R3.0 | Yes |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| WC | FR5 - Timber Lined | R0.0 | No |
| WC | FR5 - Timber Lined | R0.0 | No |
| Entry | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | Plasterboard | R3.0 | Yes |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Bedroom 2 | Plasterboard | R3.0 | Yes |
| Bedroom 1 | Plasterboard | R3.0 | Yes |
| Ensuite | Plasterboard | R3.0 | Yes |
| Bathroom Upstairs | Plasterboard | R3.0 | Yes |
| Bathroom Upstairs | Plasterboard | R3.0 | Yes |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 42YWMK7O11

Date of Certificate: 1 May 2020

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Building Features

| | | | |
|--------------------|--------------|------|-----|
| Upstairs staircase | Plasterboard | R3.0 | Yes |
| WIR | Plasterboard | R3.0 | Yes |
| Little room | Plasterboard | R3.0 | Yes |
| Little room | Plasterboard | R3.0 | Yes |
| Bedroom 3 | Plasterboard | R3.0 | Yes |
| Family | Plasterboard | R3.0 | Yes |

Ceiling penetrations

| Location | Number | Type | Width (mm) | Length (mm) | Seal/ unsealed |
|----------|--------|------|------------|-------------|----------------|
|----------|--------|------|------------|-------------|----------------|

Ceiling fans

| Location | Number | Diameter (mm) |
|----------|--------|---------------|
|----------|--------|---------------|

Roof type

| Material | Added insulation | Roof colour |
|-----------------------|------------------|-------------|
| Cont:Attic-Continuous | 0.0 | medium |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 42YWMK7O11

Date of Certificate: 1 May 2020

★Star rating: 4.9



Additional information

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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 this 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 an 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

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: E3LU3ZB47K

Date of Certificate: 1 May 2020

★ Star rating: 5.6



Assessor details

Accreditation number: VIC/BDAV/14/1658
Name: Duncan Hope
Organisation: Senica Consultancy Group
Email: duncan@senica.com.au
Phone: 61280067784
Declaration of interest: Employed by organisation constructing the building
Software: FirstRate5: 5.2.11 (3.13)
AAO: BDAV

Overview

Dwelling details

Address: 02, 113a Patterson Street
Suburb: BYRON BAY
State: NSW Postcode: 2481
Type: New Home NCC Class: Class 1a
Lot/DP number: 1//717719 NatHERS climate zone: 10
Exposure: suburban

Key construction and insulation materials

(see following pages for details)

Construction: Wall: As indicated
Roof: As indicated
Floor: As indicated
Insulation: Wall: As indicated
Roof: As indicated
Floor: As indicated
Glazing: As indicated
As indicated

Net floor area (m²)

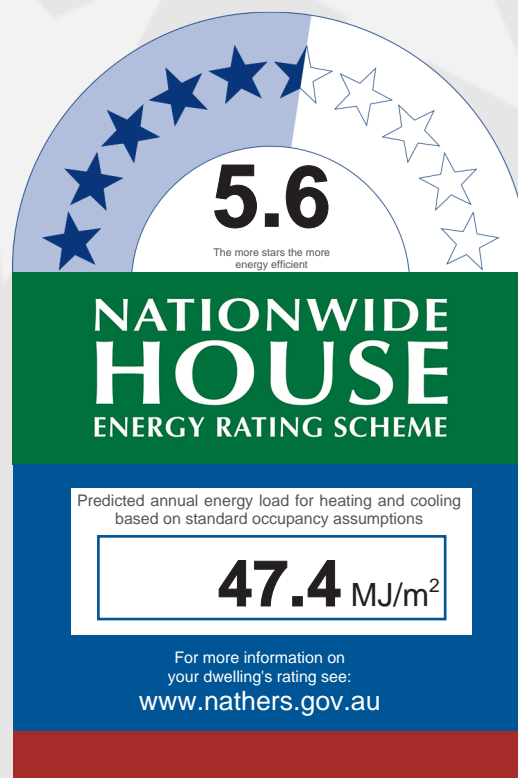
Conditioned: 92.6
Unconditioned: 1.6
Garage: 19.9
TOTAL: 114.1

Annual thermal performance loads (MJ/m²)

Heating: 10.6
Cooling: 36.8
TOTAL: 47.4

Plan documents

Plan ref/date: Job No. 1950
Prepared by: Logan Architecture



Ceiling penetrations

(see following pages for details)

Sealed: 0
Unsealed: 0
TOTAL:** 0

Principal downlight type: Compact fluorescent

****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.

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 the 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.



<https://www.fr5.com.au/QRCodeLand ing?PublicId=E3LU3ZB47K>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: E3LU3ZB47K

Date of Certificate: 1 May 2020

★ Star rating: 5.6



Building Features

Windows type and performance value

| Window ID | Window type | U-value | SHGC |
|--------------|---------------------------|---------|------|
| A&L-003-01 A | Al Sliding Window SG 3Clr | 6.15 | 0.78 |
| A&L-012-04 A | Al Sliding Door SG 4Clr | 6.09 | 0.72 |

Windows schedule

| Window ID | Window no. | Height (mm) | Width (mm) | Orientation | Zone name | Outdoor shade |
|--------------|------------|-------------|------------|-------------|--------------------|---------------|
| A&L-003-01 A | 06.18s | 600 | 1800 | WNW | Garage | No |
| A&L-003-01 A | 06.08s | 600 | 800 | SSW | Unconditioned 9 | No |
| A&L-003-01 A | 24.08s | 2400 | 800 | WNW | Entry | No |
| A&L-003-01 A | 52.09 | 2700 | 900 | SSW | Entry | No |
| A&L-012-04 A | 24.38sd | 2400 | 3800 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.04a | 2400 | 400 | WNW | Kitchen/Living | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 1 | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 2 | No |
| A&L-003-01 A | 12.11s | 1200 | 1100 | SSW | Ensuite | No |
| A&L-003-01 A | 12.06 | 1200 | 600 | SSW | WIR | No |
| A&L-003-01 A | 52.09 | 2500 | 900 | SSW | Upstairs staircase | No |

Roof windows and skylight type and performance value

| ID | Window type | U-value | SHGC |
|----|-------------|---------|------|
|----|-------------|---------|------|

Roof window and skylight schedule

| ID | Roof window/ skylight no. | Area (m ²) | Orientation | Zone name | Outdoor shade | Indoor shade/diffuser |
|----|---------------------------|------------------------|-------------|-----------|---------------|-----------------------|
|----|---------------------------|------------------------|-------------|-----------|---------------|-----------------------|

External wall type

| Type | Insulation | Wall wrap |
|--|--|-----------|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |
| 2 : Dividing - Dividing Wall RFL 60/60/60 | Rockwool batt: R2.0 (R2.0); Rockwool batt: R2.0 (R2.0) | No |

External wall schedule

| Wall type | Area (m ²) | Orientation | Zone name | Fixed shade | Eaves |
|--|------------------------|-------------|-----------|-------------|-------|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 16.4 | WNW | Garage | No | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **E3LU3ZB47K**

Date of Certificate: **1 May 2020**

★ Star rating: **5.6**



Building Features

| | | | | | |
|--|------|-----|--------------------|-----|-----|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 8.3 | SSW | Garage | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | NNE | Garage | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 1.9 | WNW | Garage | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 3.5 | NNE | Garage | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | Unconditioned 9 | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.8 | WNW | Entry | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 0.4 | NNE | Entry | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.3 | WNW | Entry | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.7 | SSW | Entry | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 5.1 | ESE | Entry | No | No |
| 2 : Dividing - Dividing Wall RFL 60/60/60 | 18.4 | ESE | Kitchen/Living | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 1.2 | ESE | Kitchen/Living | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 13 | NNE | Kitchen/Living | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 1.3 | WNW | Kitchen/Living | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 8.6 | WNW | Bedroom 1 | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10 | NNE | Bedroom 1 | No | Yes |
| 2 : Dividing - Dividing Wall RFL 60/60/60 | 8.6 | ESE | Bedroom 2 | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | NNE | Bedroom 2 | No | Yes |
| 2 : Dividing - Dividing Wall RFL 60/60/60 | 6.5 | ESE | Upstairs Bathroom | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 6.6 | WNW | Ensuite | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.5 | SSW | Ensuite | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 5.2 | SSW | WIR | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | WNW | Upstairs staircase | Yes | Yes |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **E3LU3ZB47K**

Date of Certificate: **1 May 2020**

★ Star rating: **5.6**



Building Features

R2.0

| | | | | | |
|--|------|-----|--------------------|-----|-----|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | SSW | Upstairs staircase | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | ESE | Upstairs staircase | Yes | Yes |

Internal wall type

| Type | Area (m ²) | Insulation |
|---|------------------------|------------|
| 1 : FR5 - Internal Plasterboard Stud Wall | 94.9 | |

Floors

| Location | Construction | Area (m ²) | Sub floor ventilation | Added insulation | Covering |
|--------------------|----------------------------|------------------------|-----------------------|------------------|----------|
| Garage | FR5 - CSOG: Slab on Ground | 1.1 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 18.8 | Enclosed | R0.0 | none |
| Unconditioned 9 | FR5 - CSOG: Slab on Ground | 1.6 | Enclosed | R0.0 | Tiles |
| Entry | FR5 - CSOG: Slab on Ground | 7.3 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 5.3 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 27.7 | Enclosed | R0.0 | Tiles |
| Bedroom 1 | FR5 - Timber Lined | 13.2 | Enclosed | R0.0 | Carpet |
| Bedroom 2 | FR5 - Timber Lined | 12.3 | Enclosed | R0.0 | Carpet |
| Upstairs Bathroom | FR5 - Timber Lined | 6.1 | Enclosed | R0.0 | Tiles |
| Ensuite | FR5 - Timber Lined | 4.6 | Enclosed | R0.0 | Tiles |
| WIR | FR5 - Timber Lined | 5.2 | Enclosed | R0.0 | Carpet |
| Upstairs staircase | FR5 - Timber Lined | 0.1 | Elevated | R0.0 | Carpet |
| Upstairs staircase | FR5 - Timber Lined | 7.3 | Enclosed | R0.0 | Carpet |
| Upstairs Hallway | FR5 - Timber Lined | 4.8 | Enclosed | R0.0 | Carpet |

Ceiling type

| Location | Material | Added insulation | Roof space above |
|-----------------|--------------------|------------------|------------------|
| Garage | Plasterboard | R3.0 | Yes |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Unconditioned 9 | FR5 - Timber Lined | R0.0 | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **E3LU3ZB47K**

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Building Features

| | | | |
|--------------------|--------------------|------|-----|
| Unconditioned 9 | FR5 - Timber Lined | R0.0 | No |
| Entry | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | Plasterboard | R3.0 | Yes |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Bedroom 1 | Plasterboard | R3.0 | Yes |
| Bedroom 2 | Plasterboard | R3.0 | Yes |
| Upstairs Bathroom | Plasterboard | R3.0 | Yes |
| Ensuite | Plasterboard | R3.0 | Yes |
| WIR | Plasterboard | R3.0 | Yes |
| Upstairs staircase | Plasterboard | R3.0 | Yes |
| Upstairs Hallway | Plasterboard | R3.0 | Yes |

Ceiling penetrations

| Location | Number | Type | Width (mm) | Length (mm) | Seal/ unsealed |
|----------|--------|------|------------|-------------|----------------|
|----------|--------|------|------------|-------------|----------------|

Ceiling fans

| Location | Number | Diameter (mm) |
|----------|--------|---------------|
|----------|--------|---------------|

Roof type

| Material | Added insulation | Roof colour |
|-----------------------|------------------|-------------|
| Cont:Attic-Continuous | 0.0 | medium |

Nationwide House Energy Rating Scheme* Certificate

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Date of Certificate: **1 May 2020**

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Additional information

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Disclaimer

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Contact

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For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **FU2I3D0DKA**

Date of Certificate: **1 May 2020**

★ Star rating: **4.9**



Assessor details

Accreditation number: **VIC/BDAV/14/1658**
Name: **Duncan Hope**
Organisation: **Senica Consultancy Group**
Email: **duncan@senica.com.au**
Phone: **61280067784**
Declaration of interest: **Employed by organisation constructing the building**
Software: **FirstRate5: 5.2.11 (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **05, 113a Patterson Street**
Suburb: **BYRON BAY**
State: **NSW** Postcode: **2481**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **1//717719** NatHERS climate zone: **10**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Insulation: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Glazing: **As indicated**
As indicated

Net floor area (m²)

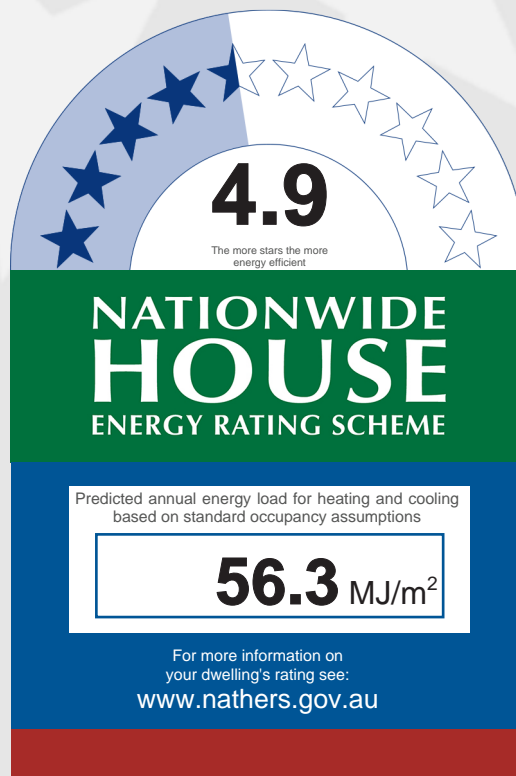
Conditioned: **115.7**
Unconditioned: **1.6**
Garage: **37.5**
TOTAL: **154.8**

Annual thermal performance loads (MJ/m²)

Heating: **16.1**
Cooling: **40.2**
TOTAL: **56.3**

Plan documents

Plan ref/date: **Job No. 1950**
Prepared by: **Logan Architecture**



Ceiling penetrations

(see following pages for details)

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

Principal downlight type: **Compact fluorescent**

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.

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 the 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.



<https://www.fr5.com.au/QRCodeLandIng?PublicId=FU2I3D0DKA>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **FU2I3D0DKA**

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Building Features

Windows type and performance value

| Window ID | Window type | U-value | SHGC |
|--------------|--------------------------------|---------|------|
| A&L-012-04 A | Al Sliding Door SG 4Clr | 6.09 | 0.72 |
| A&L-003-01 A | Al Sliding Window SG 3Clr | 6.15 | 0.78 |
| TND-021-01 A | Trend Al Hinged Door SG 4Clr T | 6.03 | 0.61 |

Windows schedule

| Window ID | Window no. | Height (mm) | Width (mm) | Orientation | Zone name | Outdoor shade |
|--------------|------------|-------------|------------|-------------|--------------------|---------------|
| A&L-012-04 A | 21.24sd | 2100 | 2400 | NNE | Garage | No |
| A&L-003-01 A | 06.08s | 600 | 800 | SSW | WC | No |
| A&L-003-01 A | 24.08s | 2400 | 800 | WNW | Entry | No |
| A&L-003-01 A | 52.09 | 2700 | 900 | SSW | Entry | No |
| A&L-003-01 A | 14.06 | 1400 | 600 | ESE | Kitchen/Living | No |
| A&L-003-01 A | 11.12s | 1100 | 1200 | ESE | Kitchen/Living | No |
| A&L-003-01 A | 06.18s | 600 | 1800 | ESE | Kitchen/Living | No |
| A&L-012-04 A | 24.38sd | 2400 | 3800 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.09s | 2400 | 900 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.11a | 2400 | 1100 | WNW | Kitchen/Living | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 2 | No |
| A&L-003-01 A | 12.06s | 1200 | 600 | ESE | Bedroom 1 | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 1 | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | ESE | Ensuite | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | ESE | Ensuite | No |
| A&L-003-01 A | 12.09s | 1200 | 900 | SSW | Bathroom Upstairs | No |
| A&L-003-01 A | 52.09 | 2500 | 900 | SSW | Upstairs staircase | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | ESE | Upstairs staircase | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | SSW | Bedroom 3 | No |
| TND-021-01 A | 21.26fd | 2100 | 2600 | NNE | Family | No |

Roof windows and skylight type and performance value

| ID | Window type | U-value | SHGC |
|----|-------------|---------|------|
|----|-------------|---------|------|

Roof window and skylight schedule

| ID | Roof window/ skylight no. | Area (m ²) | Orientation | Zone name | Outdoor shade | Indoor shade/ diffuser |
|----|---------------------------|------------------------|-------------|-----------|---------------|------------------------|
|----|---------------------------|------------------------|-------------|-----------|---------------|------------------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **FU2I3D0DKA**

Date of Certificate: **1 May 2020**

★ Star rating: **4.9**



Building Features

External wall type

| Type | Insulation | Wall wrap |
|--|--|-----------|
| 1 : Dividing - Dividing Wall RFL 60/60/60 | Rockwool batt: R2.0 (R2.0); Rockwool batt: R2.0 (R2.0) | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |

External wall schedule

| Wall type | Area (m ²) | Orientation | Zone name | Fixed shade | Eaves |
|--|------------------------|-------------|----------------|-------------|-------|
| 1 : Dividing - Dividing Wall RFL 60/60/60 | 18.2 | WNW | Garage | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 16.2 | SSW | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 11.4 | NNE | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 1.9 | ESE | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | NNE | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | WC | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.8 | WNW | Entry | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 0.4 | NNE | Entry | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.3 | WNW | Entry | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.7 | SSW | Entry | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 5.1 | ESE | Entry | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.4 | ESE | Kitchen/Living | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.7 | SSW | Kitchen/Living | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 9.2 | ESE | Kitchen/Living | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 15.6 | NNE | Kitchen/Living | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 3 | WNW | Kitchen/Living | Yes | No |
| 1 : Dividing - Dividing Wall RFL 60/60/60 | 6.8 | WNW | Bedroom 2 | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 8.4 | NNE | Bedroom 2 | No | Yes |

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Building Features

R2.0

| | | | | | |
|--|------|-----|--------------------|-----|-----|
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | 8.3 | ESE | Bedroom 1 | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | NNE | Bedroom 1 | No | Yes |
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | 6.9 | ESE | Ensuite | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.5 | WNW | Bathroom Upstairs | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 6.1 | SSW | Bathroom Upstairs | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.5 | WNW | Upstairs staircase | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | SSW | Upstairs staircase | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | ESE | Upstairs staircase | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | Little room | Yes | Yes |
| 1 : Dividing - Dividing Wall RFL 60/60/60 | 8.9 | WNW | Bedroom 3 | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 8.8 | SSW | Bedroom 3 | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 9.2 | NNE | Family | No | Yes |

Internal wall type

| Type | Area (m ²) | Insulation |
|---|------------------------|------------|
| 1 : FR5 - Internal Plasterboard Stud Wall | 124.6 | |

Floors

| Location | Construction | Area (m ²) | Sub floor ventilation | Added insulation | Covering |
|----------------|----------------------------|------------------------|-----------------------|------------------|----------|
| Garage | FR5 - CSOG: Slab on Ground | 1.1 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 17.3 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 19 | Enclosed | R0.0 | none |
| WC | FR5 - CSOG: Slab on Ground | 1.6 | Enclosed | R0.0 | Tiles |
| Entry | FR5 - CSOG: Slab on Ground | 7.3 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 8.7 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 27.7 | Enclosed | R0.0 | Tiles |
| Bedroom 2 | FR5 - Timber Lined | 9.7 | Enclosed | R0.0 | Carpet |
| Bedroom 1 | FR5 - Timber Lined | 13 | Enclosed | R0.0 | Carpet |

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Building Features

| | | | | | |
|--------------------|--------------------|------|----------|------|--------|
| Ensuite | FR5 - Timber Lined | 3.9 | Enclosed | R0.0 | Tiles |
| Bathroom Upstairs | FR5 - Timber Lined | 2.2 | Elevated | R0.0 | Tiles |
| Bathroom Upstairs | FR5 - Timber Lined | 4 | Enclosed | R0.0 | Tiles |
| Upstairs staircase | FR5 - Timber Lined | 0.1 | Elevated | R0.0 | Carpet |
| Upstairs staircase | FR5 - Timber Lined | 7.3 | Enclosed | R0.0 | Carpet |
| WIR | FR5 - Timber Lined | 3.8 | Enclosed | R0.0 | Carpet |
| Little room | FR5 - Timber Lined | 0.9 | Elevated | R0.0 | Carpet |
| Little room | FR5 - Timber Lined | 1.5 | Enclosed | R0.0 | Carpet |
| Bedroom 3 | FR5 - Timber Lined | 9.7 | Enclosed | R0.0 | Carpet |
| Family | FR5 - Timber Lined | 17.4 | Enclosed | R0.0 | Carpet |

Ceiling type

| Location | Material | Added insulation | Roof space above |
|-------------------|--------------------|------------------|------------------|
| Garage | Plasterboard | R3.0 | Yes |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| WC | FR5 - Timber Lined | R0.0 | No |
| WC | FR5 - Timber Lined | R0.0 | No |
| Entry | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | Plasterboard | R3.0 | Yes |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Bedroom 2 | Plasterboard | R3.0 | Yes |
| Bedroom 1 | Plasterboard | R3.0 | Yes |
| Ensuite | Plasterboard | R3.0 | Yes |
| Bathroom Upstairs | Plasterboard | R3.0 | Yes |
| Bathroom Upstairs | Plasterboard | R3.0 | Yes |

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: **FU2I3D0DKA**

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Building Features

| | | | |
|--------------------|--------------|------|-----|
| Upstairs staircase | Plasterboard | R3.0 | Yes |
| WIR | Plasterboard | R3.0 | Yes |
| Little room | Plasterboard | R3.0 | Yes |
| Little room | Plasterboard | R3.0 | Yes |
| Bedroom 3 | Plasterboard | R3.0 | Yes |
| Family | Plasterboard | R3.0 | Yes |

Ceiling penetrations

| Location | Number | Type | Width (mm) | Length (mm) | Seal/ unsealed |
|----------|--------|------|------------|-------------|----------------|
|----------|--------|------|------------|-------------|----------------|

Ceiling fans

| Location | Number | Diameter (mm) |
|----------|--------|---------------|
|----------|--------|---------------|

Roof type

| Material | Added insulation | Roof colour |
|-----------------------|------------------|-------------|
| Cont:Attic-Continuous | 0.0 | medium |

Nationwide House Energy Rating Scheme* Certificate

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Additional information

Due to limitations with the window library, windows have been used in a generic manner. Please ignore the brand/make and refer to the U-Value and SHGC requirements.

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 this 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 an 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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate Number: INIVX57VVT

Date of Certificate: 1 May 2020

★ Star rating: 4.9



Assessor details

Accreditation number: VIC/BDAV/14/1658
Name: Duncan Hope
Organisation: Senica Consultancy Group
Email: duncan@senica.com.au
Phone: 61280067784
Declaration of interest: Employed by organisation constructing the building
Software: FirstRate5: 5.2.11 (3.13)
AAO: BDAV

Overview

Dwelling details

Address: 03, 113a Patterson Street
Suburb: BYRON BAY
State: NSW Postcode: 2481
Type: New Home NCC Class: Class 1a
Lot/DP number: 1//717719 NatHERS climate zone: 10
Exposure: suburban

Key construction and insulation materials

(see following pages for details)

Construction: Wall: As indicated
Roof: As indicated
Floor: As indicated
Insulation: Wall: As indicated
Roof: As indicated
Floor: As indicated
Glazing: As indicated
As indicated

Net floor area (m²)

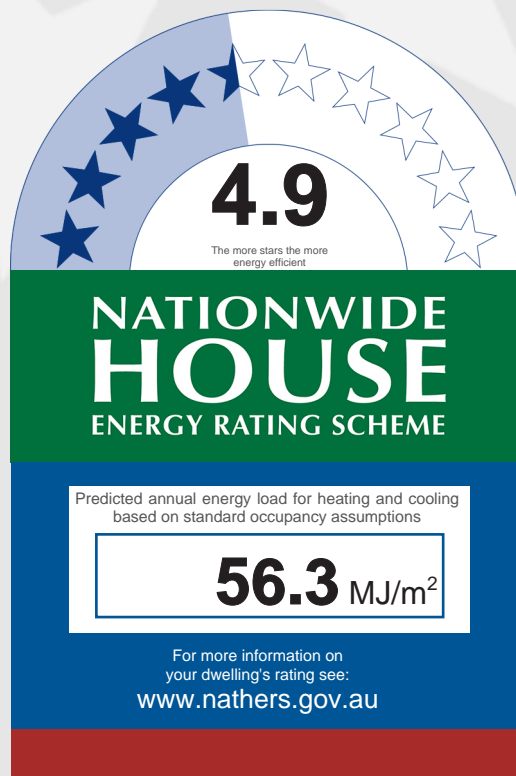
Conditioned: 115.7
Unconditioned: 1.6
Garage: 37.5
TOTAL: 154.8

Annual thermal performance loads (MJ/m²)

Heating: 16.1
Cooling: 40.2
TOTAL: 56.3

Plan documents

Plan ref/date: Job No. 1950
Prepared by: Logan Architecture



Ceiling penetrations

(see following pages for details)

Sealed: 0
Unsealed: 0
TOTAL:** 0

Principal downlight type: Compact fluorescent

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.

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 the 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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **INIVX57VVT**

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Building Features

Windows type and performance value

| Window ID | Window type | U-value | SHGC |
|--------------|--------------------------------|---------|------|
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| A&L-003-01 A | Al Sliding Window SG 3Clr | 6.15 | 0.78 |
| TND-021-01 A | Trend Al Hinged Door SG 4Clr T | 6.03 | 0.61 |

Windows schedule

| Window ID | Window no. | Height (mm) | Width (mm) | Orientation | Zone name | Outdoor shade |
|--------------|------------|-------------|------------|-------------|--------------------|---------------|
| A&L-012-04 A | 21.24sd | 2100 | 2400 | NNE | Garage | No |
| A&L-003-01 A | 06.08s | 600 | 800 | SSW | WC | No |
| A&L-003-01 A | 24.08s | 2400 | 800 | WNW | Entry | No |
| A&L-003-01 A | 52.09 | 2700 | 900 | SSW | Entry | No |
| A&L-003-01 A | 14.06 | 1400 | 600 | ESE | Kitchen/Living | No |
| A&L-003-01 A | 11.12s | 1100 | 1200 | ESE | Kitchen/Living | No |
| A&L-003-01 A | 06.18s | 600 | 1800 | ESE | Kitchen/Living | No |
| A&L-012-04 A | 24.38sd | 2400 | 3800 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.09s | 2400 | 900 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.11a | 2400 | 1100 | WNW | Kitchen/Living | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 2 | No |
| A&L-003-01 A | 12.06s | 1200 | 600 | ESE | Bedroom 1 | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 1 | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | ESE | Ensuite | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | ESE | Ensuite | No |
| A&L-003-01 A | 12.09s | 1200 | 900 | SSW | Bathroom Upstairs | No |
| A&L-003-01 A | 52.09 | 2500 | 900 | SSW | Upstairs staircase | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | ESE | Upstairs staircase | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | SSW | Bedroom 3 | No |
| TND-021-01 A | 21.26fd | 2100 | 2600 | NNE | Family | No |

Roof windows and skylight type and performance value

| ID | Window type | U-value | SHGC |
|----|-------------|---------|------|
|----|-------------|---------|------|

Roof window and skylight schedule

| ID | Roof window/ skylight no. | Area (m ²) | Orientation | Zone name | Outdoor shade | Indoor shade/diffuser |
|----|---------------------------|------------------------|-------------|-----------|---------------|-----------------------|
|----|---------------------------|------------------------|-------------|-----------|---------------|-----------------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **INIVX57VVT**

Date of Certificate: **1 May 2020**

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Building Features

External wall type

| Type | Insulation | Wall wrap |
|--|--|-----------|
| 1 : Dividing - Dividing Wall RFL 60/60/60 | Rockwool batt: R2.0 (R2.0); Rockwool batt: R2.0 (R2.0) | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |

External wall schedule

| Wall type | Area (m ²) | Orientation | Zone name | Fixed shade | Eaves |
|--|------------------------|-------------|----------------|-------------|-------|
| 1 : Dividing - Dividing Wall RFL 60/60/60 | 18.2 | WNW | Garage | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 16.2 | SSW | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 11.4 | NNE | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 1.9 | ESE | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | NNE | Garage | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | WC | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.8 | WNW | Entry | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 0.4 | NNE | Entry | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.3 | WNW | Entry | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.7 | SSW | Entry | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 5.1 | ESE | Entry | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.4 | ESE | Kitchen/Living | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.7 | SSW | Kitchen/Living | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 9.2 | ESE | Kitchen/Living | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 15.6 | NNE | Kitchen/Living | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 3 | WNW | Kitchen/Living | Yes | No |
| 1 : Dividing - Dividing Wall RFL 60/60/60 | 6.8 | WNW | Bedroom 2 | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 8.4 | NNE | Bedroom 2 | No | Yes |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **INIVX57VVT**

Date of Certificate: **1 May 2020**

★ Star rating: **4.9**



Building Features

R2.0

| | | | | | |
|--|------|-----|--------------------|-----|-----|
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | 8.3 | ESE | Bedroom 1 | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | NNE | Bedroom 1 | No | Yes |
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | 6.9 | ESE | Ensuite | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.5 | WNW | Bathroom Upstairs | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 6.1 | SSW | Bathroom Upstairs | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.5 | WNW | Upstairs staircase | Yes | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | SSW | Upstairs staircase | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | ESE | Upstairs staircase | No | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | Little room | Yes | Yes |
| 1 : Dividing - Dividing Wall RFL 60/60/60 | 8.9 | WNW | Bedroom 3 | No | No |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 8.8 | SSW | Bedroom 3 | Yes | Yes |
| 2 : Weatherboard - 90mm Weatherboard with R2.0 | 9.2 | NNE | Family | No | Yes |

Internal wall type

| Type | Area (m ²) | Insulation |
|---|------------------------|------------|
| 1 : FR5 - Internal Plasterboard Stud Wall | 124.6 | |

Floors

| Location | Construction | Area (m ²) | Sub floor ventilation | Added insulation | Covering |
|----------------|----------------------------|------------------------|-----------------------|------------------|----------|
| Garage | FR5 - CSOG: Slab on Ground | 1.1 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 17.3 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 19 | Enclosed | R0.0 | none |
| WC | FR5 - CSOG: Slab on Ground | 1.6 | Enclosed | R0.0 | Tiles |
| Entry | FR5 - CSOG: Slab on Ground | 7.3 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 8.7 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 27.7 | Enclosed | R0.0 | Tiles |
| Bedroom 2 | FR5 - Timber Lined | 9.7 | Enclosed | R0.0 | Carpet |
| Bedroom 1 | FR5 - Timber Lined | 13 | Enclosed | R0.0 | Carpet |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **INIVX57VVT**

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★ Star rating: **4.9**



Building Features

| | | | | | |
|--------------------|--------------------|------|----------|------|--------|
| Ensuite | FR5 - Timber Lined | 3.9 | Enclosed | R0.0 | Tiles |
| Bathroom Upstairs | FR5 - Timber Lined | 2.2 | Elevated | R0.0 | Tiles |
| Bathroom Upstairs | FR5 - Timber Lined | 4 | Enclosed | R0.0 | Tiles |
| Upstairs staircase | FR5 - Timber Lined | 0.1 | Elevated | R0.0 | Carpet |
| Upstairs staircase | FR5 - Timber Lined | 7.3 | Enclosed | R0.0 | Carpet |
| WIR | FR5 - Timber Lined | 3.8 | Enclosed | R0.0 | Carpet |
| Little room | FR5 - Timber Lined | 0.9 | Elevated | R0.0 | Carpet |
| Little room | FR5 - Timber Lined | 1.5 | Enclosed | R0.0 | Carpet |
| Bedroom 3 | FR5 - Timber Lined | 9.7 | Enclosed | R0.0 | Carpet |
| Family | FR5 - Timber Lined | 17.4 | Enclosed | R0.0 | Carpet |

Ceiling type

| Location | Material | Added insulation | Roof space above |
|-------------------|--------------------|------------------|------------------|
| Garage | Plasterboard | R3.0 | Yes |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| WC | FR5 - Timber Lined | R0.0 | No |
| WC | FR5 - Timber Lined | R0.0 | No |
| Entry | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | Plasterboard | R3.0 | Yes |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Bedroom 2 | Plasterboard | R3.0 | Yes |
| Bedroom 1 | Plasterboard | R3.0 | Yes |
| Ensuite | Plasterboard | R3.0 | Yes |
| Bathroom Upstairs | Plasterboard | R3.0 | Yes |
| Bathroom Upstairs | Plasterboard | R3.0 | Yes |

Nationwide House Energy Rating Scheme* Certificate

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Building Features

| | | | |
|--------------------|--------------|------|-----|
| Upstairs staircase | Plasterboard | R3.0 | Yes |
| WIR | Plasterboard | R3.0 | Yes |
| Little room | Plasterboard | R3.0 | Yes |
| Little room | Plasterboard | R3.0 | Yes |
| Bedroom 3 | Plasterboard | R3.0 | Yes |
| Family | Plasterboard | R3.0 | Yes |

Ceiling penetrations

| Location | Number | Type | Width (mm) | Length (mm) | Seal/ unsealed |
|----------|--------|------|------------|-------------|----------------|
|----------|--------|------|------------|-------------|----------------|

Ceiling fans

| Location | Number | Diameter (mm) |
|----------|--------|---------------|
|----------|--------|---------------|

Roof type

| Material | Added insulation | Roof colour |
|-----------------------|------------------|-------------|
| Cont:Attic-Continuous | 0.0 | medium |

Nationwide House Energy Rating Scheme* Certificate

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About this report

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General Information

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The actual energy consumption of your home may vary significantly from the predicted energy load figures in this 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 an 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

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: Y7LLFYVA2U

Date of Certificate: 1 May 2020

★ Star rating: 4.9



Assessor details

Accreditation number: **VIC/BDAV/14/1658**
Name: **Duncan Hope**
Organisation: **Senica Consultancy Group**
Email: **duncan@senica.com.au**
Phone: **61280067784**
Declaration of interest: **Employed by organisation constructing the building**
Software: **FirstRate5: 5.2.11 (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **01, 113a Patterson Street**
Suburb: **BYRON BAY**
State: **NSW** Postcode: **2481**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **1//717719** NatHERS climate zone: **10**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Insulation: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Glazing: **As indicated**
As indicated

Net floor area (m²)

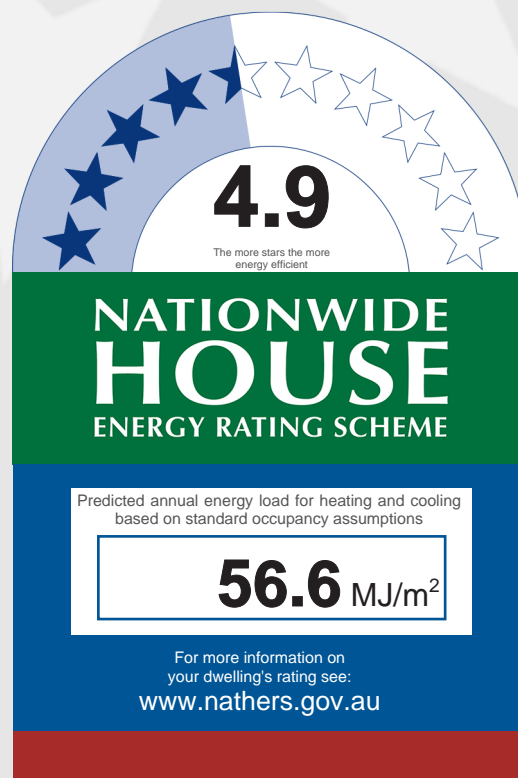
Conditioned: **143.3**
Unconditioned: **4.6**
Garage: **37.8**
TOTAL: **185.7**

Annual thermal performance loads (MJ/m²)

Heating: **16.9**
Cooling: **39.7**
TOTAL: **56.6**

Plan documents

Plan ref/date: **Job No. 1950**
Prepared by: **Logan Architecture**



Ceiling penetrations

(see following pages for details)

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

Principal downlight type: **Compact fluorescent**

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.

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 the 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.



<https://www.fr5.com.au/QRCodeLand ing?PublicId=Y7LLFYVA2U>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: Y7LLFYVA2U

Date of Certificate: 1 May 2020

★ Star rating: 4.9



Building Features

Windows type and performance value

| Window ID | Window type | U-value | SHGC |
|--------------|---------------------------|---------|------|
| A&L-003-01 A | Al Sliding Window SG 3Clr | 6.15 | 0.78 |
| A&L-012-04 A | Al Sliding Door SG 4Clr | 6.09 | 0.72 |

Windows schedule

| Window ID | Window no. | Height (mm) | Width (mm) | Orientation | Zone name | Outdoor shade |
|--------------|------------|-------------|------------|-------------|----------------|---------------|
| A&L-003-01 A | 52.09f | 2700 | 900 | SSW | Entry | No |
| A&L-003-01 A | 12.15s | 1200 | 1500 | SSW | Study | No |
| A&L-003-01 A | 12.09s | 1200 | 900 | ESE | Study | No |
| A&L-012-04 A | 21.24sd | 2100 | 2400 | NNE | Garage | No |
| A&L-003-01 A | 24.11s | 2400 | 1100 | WNW | Kitchen/Living | No |
| A&L-003-01 A | 24.11s | 2400 | 1100 | WNW | Kitchen/Living | No |
| A&L-003-01 A | 15.12s | 1500 | 1200 | WNW | Kitchen/Living | No |
| A&L-003-01 A | 24.06 | 2400 | 600 | NNE | Kitchen/Living | No |
| A&L-012-04 A | 24.30sd | 2400 | 3000 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.09s | 2400 | 900 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 12.06s | 1200 | 600 | ESE | Bedroom 1 | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 1 | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 2 | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | SSW | Bedroom 3 | No |
| A&L-003-01 A | 12.15s | 1200 | 1500 | SSW | Ensuite | No |
| A&L-003-01 A | 12.09s | 1200 | 900 | ESE | Ensuite | No |
| A&L-003-01 A | 12.07s | 1200 | 700 | NNE | Bath | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Family | No |
| A&L-003-01 A | 12.11s | 1200 | 1100 | WNW | Family | No |
| A&L-012-04 A | 21.24b | 2100 | 2400 | WNW | Family | No |
| A&L-003-01 A | 12.09s | 1200 | 900 | WNW | Family | No |
| A&L-003-01 A | 52.09f | 2500 | 900 | SSW | Family | No |

Roof windows and skylight type and performance value

| ID | Window type | U-value | SHGC |
|----|-------------|---------|------|
|----|-------------|---------|------|

Roof window and skylight schedule

| ID | Roof window/ skylight no. | Area (m ²) | Orientation | Zone name | Outdoor shade | Indoor shade/diffuser |
|----|---------------------------|------------------------|-------------|-----------|---------------|-----------------------|
|----|---------------------------|------------------------|-------------|-----------|---------------|-----------------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: Y7LLFYVA2U

Date of Certificate: 1 May 2020

★ Star rating: 4.9



Building Features

External wall type

| Type | Insulation | Wall wrap |
|---|----------------------------|-----------|
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | Rockwool batt: R2.5 (R2.5) | Yes |

External wall schedule

| Wall type | Area (m ²) | Orientation | Zone name | Fixed shade | Eaves |
|---|------------------------|-------------|----------------|-------------|-------|
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 4.4 | WNW | Entry | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 3.7 | WNW | Entry | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 9.7 | SSW | Entry | No | No |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 8 | SSW | Study | No | No |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 5.4 | ESE | Study | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 16.4 | SSW | Garage | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 16.4 | ESE | Garage | No | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 11.6 | NNE | Garage | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 1.6 | ESE | Garage | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 4.8 | NNE | Garage | Yes | No |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 9.2 | WNW | Kitchen/Living | No | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 2.3 | SSW | Kitchen/Living | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 7.3 | WNW | Kitchen/Living | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 1.6 | ESE | Kitchen/Living | Yes | No |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 20.5 | NNE | Kitchen/Living | No | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 1 | SSW | Bedroom 1 | Yes | No |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 10.1 | ESE | Bedroom 1 | No | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 9.1 | NNE | Bedroom 1 | No | Yes |

Nationwide House Energy Rating Scheme* Certificate

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Building Features

| | | | | | |
|---|------|-----|--------------|-----|-----|
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 10.6 | NNE | Bedroom 2 | No | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 10.6 | SSW | Bedroom 3 | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 5.3 | SSW | Walk in Robe | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 6.8 | SSW | Ensuite | Yes | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 7.6 | ESE | Ensuite | No | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 4 | NNE | Bath | No | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 9.2 | NNE | Family | No | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 20.5 | WNW | Family | No | Yes |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 9.2 | SSW | Family | No | No |
| 1 : FC Sheet - 90mm FC Sheet with R2.5 (Advanced) | 2.5 | ESE | Family | Yes | No |

Internal wall type

| Type | Area (m ²) | Insulation |
|---|------------------------|-------------------------------|
| 1 : FR5 - Internal Plasterboard Stud Wall | 111.4 | |
| 2 : Internal - Plasterboard Stud Wall (w/ R2.0) | 35.3 | Glass fibre batt: R2.0 (R2.0) |

Floors

| Location | Construction | Area (m ²) | Sub floor ventilation | Added insulation | Covering |
|----------------|----------------------------|------------------------|-----------------------|------------------|----------|
| Entry | FR5 - CSOG: Slab on Ground | 11 | Enclosed | R0.0 | Tiles |
| Study | FR5 - CSOG: Slab on Ground | 2.8 | Enclosed | R0.0 | Carpet |
| Study | FR5 - CSOG: Slab on Ground | 6.2 | Enclosed | R0.0 | Carpet |
| Garage | FR5 - CSOG: Slab on Ground | 36.9 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 0.9 | Enclosed | R0.0 | none |
| WC | FR5 - CSOG: Slab on Ground | 1.9 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 29.1 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 10.4 | Enclosed | R0.0 | Tiles |
| Small Hallway | FR5 - CSOG: Slab on Ground | 2 | Enclosed | R0.0 | Tiles |
| Bedroom 1 | FR5 - Timber Lined | 1.4 | Elevated | R0.0 | Carpet |

Nationwide House Energy Rating Scheme* Certificate

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Building Features

| | | | | | |
|--------------|--------------------|------|----------|------|--------|
| Bedroom 1 | FR5 - Timber Lined | 13.2 | Enclosed | R0.0 | Carpet |
| Bedroom 2 | FR5 - Timber Lined | 12 | Enclosed | R0.0 | Carpet |
| Bedroom 3 | FR5 - Timber Lined | 1 | Elevated | R0.0 | Carpet |
| Bedroom 3 | FR5 - Timber Lined | 11.4 | Enclosed | R0.0 | Carpet |
| Walk in Robe | FR5 - Timber Lined | 4.7 | Enclosed | R0.0 | Carpet |
| Walk in Robe | FR5 - Timber Lined | 1.9 | Elevated | R0.0 | Carpet |
| Ensuite | FR5 - Timber Lined | 2.5 | Elevated | R0.0 | Tiles |
| Ensuite | FR5 - Timber Lined | 5 | Enclosed | R0.0 | Tiles |
| Bath | FR5 - Timber Lined | 4.6 | Enclosed | R0.0 | Tiles |
| Day 7 | FR5 - Timber Lined | 5.3 | Enclosed | R0.0 | Carpet |
| Family | FR5 - Timber Lined | 29.2 | Enclosed | R0.0 | Carpet |

Ceiling type

| Location | Material | Added insulation | Roof space above |
|----------------|--------------------|------------------|------------------|
| Entry | FR5 - Timber Lined | R0.0 | No |
| Study | Plasterboard | R3.0 | Yes |
| Study | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | Plasterboard | R3.0 | Yes |
| WC | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | Plasterboard | R3.0 | Yes |
| Small Hallway | FR5 - Timber Lined | R0.0 | No |
| Bedroom 1 | Plasterboard | R3.0 | Yes |
| Bedroom 1 | Plasterboard | R3.0 | Yes |
| Bedroom 2 | Plasterboard | R3.0 | Yes |

Nationwide House Energy Rating Scheme* Certificate

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Building Features

| | | | |
|--------------|--------------|------|-----|
| Bedroom 3 | Plasterboard | R3.0 | Yes |
| Bedroom 3 | Plasterboard | R3.0 | Yes |
| Walk in Robe | Plasterboard | R3.0 | Yes |
| Walk in Robe | Plasterboard | R3.0 | Yes |
| Ensuite | Plasterboard | R3.0 | Yes |
| Ensuite | Plasterboard | R3.0 | Yes |
| Bath | Plasterboard | R3.0 | Yes |
| Day 7 | Plasterboard | R3.0 | Yes |
| Family | Plasterboard | R3.0 | No |

Ceiling penetrations

| Location | Number | Type | Width (mm) | Length (mm) | Seal/ unsealed |
|----------|--------|------|------------|-------------|----------------|
|----------|--------|------|------------|-------------|----------------|

Ceiling fans

| Location | Number | Diameter (mm) |
|----------|--------|---------------|
|----------|--------|---------------|

Roof type

| Material | Added insulation | Roof colour |
|--|------------------|-------------|
| Cont:Attic-Continuous | 0.0 | medium |
| Framed:Flat - Flat Framed (Metal Deck) | 0.0 | medium |

Nationwide House Energy Rating Scheme* Certificate

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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.

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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

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **Z9RA1X9KFU**

Date of Certificate: **1 May 2020**

★ Star rating: **5.1**



Assessor details

Accreditation number: **VIC/BDAV/14/1658**
Name: **Duncan Hope**
Organisation: **Senica Consultancy Group**
Email: **duncan@senica.com.au**
Phone: **61280067784**
Declaration of interest: **Employed by organisation constructing the building**
Software: **FirstRate5: 5.2.11 (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **06, 113a Patterson Street**
Suburb: **BYRON BAY**
State: **NSW** Postcode: **2481**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **1//717719** NatHERS climate zone: **10**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Insulation: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Glazing: **As indicated**
As indicated

Net floor area (m²)

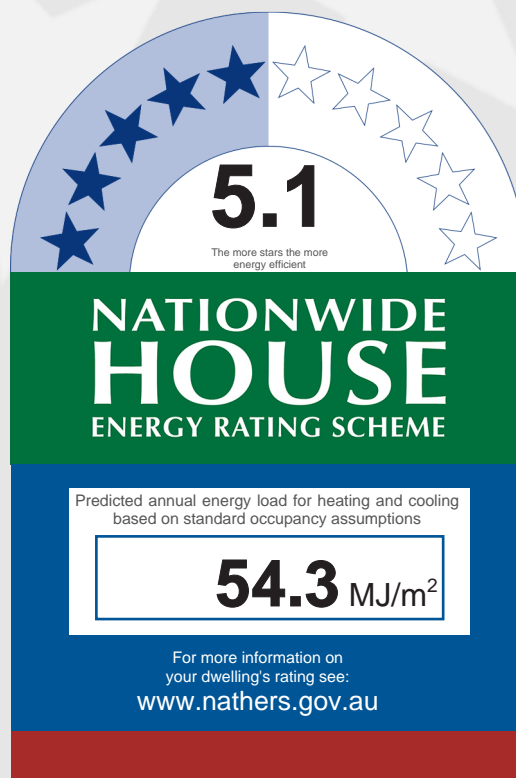
Conditioned: **115.7**
Unconditioned: **1.6**
Garage: **37.5**
TOTAL: **154.8**

Annual thermal performance loads (MJ/m²)

Heating: **14.7**
Cooling: **39.6**
TOTAL: **54.3**

Plan documents

Plan ref/date: **Job No. 1950**
Prepared by: **Logan Architecture**



Ceiling penetrations

(see following pages for details)

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

Principal downlight type: **Compact fluorescent**

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.

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 the 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.



<https://www.fr5.com.au/QRCodeLand ing?PublicId=Z9RA1X9KFU>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **Z9RA1X9KFU**

Date of Certificate: **1 May 2020**

★ Star rating: **5.1**



Building Features

Windows type and performance value

| Window ID | Window type | U-value | SHGC |
|--------------|--------------------------------|---------|------|
| A&L-012-04 A | Al Sliding Door SG 4Clr | 6.09 | 0.72 |
| A&L-003-01 A | Al Sliding Window SG 3Clr | 6.15 | 0.78 |
| TND-021-01 A | Trend Al Hinged Door SG 4Clr T | 6.03 | 0.61 |

Windows schedule

| Window ID | Window no. | Height (mm) | Width (mm) | Orientation | Zone name | Outdoor shade |
|--------------|------------|-------------|------------|-------------|--------------------|---------------|
| A&L-012-04 A | 21.24sd | 2100 | 2400 | NNE | Garage | No |
| A&L-003-01 A | 06.08s | 600 | 780 | SSW | WC | No |
| A&L-003-01 A | 52.09 | 2700 | 900 | SSW | Entry | No |
| A&L-003-01 A | 24.08s | 2400 | 782 | ESE | Entry | No |
| A&L-003-01 A | 24.11a | 2400 | 1094 | ESE | Kitchen/Living | No |
| A&L-012-04 A | 24.38sd | 2400 | 3800 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.09s | 2400 | 900 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.08 | 2400 | 800 | SSW | Kitchen/Living | No |
| A&L-003-01 A | 11.12s | 1100 | 1200 | WNW | Kitchen/Living | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 2 | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 1 | No |
| A&L-003-01 A | 12.06s | 1200 | 600 | WNW | Bedroom 1 | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | WNW | Ensuite | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | WNW | Ensuite | No |
| A&L-003-01 A | 12.09s | 1200 | 900 | SSW | Bathroom Upstairs | No |
| A&L-003-01 A | 12.08s | 1200 | 800 | WNW | Upstairs staircase | No |
| A&L-003-01 A | 52.09 | 2500 | 900 | SSW | Upstairs staircase | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | SSW | Bedroom 3 | No |
| TND-021-01 A | 21.26fd | 2100 | 2600 | NNE | Family | No |

Roof windows and skylight type and performance value

| ID | Window type | U-value | SHGC |
|----|-------------|---------|------|
|----|-------------|---------|------|

Roof window and skylight schedule

| ID | Roof window/ skylight no. | Area (m ²) | Orientation | Zone name | Outdoor shade | Indoor shade/ diffuser |
|----|---------------------------|------------------------|-------------|-----------|---------------|------------------------|
|----|---------------------------|------------------------|-------------|-----------|---------------|------------------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **Z9RA1X9KFU**

Date of Certificate: **1 May 2020**

★ Star rating: **5.1**



Building Features

External wall type

| Type | Insulation | Wall wrap |
|--|-------------------------------|-----------|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |
| 2 : Dividing - Brick Cavity Dividing wall | Glass fibre batt: R1.0 (R1.0) | No |
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |

External wall schedule

| Wall type | Area (m ²) | Orientation | Zone name | Fixed shade | Eaves |
|--|------------------------|-------------|----------------|-------------|-------|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | NNE | Garage | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 1.9 | WNW | Garage | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 11.4 | NNE | Garage | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 16.2 | SSW | Garage | No | No |
| 2 : Dividing - Brick Cavity Dividing wall | 18.2 | ESE | Garage | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | WC | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 5.1 | WNW | Entry | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.7 | SSW | Entry | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.3 | ESE | Entry | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 0.4 | NNE | Entry | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.8 | ESE | Entry | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 3 | ESE | Kitchen/Living | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 15.6 | NNE | Kitchen/Living | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 9.2 | WNW | Kitchen/Living | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.7 | SSW | Kitchen/Living | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.4 | WNW | Kitchen/Living | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 8.4 | NNE | Bedroom 2 | No | Yes |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **Z9RA1X9KFU**

Date of Certificate: **1 May 2020**

★ Star rating: **5.1**



Building Features

| | | | | | |
|--|------|-----|--------------------|-----|-----|
| 2 : Dividing - Brick Cavity Dividing wall | 6.8 | ESE | Bedroom 2 | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | NNE | Bedroom 1 | No | Yes |
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | 8.3 | WNW | Bedroom 1 | No | Yes |
| 3 : FC Sheet - 90mm FC Sheet with R2.0 | 6.9 | WNW | Ensuite | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 6.1 | SSW | Bathroom Upstairs | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.5 | ESE | Bathroom Upstairs | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | WNW | Upstairs staircase | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | SSW | Upstairs staircase | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.5 | ESE | Upstairs staircase | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | Little room | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 8.8 | SSW | Bedroom 3 | Yes | Yes |
| 2 : Dividing - Brick Cavity Dividing wall | 8.9 | ESE | Bedroom 3 | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 9.2 | NNE | Family | No | Yes |

Internal wall type

| Type | Area (m ²) | Insulation |
|---|------------------------|------------|
| 1 : FR5 - Internal Plasterboard Stud Wall | 124.6 | |

Floors

| Location | Construction | Area (m ²) | Sub floor ventilation | Added insulation | Covering |
|----------------|------------------------------------|------------------------|-----------------------|------------------|----------|
| Garage | FR5 - CSOG: Slab on Ground | 1.1 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 17.3 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 19 | Enclosed | R0.0 | none |
| WC | FR5 - CSOG: Slab on Ground | 1.6 | Enclosed | R0.0 | Tiles |
| Entry | FR5 - CSOG: Slab on Ground | 7.3 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 8.7 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 27.7 | Enclosed | R0.0 | Tiles |
| Bedroom 2 | TIMB - DS - Timber Lined (DS Wrap) | 9.7 | Enclosed | R0.0 | Carpet |
| Bedroom 1 | TIMB - DS - Timber Lined (DS Wrap) | 13 | Enclosed | R0.0 | Carpet |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **Z9RA1X9KFU**

Date of Certificate: **1 May 2020**

★ Star rating: **5.1**



Building Features

| | | | | | |
|--------------------|------------------------------------|------|----------|------|--------|
| Ensuite | TIMB - DS - Timber Lined (DS Wrap) | 3.9 | Enclosed | R0.0 | Tiles |
| Bathroom Upstairs | TIMB - DS - Timber Lined (DS Wrap) | 2.2 | Elevated | R0.0 | Tiles |
| Bathroom Upstairs | TIMB - DS - Timber Lined (DS Wrap) | 4 | Enclosed | R0.0 | Tiles |
| Upstairs staircase | TIMB - DS - Timber Lined (DS Wrap) | 0.1 | Elevated | R0.0 | Carpet |
| Upstairs staircase | TIMB - DS - Timber Lined (DS Wrap) | 7.3 | Enclosed | R0.0 | Carpet |
| WIR | TIMB - DS - Timber Lined (DS Wrap) | 3.8 | Enclosed | R0.0 | Carpet |
| Little room | TIMB - DS - Timber Lined (DS Wrap) | 0.9 | Elevated | R0.0 | Carpet |
| Little room | TIMB - DS - Timber Lined (DS Wrap) | 1.5 | Enclosed | R0.0 | Carpet |
| Bedroom 3 | TIMB - DS - Timber Lined (DS Wrap) | 9.7 | Enclosed | R0.0 | Carpet |
| Family | TIMB - DS - Timber Lined (DS Wrap) | 17.4 | Enclosed | R0.0 | Carpet |

Ceiling type

| Location | Material | Added insulation | Roof space above |
|-------------------|------------------------------------|------------------|------------------|
| Garage | Plasterboard | R3.0 | Yes |
| Garage | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Garage | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Garage | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Garage | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Garage | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Garage | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Garage | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| WC | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| WC | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Entry | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Kitchen/Living | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Kitchen/Living | Plasterboard | R3.0 | Yes |
| Kitchen/Living | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Kitchen/Living | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Kitchen/Living | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Kitchen/Living | TIMB - DS - Timber Lined (DS Wrap) | R0.0 | No |
| Bedroom 2 | Plasterboard | R3.0 | Yes |
| Bedroom 1 | Plasterboard | R3.0 | Yes |
| Ensuite | Plasterboard | R3.0 | Yes |
| Bathroom Upstairs | Plasterboard | R3.0 | Yes |
| Bathroom Upstairs | Plasterboard | R3.0 | Yes |

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: **Z9RA1X9KFU**

Date of Certificate: **1 May 2020**

★ Star rating: **5.1**

Building Features

| | | | |
|--------------------|--------------|------|-----|
| Upstairs staircase | Plasterboard | R3.0 | Yes |
| WIR | Plasterboard | R3.0 | Yes |
| Little room | Plasterboard | R3.0 | Yes |
| Little room | Plasterboard | R3.0 | Yes |
| Bedroom 3 | Plasterboard | R3.0 | Yes |
| Family | Plasterboard | R3.0 | Yes |

Ceiling penetrations

| Location | Number | Type | Width (mm) | Length (mm) | Seal/ unsealed |
|----------|--------|------|------------|-------------|----------------|
|----------|--------|------|------------|-------------|----------------|

Ceiling fans

| Location | Number | Diameter (mm) |
|----------|--------|---------------|
|----------|--------|---------------|

Roof type

| Material | Added insulation | Roof colour |
|-----------------------|------------------|-------------|
| Cont:Attic-Continuous | 0.0 | medium |
| Cont:Attic-Continuous | 0.0 | light |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **Z9RA1X9KFU**

Date of Certificate: **1 May 2020**

★ Star rating: **5.1**



Additional information

Due to limitations with the window library, windows have been used in a generic manner. Please ignore the brand/make and refer to the U-Value and SHGC requirements.

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 this 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 an 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.

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Contact

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For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **ZS4Z7XRC2G**

Date of Certificate: **1 May 2020**

★ Star rating: **5.6**



Assessor details

Accreditation number: **VIC/BDAV/14/1658**
Name: **Duncan Hope**
Organisation: **Senica Consultancy Group**
Email: **duncan@senica.com.au**
Phone: **61280067784**
Declaration of interest: **Employed by organisation constructing the building**
Software: **FirstRate5: 5.2.11 (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **04, 113a Patterson Street**
Suburb: **BYRON BAY**
State: **NSW** Postcode: **2481**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **1//717719** NatHERS climate zone: **10**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Insulation: Wall: **As indicated**
Roof: **As indicated**
Floor: **As indicated**
Glazing: **As indicated**
As indicated

Net floor area (m²)

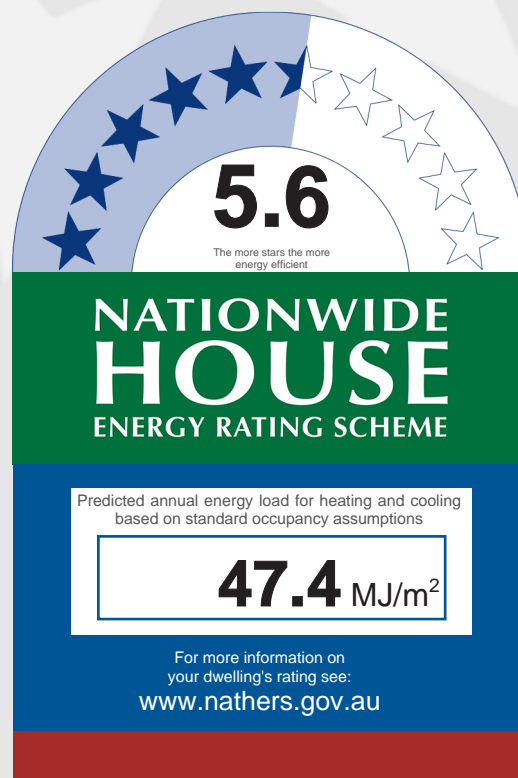
Conditioned: **92.6**
Unconditioned: **1.6**
Garage: **19.9**
TOTAL: **114.1**

Annual thermal performance loads (MJ/m²)

Heating: **10.6**
Cooling: **36.8**
TOTAL: **47.4**

Plan documents

Plan ref/date: **Job No. 1950**
Prepared by: **Logan Architecture**



Ceiling penetrations

(see following pages for details)

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

Principal downlight type: **Compact fluorescent**

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.

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 the 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.



<https://www.fr5.com.au/QRCodeLand ing?PublicId=ZS4Z7XRC2G>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **ZS4Z7XRC2G**

Date of Certificate: **1 May 2020**

★ Star rating: **5.6**



Building Features

Windows type and performance value

| Window ID | Window type | U-value | SHGC |
|--------------|---------------------------|---------|------|
| A&L-003-01 A | Al Sliding Window SG 3Clr | 6.15 | 0.78 |
| A&L-012-04 A | Al Sliding Door SG 4Clr | 6.09 | 0.72 |

Windows schedule

| Window ID | Window no. | Height (mm) | Width (mm) | Orientation | Zone name | Outdoor shade |
|--------------|------------|-------------|------------|-------------|--------------------|---------------|
| A&L-003-01 A | 06.18s | 600 | 1800 | WNW | Garage | No |
| A&L-003-01 A | 06.08s | 600 | 800 | SSW | Unconditioned 9 | No |
| A&L-003-01 A | 24.08s | 2400 | 800 | WNW | Entry | No |
| A&L-003-01 A | 52.09 | 2700 | 900 | SSW | Entry | No |
| A&L-012-04 A | 24.38sd | 2400 | 3800 | NNE | Kitchen/Living | No |
| A&L-003-01 A | 24.04a | 2400 | 400 | WNW | Kitchen/Living | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 1 | No |
| A&L-003-01 A | 12.21s | 1200 | 2100 | NNE | Bedroom 2 | No |
| A&L-003-01 A | 12.11s | 1200 | 1100 | SSW | Ensuite | No |
| A&L-003-01 A | 12.06 | 1200 | 600 | SSW | WIR | No |
| A&L-003-01 A | 52.09 | 2500 | 900 | SSW | Upstairs staircase | No |

Roof windows and skylight type and performance value

| ID | Window type | U-value | SHGC |
|----|-------------|---------|------|
|----|-------------|---------|------|

Roof window and skylight schedule

| ID | Roof window/ skylight no. | Area (m ²) | Orientation | Zone name | Outdoor shade | Indoor shade/diffuser |
|----|---------------------------|------------------------|-------------|-----------|---------------|-----------------------|
|----|---------------------------|------------------------|-------------|-----------|---------------|-----------------------|

External wall type

| Type | Insulation | Wall wrap |
|--|--|-----------|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | Glass fibre batt: R2.0 (R2.0) | No |
| 2 : Dividing - Dividing Wall RFL 60/60/60 | Rockwool batt: R2.0 (R2.0); Rockwool batt: R2.0 (R2.0) | No |

External wall schedule

| Wall type | Area (m ²) | Orientation | Zone name | Fixed shade | Eaves |
|--|------------------------|-------------|-----------|-------------|-------|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 16.4 | WNW | Garage | No | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **ZS4Z7XRC2G**

Date of Certificate: **1 May 2020**

★ Star rating: **5.6**



Building Features

| | | | | | |
|--|------|-----|--------------------|-----|-----|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 8.3 | SSW | Garage | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | NNE | Garage | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 1.9 | WNW | Garage | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 3.5 | NNE | Garage | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.4 | SSW | Unconditioned 9 | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.8 | WNW | Entry | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 0.4 | NNE | Entry | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 2.3 | WNW | Entry | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.7 | SSW | Entry | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 5.1 | ESE | Entry | No | No |
| 2 : Dividing - Dividing Wall RFL 60/60/60 | 18.4 | ESE | Kitchen/Living | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 1.2 | ESE | Kitchen/Living | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 13 | NNE | Kitchen/Living | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 1.3 | WNW | Kitchen/Living | Yes | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 8.6 | WNW | Bedroom 1 | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10 | NNE | Bedroom 1 | No | Yes |
| 2 : Dividing - Dividing Wall RFL 60/60/60 | 8.6 | ESE | Bedroom 2 | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | NNE | Bedroom 2 | No | Yes |
| 2 : Dividing - Dividing Wall RFL 60/60/60 | 6.5 | ESE | Upstairs Bathroom | No | No |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 6.6 | WNW | Ensuite | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.5 | SSW | Ensuite | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 5.2 | SSW | WIR | Yes | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | WNW | Upstairs staircase | Yes | Yes |

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **ZS4Z7XRC2G**

Date of Certificate: **1 May 2020**

★ Star rating: **5.6**



Building Features

R2.0

| | | | | | |
|--|------|-----|--------------------|-----|-----|
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 10.1 | SSW | Upstairs staircase | No | Yes |
| 1 : Weatherboard - 90mm Weatherboard with R2.0 | 4.8 | ESE | Upstairs staircase | Yes | Yes |

Internal wall type

| Type | Area (m ²) | Insulation |
|---|------------------------|------------|
| 1 : FR5 - Internal Plasterboard Stud Wall | 94.9 | |

Floors

| Location | Construction | Area (m ²) | Sub floor ventilation | Added insulation | Covering |
|--------------------|----------------------------|------------------------|-----------------------|------------------|----------|
| Garage | FR5 - CSOG: Slab on Ground | 1.1 | Enclosed | R0.0 | none |
| Garage | FR5 - CSOG: Slab on Ground | 18.8 | Enclosed | R0.0 | none |
| Unconditioned 9 | FR5 - CSOG: Slab on Ground | 1.6 | Enclosed | R0.0 | Tiles |
| Entry | FR5 - CSOG: Slab on Ground | 7.3 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 5.3 | Enclosed | R0.0 | Tiles |
| Kitchen/Living | FR5 - CSOG: Slab on Ground | 27.7 | Enclosed | R0.0 | Tiles |
| Bedroom 1 | FR5 - Timber Lined | 13.2 | Enclosed | R0.0 | Carpet |
| Bedroom 2 | FR5 - Timber Lined | 12.3 | Enclosed | R0.0 | Carpet |
| Upstairs Bathroom | FR5 - Timber Lined | 6.1 | Enclosed | R0.0 | Tiles |
| Ensuite | FR5 - Timber Lined | 4.6 | Enclosed | R0.0 | Tiles |
| WIR | FR5 - Timber Lined | 5.2 | Enclosed | R0.0 | Carpet |
| Upstairs staircase | FR5 - Timber Lined | 0.1 | Elevated | R0.0 | Carpet |
| Upstairs staircase | FR5 - Timber Lined | 7.3 | Enclosed | R0.0 | Carpet |
| Upstairs Hallway | FR5 - Timber Lined | 4.8 | Enclosed | R0.0 | Carpet |

Ceiling type

| Location | Material | Added insulation | Roof space above |
|-----------------|--------------------|------------------|------------------|
| Garage | Plasterboard | R3.0 | Yes |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Garage | FR5 - Timber Lined | R0.0 | No |
| Unconditioned 9 | FR5 - Timber Lined | R0.0 | No |

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Building Features

| | | | |
|--------------------|--------------------|------|-----|
| Unconditioned 9 | FR5 - Timber Lined | R0.0 | No |
| Entry | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | Plasterboard | R3.0 | Yes |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Kitchen/Living | FR5 - Timber Lined | R0.0 | No |
| Bedroom 1 | Plasterboard | R3.0 | Yes |
| Bedroom 2 | Plasterboard | R3.0 | Yes |
| Upstairs Bathroom | Plasterboard | R3.0 | Yes |
| Ensuite | Plasterboard | R3.0 | Yes |
| WIR | Plasterboard | R3.0 | Yes |
| Upstairs staircase | Plasterboard | R3.0 | Yes |
| Upstairs Hallway | Plasterboard | R3.0 | Yes |

Ceiling penetrations

| Location | Number | Type | Width (mm) | Length (mm) | Seal/ unsealed |
|----------|--------|------|------------|-------------|----------------|
|----------|--------|------|------------|-------------|----------------|

Ceiling fans

| Location | Number | Diameter (mm) |
|----------|--------|---------------|
|----------|--------|---------------|

Roof type

| Material | Added insulation | Roof colour |
|-----------------------|------------------|-------------|
| Cont:Attic-Continuous | 0.0 | medium |

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Additional information

Due to limitations with the window library, windows have been used in a generic manner. Please ignore the brand/make and refer to the U-Value and SHGC requirements.

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 this 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 an 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