



REQUIREMENTS FOR 6 STAR RATING

DATE 16/5/19
CLIENT PREMIER CONSTRUCTIONS P/L
ADDRESS 4 & 6 Dubbo St, Albion VIC 3020

Unit 1 - Insulation

Ceilings excluding garage: R5.0 Batts
External Walls: R2.5 Batts
Internal walls to garage: R2.5 Batts

Note: All external walls to have double sided sisalation paper.

Unit 1 - Windows

Aluminium Double Glazing to all windows except in L'dry, Bath, Ens
 $\pm 5\%$ U=4.8, SHGC=0.51

Aluminium Double Glazing to Sliding Door
 $\pm 5\%$ U=4.8, SHGC=0.59

Aluminium Single Glazing to all other windows
 $\pm 5\%$ U=6.7, SHGC=0.57

Unit 3, 4, 5, 6, 9 - Insulation

Ceilings excluding garage: R5.0 Batts
External Walls: R2.5 Batts
Internal walls to garage: R2.5 Batts

Note: All external walls to have double sided sisalation paper.

Unit 3, 4, 5 6, 9 - Windows

Aluminium Single Glazing to all windows
±5% U=6.7, SHGC=0.57

Aluminium Single Glazing to all Sliding Doors
±5% U=6.7, SHGC=0.7

Unit 2, 7, 8, 10 - Insulation

Ceilings excluding garage:	R4.0 Batts
External Walls:	R2.5 Batts
Internal walls to garage:	R2.5 Batts

Note: All external walls to have double sided sisalation paper.

Unit 2, 7, 8, 10 - Windows

Aluminium Single Glazing to all windows
±5% U=6.7, SHGC=0.57

Aluminium Single Glazing to all Sliding Doors
±5% U=6.7, SHGC=0.7

Ceiling Penetrations & Building sealing requirements

All exhaust fans to be fitted with dampers as per NCC.

External doors to be weather stripped and windows to comply with AS 2047.

Internal door to garage to be sealed.

All gaps from service penetrations are to be sealed.

All roof lights must be sealed or capable of being sealed by a diffuser, weatherproof seal or shutter system (NCC 2019: BCA - Victoria) In the case of a new Class 1 building, it must have either a rainwater tank connected to all sanitary flushing systems or a solar water heater system.

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: LQ6RHHV5XWX

Date of Certificate: 17 May 2019

★ Star rating: 6

Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **1, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R5.0**
Floor:
Glazing: **Aluminium**
Single/Double Glazing

Net floor area (m²)

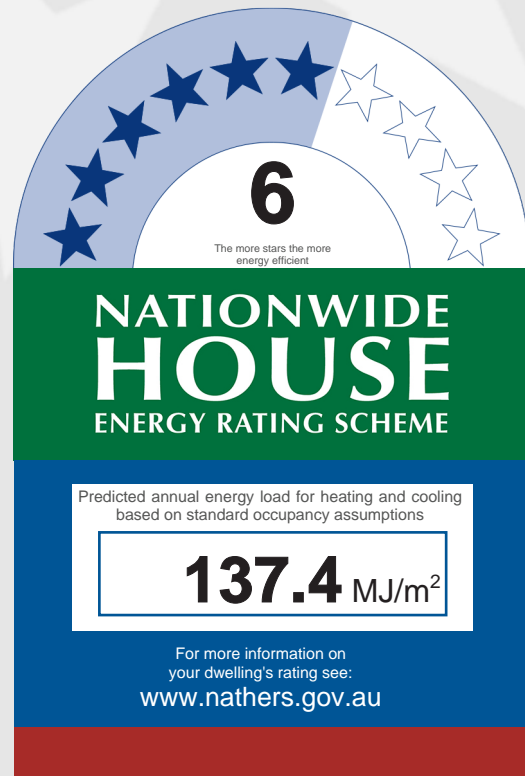
Conditioned: **118**
Unconditioned: **8.5**
Garage: **20.7**
TOTAL: **147.2**

Annual thermal performance loads (MJ/m²)

Heating: **119.7**
Cooling: **17.7**
TOTAL: **137.4**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **51**
Unsealed: **0**
TOTAL:** **51**

Principal downlight type: **LED**

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=LQ6RHHV5XWX>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: LQ6RHHV5XWX

Date of Certificate: 17 May 2019

★ Star rating: 6



Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-003-01 A	Opening 14	2100	1810	SW	Kitchen/Living	No
ALM-004-01 A	Opening 25	2100	2770	SE	Kitchen/Living	No
ALM-003-01 A	Opening 18	600	3000	SE	Kitchen/Living	No
ALM-003-01 A	Opening 17	900	1570	NE	Kitchen/Living	No
ALM-003-01 A	Opening 26	1200	900	NW	Bedroom 4	No
ALM-003-01 A	Opening 15	1200	2410	SW	Bedroom 4	No
ALM-001-01 A	Opening 16	900	610	N	L'dry	No
ALM-003-01 A	Opening 20	1200	2410	SW	Bedroom 2	No
ALM-003-01 A	Opening 22	600	2410	NE	Bedroom 1	No
ALM-003-01 A	Opening 21	600	2410	NW	Bedroom 1	No
ALM-001-01 A	Opening 23	900	610	SE	Ens	No
ALM-001-01 A	Opening 24	900	610	SE	Bath	No
ALM-003-01 A	Opening 19	600	2410	SW	Bedroom 3	No
ALM-003-01 A	Opening 27	1200	850	SW	Landing	No
ALM-003-01 A	Opening 29	1200	1210	NW	Landing	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-001a	SC: Single Clear	-	-

Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
GEN-04-001a	Element 1	2.3	N	Landing	None	No

External wall type

Type	Insulation	Wall wrap
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Nationwide House Energy Rating Scheme* Certificate

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Building Features

1 : FR5 - Brick Veneer		No
2 : FR5 - Double Brick		No
3 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	Glass fibre batt: R2.5 (R2.5)	Yes

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : FR5 - Brick Veneer	7.7	SW	Garage	Yes	No
1 : FR5 - Brick Veneer	9.4	SE	Garage	No	No
2 : FR5 - Double Brick	16.1	NE	Garage	No	No
1 : FR5 - Brick Veneer	9.4	NW	Garage	Yes	No
3 : FR5 - Brick Veneer	11.7	SW	Kitchen/Living	Yes	Yes
3 : FR5 - Brick Veneer	9.4	SE	Kitchen/Living	Yes	Yes
3 : FR5 - Brick Veneer	1.9	NE	Kitchen/Living	Yes	No
3 : FR5 - Brick Veneer	14.2	SE	Kitchen/Living	Yes	No
3 : FR5 - Brick Veneer	7.4	NE	Kitchen/Living	Yes	No
3 : FR5 - Brick Veneer	5	NW	Kitchen/Living	No	No
3 : FR5 - Brick Veneer	4.2	SW	Kitchen/Living	Yes	No
3 : FR5 - Brick Veneer	9.5	NW	Bedroom 4	Yes	Yes
3 : FR5 - Brick Veneer	8.6	SW	Bedroom 4	No	Yes
3 : FR5 - Brick Veneer	1.5	SE	Bedroom 4	Yes	No
3 : FR5 - Brick Veneer	4	NW	P'dr	No	No
3 : FR5 - Brick Veneer	3	NE	L'dry	Yes	No
3 : FR5 - Brick Veneer	4.5	N	L'dry	Yes	No
3 : FR5 - Brick Veneer	3.1	NW	L'dry	No	No
4 : FR5 - 75mm Expanded Polystyrene Clad	8.1	SW	Bedroom 2	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	1.5	SE	Bedroom 2	Yes	No
4 : FR5 - 75mm Expanded Polystyrene Clad	1	SW	Bedroom 2	Yes	No
4 : FR5 - 75mm Expanded Polystyrene Clad	8	NW	Bedroom 2	Yes	No
4 : FR5 - 75mm Expanded Polystyrene Clad	8.8	NE	Bedroom 1	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	9.4	NW	Bedroom 1	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	4.8	SE	Ens	Yes	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	8.7	NE	Ens	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	6.8	SE	Bath	Yes	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	8.3	SW	Bedroom 3	Yes	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	9.1	SE	Bedroom 3	No	Yes

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Building Features

4 : FR5 - 75mm Expanded Polystyrene Clad	3.8	NE	Bedroom 3	Yes	No
4 : FR5 - 75mm Expanded Polystyrene Clad	4	SW	Landing	Yes	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	4.7	NW	Landing	No	Yes

Internal wall type

Type	Area (m ²)	Insulation
1 : FR5 - Internal Plasterboard Stud Wall	8.5	Glass fibre batt: R2.5 (R2.5)
2 : FR5 - Internal Plasterboard Stud Wall	116.1	

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage	FR5 - CSOG: Slab on Ground	20.7	Enclosed	R0.0	none
Kitchen/Living	FR5 - CSOG: Slab on Ground	50.8	Enclosed	R0.0	Tiles
Bedroom 4	FR5 - CSOG: Slab on Ground	11.1	Enclosed	R0.0	Carpet
P'dr	FR5 - CSOG: Slab on Ground	4.8	Enclosed	R0.0	Tiles
L'dry	FR5 - CSOG: Slab on Ground	3.8	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber	11	Enclosed	R0.0	Carpet
WC	FR5 - Timber	1.5	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - Timber	0.3	Elevated	R0.0	Timber (Mountain ash)
Bedroom 1	FR5 - Timber	12.4	Enclosed	R0.0	Carpet
WIR	FR5 - Timber	2.6	Enclosed	R0.0	Carpet
Ens	FR5 - Timber	6.4	Enclosed	R0.0	Tiles
Bath	FR5 - Timber	4.7	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber	11.5	Enclosed	R0.0	Carpet
Landing	FR5 - Timber	7.6	Enclosed	R0.0	Carpet

Ceiling type

Location	Material	Added insulation	Roof space above
Garage	Plasterboard	R0.0	Yes
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No

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Building Features

Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	Plasterboard	R5.0	Yes
Bedroom 4	FR5 - Timber	R0.0	No
P'dr	FR5 - Timber	R0.0	No
P'dr	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
Bedroom 2	Plasterboard	R5.0	Yes
WC	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes
WIR	Plasterboard	R5.0	Yes
Ens	Plasterboard	R5.0	Yes
Bath	Plasterboard	R5.0	Yes
Bedroom 3	Plasterboard	R5.0	Yes
Landing	Plasterboard	R5.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
Kitchen/Living	18	Downlights	0	0	Sealed
Bedroom 4	4	Downlights	0	0	Sealed
P'dr	2	Downlights	0	0	Sealed
P'dr	1	Exhaust Fans	300	300	Sealed
L'dry	2	Downlights	0	0	Sealed
Bedroom 2	4	Downlights	0	0	Sealed
WC	1	Downlights	0	0	Sealed
WC	1	Exhaust Fans	300	300	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
WIR	1	Downlights	0	0	Sealed
Ens	2	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
Bath	2	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
Bedroom 3	4	Downlights	0	0	Sealed

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Building Features

Landing 3 Downlights 0 0 Sealed

Ceiling fans

Location	Number	Diameter (mm)
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Roof type

Material	Added insulation	Roof colour
Disc:Attic-Discontinuous	0.0	dark

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Additional information

Explanatory notes

About this report

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

General Information

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

The actual energy consumption of your home may vary significantly from the predicted energy load figures in 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: 12Z0XFD5AW

Date of Certificate: 17 May 2019

★ Star rating: 6.4



Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **2, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R4.0**
Floor:
Glazing: **Aluminium Single Glazing**

Net floor area (m²)

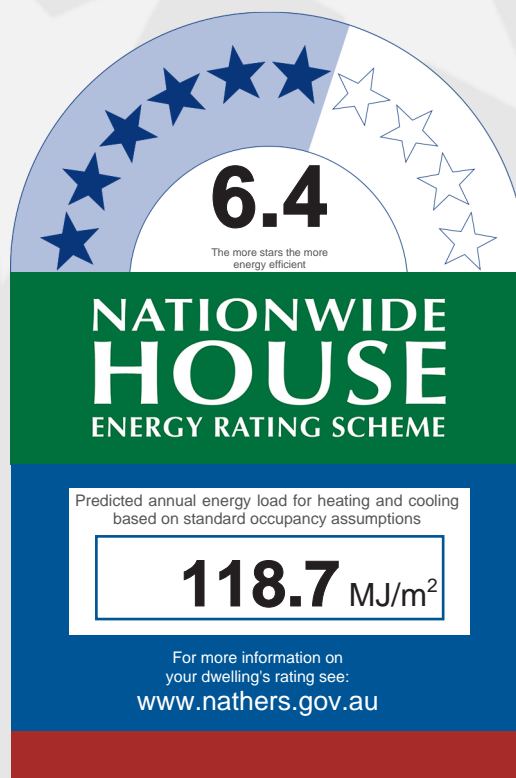
Conditioned: **106.8**
Unconditioned: **14.6**
Garage: **-**
TOTAL: **121.4**

Annual thermal performance loads (MJ/m²)

Heating: **103.7**
Cooling: **15**
TOTAL: **118.7**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **47**
Unsealed: **0**
TOTAL:** **47**

Principal downlight type: **LED**

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.



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Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 12Z0XFD5AW

Date of Certificate: 17 May 2019

★ Star rating: 6.4



Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	Opening 1	1200	2410	WNW	Bedroom 4	No
ALM-001-01 A	Opening 4	900	610	SSW	P'dr	No
ALM-001-01 A	Opening 3	900	610	ESE	L'dry	No
ALM-001-01 A	Opening 2	2100	610	ESE	Kitchen/Living	No
ALM-002-01 A	Opening 12	2100	2770	ESE	Kitchen/Living	No
ALM-001-01 A	Opening 8	1500	500	WNW	Bedroom 1	No
ALM-001-01 A	Opening 7	1200	1570	WNW	Bedroom 1	No
ALM-001-01 A	Opening 11	600	1810	SSW	Bedroom 2	No
ALM-001-01 A	Opening 10	600	1810	ESE	Bedroom 2	No
ALM-001-01 A	Opening 9	600	2410	ESE	Bedroom 3	No
ALM-001-01 A	Opening 6	1200	850	WNW	Ens	No
ALM-001-01 A	Opening 5	900	610	WNW	Bath	No
ALM-001-01 A	Opening 13	1500	500	WNW	Landing	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-003a	TUBE: Tubular	-	-

Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
GEN-04-003a	Element 1	0.2	N	Landing	None	No

External wall type

Type	Insulation	Wall wrap
1 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes
2 : Custom - CSR SHAFT LINER	Glass fibre batt: R2.5 (R2.5); Glass fibre batt: R2.5 (R2.5)	No
3 : FR5 - 75mm Expanded Polystyrene Clad	Glass fibre batt: R2.5 (R2.5)	Yes

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Building Features

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : FR5 - Brick Veneer	9.6	WNW	Bedroom 4	No	No
1 : FR5 - Brick Veneer	8	SSW	Bedroom 4	Yes	No
1 : FR5 - Brick Veneer	1.4	SSW	P'dr	Yes	No
1 : FR5 - Brick Veneer	3.4	WNW	P'dr	Yes	No
1 : FR5 - Brick Veneer	7.4	SSW	P'dr	No	Yes
1 : FR5 - Brick Veneer	2.6	SSW	Passage	No	Yes
1 : FR5 - Brick Veneer	9.2	SSW	L'dry	No	Yes
1 : FR5 - Brick Veneer	4.3	ESE	L'dry	No	Yes
1 : FR5 - Brick Veneer	14.7	ESE	Kitchen/Living	No	Yes
2 : Custom - CSR SHAFT LINER	29.5	NNE	Kitchen/Living	No	No
1 : FR5 - Brick Veneer	5.8	WNW	Kitchen/Living	No	No
3 : FR5 - 75mm Expanded Polystyrene Clad	3	WNW	Bedroom 1	No	No
3 : FR5 - 75mm Expanded Polystyrene Clad	1	SSW	Bedroom 1	Yes	No
3 : FR5 - 75mm Expanded Polystyrene Clad	5.3	WNW	Bedroom 1	No	Yes
3 : FR5 - 75mm Expanded Polystyrene Clad	7.6	SSW	Bedroom 2	No	Yes
3 : FR5 - 75mm Expanded Polystyrene Clad	9.7	ESE	Bedroom 2	No	Yes
3 : FR5 - 75mm Expanded Polystyrene Clad	8.2	ESE	Bedroom 3	No	Yes
2 : Custom - CSR SHAFT LINER	7.6	NNE	Bedroom 3	No	No
3 : FR5 - 75mm Expanded Polystyrene Clad	3.8	WNW	Ens	No	Yes
3 : FR5 - 75mm Expanded Polystyrene Clad	6.3	SSW	Ens	Yes	Yes
3 : FR5 - 75mm Expanded Polystyrene Clad	3.3	WNW	Bath	Yes	No
3 : FR5 - 75mm Expanded Polystyrene Clad	6.8	SSW	Bath	No	Yes
2 : Custom - CSR SHAFT LINER	14.4	NNE	Landing	No	No
3 : FR5 - 75mm Expanded Polystyrene Clad	2.3	WNW	Landing	No	No

Internal wall type

Type	Area (m ²)	Insulation
1 : FR5 - Internal Plasterboard Stud Wall	114.4	

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Bedroom 4	FR5 - CSOG: Slab on Ground	10.6	Enclosed	R0.0	Carpet

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 12Z0XFD5AW

Date of Certificate: 17 May 2019

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Building Features

P'dr	FR5 - CSOG: Slab on Ground	4.5	Enclosed	R0.0	Tiles
Passage	FR5 - CSOG: Slab on Ground	1.5	Enclosed	R0.0	Tiles
L'dry	FR5 - CSOG: Slab on Ground	5.3	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - CSOG: Slab on Ground	49.3	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - Timber	13.8	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber	10.3	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber	10.3	Enclosed	R0.0	Carpet
Ens	FR5 - Timber	3.7	Enclosed	R0.0	Tiles
Bath	FR5 - Timber	4.7	Enclosed	R0.0	Tiles
WC	FR5 - Timber	1.4	Enclosed	R0.0	Tiles
Landing	FR5 - Timber	9.3	Enclosed	R0.0	Carpet

Ceiling type

Location	Material	Added insulation	Roof space above
Bedroom 4	FR5 - Timber	R0.0	No
Bedroom 4	FR5 - Timber	R0.0	No
Bedroom 4	Plasterboard	R5.0	Yes
P'dr	FR5 - Timber	R0.0	No
P'dr	FR5 - Timber	R0.0	No
Passage	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
L'dry	Plasterboard	R4.0	Yes
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	Plasterboard	R4.0	Yes
Bedroom 1	Plasterboard	R4.0	Yes
Bedroom 2	Plasterboard	R4.0	Yes
Bedroom 3	Plasterboard	R4.0	Yes
Ens	Plasterboard	R4.0	Yes
Bath	Plasterboard	R4.0	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 12Z0XFD5AW

Date of Certificate: 17 May 2019

★ Star rating: 6.4



Building Features

WC	Plasterboard	R4.0	Yes
Landing	Plasterboard	R4.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
Bedroom 4	4	Downlights	0	0	Sealed
P'dr	1	Downlights	0	0	Sealed
P'dr	1	Exhaust Fans	300	300	Sealed
Passage	1	Downlights	0	0	Sealed
L'dry	2	Downlights	0	0	Sealed
Kitchen/Living	15	Downlights	0	0	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
Bedroom 2	4	Downlights	0	0	Sealed
Bedroom 3	4	Downlights	0	0	Sealed
Ens	1	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
Bath	1	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
WC	1	Downlights	0	0	Sealed
WC	1	Exhaust Fans	300	300	Sealed
Landing	5	Downlights	0	0	Sealed

Ceiling fans

Location	Number	Diameter (mm)
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Roof type

Material	Added insulation	Roof colour
Disc:Attic-Discontinuous	0.0	medium

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 12Z0XFD5AW

Date of Certificate: 17 May 2019

★ Star rating: 6.4



Additional information

Explanatory notes

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Contact

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Nationwide House Energy Rating Scheme* Certificate



Certificate Number: 2EYJRLWII7

Date of Certificate: 17 May 2019

★ Star rating: 6.1

Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **3, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R5.0**
Floor:
Glazing: **Aluminium Single Glazing**

Net floor area (m²)

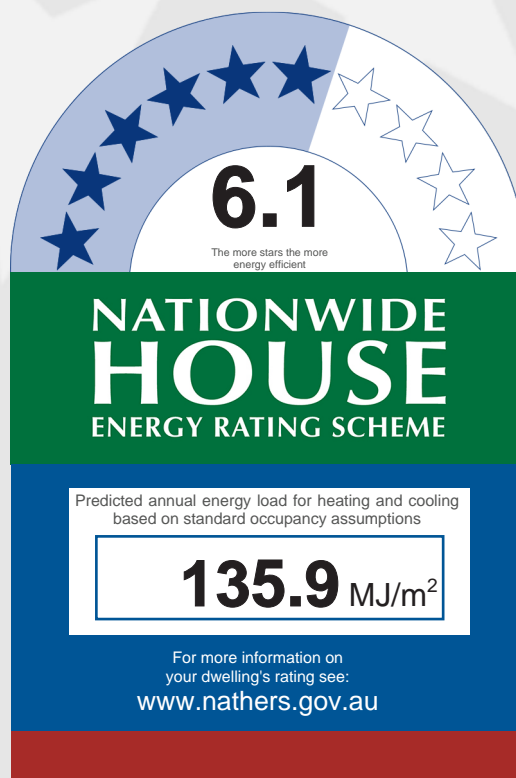
Conditioned: **127.5**
Unconditioned: **7**
Garage: **20.8**
TOTAL: **155.3**

Annual thermal performance loads (MJ/m²)

Heating: **119.8**
Cooling: **16.1**
TOTAL: **135.9**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **46**
Unsealed: **0**
TOTAL:** **46**

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=2EYJRLWII7>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 2EYJRLWII7

Date of Certificate: 17 May 2019

★ Star rating: 6.1



Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	Opening 14	2100	850	WNW	Bedroom 4	No
ALM-001-01 A	Opening 15	2100	850	WNW	Bedroom 4	No
ALM-001-01 A	Opening 16	2100	850	WNW	Bedroom 4	No
ALM-002-01 A	Opening 24	2100	2410	ESE	Kitchen/Living	No
ALM-001-01 A	Opening 18	600	3000	ESE	Kitchen/Living	No
ALM-001-01 A	Opening 17	600	3000	NNE	Kitchen/Living	No
ALM-001-01 A	Opening 22	1200	3000	NNE	Bedroom 1	No
ALM-001-01 A	Opening 21	900	850	WNW	Ens	No
ALM-001-01 A	Opening 20	1200	2410	WNW	Bedroom 3	No
ALM-001-01 A	Opening 19	1400	970	WNW	Bedroom 2	No
ALM-001-01 A	Opening 23	900	610	ESE	Bath	No
ALM-001-01 A	Opening 25	900	610	WNW	Landing	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-003a	TUBE: Tubular	-	-

Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
GEN-04-003a	Element 1	0.2	N	Landing	None	No

External wall type

Type	Insulation	Wall wrap
1 : FR5 - Brick Veneer		No
2 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes
3 : Custom - CSR SHAFT LINER	Glass fibre batt: R2.5 (R2.5);Glass fibre batt: R2.5 (R2.5)	No
4 : FR5 - 75mm Expanded Polystyrene Clad	Glass fibre batt: R2.5 (R2.5)	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 2EYJRLWII7

Date of Certificate: 17 May 2019

★ Star rating: 6.1



Building Features

5 : Custom - Enviroseal Wrap Glass fibre batt: R2.5 (R2.5) Yes

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : FR5 - Brick Veneer	9.4	WNW	Garage	Yes	No
1 : FR5 - Brick Veneer	3.3	ESE	Garage	Yes	No
1 : FR5 - Brick Veneer	16.2	NNE	Garage	No	No
2 : FR5 - Brick Veneer	11.2	WNW	Bedroom 4	No	Yes
3 : Custom - CSR SHAFT LINER	8	SSW	Bedroom 4	No	No
3 : Custom - CSR SHAFT LINER	9.2	SSW	P'dr	No	No
2 : FR5 - Brick Veneer	4.2	ESE	L'dry	Yes	No
3 : Custom - CSR SHAFT LINER	8.7	SSW	L'dry	No	No
3 : Custom - CSR SHAFT LINER	2.6	SSW	Passage	No	No
2 : FR5 - Brick Veneer	5.6	WNW	Kitchen/Living	No	No
2 : FR5 - Brick Veneer	8.5	ESE	Kitchen/Living	Yes	Yes
2 : FR5 - Brick Veneer	2.3	SSW	Kitchen/Living	Yes	No
2 : FR5 - Brick Veneer	10.5	ESE	Kitchen/Living	No	Yes
2 : FR5 - Brick Veneer	12.7	NNE	Kitchen/Living	Yes	No
2 : FR5 - Brick Veneer	2.7	NNE	Kitchen/Living	Yes	No
4 : FR5 - 75mm Expanded Polystyrene Clad	9.1	ESE	Bedroom 1	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	10.2	NNE	Bedroom 1	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	4.5	WNW	Ens	Yes	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	8.7	NNE	Ens	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	9.8	WNW	Bedroom 3	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	7.6	SSW	Bedroom 3	Yes	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	2.1	NNE	Bedroom 3	Yes	No
4 : FR5 - 75mm Expanded Polystyrene Clad	3.8	WNW	Bedroom 2	Yes	Yes
3 : Custom - CSR SHAFT LINER	8.1	SSW	Bedroom 2	No	No
3 : Custom - CSR SHAFT LINER	5	SSW	Bath	No	No
5 : Custom - Enviroseal Wrap	4.3	ESE	Bath	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	4.8	ESE	Bath	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	2.2	WNW	Landing	Yes	No
4 : FR5 - 75mm Expanded Polystyrene Clad	2.3	ESE	Landing	No	Yes

Internal wall type

Type	Area (m ²)	Insulation
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Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 2EYJRLWII7

Date of Certificate: 17 May 2019

★ Star rating: 6.1



Building Features

1 : FR5 - Internal Plasterboard Stud Wall	111.9	
2 : FR5 - Internal Plasterboard Stud Wall	22.3	Glass fibre batt: R2.5 (R2.5)

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage	FR5 - CSOG: Slab on Ground	20.8	Enclosed	R0.0	none
Bedroom 4	FR5 - CSOG: Slab on Ground	11.1	Enclosed	R0.0	Carpet
P'dr	FR5 - CSOG: Slab on Ground	5.3	Enclosed	R0.0	Tiles
L'dry	FR5 - CSOG: Slab on Ground	5	Enclosed	R0.0	Tiles
Passage	FR5 - CSOG: Slab on Ground	1.5	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - CSOG: Slab on Ground	56.7	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - Timber	14.3	Enclosed	R0.0	Carpet
Ens	FR5 - Timber	6.1	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber	11.4	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber	11.3	Enclosed	R0.0	Carpet
Bath	FR5 - Timber	7	Enclosed	R0.0	Tiles
Landing	FR5 - Timber	8.7	Enclosed	R0.0	Carpet

Ceiling type

Location	Material	Added insulation	Roof space above
Garage	FR5 - Timber	R0.0	No
Garage	FR5 - Timber	R0.0	No
Garage	Plasterboard	R0.0	Yes
Bedroom 4	FR5 - Timber	R0.0	No
Bedroom 4	Plasterboard	R5.0	Yes
P'dr	FR5 - Timber	R0.0	No
P'dr	FR5 - Timber	R0.0	No
P'dr	Plasterboard	R5.0	Yes
L'dry	FR5 - Timber	R0.0	No
L'dry	Plasterboard	R5.0	Yes
Passage	FR5 - Timber	R0.0	No
Passage	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 2EYJRLWII7

Date of Certificate: 17 May 2019

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Building Features

Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes
Ens	Plasterboard	R5.0	Yes
Bedroom 3	Plasterboard	R5.0	Yes
Bedroom 2	Plasterboard	R5.0	Yes
Bath	Plasterboard	R5.0	Yes
Landing	Plasterboard	R5.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
Bedroom 4	4	Downlights	0	0	Sealed
P'dr	2	Downlights	0	0	Sealed
P'dr	1	Exhaust Fans	300	300	Sealed
L'dry	2	Downlights	0	0	Sealed
L'dry	1	Exhaust Fans	300	300	Sealed
Passage	1	Downlights	0	0	Sealed
Kitchen/Living	14	Downlights	0	0	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
Ens	2	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
Bedroom 3	4	Downlights	0	0	Sealed
Bedroom 2	4	Downlights	0	0	Sealed
Bath	2	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
Landing	3	Downlights	0	0	Sealed

Ceiling fans

Location	Number	Diameter (mm)
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Roof type

Material	Added insulation	Roof colour
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Nationwide House Energy Rating Scheme* Certificate



Certificate Number: 2EYJRLWII7

Date of Certificate: 17 May 2019

★ Star rating: 6.1

Building Features

Disc:Attic-Discontinuous

0.0

medium

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Nationwide House Energy Rating Scheme* Certificate



Certificate Number: 2RT5X6CEWI

Date of Certificate: 17 May 2019

★ Star rating: 6.1

Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **4, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R5.0**
Floor:
Glazing: **Aluminium Single Glazing**

Net floor area (m²)

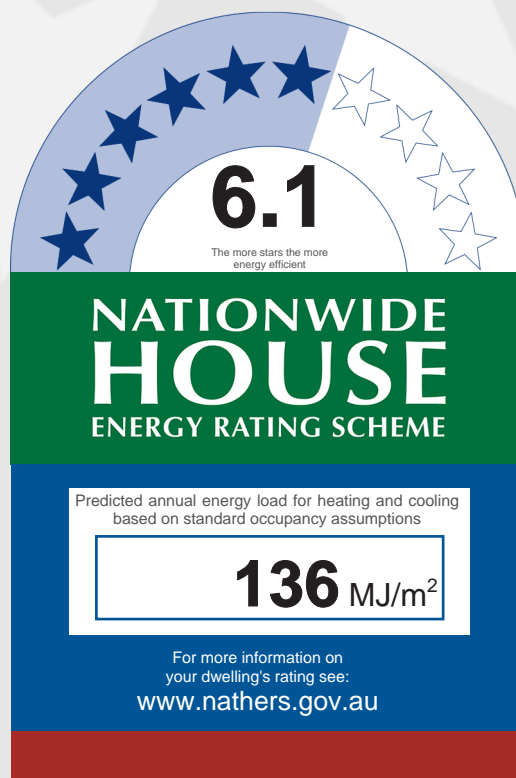
Conditioned: **115.4**
Unconditioned: **9.9**
Garage: **20.8**
TOTAL: **146.1**

Annual thermal performance loads (MJ/m²)

Heating: **120.8**
Cooling: **15.2**
TOTAL: **136**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **37**
Unsealed: **0**
TOTAL:** **37**

Principal downlight type: **LED**

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.

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



<https://www.fr5.com.au/QRCodeLanding?PublicId=2RT5X6CEWI>

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: 2RT5X6CEWI

Date of Certificate: 17 May 2019

★ Star rating: 6.1

Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	Opening 3	900	500	SE	L'dry	No
ALM-001-01 A	Opening 1	2100	850	SW	Kitchen/Living/meals	No
ALM-002-01 A	Opening 10	2100	3500	SE	Kitchen/Living/meals	No
ALM-001-01 A	Opening 2	1030	3000	NW	Kitchen/Living/meals	No
ALM-001-01 A	Opening 9	600	2410	SE	Bedroom 3	No
ALM-001-01 A	Opening 4	1200	1810	NW	Bath	No
ALM-001-01 A	Opening 7	600	2410	SE	Bedroom 2	No
ALM-001-01 A	Opening 5	1200	610	NW	WIR	No
ALM-001-01 A	Opening 6	700	3000	NW	Bedroom 1	No
ALM-001-01 A	Opening 11	400	1810	SW	Landing	No
ALM-001-01 A	Opening 8	600	850	SE	Landing	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-001a	SC: Single Clear	-	-

Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
GEN-04-001a	Element 1	0.2	N	Ens	None	No

External wall type

Type	Insulation	Wall wrap
1 : FR5 - Double Brick		No
2 : FR5 - Brick Veneer		No
3 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes
4 : Custom - CSR SHAFT LINER	Glass fibre batt: R2.5 (R2.5);Glass fibre batt: R2.5 (R2.5)	No
5 : Custom - Enviroseal Wrap	Glass fibre batt: R2.5 (R2.5)	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 2RT5X6CEWI

Date of Certificate: 17 May 2019

★ Star rating: 6.1



Building Features

6 : FR5 - 75mm Expanded Polystyrene Clad Glass fibre batt: R2.5 (R2.5) Yes

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : FR5 - Double Brick	16.2	SW	Garage	No	No
2 : FR5 - Brick Veneer	9.4	SE	Garage	No	No
2 : FR5 - Brick Veneer	3.8	NE	Garage	Yes	No
2 : FR5 - Brick Veneer	9.4	NW	Garage	Yes	No
3 : FR5 - Brick Veneer	4	SE	L'dry	Yes	No
3 : FR5 - Brick Veneer	1.2	NE	L'dry	Yes	No
3 : FR5 - Brick Veneer	0.6	SW	WC	Yes	No
3 : FR5 - Brick Veneer	11.9	SW	Kitchen/Living/meals	Yes	No
3 : FR5 - Brick Veneer	12.6	SE	Kitchen/Living/meals	Yes	No
4 : Custom - CSR SHAFT LINER	28.7	NE	Kitchen/Living/meals	No	No
3 : FR5 - Brick Veneer	12.6	NW	Kitchen/Living/meals	No	No
3 : FR5 - Brick Veneer	4.7	SW	Kitchen/Living/meals	Yes	No
3 : FR5 - Brick Veneer	4.4	NW	Kitchen/Living/meals	Yes	No
5 : Custom - Enviroseal Wrap	7.6	SW	Bedroom 3	No	No
6 : FR5 - 75mm Expanded Polystyrene Clad	8.8	SE	Bedroom 3	No	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	3.3	NE	Bedroom 3	Yes	No
6 : FR5 - 75mm Expanded Polystyrene Clad	1.5	SE	Bedroom 3	Yes	No
6 : FR5 - 75mm Expanded Polystyrene Clad	5.3	NE	Bedroom 3	Yes	No
5 : Custom - Enviroseal Wrap	7.1	SW	Bath	No	No
6 : FR5 - 75mm Expanded Polystyrene Clad	6.1	NW	Bath	Yes	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	8.8	SE	Bedroom 2	Yes	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	9.6	NE	Bedroom 2	No	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	3.5	NE	Ens	No	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	4.8	SW	WIR	Yes	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	3.8	NW	WIR	Yes	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	9.2	NE	Bedroom 1	No	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	9.6	NW	Bedroom 1	No	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	4.4	SW	Bedroom 1	Yes	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	7	SW	Landing	Yes	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	2.8	NW	Landing	Yes	Yes
6 : FR5 - 75mm Expanded Polystyrene Clad	3.1	SE	Landing	Yes	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 2RT5X6CEWI

Date of Certificate: 17 May 2019

★ Star rating: 6.1



Building Features

Internal wall type

Type	Area (m ²)	Insulation
1 : FR5 - Internal Plasterboard Stud Wall	12.1	Glass fibre batt: R2.5 (R2.5)
2 : FR5 - Internal Plasterboard Stud Wall	75.6	

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage	FR5 - CSOG: Slab on Ground	20.8	Enclosed	R0.0	none
L'dry	FR5 - CSOG: Slab on Ground	3.3	Enclosed	R0.0	Tiles
WC	FR5 - CSOG: Slab on Ground	2.1	Enclosed	R0.0	Tiles
Kitchen/Living/meals	FR5 - CSOG: Slab on Ground	58.2	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber	13	Enclosed	R0.0	Carpet
Bath	FR5 - Timber	6.6	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber	13	Enclosed	R0.0	Carpet
Ens	FR5 - Timber	3.7	Enclosed	R0.0	Tiles
WIR	FR5 - Timber	2.8	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - Timber	13.7	Enclosed	R0.0	Carpet
Landing	FR5 - Timber	12	Enclosed	R0.0	Carpet

Ceiling type

Location	Material	Added insulation	Roof space above
Garage	FR5 - Timber	R0.0	No
Garage	FR5 - Timber	R0.0	No
Garage	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
L'dry	Plasterboard	R5.0	Yes
WC	FR5 - Timber	R0.0	No
WC	FR5 - Timber	R0.0	No
Kitchen/Living/meals	FR5 - Timber	R0.0	No
Kitchen/Living/meals	FR5 - Timber	R0.0	No
Kitchen/Living/meals	FR5 - Timber	R0.0	No
Kitchen/Living/meals	FR5 - Timber	R0.0	No

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: 2RT5X6CEWI

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Building Features

Kitchen/Living/meals	FR5 - Timber	R0.0	No
Kitchen/Living/meals	Plasterboard	R5.0	Yes
Bedroom 3	Plasterboard	R5.0	Yes
Bath	Plasterboard	R5.0	Yes
Bedroom 2	Plasterboard	R5.0	Yes
Ens	Plasterboard	R5.0	Yes
WIR	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes
Landing	Plasterboard	R5.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
L'dry	1	Downlights	0	0	Sealed
WC	1	Downlights	0	0	Sealed
WC	1	Exhaust Fans	300	300	Sealed
Kitchen/Living/meals	11	Downlights	0	0	Sealed
Bedroom 3	4	Downlights	0	0	Sealed
Bath	2	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
Bedroom 2	4	Downlights	0	0	Sealed
Ens	2	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
WIR	1	Downlights	0	0	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
Landing	4	Downlights	0	0	Sealed

Ceiling fans

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

Roof type

Material	Added insulation	Roof colour
Disc:Attic-Discontinuous	0.0	dark

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: 2RT5X6CEWI

Date of Certificate: 17 May 2019

★ Star rating: 6.1

Additional information

Explanatory notes

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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.

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Contact

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Nationwide House Energy Rating Scheme* Certificate



Certificate Number: IE2XOJABHE

Date of Certificate: 17 May 2019

★ Star rating: 6.3

Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **5, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R5.0**
Floor:
Glazing: **Aluminium Single Glazing**

Net floor area (m²)

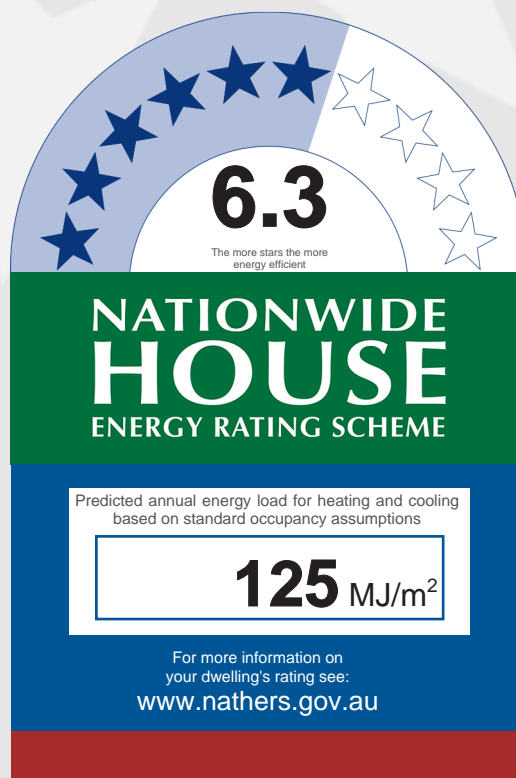
Conditioned: **115.4**
Unconditioned: **9.9**
Garage: **20.8**
TOTAL: **146.1**

Annual thermal performance loads (MJ/m²)

Heating: **112**
Cooling: **13**
TOTAL: **125**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **37**
Unsealed: **0**
TOTAL:** **37**

Principal downlight type: **LED**

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.

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



<https://www.fr5.com.au/QRCodeLanding?PublicId=IE2XOJABHE>

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: IE2XOJABHE

Date of Certificate: 17 May 2019

★ Star rating: 6.3

Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	Opening 3	900	500	SE	L'dry	No
ALM-001-01 A	Opening 2	1030	3000	NW	Kitchen/Living/meals	No
ALM-002-01 A	Opening 10	2100	3500	SE	Kitchen/Living/meals	No
ALM-001-01 A	Opening 9	600	2410	SE	Bedroom 3	No
ALM-001-01 A	Opening 4	1200	1810	NW	Bath	No
ALM-001-01 A	Opening 7	600	2410	SE	Bedroom 2	No
ALM-001-01 A	Opening 5	1200	610	NW	WIR	No
ALM-001-01 A	Opening 6	700	3000	NW	Bedroom 1	No
ALM-001-01 A	Opening 8	600	850	SE	Landing	No
ALM-001-01 A	Opening 11	400	1810	NE	Landing	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-001a	SC: Single Clear	-	-

Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
GEN-04-001a	Element 1	0.2	N	Ens	None	No

External wall type

Type	Insulation	Wall wrap
1 : FR5 - Brick Veneer		No
2 : FR5 - Double Brick		No
3 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes
4 : Custom - CSR SHAFT LINER	Glass fibre batt: R2.5 (R2.5);Glass fibre batt: R2.5 (R2.5)	No
5 : FR5 - 75mm Expanded Polystyrene Clad	Glass fibre batt: R2.5 (R2.5)	Yes
6 : Custom - Enviroseal Wrap	Glass fibre batt: R2.5 (R2.5)	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: IE2XOJABHE

Date of Certificate: 17 May 2019

★ Star rating: 6.3



Building Features

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : FR5 - Brick Veneer	9.4	NW	Garage	Yes	No
1 : FR5 - Brick Veneer	3.8	SW	Garage	Yes	No
1 : FR5 - Brick Veneer	9.4	SE	Garage	No	No
2 : FR5 - Double Brick	16.2	NE	Garage	No	No
3 : FR5 - Brick Veneer	1.2	SW	L'dry	Yes	No
3 : FR5 - Brick Veneer	4	SE	L'dry	Yes	No
3 : FR5 - Brick Veneer	0.6	NE	WC	Yes	No
3 : FR5 - Brick Veneer	4.4	NW	Kitchen/Living/meals	Yes	No
3 : FR5 - Brick Veneer	4.7	NE	Kitchen/Living/meals	Yes	No
3 : FR5 - Brick Veneer	12.6	NW	Kitchen/Living/meals	No	No
4 : Custom - CSR SHAFT LINER	28.7	SW	Kitchen/Living/meals	No	No
3 : FR5 - Brick Veneer	12.6	SE	Kitchen/Living/meals	Yes	No
3 : FR5 - Brick Veneer	11.9	NE	Kitchen/Living/meals	Yes	No
5 : FR5 - 75mm Expanded Polystyrene Clad	5.3	SW	Bedroom 3	Yes	No
5 : FR5 - 75mm Expanded Polystyrene Clad	1.5	SE	Bedroom 3	Yes	No
5 : FR5 - 75mm Expanded Polystyrene Clad	3.3	SW	Bedroom 3	Yes	No
5 : FR5 - 75mm Expanded Polystyrene Clad	8.8	SE	Bedroom 3	No	Yes
6 : Custom - Enviroseal Wrap	7.6	NE	Bedroom 3	No	No
5 : FR5 - 75mm Expanded Polystyrene Clad	6.1	NW	Bath	Yes	Yes
6 : Custom - Enviroseal Wrap	7.1	NE	Bath	No	No
5 : FR5 - 75mm Expanded Polystyrene Clad	9.6	SW	Bedroom 2	No	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	8.8	SE	Bedroom 2	Yes	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	3.5	SW	Ens	No	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	3.8	NW	WIR	Yes	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	4.8	NE	WIR	Yes	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	4.4	NE	Bedroom 1	Yes	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	9.6	NW	Bedroom 1	No	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	9.2	SW	Bedroom 1	No	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	3.1	SE	Landing	Yes	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	2.8	NW	Landing	Yes	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	7	NE	Landing	Yes	Yes

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: IE2XOJABHE

Date of Certificate: 17 May 2019

★ Star rating: 6.3



Building Features

Type	Area (m ²)	Insulation
1 : FR5 - Internal Plasterboard Stud Wall	12.1	Glass fibre batt: R2.5 (R2.5)
2 : FR5 - Internal Plasterboard Stud Wall	75.6	

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage	FR5 - CSOG: Slab on Ground	20.8	Enclosed	R0.0	none
L'dry	FR5 - CSOG: Slab on Ground	3.3	Enclosed	R0.0	Tiles
WC	FR5 - CSOG: Slab on Ground	2.1	Enclosed	R0.0	Tiles
Kitchen/Living/meals	FR5 - CSOG: Slab on Ground	58.2	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber	13	Enclosed	R0.0	Carpet
Bath	FR5 - Timber	6.6	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber	13	Enclosed	R0.0	Carpet
Ens	FR5 - Timber	3.7	Enclosed	R0.0	Tiles
WIR	FR5 - Timber	2.8	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - Timber	13.7	Enclosed	R0.0	Carpet
Landing	FR5 - Timber	12	Enclosed	R0.0	Carpet

Ceiling type

Location	Material	Added insulation	Roof space above
Garage	FR5 - Timber	R0.0	No
Garage	FR5 - Timber	R0.0	No
Garage	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
L'dry	Plasterboard	R5.0	Yes
WC	FR5 - Timber	R0.0	No
WC	FR5 - Timber	R0.0	No
Kitchen/Living/meals	FR5 - Timber	R0.0	No
Kitchen/Living/meals	FR5 - Timber	R0.0	No
Kitchen/Living/meals	FR5 - Timber	R0.0	No
Kitchen/Living/meals	FR5 - Timber	R0.0	No
Kitchen/Living/meals	FR5 - Timber	R0.0	No

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: IE2XOJABHE

Date of Certificate: 17 May 2019

★ Star rating: 6.3

Building Features

Kitchen/Living/meals	Plasterboard	R5.0	Yes
Bedroom 3	Plasterboard	R5.0	Yes
Bath	Plasterboard	R5.0	Yes
Bedroom 2	Plasterboard	R5.0	Yes
Ens	Plasterboard	R5.0	Yes
WIR	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes
Landing	Plasterboard	R5.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
L'dry	1	Downlights	0	0	Sealed
WC	1	Downlights	0	0	Sealed
WC	1	Exhaust Fans	300	300	Sealed
Kitchen/Living/meals	11	Downlights	0	0	Sealed
Bedroom 3	4	Downlights	0	0	Sealed
Bath	2	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
Bedroom 2	4	Downlights	0	0	Sealed
Ens	2	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
WIR	1	Downlights	0	0	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
Landing	4	Downlights	0	0	Sealed

Ceiling fans

Location	Number	Diameter (mm)

Roof type

Material	Added insulation	Roof colour
Disc:Attic-Discontinuous	0.0	dark

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: IE2XOJABHE

Date of Certificate: 17 May 2019

★ Star rating: 6.3

Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate Number: **MPIBJH1WA5**

Date of Certificate: **17 May 2019**

★ Star rating: **6**

Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **6, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R5.0**
Floor:
Glazing: **Aluminium Single Glazing**

Net floor area (m²)

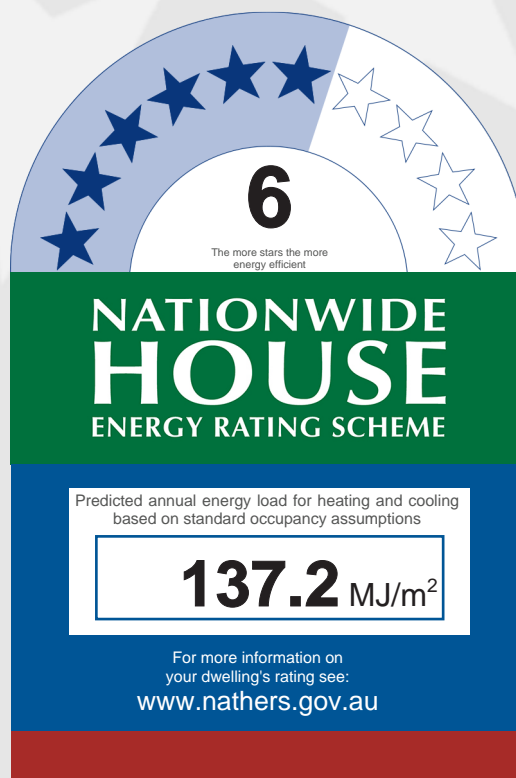
Conditioned: **116**
Unconditioned: **1.6**
Garage: **20.7**
TOTAL: **138.3**

Annual thermal performance loads (MJ/m²)

Heating: **125**
Cooling: **12.2**
TOTAL: **137.2**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **37**
Unsealed: **0**
TOTAL:** **37**

Principal downlight type: **LED**

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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **MPIBJH1WA5**

Date of Certificate: **17 May 2019**

★ Star rating: **6**



Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	Opening 3	1030	1810	NW	Bedroom 3	No
ALM-001-01 A	Opening 1	600	1810	SW	Kitchen/Living/Meals	No
ALM-001-01 A	Opening 2	600	1810	SW	Kitchen/Living/Meals	No
ALM-002-01 A	Opening 9	2100	4000	SE	Kitchen/Living/Meals	No
ALM-001-01 A	Opening 23	600	900	SW	Bedroom 1	No
ALM-001-01 A	Opening 6	600	2410	NW	Bedroom 1	No
ALM-001-01 A	Opening 5	1200	610	NW	WIR	No
ALM-001-01 A	Opening 4	900	850	SW	WC	No
ALM-001-01 A	Opening 7	600	2410	SE	Bedroom 2	No
ALM-001-01 A	Opening 10	400	1810	SW	Landing	No
ALM-001-01 A	Opening 8	600	1210	SE	Landing	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-003a	TUBE: Tubular	-	-

Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
GEN-04-003a	Element 1	0.2	N	Ens	None	No
GEN-04-003a	Element 2	0.1	N	Bath	None	No

External wall type

Type	Insulation	Wall wrap
1 : FR5 - Double Brick		No
2 : FR5 - Brick Veneer		No
3 : Custom - CSR SHAFT LINER	Glass fibre batt: R2.5 (R2.5);Glass fibre batt: R2.5 (R2.5)	No
4 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **MPIBJH1WA5**

Date of Certificate: **17 May 2019**

★ Star rating: **6**



Building Features

5 : FR5 - 75mm Expanded Polystyrene Clad Glass fibre batt: R2.5 (R2.5) Yes

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : FR5 - Double Brick	16.1	SW	Garage	No	No
2 : FR5 - Brick Veneer	9.3	SE	Garage	No	No
2 : FR5 - Brick Veneer	7.3	NE	Garage	Yes	No
2 : FR5 - Brick Veneer	9.3	NW	Garage	Yes	No
3 : Custom - CSR SHAFT LINER	4.3	NE	P'dr	No	No
4 : FR5 - Brick Veneer	4.7	SW	Bedroom 3	Yes	No
3 : Custom - CSR SHAFT LINER	8	NE	Bedroom 3	No	No
4 : FR5 - Brick Veneer	9.6	NW	Bedroom 3	No	No
4 : FR5 - Brick Veneer	24.1	SW	Kitchen/Living/Meals	Yes	No
4 : FR5 - Brick Veneer	13.6	SE	Kitchen/Living/Meals	Yes	No
3 : Custom - CSR SHAFT LINER	24.7	NE	Kitchen/Living/Meals	No	No
4 : FR5 - Brick Veneer	3.7	NW	Kitchen/Living/Meals	Yes	No
5 : FR5 - 75mm Expanded Polystyrene Clad	3.2	SW	Bedroom 1	Yes	Yes
3 : Custom - CSR SHAFT LINER	8.9	NE	Bedroom 1	No	No
5 : FR5 - 75mm Expanded Polystyrene Clad	9	NW	Bedroom 1	No	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	8.9	SW	WIR	No	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	3.5	NW	WIR	Yes	Yes
3 : Custom - CSR SHAFT LINER	7.1	NE	Ens	No	No
5 : FR5 - 75mm Expanded Polystyrene Clad	4.8	SW	WC	No	Yes
3 : Custom - CSR SHAFT LINER	4.5	NE	Bath	No	No
5 : FR5 - 75mm Expanded Polystyrene Clad	7.8	SE	Bedroom 2	No	Yes
3 : Custom - CSR SHAFT LINER	9.1	NE	Bedroom 2	No	No
5 : FR5 - 75mm Expanded Polystyrene Clad	12.9	SW	Landing	No	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	4.7	SE	Landing	No	Yes

Internal wall type

Type	Area (m ²)	Insulation
1 : FR5 - Internal Plasterboard Stud Wall	94.5	
2 : FR5 - Internal Plasterboard Stud Wall	8.8	Glass fibre batt: R2.5 (R2.5)

Floors

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: **MPIBJH1WA5**

Date of Certificate: **17 May 2019**

★ Star rating: **6**

Building Features

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage	FR5 - CSOG: Slab on Ground	20.7	Enclosed	R0.0	none
P'dr	FR5 - CSOG: Slab on Ground	3.1	Enclosed	R0.0	Tiles
L'dry	FR5 - CSOG: Slab on Ground	2.3	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - CSOG: Slab on Ground	10.5	Enclosed	R0.0	Carpet
Kitchen/Living/Meals	FR5 - CSOG: Slab on Ground	50.5	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - Timber	13.6	Enclosed	R0.0	Carpet
WIR	FR5 - Timber	4.8	Enclosed	R0.0	Carpet
Ens	FR5 - Timber	6.1	Enclosed	R0.0	Tiles
WC	FR5 - Timber	1.6	Enclosed	R0.0	Tiles
Bath	FR5 - Timber	5.4	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber	10.9	Enclosed	R0.0	Carpet
Landing	FR5 - Timber	12.7	Enclosed	R0.0	Carpet

Ceiling type

Location	Material	Added insulation	Roof space above
Garage	Plasterboard	R0.0	Yes
P'dr	FR5 - Timber	R0.0	No
P'dr	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
Bedroom 3	FR5 - Timber	R0.0	No
Bedroom 3	Plasterboard	R5.0	Yes
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes
WIR	Plasterboard	R5.0	Yes
Ens	Plasterboard	R5.0	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **MPIBJH1WA5**

Date of Certificate: **17 May 2019**

★ Star rating: **6**



Building Features

WC	Plasterboard	R5.0	Yes
Bath	Plasterboard	R5.0	Yes
Bedroom 2	Plasterboard	R5.0	Yes
Landing	Plasterboard	R5.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
P'dr	1	Downlights	0	0	Sealed
P'dr	1	Exhaust Fans	300	300	Sealed
L'dry	1	Downlights	0	0	Sealed
L'dry	1	Exhaust Fans	300	300	Sealed
Bedroom 3	2	Downlights	0	0	Sealed
Kitchen/Living/Meals	10	Downlights	0	0	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
WIR	1	Downlights	0	0	Sealed
Ens	2	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
WC	1	Downlights	0	0	Sealed
Bath	2	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
Bedroom 2	4	Downlights	0	0	Sealed
Landing	5	Downlights	0	0	Sealed

Ceiling fans

Location	Number	Diameter (mm)
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Roof type

Material	Added insulation	Roof colour
Disc:Attic-Discontinuous	0.0	dark

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **MPIBJH1WA5**

Date of Certificate: **17 May 2019**

★ Star rating: **6**



Additional information

Explanatory notes

About this report

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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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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

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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: 8WPZ4JJ4C0

Date of Certificate: 17 May 2019

★ Star rating: 6.4

Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **7, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R4.0**
Floor:
Glazing: **Aluminium Single Glazing**

Net floor area (m²)

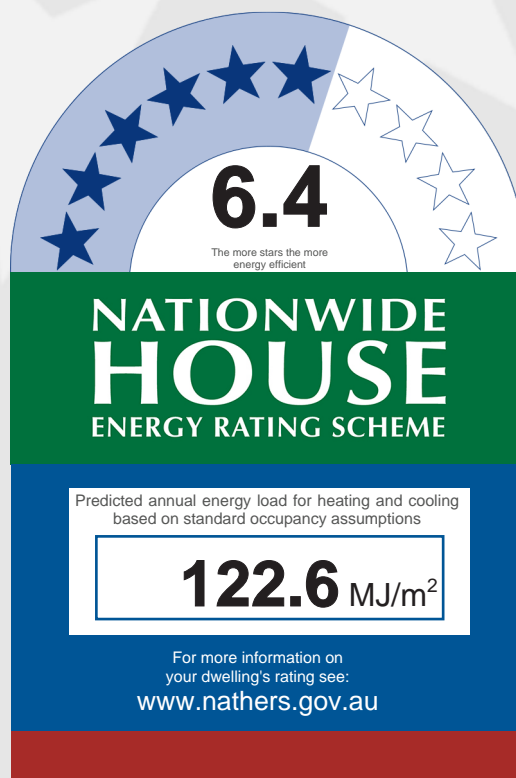
Conditioned: **116**
Unconditioned: **1.6**
Garage: **20.2**
TOTAL: **137.8**

Annual thermal performance loads (MJ/m²)

Heating: **109.7**
Cooling: **12.9**
TOTAL: **122.6**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **37**
Unsealed: **0**
TOTAL:** **37**

Principal downlight type: **LED**

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=8WPZ4JJ4C0>

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: **8WPZ4JJ4C0**

Date of Certificate: **17 May 2019**

★ Star rating: **6.4**

Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	Opening 3	1030	1810	NW	Bedroom 3	No
ALM-002-01 A	Opening 9	2100	4000	SE	Kitchen/Living/Meals	No
ALM-001-01 A	Opening 1	600	1810	NE	Kitchen/Living/Meals	No
ALM-001-01 A	Opening 2	600	1810	NE	Kitchen/Living/Meals	No
ALM-001-01 A	Opening 6	600	2410	NW	Bedroom 1	No
ALM-001-01 A	Opening 23	600	900	NE	Bedroom 1	No
ALM-001-01 A	Opening 5	1200	610	NW	WIR	No
ALM-001-01 A	Opening 4	900	850	NE	WC	No
ALM-001-01 A	Opening 7	600	2410	SE	Bedroom 2	No
ALM-001-01 A	Opening 8	600	1210	SE	Landing	No
ALM-001-01 A	Opening 10	400	1810	NE	Landing	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-003a	TUBE: Tubular	-	-

Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
GEN-04-003a	Element 1	0.2	N	Ens	None	No
GEN-04-003a	Element 2	0.1	N	Bath	None	No

External wall type

Type	Insulation	Wall wrap
1 : FR5 - Brick Veneer		No
2 : Custom - CSR SHAFT LINER	Glass fibre batt: R2.5 (R2.5);Glass fibre batt: R2.5 (R2.5)	No
3 : FR5 - Double Brick		No
4 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: **8WPZ4JJ4C0**

Date of Certificate: **17 May 2019**

★ Star rating: **6.4**



Building Features

5 : FR5 - 75mm Expanded Polystyrene Clad Glass fibre batt: R2.5 (R2.5) Yes

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : FR5 - Brick Veneer	9.3	NW	Garage	Yes	No
1 : FR5 - Brick Veneer	4.9	SE	Garage	No	No
2 : Custom - CSR SHAFT LINER	4.4	SE	Garage	No	No
3 : FR5 - Double Brick	15.8	NE	Garage	No	No
2 : Custom - CSR SHAFT LINER	4.3	SW	P'dr	No	No
4 : FR5 - Brick Veneer	9.6	NW	Bedroom 3	No	No
2 : Custom - CSR SHAFT LINER	8	SW	Bedroom 3	No	No
4 : FR5 - Brick Veneer	4.7	NE	Bedroom 3	Yes	No
4 : FR5 - Brick Veneer	3.7	NW	Kitchen/Living/Meals	Yes	No
2 : Custom - CSR SHAFT LINER	24.7	SW	Kitchen/Living/Meals	No	No
4 : FR5 - Brick Veneer	13.6	SE	Kitchen/Living/Meals	No	No
4 : FR5 - Brick Veneer	17.1	NE	Kitchen/Living/Meals	Yes	No
5 : FR5 - 75mm Expanded Polystyrene Clad	9	NW	Bedroom 1	No	Yes
2 : Custom - CSR SHAFT LINER	8.9	SW	Bedroom 1	No	No
5 : FR5 - 75mm Expanded Polystyrene Clad	3.2	NE	Bedroom 1	Yes	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	3.5	NW	WIR	Yes	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	8.9	NE	WIR	No	Yes
2 : Custom - CSR SHAFT LINER	7.1	SW	Ens	No	No
5 : FR5 - 75mm Expanded Polystyrene Clad	4.8	NE	WC	No	Yes
2 : Custom - CSR SHAFT LINER	4.5	SW	Bath	No	No
2 : Custom - CSR SHAFT LINER	9.1	SW	Bedroom 2	No	No
5 : FR5 - 75mm Expanded Polystyrene Clad	7.8	SE	Bedroom 2	No	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	4.7	SE	Landing	No	Yes
5 : FR5 - 75mm Expanded Polystyrene Clad	12.9	NE	Landing	No	Yes

Internal wall type

Type	Area (m ²)	Insulation
1 : FR5 - Internal Plasterboard Stud Wall	101.5	
2 : FR5 - Internal Plasterboard Stud Wall	8.8	Glass fibre batt: R2.5 (R2.5)

Floors

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: **8WPZ4JJ4C0**

Date of Certificate: **17 May 2019**

★ Star rating: **6.4**

Building Features

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage	FR5 - CSOG: Slab on Ground	20.2	Enclosed	R0.0	none
P'dr	FR5 - CSOG: Slab on Ground	3.1	Enclosed	R0.0	Tiles
L'dry	FR5 - CSOG: Slab on Ground	2.3	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - CSOG: Slab on Ground	10.5	Enclosed	R0.0	Carpet
Kitchen/Living/Meals	FR5 - CSOG: Slab on Ground	50.5	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - Timber	13.6	Enclosed	R0.0	Carpet
WIR	FR5 - Timber	4.8	Enclosed	R0.0	Carpet
Ens	FR5 - Timber	6.1	Enclosed	R0.0	Tiles
WC	FR5 - Timber	1.6	Enclosed	R0.0	Tiles
Bath	FR5 - Timber	5.4	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber	10.9	Enclosed	R0.0	Carpet
Landing	FR5 - Timber	12.7	Enclosed	R0.0	Carpet

Ceiling type

Location	Material	Added insulation	Roof space above
Garage	Plasterboard	R0.0	Yes
P'dr	FR5 - Timber	R0.0	No
P'dr	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
Bedroom 3	FR5 - Timber	R0.0	No
Bedroom 3	Plasterboard	R4.0	Yes
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	FR5 - Timber	R0.0	No
Kitchen/Living/Meals	Plasterboard	R4.0	Yes
Bedroom 1	Plasterboard	R4.0	Yes
WIR	Plasterboard	R4.0	Yes
Ens	Plasterboard	R4.0	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: 8WPZ4JJ4C0

Date of Certificate: 17 May 2019

★ Star rating: 6.4



Building Features

WC	Plasterboard	R4.0	Yes
Bath	Plasterboard	R4.0	Yes
Bedroom 2	Plasterboard	R4.0	Yes
Landing	Plasterboard	R4.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
P'dr	1	Downlights	0	0	Sealed
P'dr	1	Exhaust Fans	300	300	Sealed
L'dry	1	Downlights	0	0	Sealed
L'dry	1	Exhaust Fans	300	300	Sealed
Bedroom 3	2	Downlights	0	0	Sealed
Kitchen/Living/Meals	10	Downlights	0	0	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
WIR	1	Downlights	0	0	Sealed
Ens	2	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
WC	1	Downlights	0	0	Sealed
Bath	2	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
Bedroom 2	4	Downlights	0	0	Sealed
Landing	5	Downlights	0	0	Sealed

Ceiling fans

Location	Number	Diameter (mm)
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Roof type

Material	Added insulation	Roof colour
Disc:Attic-Discontinuous	0.0	dark
Disc:Attic-Discontinuous	0.0	medium

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: **8WPZ4JJ4C0**

Date of Certificate: **17 May 2019**

★ Star rating: **6.4**

Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate Number: D911OYLA5I

Date of Certificate: 17 May 2019

★ Star rating: 6.2

Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **8, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R4.0**
Floor:
Glazing: **Aluminium Single Glazing**

Net floor area (m²)

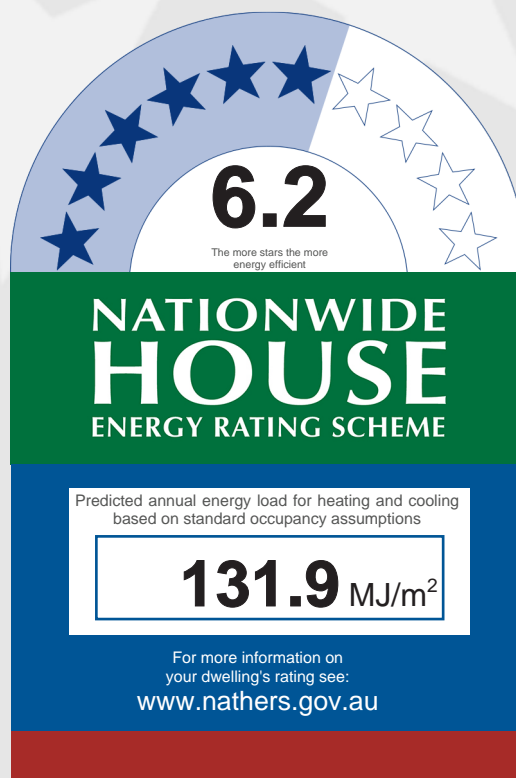
Conditioned: **102.8**
Unconditioned: **11.6**
Garage: **21.3**
TOTAL: **135.7**

Annual thermal performance loads (MJ/m²)

Heating: **118.1**
Cooling: **13.8**
TOTAL: **131.9**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **37**
Unsealed: **0**
TOTAL:** **37**

Principal downlight type: **LED**

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=D911OYLA5I>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: D911OYLA5I

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	Opening 7	1030	1810	NE	Bedroom 2	No
ALM-001-01 A	Opening 5	1030	1810	NE	Bedroom 3	No
ALM-001-01 A	Opening 6	1030	1570	NE	Bath	No
ALM-001-01 A	Opening 8	900	610	ESE	Ens	No
ALM-001-01 A	Opening 9	1030	1810	ESE	Bedroom 1	No
ALM-001-01 A	Opening 3	1030	2410	WNW	Study	No
ALM-001-01 A	Opening 1	600	1810	SSW	Kitchen/Living	No
ALM-001-01 A	Opening 2	600	1810	SSW	Kitchen/Living	No
ALM-001-01 A	Opening 4	900	850	WNW	Kitchen/Living	No
ALM-002-01 A	Opening 10	2100	3500	NNE	Kitchen/Living	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-003a	TUBE: Tubular	-	-

Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
GEN-04-003a	Element 1	0.1	E	Passage	None	No

External wall type

Type	Insulation	Wall wrap
1 : FR5 - Brick Veneer		No
2 : FR5 - Double Brick		No
3 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes
4 : Custom - CSR SHAFT LINER	Glass fibre batt: R2.5 (R2.5);Glass fibre batt: R2.5 (R2.5)	No

External wall schedule

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: D9110YLA5I

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Building Features

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : FR5 - Brick Veneer	9.4	WNW	Garage	Yes	No
2 : FR5 - Double Brick	16.5	SSW	Garage	No	No
3 : FR5 - Brick Veneer	8.3	ESE	Bedroom 2	No	No
3 : FR5 - Brick Veneer	10.2	NE	Bedroom 2	No	No
3 : FR5 - Brick Veneer	8.2	NE	Bedroom 3	No	No
3 : FR5 - Brick Veneer	5.2	NE	Bath	No	No
3 : FR5 - Brick Veneer	4	ESE	Ens	No	No
4 : Custom - CSR SHAFT LINER	4.3	WNW	Bedroom 1	No	No
3 : FR5 - Brick Veneer	11.3	SSW	Bedroom 1	No	No
3 : FR5 - Brick Veneer	9.4	ESE	Bedroom 1	No	No
3 : FR5 - Brick Veneer	0.9	SSW	Passage	Yes	No
3 : FR5 - Brick Veneer	5.2	NE	L'dry	No	No
3 : FR5 - Brick Veneer	8.9	WNW	Study	No	Yes
3 : FR5 - Brick Veneer	2.4	SSW	Study	Yes	No
3 : FR5 - Brick Veneer	4.8	NNE	Study	Yes	No
3 : FR5 - Brick Veneer	3	WNW	Kitchen/Living	Yes	No
3 : FR5 - Brick Veneer	24.3	SSW	Kitchen/Living	Yes	No
3 : FR5 - Brick Veneer	10.3	NE	Kitchen/Living	No	No
3 : FR5 - Brick Veneer	5.5	WNW	Kitchen/Living	Yes	No
3 : FR5 - Brick Veneer	11.6	NNE	Kitchen/Living	Yes	No

Internal wall type

Type	Area (m ²)	Insulation
1 : FR5 - Internal Plasterboard Stud Wall	105.9	
2 : FR5 - Internal Plasterboard Stud Wall	25.9	Glass fibre batt: R2.5 (R2.5)

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage	FR5 - CSOG: Slab on Ground	21.3	Enclosed	R0.0	none
Bedroom 2	FR5 - CSOG: Slab on Ground	12.3	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - CSOG: Slab on Ground	10.8	Enclosed	R0.0	Carpet
Bath	FR5 - CSOG: Slab on Ground	5.6	Enclosed	R0.0	Tiles
Ens	FR5 - CSOG: Slab on Ground	4.6	Enclosed	R0.0	Tiles

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: D9110YLA5I

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Building Features

Bedroom 1	FR5 - CSOG: Slab on Ground	16.1	Enclosed	R0.0	Carpet
Passage	FR5 - CSOG: Slab on Ground	8.2	Enclosed	R0.0	Carpet
WC	FR5 - CSOG: Slab on Ground	1.7	Enclosed	R0.0	Tiles
L'dry	FR5 - CSOG: Slab on Ground	6	Enclosed	R0.0	Tiles
Study	FR5 - CSOG: Slab on Ground	5.8	Enclosed	R0.0	Carpet
Kitchen/Living	FR5 - CSOG: Slab on Ground	43.4	Enclosed	R0.0	Tiles

Ceiling type

Location	Material	Added insulation	Roof space above
Garage	Plasterboard	R0.0	Yes
Bedroom 2	Plasterboard	R4.0	Yes
Bedroom 3	Plasterboard	R4.0	Yes
Bath	Plasterboard	R4.0	Yes
Ens	Plasterboard	R4.0	Yes
Bedroom 1	Plasterboard	R4.0	Yes
Passage	Plasterboard	R4.0	Yes
WC	Plasterboard	R4.0	Yes
L'dry	Plasterboard	R4.0	Yes
Study	Plasterboard	R4.0	Yes
Kitchen/Living	Plasterboard	R4.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
Bedroom 2	4	Downlights	0	0	Sealed
Bedroom 3	4	Downlights	0	0	Sealed
Bath	2	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
Ens	2	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
Passage	3	Downlights	0	0	Sealed
WC	1	Downlights	0	0	Sealed
WC	1	Exhaust Fans	300	300	Sealed
L'dry	2	Downlights	0	0	Sealed
Study	2	Downlights	0	0	Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: D9I1OYLA5I

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Building Features

Kitchen/Living	10	Downlights	0	0	Sealed
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Ceiling fans

Location	Number	Diameter (mm)
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Roof type

Material	Added insulation	Roof colour
Disc:Attic-Discontinuous	0.0	medium

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: D911OYLA5I

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Additional information

Explanatory notes

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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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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: LUBEVNJR VQ

Date of Certificate: 17 May 2019

★ Star rating: 6.2

Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **9, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R5.0**
Floor:
Glazing: **Aluminium Single Glazing**

Net floor area (m²)

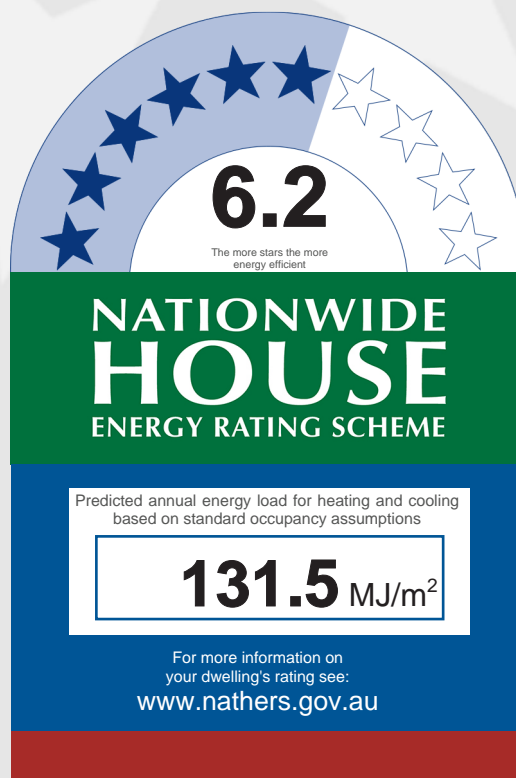
Conditioned: **134.7**
Unconditioned: **9.4**
Garage: **20.7**
TOTAL: **164.8**

Annual thermal performance loads (MJ/m²)

Heating: **121.3**
Cooling: **10.2**
TOTAL: **131.5**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **47**
Unsealed: **0**
TOTAL:** **47**

Principal downlight type: **LED**

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.

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<https://www.fr5.com.au/QRCodeLanding?PublicId=LUBEVNJR VQ>

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: LUBEVNJRVQ

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	Opening 16	1030	2170	ESE	Bedroom 4	No
ALM-001-01 A	Opening 17	2100	850	SSW	Entry	No
ALM-001-01 A	Opening 18	2100	850	SSW	Entry	No
ALM-001-01 A	Opening 19	2100	850	SSW	Entry	No
ALM-001-01 A	Opening 20	1030	2170	SSW	Kitchen/Living	No
ALM-001-01 A	Opening 21	600	2410	NNE	Kitchen/Living	No
ALM-001-01 A	Opening 22	600	1800	NNE	Kitchen/Living	No
ALM-001-01 A	Opening 26	700	3000	WNW	Bedroom 1	No
ALM-001-01 A	Opening 27	900	850	WNW	Ens	No
ALM-001-01 A	Opening 28	600	2770	NNE	Bedroom 2	No
ALM-001-01 A	Opening 23	900	850	ESE	Bath	No
ALM-001-01 A	Opening 29	900	1570	NNE	Bath	No
ALM-001-01 A	Opening 24	1200	2410	ESE	Bedroom 3	No
ALM-001-01 A	Opening 25	900	850	SSW	Landing	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
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Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
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External wall type

Type	Insulation	Wall wrap
1 : FR5 - Brick Veneer		No
2 : Custom - CSR SHAFT LINER	Glass fibre batt: R2.5 (R2.5);Glass fibre batt: R2.5 (R2.5)	No
3 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	Glass fibre batt: R2.5 (R2.5)	Yes
5 : Custom - Enviroseal Wrap	Glass fibre batt: R2.5 (R2.5)	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: LUBEVNJR VQ

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Building Features

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : FR5 - Brick Veneer	3.8	WNW	Garage	Yes	No
1 : FR5 - Brick Veneer	9.3	ESE	Garage	Yes	No
2 : Custom - CSR SHAFT LINER	16.1	NNE	Garage	No	No
3 : FR5 - Brick Veneer	3.9	NNE	P'dr	Yes	No
3 : FR5 - Brick Veneer	4.1	SSW	Bedroom 4	Yes	No
3 : FR5 - Brick Veneer	8	ESE	Bedroom 4	No	No
3 : FR5 - Brick Veneer	9.6	NNE	Bedroom 4	Yes	No
3 : FR5 - Brick Veneer	17.2	SSW	Entry	No	No
3 : FR5 - Brick Veneer	3.5	ESE	Entry	Yes	No
3 : FR5 - Brick Veneer	17.7	WNW	Kitchen/Living	No	Yes
3 : FR5 - Brick Veneer	7.7	SSW	Kitchen/Living	No	No
2 : Custom - CSR SHAFT LINER	15.1	SSW	Kitchen/Living	No	No
3 : FR5 - Brick Veneer	14	NNE	Kitchen/Living	Yes	No
4 : FR5 - 75mm Expanded Polystyrene Clad	10.2	WNW	Bedroom 1	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	3.8	WNW	Ens	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	8.9	NNE	Ens	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	10	NNE	Bedroom 2	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	5.5	ESE	Bath	Yes	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	5.2	NNE	Bath	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	8.2	SSW	Bedroom 3	Yes	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	9.1	ESE	Bedroom 3	No	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	8.1	NNE	Bedroom 3	Yes	Yes
5 : Custom - Enviroseal Wrap	19.2	SSW	Landing	No	No
4 : FR5 - 75mm Expanded Polystyrene Clad	2.1	ESE	Landing	Yes	No
4 : FR5 - 75mm Expanded Polystyrene Clad	5.5	SSW	Landing	Yes	Yes
4 : FR5 - 75mm Expanded Polystyrene Clad	2.2	WNW	Landing	No	Yes

Internal wall type

Type	Area (m ²)	Insulation
1 : FR5 - Internal Plasterboard Stud Wall	20.9	Glass fibre batt: R2.5 (R2.5)
2 : FR5 - Internal Plasterboard Stud Wall	131.8	

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: LUBEVNJRVQ

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Building Features

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage	FR5 - CSOG: Slab on Ground	20.7	Enclosed	R0.0	none
L'dry	FR5 - CSOG: Slab on Ground	5.2	Enclosed	R0.0	Tiles
Passage	FR5 - CSOG: Slab on Ground	3.2	Enclosed	R0.0	Tiles
P'dr	FR5 - CSOG: Slab on Ground	4.8	Enclosed	R0.0	Tiles
Bedroom 4	FR5 - CSOG: Slab on Ground	10.6	Enclosed	R0.0	Carpet
Entry	FR5 - CSOG: Slab on Ground	6.9	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - CSOG: Slab on Ground	48.3	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - Timber	13.9	Enclosed	R0.0	Carpet
WIR	FR5 - Timber	3.9	Enclosed	R0.0	Carpet
Ens	FR5 - Timber	5.1	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber	11.7	Enclosed	R0.0	Carpet
Bath	FR5 - Timber	0.3	Elevated	R0.0	Timber (Mountain ash)
Bath	FR5 - Timber	9.1	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber	11.4	Enclosed	R0.0	Carpet
Landing	FR5 - Timber	14.5	Enclosed	R0.0	Carpet

Ceiling type

Location	Material	Added insulation	Roof space above
Garage	FR5 - Timber	R0.0	No
Garage	FR5 - Timber	R0.0	No
Garage	FR5 - Timber	R0.0	No
Garage	FR5 - Timber	R0.0	No
Garage	Plasterboard	R0.0	Yes
L'dry	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
L'dry	FR5 - Timber	R0.0	No
Passage	FR5 - Timber	R0.0	No
Passage	FR5 - Timber	R0.0	No
P'dr	FR5 - Timber	R0.0	No
P'dr	FR5 - Timber	R0.0	No
P'dr	FR5 - Timber	R0.0	No

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: LUBEVNJR VQ

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Building Features

Bedroom 4	FR5 - Timber	R0.0	No
Bedroom 4	Plasterboard	R5.0	Yes
Entry	FR5 - Timber	R0.0	No
Entry	FR5 - Timber	R0.0	No
Entry	Plasterboard	R5.0	Yes
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	FR5 - Timber	R0.0	No
Kitchen/Living	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes
WIR	Plasterboard	R5.0	Yes
Ens	Plasterboard	R5.0	Yes
Bedroom 2	Plasterboard	R5.0	Yes
Bath	Plasterboard	R5.0	Yes
Bedroom 3	Plasterboard	R5.0	Yes
Landing	Plasterboard	R5.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
L'dry	2	Downlights	0	0	Sealed
L'dry	1	Exhaust Fans	300	300	Sealed
Passage	2	Downlights	0	0	Sealed
P'dr	2	Downlights	0	0	Sealed
P'dr	1	Exhaust Fans	300	300	Sealed
Bedroom 4	4	Downlights	0	0	Sealed
Entry	3	Downlights	0	0	Sealed
Kitchen/Living	10	Downlights	0	0	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
WIR	1	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
Bedroom 2	4	Downlights	0	0	Sealed
Bath	2	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
Bedroom 3	4	Downlights	0	0	Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: LUBEVNJR VQ

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Building Features

Landing 5 Downlights 0 0 Sealed

Ceiling fans

Location	Number	Diameter (mm)
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Roof type

Material	Added insulation	Roof colour
Disc:Attic-Discontinuous	0.0	medium

Nationwide House Energy Rating Scheme* Certificate

Certificate Number: LUBEVNJRVQ

Date of Certificate: 17 May 2019

★ Star rating: 6.2



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate Number: C014KPKIXC

Date of Certificate: 17 May 2019

★ Star rating: 6.1

Assessor details

Accreditation number: **VIC/BDAV/16/1754**
Name: **Yehya Hasan**
Organisation: **Yehya Hasan**
Email: **vicrate@outlook.com**
Phone: **0415212742**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5: 5.2.10b (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Address: **10, 4 & 6 Dubbo St**
Suburb: **Albion**
State: **VIC** Postcode: **3020**
Type: **New Home** NCC Class: **Class 1a**
Lot/DP number: **-** NatHERS climate zone: **60**
Exposure: **suburban**

Key construction and insulation materials

(see following pages for details)

Construction: Wall: **Refer to ARCH DWG**
Roof: **Refer to ARCH DWG**
Floor: **Refer to ARCH DWG**
Insulation: Wall: **R2.5**
Roof: **R4.0**
Floor:
Glazing: **Aluminium Single Glazing**

Net floor area (m²)

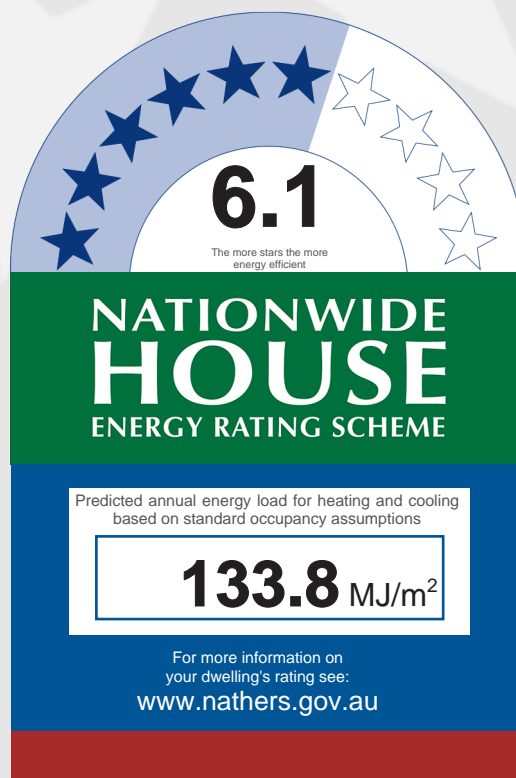
Conditioned: **107.3**
Unconditioned: **7.9**
Garage: **21.2**
TOTAL: **136.4**

Annual thermal performance loads (MJ/m²)

Heating: **120.2**
Cooling: **13.6**
TOTAL: **133.8**

Plan documents

Plan ref/date: **16-3608**
Prepared by: **Achieve Design Group**



Ceiling penetrations

(see following pages for details)

Sealed: **36**
Unsealed: **0**
TOTAL:** **36**

Principal downlight type: **LED**

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=C014KPKIXC>

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: C014KPKIXC

Date of Certificate: 17 May 2019

★ Star rating: 6.1

Building Features

Windows type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7

Windows schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	Opening 4	1200	2170	WNW	Bedroom 1	No
ALM-001-01 A	Opening 6	600	3000	NNE	Kitchen/Living	No
ALM-001-01 A	Opening 7	2100	610	NNE	Kitchen/Living	No
ALM-002-01 A	Opening 11	2100	3500	NNE	Kitchen/Living	No
ALM-001-01 A	Opening 5	600	3000	WNW	Kitchen/Living	No
ALM-001-01 A	Opening 8	1200	2170	NNE	Bedroom 2	No
ALM-001-01 A	Opening 9	900	610	NNE	WC	No
ALM-001-01 A	Opening 10	1200	1210	NNE	Bath	No
ALM-001-01 A	Opening 1	1030	2170	ESE	Bedroom 3	No
ALM-001-01 A	Opening 2	2100	850	SSW	Entry	No
ALM-001-01 A	Opening 3	2100	850	SSW	Entry	No

Roof windows and skylight type and performance value

ID	Window type	U-value	SHGC
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Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m ²)	Orientation	Zone name	Outdoor shade	Indoor shade/diffuser
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External wall type

Type	Insulation	Wall wrap
1 : Custom - CSR SHAFT LINER	Glass fibre batt: R2.5 (R2.5);Glass fibre batt: R2.5 (R2.5)	No
2 : FR5 - Brick Veneer		No
3 : FR5 - Brick Veneer	Glass fibre batt: R2.5 (R2.5)	Yes

External wall schedule

Wall type	Area (m ²)	Orientation	Zone name	Fixed shade	Eaves
1 : Custom - CSR SHAFT LINER	16.5	SSW	Garage	No	No

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Building Features

2 : FR5 - Brick Veneer	9.4	ESE	Garage	Yes	No
3 : FR5 - Brick Veneer	3.8	SSW	L'dry	No	No
1 : Custom - CSR SHAFT LINER	2	SSW	L'dry	No	No
3 : FR5 - Brick Veneer	4.3	SSW	Ens	No	No
3 : FR5 - Brick Veneer	4	SSW	WIR	No	No
3 : FR5 - Brick Veneer	9.4	WNW	Bedroom 1	No	Yes
3 : FR5 - Brick Veneer	9.4	SSW	Bedroom 1	No	No
3 : FR5 - Brick Veneer	27.1	NNE	Kitchen/Living	No	Yes
3 : FR5 - Brick Veneer	12	WNW	Kitchen/Living	No	Yes
3 : FR5 - Brick Veneer	9.6	NNE	Bedroom 2	No	Yes
3 : FR5 - Brick Veneer	2.3	NNE	WC	No	Yes
3 : FR5 - Brick Veneer	4.8	NNE	Bath	No	Yes
3 : FR5 - Brick Veneer	4.1	SSW	Bedroom 3	Yes	No
3 : FR5 - Brick Veneer	8.1	ESE	Bedroom 3	No	No
3 : FR5 - Brick Veneer	9.6	NNE	Bedroom 3	No	Yes
3 : FR5 - Brick Veneer	9.4	SSW	Entry	Yes	No
3 : FR5 - Brick Veneer	3.6	ESE	Entry	Yes	No

Internal wall type

Type	Area (m ²)	Insulation
1 : FR5 - Internal Plasterboard Stud Wall	25.5	Glass fibre batt: R2.5 (R2.5)
2 : FR5 - Internal Plasterboard Stud Wall	115.2	

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Garage	FR5 - CSOG: Slab on Ground	21.2	Enclosed	R0.0	none
L'dry	FR5 - CSOG: Slab on Ground	7.5	Enclosed	R0.0	Tiles
Ens	FR5 - CSOG: Slab on Ground	5.5	Enclosed	R0.0	Tiles
WIR	FR5 - CSOG: Slab on Ground	3.5	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - CSOG: Slab on Ground	12.1	Enclosed	R0.0	Carpet
Passage	FR5 - CSOG: Slab on Ground	1.4	Enclosed	R0.0	Carpet
Kitchen/Living	FR5 - CSOG: Slab on Ground	44.6	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - CSOG: Slab on Ground	12	Enclosed	R0.0	Carpet
WC	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Tiles

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Building Features

Bath	FR5 - CSOG: Slab on Ground	6	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - CSOG: Slab on Ground	10.7	Enclosed	R0.0	Carpet
Entry	FR5 - CSOG: Slab on Ground	10.1	Enclosed	R0.0	Tiles

Ceiling type

Location	Material	Added insulation	Roof space above
Garage	Plasterboard	R0.0	Yes
L'dry	Plasterboard	R4.0	Yes
Ens	Plasterboard	R4.0	Yes
WIR	Plasterboard	R4.0	Yes
Bedroom 1	Plasterboard	R4.0	Yes
Passage	Plasterboard	R4.0	Yes
Kitchen/Living	Plasterboard	R4.0	Yes
Bedroom 2	Plasterboard	R4.0	Yes
WC	Plasterboard	R4.0	Yes
Bath	Plasterboard	R4.0	Yes
Bedroom 3	Plasterboard	R4.0	Yes
Entry	Plasterboard	R4.0	Yes

Ceiling penetrations

Location	Number	Type	Width (mm)	Length (mm)	Seal/ unsealed
L'dry	2	Downlights	0	0	Sealed
L'dry	1	Exhaust Fans	300	300	Sealed
Ens	2	Downlights	0	0	Sealed
Ens	1	Exhaust Fans	300	300	Sealed
WIR	1	Downlights	0	0	Sealed
Bedroom 1	4	Downlights	0	0	Sealed
Passage	1	Downlights	0	0	Sealed
Kitchen/Living	9	Downlights	0	0	Sealed
Bedroom 2	4	Downlights	0	0	Sealed
WC	1	Downlights	0	0	Sealed
Bath	2	Downlights	0	0	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
Bedroom 3	4	Downlights	0	0	Sealed
Entry	3	Downlights	0	0	Sealed

Nationwide House Energy Rating Scheme* Certificate



Certificate Number: C014KPKIXC

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★ Star rating: 6.1

Building Features

Ceiling fans

Location	Number	Diameter (mm)
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Roof type

Material	Added insulation	Roof colour
Disc:Attic-Discontinuous	0.0	medium

Nationwide House Energy Rating Scheme* Certificate



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Additional information

Explanatory notes

About this report

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

General Information

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

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