



Energy Efficiency Rating Certificate for a single dwelling*

Civil Law (Sale of Residential Property) Act 2003 pt3 and
Civil Law (Sale of Residential Property) Energy Efficiency Rating
Guidelines Determination 2009 (No 2)



Energy Efficiency Rating determined using a thermal calculation method in accordance with Building Code of Australia
Housing Provisions Verification V2.6.2.1

*Classification of single dwellings in accordance with Building Code of Australia Part 1.3

Property Information

Unit	Block	17	Section	22
Street Address	Denman Prospect			
Property Owner	Capital Estate Developments			
Owner's Address				

Energy Rating Assessor

Name	Sulaiman Akbari [COLA Lic No. 2011217]	Company	Arc Essentials
Address	3 Lamilami Place, Bonner, ACT, 2914]		
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House Energy Rating software BERS PRO Version 4.3

Star Rating	Floor Area (m ²)		Loads (area adjusted MJ/m ² /annum)		
6.4	Conditioned	Unconditioned	Heat	Cool	Total
	163.8	57.2	132.6	12.0	144.6

Rating Elements

NOTES – 1) All features and specifications must be described where included in the rating eg bulk insulation, plasterboard lined partition walls. Features not included in the premises and/or rating should be marked N/A.
2) Documents from which details of elements have been sourced, eg development approval, specifications, plan; their numbers and dates are to be included below. Where a detail is assumed this must be indicated.

					Reference Doc., No. and date
Roof					
Construction Type	Insulation R Value	Colour - solar absorptance			
Colorbond Roof	Sarking	Medium			
Ceilings					
Construction Type	Insulation R Value	Insulation description			
Plasterboard	R 4.1	Residence Only			
Floors					
Construction Type	Insulation R Value	Insulation description			
Waffle Slab	225mm Waffle Pods				
Internal Walls					
Construction Type	Insulation R Value	Insulation description			
Cavity wall	R 2.5	Internal Garage Walls			
External Walls					
Construction Type	Insulation R Value	Colour - solar absorptance			
Brick Veneer	R 2.5 + Sarking	Medium			
Windows					
Glass identification, colour, thickness (mm)*	Frame Material*	Total U value ⁺	SHGC ⁺	Area (m ²)	*Total U-value and SHGC assessed for the combined effect of glass and frames as measured by the relevant Australian Fenestration Rating Council (AFRC) protocol.
Double Glazed Clear	Imp. Aluminium	4.28	0.58	35.5	
Single Glazed Clear [Corners]	Imp. Aluminium	6.41	0.72	8.1	
Carpets, Internal Window Coverings and Pelmet <i>s</i> (features included in the rating must have a degree of permanency)					
Venetian blinds, Carpets to Bedrooms/Rumpus, Tiles to Wet Areas, Laminate to rest of house					
External Shading (eg pergolas, verandas, louvres, awnings etc)					
Shading Devices as per Plans					
Other features assisting in minimising energy usage for heating and cooling, air leakage and infiltration					
Orientation (from nominal north)	14	*glass colour, thickness and frame material are not separate factors in the thermal calculation and are listed for additional information.			
Terrain category	Climate 24				
Ventilated skylights	1x Fixed Skylight				
Seals to windows and doors	Yes				
Exhaust fans without dampers					
Vented downlights	Sealed Lighting				
		<div>HOUSE ENERGY RATING</div> <div>144.6 MJ/m² / ANNUM 6.4 STARS</div>			

HOUSE ENERGY RATING

144.6 MJ/m² / ANNUM 6.4 STARS

21-12-2018

SULAIMAN AKBARI

SULAKBARI

ASSESSOR