



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 11 Section 13
Street Address 13 Blackbutt Street O'Connor, ACT 2602
Property Owner TBA
Owner's Address 13 Blackbutt Street O'Connor, ACT 2602

Energy Rating Assessor

Name Andrew Pickard Company AJP Engineering
Address Po Box 4718, ACT, 2615
Telephone 0401268558 Email andrew@ajpengineering.com.au

House Energy Rating software BERS Pro Plus Version 4.3.0.1 (3.13) (Run 2)

| Star Rating | Floor Area (m ²) | | Loads (area adjusted MJ/m ² /annum) | | |
|-------------|------------------------------|---------------|--|------|-------|
| 7.3 | Conditioned | Unconditioned | Heat | Cool | Total |
| | 74 | 35.3 | 79 | 31 | 110 |

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 | | | |
| Colourbond + Anticon | R1.3 | Medium | | | De Rome |
| Ceilings | | | | | |
| Construction Type | Insulation R Value | Insulation description | | | |
| Plasterboard | R5 | Throughout house | | | As above |
| Exposed Rafters | None | Garage | | | |
| Floors | | | | | |
| Construction Type | Insulation R Value | Insulation description | | | |
| Slab on waffle pod | R0.8 | 225mm Waffle pod | | | As above |
| Internal Walls | | | | | |
| Construction Type | Insulation R Value | Insulation description | | | |
| Stud | -R2.0 | Medium | | | As above |
| Stud + R2.5 adjoining garage | R2.5 | | | | |
| External Walls | | | | | |
| Construction Type | Insulation R Value | Colour - solar absorptance | | | |
| Externally Clad + Batts | R2.5 | Medium | | | As above |
| Brick Veneer + Batts | R2.5 | | | | |
| 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 clear - | uPVC | <=2.4 | 0.58+/- 10% | 44 | |

Carpets, Internal Window Coverings and Pelmet (features included in the rating must have a degree of permanency)

Tiles to wet/utility areas, carpet to bedrooms. Window dressings modelled as holland blinds.

| | | |
|---|----------|--|
| External Shading (eg pergolas, verandas, louvres, awnings etc) | | |
| Shading as per plans | | |
| Other features assisting in minimising energy usage for heating and cooling, air leakage and infiltration | | |
| Orientation (from nominal north) | 40 | *glass colour, thickness and frame material are not separate factors in the thermal calculation and are listed for additional information. |
| Terrain category | suburban | |
| Ventilated skylights | none | |
| Seals to windows and doors | yes | |
| Exhaust fans without dampers | no | |
| Vented downlights | no | |

Signature of Energy Rating Assessor

Date

