



**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					
Block	16	Section	34		
Street Address	14 Nangor Street, Warramanga ACT 2611				
Property Owner	Sophie and Travis Power				
Owner's Address	14 Nangor Street, Warramanga ACT 2611				
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			Version		
BERS Pro Plus			4.3.0.1 (3.13) (Run 3)		
Star Rating	Floor Area (m <sup>2</sup> )		Loads (area adjusted MJ/m <sup>2</sup> /annum)		
8.8	Conditioned	Unconditioned	Heat	Cool	Total
	156	108	35	9.2	44.2
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	R1.5	Medium	Job no. 16/05/23		
Ceilings					
Construction Type	Insulation R Value	Insulation description			
Plasterboard	5	Throughout	As above		
Floors					
Construction Type	Insulation R Value	Insulation description			
Concrete slab	1.8	To underside	As above		
Suspended Timber b/w floors	R4				
Internal Walls					
Construction Type	Insulation R Value	Insulation description			
Ramed Earth	-		As above		
Stud	R1.5				
External Walls					
Construction Type	Insulation R Value	Colour - solar absorptance			
Brick Veneer + air gap + wrap + R2.7 + wrap + plasterboard	2.7	Medium	As above		
Externally Clad + air gap + R2.7 + wrap + plasterboard	2.7				
Windows					
Glass identification, colour, thickness (mm)*	Frame Material*	Total U value <sup>+</sup>	SHGC <sup>+</sup>	Area (m <sup>2</sup> )	<sup>+</sup> 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.
Triple Clear	Composite	<=1.2	0.4+/-10%	55	
Carpets, Internal Window Coverings and Pelmet (features included in the rating must have a degree of permanency)					
Tiles to wet/utility areas. Window dressings modelled as holland blinds.					
External Shading (eg pergolas, verandas, louvres, awnings etc)					
As per plans					

Other features assisting in minimising energy usage for heating and cooling, air leakage and infiltration		
Orientation (from nominal north)	351	*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	0	
Seals to windows and doors	yes	
Exhaust fans without dampers	no	
Vented downlights	no	

Signature of Energy Rating Assessor  
Date

