

## Consultancy Service

### Energy Efficient Home Design

△ Passive Design – Homes designed to take advantage of the natural climate to maintain thermal comfort so as to not require mechanical heating or cooling. Using the principals of passive design in your home will improve comfort, reduce heating and cooling bills and reduce Greenhouse Gas Emissions

### Energy Efficient Glazing Selection

△ The selection of glazing has a major impact on the energy efficiency of the building. The careful choice of glazing provides major improvement in thermal comfort. It is not just the air temperature that determines our comfort, the temperature of surrounding surfaces also have an impact. Glazing is a key element of your house design providing light, ventilation, noise control and security.

### Energy Efficient Window Selection

△ Windows in a typically insulated house can account for more heat gain or loss than any other building fabric. In summer heat gain through an unshaded window can be one hundred times greater than through the same area of an insulated wall. In winter heat lost through a window can be ten times more than through an insulated wall. Selecting the right windows can enhance the appearance and provide views of outdoor spaces. You can enjoy these benefits and have high thermal performance by selecting the right type of glass and frames together with choosing the right size location and shading of windows.



Home Sustainability Assessor

Assessor No. HO51279



Assessor No. VIC/10/109



Assessor No.20927

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**Paul O'Brien**

Accredited Assessor

FirstRate5 Energy Ratings

Thermal Performance Assessment

Home Sustainability Assessment

Consultant

Energy Efficient Home Design

Energy Efficient Glazing Selection

Energy Efficient Window Selection



Sustainability  
victoria

ABSA  
Association of Building  
Sustainability Assessors

# Home Energy Ratings Scheme

## Background

- All Australian States and Territories require new homes and extensions to meet minimum thermal performance standards. The overall regulation requiring Building Thermal Performance Assessment ratings (including Deemed to Satisfy Provisions) is the Building Code of Australia (BCA), applicable in all states except NSW, where BASIX is the regulation in force.

## New South Wales

- NSW BASIX (Building Sustainability Index) Thermal Comfort Simulation Method Assessment Service - applicable across NSW. The use of an ABSA Assessor to carry out this work is a mandatory requirement of BASIX.

## Victoria

- The Building Code of Australia (BCA) - under the BCA, a Building Thermal Performance Assessment must be undertaken by a suitably qualified person. ABSA Accreditation is the predominant qualification to satisfy this requirement.

Paul O'Brien (The Energy Wizard) is a fully accredited ABSA Thermal Performance Assessor able to provide a complete FirstRate5 Energy Rating Service.

Single Storey \$150.00

Double Storey \$180.00

Split Level \$200.00

Units by Negotiation and above prices are based upon standard configuration. Confirmation of all pricing will be given after viewing drawings and specification. 10/10

*The following documentation is required to conduct an energy rating:*

### Architectural Drawings – 2 Complete Sets

(PDF, JPEG files or Hard Copy).

One copy is retained and the other is returned to you for inclusion with your application to your Building Surveyor or Council. The drawings must include the following information.

### Floor Plans Showing

- Full Dimensions
- Width of overhangs (eaves, verandahs, pergolas).
- Location of exhaust fans (sealed and unsealed).
- Window sizes including roof lights and or skylights.

### Elevations Showing

- Window sizes, types and glazing including roof lights and or skylights.
- Doors ( and glazing).
- Ceiling heights.

### Site Plan Showing

- Fall of land.
- Direction of true north.
- Distance to, height and length of adjacent buildings (provides input for overshadowing).
- Distance to and height of fences and preserved trees. and or any other obstructions.

### Specification Sheet

If not detailed on the drawings a specification sheet showing the following is required.

- Floor types.
- Insulation (R rating and type) to walls, ceilings and floors.
- Foil (including type) to walls and roofing.
- Type of floor coverings ie extent of any carpet, floor tiles or floating floors.
- Extent of weather strips to doors and windows.
- Extent of external blinds.
- Location and number of any vented down lights.
- Location, number and size of ceiling fans.

# Home Sustainability Assessments

## What is a home sustainability assessment?

It is a personalized review of your home and lifestyle to identify actions to save energy and water funded by the Department Climate Change & Energy Efficiency.

## How does it work?

The Green Loans Program is delivered in three steps.

### Step 1. – Book your FREE home sustainability assessment (phone the Eco Store 02 6040 5450)

- At no cost to you, Paul, a qualified home sustainability assessor will visit your home to identify actions that your household can take to save energy and water. You will need to have available your water, energy bills and appliance information to help him conduct a thorough assessment. (Only one free assessment will be available per applicant at a given address.)

### Step 2. – Receive your FREE tailored home sustainability report

After the assessment, you will receive a home sustainability assessment report, including:

- the best water and energy saving changes you can make to your home.
- practical information to get your household started.

### Step 3 - Choose which recommended actions you will take to improve your home

With a home sustainability assessment report, your household can make water and energy saving changes, from simple low and no-cost changes such as switching to energy efficient light bulbs and repairing leaking taps, to larger scale improvements like installing solar panels, grey water filtration systems or rain water tanks.

### Eligibility and Conditions

Applicants must be 18 or over, be an Australian Citizen or permanent resident and or an Australian registered charity be the dwelling owner trustee or renter listed on lease and have a taxable income below \$250,000 pa. The house /property being assessed must be in Australia or its Territories and have been completed and occupied for at least 12 months (not necessarily by the applicant)