

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate number: **0003718910**

Certificate Date: **16 Jul 2021**

★ Average Star rating: **7.0**

Assessor details

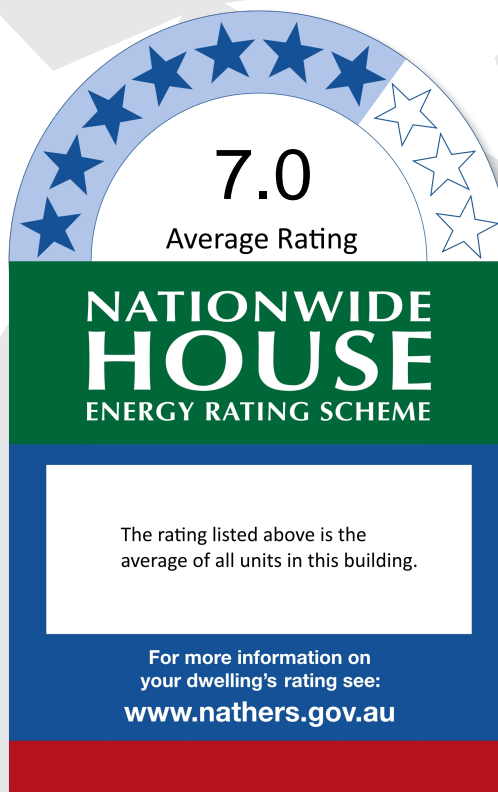
Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**

AAO: **BDAV**

Dwelling details

Street: **351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW**
Postcode: **2028**

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



Summary of all dwellings

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0006257166	1	32.1	10.4	42.5	6.8
0006257174	2	15.3	12.0	27.3	7.9
0006257182	3	25.7	13.8	39.4	6.9
0006257190	4	38.9	9.3	48.2	6.3
0006257208	5	40.9	9.1	49.9	6.1
0006257216	6	43.4	11.9	55.4	5.7
0006257224	7	20.7	10.7	31.4	7.6
0006257232	8	21.0	9.3	30.3	7.7
0006257240	9	26.5	13.7	40.2	6.9
0006257257	10	22.0	9.7	31.6	7.6
0006257273	11	13.5	10.2	23.7	8.2
0006257281	12	34.8	14.2	49.0	6.2
0006257299	13	22.5	9.6	32.1	7.4
0006257307	14	13.9	10.0	23.9	8.2
0006257315	15	30.2	21.8	52.0	5.9

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257166**

Certificate Date: **16 Jul 2021**

★ Star rating: **6.8**

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.

Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
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Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 1, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Suspended Concrete Slab
Insulation: **Reflective wall insulation**
No ceiling insulation
R0.5 floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

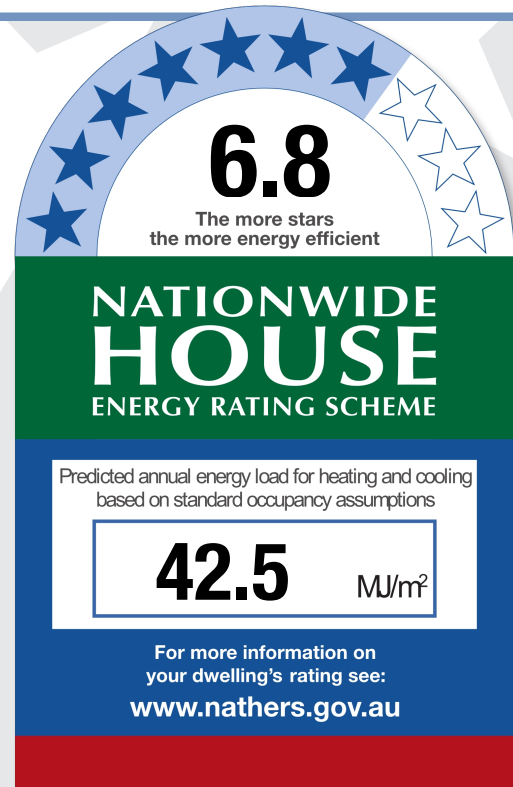
Conditioned: **111.0**
Unconditioned: **5.0**
Garage: **0.0**
TOTAL: **116.0**

Annual thermal performance loads (MJ/m²)

Heating: **32.1**
Cooling: **10.4**
TOTAL: **42.5**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

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 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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257166**

Certificate Date:

16 Jul 2021

★ Star rating:

6.8



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	600	2200	S	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	3500	N	No Shading
Ens	ALM-002-01 A	n/a	2400	600	E	Vertical Louvres, Vertical Blades
Bedroom 1	ALM-002-01 A	n/a	2700	600	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2150	600	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	600	S	No Shading
Bath	ALM-002-01 A	n/a	2400	600	E	Vertical Louvres, Vertical Blades
Bedroom 3	ALM-002-01 A	n/a	2700	3500	NW	No Shading
Bedroom 3	ALM-002-01 A	n/a	2700	400	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-2	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R1.2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4900	2700	S	No	5300
Kitchen/Living	EW-1	4968	2700	N	No	2499
Ens	EW-1	2190	2700	E	No	0
Bedroom 1	EW-2	2617	2700	E	No	0
Bedroom 1	EW-2	510	2700	E	No	0
Bedroom 1	EW-1	5100	2700	S	No	0
Bedroom 1	EW-1	5295	2700	W	No	6700
Bedroom 1	EW-2	1000	2700	N	No	300
Bedroom 2	EW-1	595	2700	E	No	0

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257166**

Certificate Date:

16 Jul 2021

★ Star rating:

6.8



Building features continued

Bedroom 2	EW-2	1000	2700	N	No	300
Bedroom 2	EW-2	2419	2700	E	No	25
Bedroom 2	EW-2	825	2700	E	No	0
Bedroom 2	EW-2	900	2700	S	No	1900
Bath	EW-1	1890	2700	E	No	0
Bedroom 3	EW-1	3731	2700	NW	No	2387
Bedroom 3	EW-1	1500	2700	E	No	0
Bedroom 3	EW-1	800	2700	N	No	0
Bedroom 3	EW-1	3795	2700	E	No	0

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	76.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, 23.0 plaster on studs		No Insulation both sides of Shaft liner	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Suspended Concrete Slab 150mm	53.3	Open	Bulk Insulation in Contact with Floor R0.5	60/40 Carpet 10mm/Ceramic
Ens	Suspended Concrete Slab 150mm	5.4	Open	Bulk Insulation in Contact with Floor R0.5	Ceramic Tiles 8mm
Bedroom 1	Suspended Concrete Slab 150mm	19.4	Open	Bulk Insulation in Contact with Floor R0.5	Carpet 10mm
Bedroom 2	Suspended Concrete Slab 150mm	12.6	Open	Bulk Insulation in Contact with Floor R0.5	Carpet 10mm
Bath	Suspended Concrete Slab 150mm	5.2	Open	Bulk Insulation in Contact with Floor R0.5	Ceramic Tiles 8mm
Bedroom 3	Suspended Concrete Slab 150mm	19.9	Open	Bulk Insulation in Contact with Floor R0.5	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Ens	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 3	Concrete, Plasterboard	No insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257166**

Certificate Date:

16 Jul 2021

★ Star rating:

6.8



Building features continued

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Ens	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257166

Certificate Date: 16 Jul 2021

★ Star rating: 6.8



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 the 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 the 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: **0006257174**

Certificate Date: **16 Jul 2021**

★ Star rating: **7.9**

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.

Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 2, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

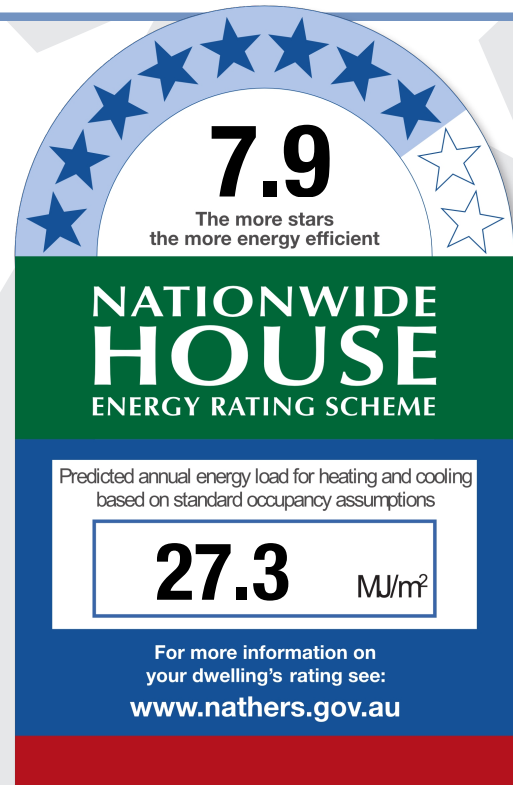
Conditioned: **111.0**
Unconditioned: **5.0**
Garage: **0.0**
TOTAL: **116.0**

Annual thermal performance loads (MJ/m²)

Heating: **15.3**
Cooling: **12.0**
TOTAL: **27.3**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

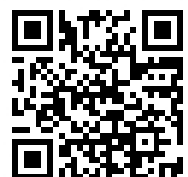
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257174**

Certificate Date:

16 Jul 2021

★ Star rating:

7.9



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	600	2200	S	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	3500	N	No Shading
Ens	ALM-002-01 A	n/a	2400	600	E	Vertical Louvres, Vertical Blades
Bedroom 1	ALM-002-01 A	n/a	2700	600	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2150	600	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	600	S	No Shading
Bath	ALM-002-01 A	n/a	2400	600	E	Vertical Louvres, Vertical Blades
Bedroom 3	ALM-002-01 A	n/a	2700	3500	NW	No Shading
Bedroom 3	ALM-002-01 A	n/a	2700	400	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-2	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R1.2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4900	2700	S	No	5300
Kitchen/Living	EW-1	4968	2700	N	No	2499
Ens	EW-1	2190	2700	E	No	0
Bedroom 1	EW-2	2617	2700	E	No	0
Bedroom 1	EW-2	510	2700	E	No	0
Bedroom 1	EW-1	5100	2700	S	No	0
Bedroom 1	EW-1	5295	2700	W	No	6700
Bedroom 1	EW-2	1000	2700	N	No	300
Bedroom 2	EW-1	595	2700	E	No	0

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257174**

Certificate Date:

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7.9



Building features continued

Bedroom 2	EW-2	1000	2700	N	No	300
Bedroom 2	EW-2	2419	2700	E	No	25
Bedroom 2	EW-2	825	2700	E	No	0
Bedroom 2	EW-2	900	2700	S	No	1900
Bath	EW-1	1890	2700	E	No	0
Bedroom 3	EW-1	3731	2700	NW	No	2387
Bedroom 3	EW-1	1500	2700	E	No	0
Bedroom 3	EW-1	800	2700	N	No	0
Bedroom 3	EW-1	3795	2700	E	No	0

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	76.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, 23.0 plaster on studs		No Insulation both sides of Shaft liner	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	53.3	None	No Insulation	60/40 Carpet 10mm/Ceramic
Ens	Concrete Slab, Unit Below 150mm	5.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	19.4	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	12.6	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Bedroom 3	Concrete Slab, Unit Below 150mm	19.9	None	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Ens	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 3	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257174**

Certificate Date:

16 Jul 2021

★ Star rating:

7.9



Building features continued

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Ens	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

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Additional information

Explanatory notes

About this report

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Certificate number: **0006257182**

Certificate Date: **16 Jul 2021**

★ Star rating: **6.9**

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Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 3, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
R2.5 ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

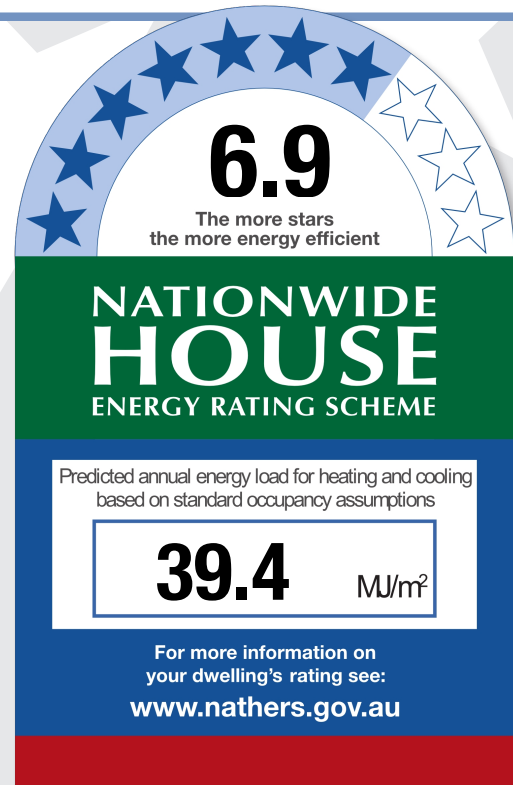
Conditioned: **111.0**
Unconditioned: **5.0**
Garage: **0.0**
TOTAL: **116.0**

Annual thermal performance loads (MJ/m²)

Heating: **25.7**
Cooling: **13.8**
TOTAL: **39.4**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values:
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Scan to access this certificate online and confirm this is valid.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257182**

Certificate Date:

16 Jul 2021

★ Star rating:

6.9



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	600	2200	S	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	3500	N	No Shading
Ens	ALM-002-01 A	n/a	2400	600	E	Vertical Louvres, Vertical Blades
Bedroom 1	ALM-002-01 A	n/a	2700	600	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2150	600	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	600	S	No Shading
Bath	ALM-002-01 A	n/a	2400	600	E	Vertical Louvres, Vertical Blades
Bedroom 3	ALM-002-01 A	n/a	2700	3500	NW	No Shading
Bedroom 3	ALM-002-01 A	n/a	2700	400	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-2	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R1.2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4900	2700	S	No	5300
Kitchen/Living	EW-1	4968	2700	N	No	2499
Ens	EW-1	2190	2700	E	No	0
Bedroom 1	EW-2	2617	2700	E	No	0
Bedroom 1	EW-2	510	2700	E	No	0
Bedroom 1	EW-1	5100	2700	S	No	0
Bedroom 1	EW-1	5295	2700	W	No	6700
Bedroom 1	EW-2	1000	2700	N	No	300
Bedroom 2	EW-1	595	2700	E	No	0

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257182**

Certificate Date:

16 Jul 2021

★ Star rating:

6.9



Building features continued

Bedroom 2	EW-2	1000	2700	N	No	300
Bedroom 2	EW-2	2419	2700	E	No	25
Bedroom 2	EW-2	825	2700	E	No	0
Bedroom 2	EW-2	900	2700	S	No	1900
Bath	EW-1	1890	2700	E	No	0
Bedroom 3	EW-1	3731	2700	NW	No	2387
Bedroom 3	EW-1	1500	2700	E	No	0
Bedroom 3	EW-1	800	2700	N	No	0
Bedroom 3	EW-1	3795	2700	E	No	0

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	76.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, 23.0 plaster on studs		No Insulation both sides of Shaft liner	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	53.3	None	No Insulation	60/40 Carpet 10mm/Ceramic
Ens	Concrete Slab, Unit Below 150mm	5.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	19.4	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	12.6	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Bedroom 3	Concrete Slab, Unit Below 150mm	19.9	None	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Plasterboard	Bulk Insulation R2.5	No
Ens	Plasterboard	Bulk Insulation R2.5	No
Bedroom 1	Plasterboard	Bulk Insulation R2.5	No
Bedroom 2	Plasterboard	Bulk Insulation R2.5	No
Bath	Plasterboard	Bulk Insulation R2.5	No
Bedroom 3	Plasterboard	Bulk Insulation R2.5	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257182**

Certificate Date:

16 Jul 2021

★ Star rating:

6.9



Building features continued

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Ens	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Concrete	No Insulation, Only an Air Gap	Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257182

Certificate Date: 16 Jul 2021

★ Star rating: 6.9



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257190**

Certificate Date: **16 Jul 2021**

★ Star rating: **6.3**

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Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 4, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Suspended Concrete Slab
Insulation: **Reflective wall insulation**
No ceiling insulation
R0.5 floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

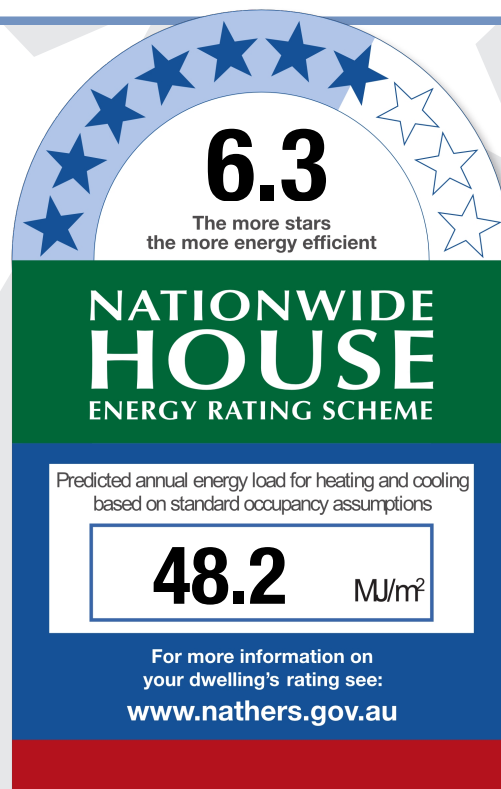
Conditioned: **79.0**
Unconditioned: **4.0**
Garage: **0.0**
TOTAL: **83.0**

Annual thermal performance loads (MJ/m²)

Heating: **38.9**
Cooling: **9.3**
TOTAL: **48.2**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257190**

Certificate Date:

16 Jul 2021

★ Star rating:

6.3



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	3500	N	No Shading
Kit/Liv/Ldy	ALM-002-01 A	n/a	700	3000	W	Vertical Louvres, Vertical Blades
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	400	N	No Shading
Bath	ALM-002-01 A	n/a	2400	900	W	Vertical Louvres, Vertical Blades
Bedroom 1	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	600	W	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	600	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	800	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-2	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R1.2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kit/Liv/Ldy	EW-1	4494	2700	N	No	2303
Kit/Liv/Ldy	EW-1	13395	2700	E	No	3000
Kit/Liv/Ldy	EW-1	6595	2700	W	No	0
Kit/Liv/Ldy	EW-1	800	2700	N	No	0
Kit/Liv/Ldy	EW-1	1200	2700	W	No	0
Bath	EW-1	1990	2700	W	No	0
Bedroom 1	EW-2	1100	2700	N	No	300
Bedroom 1	EW-1	600	2700	W	No	1200
Bedroom 1	EW-1	200	2700	N	No	2000
Bedroom 1	EW-2	900	2700	S	No	0
Bedroom 1	EW-2	728	2700	W	No	0
Bedroom 1	EW-2	2532	2700	W	No	25

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257190**

Certificate Date:

16 Jul 2021

★ Star rating:

6.3



Building features continued

Bedroom 2	EW-2	1100	2700	S	No	2300
Bedroom 2	EW-2	707	2700	W	No	0
Bedroom 2	EW-2	2518	2700	W	No	25
Bedroom 2	EW-2	1100	2700	N	No	300
Ens	EW-1	1795	2700	E	No	3000

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	58.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, 14.0 plaster on studs		No Insulation both sides of Shaft liner	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kit/Liv/Ldy	Suspended Concrete Slab 150mm	48.4	Open	Bulk Insulation in Contact with Floor R0.5	60/40 Carpet 10mm/Ceramic
Bath	Suspended Concrete Slab 150mm	4.5	Open	Bulk Insulation in Contact with Floor R0.5	Ceramic Tiles 8mm
Bedroom 1	Suspended Concrete Slab 150mm	12.4	Open	Bulk Insulation in Contact with Floor R0.5	Carpet 10mm
Bedroom 2	Suspended Concrete Slab 150mm	13.7	Open	Bulk Insulation in Contact with Floor R0.5	Carpet 10mm
Ens	Suspended Concrete Slab 150mm	4.1	Open	Bulk Insulation in Contact with Floor R0.5	Ceramic Tiles 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kit/Liv/Ldy	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Ens	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kit/Liv/Ldy	2	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257190**

Certificate Date:

16 Jul 2021

★ Star rating:

6.3



Building features continued

Ens	1	Exhaust Fans	300	Sealed
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Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257190

Certificate Date: 16 Jul 2021

★ Star rating: 6.3



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257208**

Certificate Date: **16 Jul 2021**

★ Star rating: **6.1**

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Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 5, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Suspended Concrete Slab
Insulation: **Reflective wall insulation**
No ceiling insulation
R0.5 floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

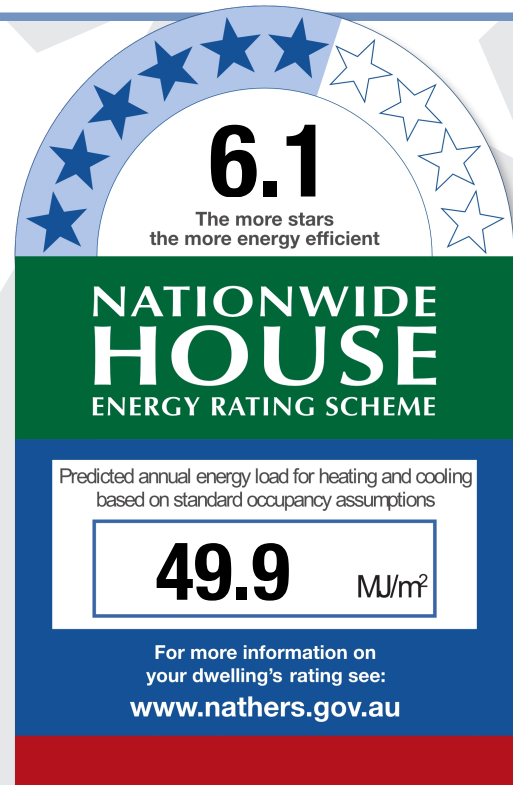
Conditioned: **54.0**
Unconditioned: **5.0**
Garage: **0.0**
TOTAL: **59.0**

Annual thermal performance loads (MJ/m²)

Heating: **40.9**
Cooling: **9.1**
TOTAL: **49.9**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **3**
Unsealed: **0**
TOTAL:** **3**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

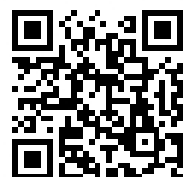
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257208**

Certificate Date:

16 Jul 2021

★ Star rating:

6.1



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	3500	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	1200	3150	S	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kit/Liv/Ldy	EW-1	4272	2700	N	No	1871
Kit/Liv/Ldy	EW-1	8695	2700	E	No	3800
Kit/Liv/Ldy	EW-1	3600	2700	W	No	2200
Bath	EW-1	1790	2700	E	No	3800
Bedroom 1	EW-1	3795	2700	E	No	3800
Bedroom 1	EW-1	4000	2700	S	No	363

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	25.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, 33.0 plaster on studs		No Insulation both sides of Shaft liner	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kit/Liv/Ldy	Suspended Concrete Slab 150mm	39.9	Open	Bulk Insulation in Contact with	60/40 Carpet 10mm/Ceramic

Nationwide House Energy Rating Scheme* Certificate

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Certificate Date:

16 Jul 2021

★ Star rating:

6.1

Building features continued

Bath	Suspended Concrete Slab 150mm	5.0	Open	Floor R0.5 Bulk Insulation in Contact with Floor R0.5	Ceramic Tiles 8mm
Bedroom 1	Suspended Concrete Slab 150mm	14.4	Open	Bulk Insulation in Contact with Floor R0.5	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kit/Liv/Ldy	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kit/Liv/Ldy	2	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257208

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257216**

Certificate Date: **16 Jul 2021**

★ Star rating: **5.7**

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.

Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 6, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Suspended Concrete Slab
Insulation: **Reflective wall insulation**
No ceiling insulation
R0.5 floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

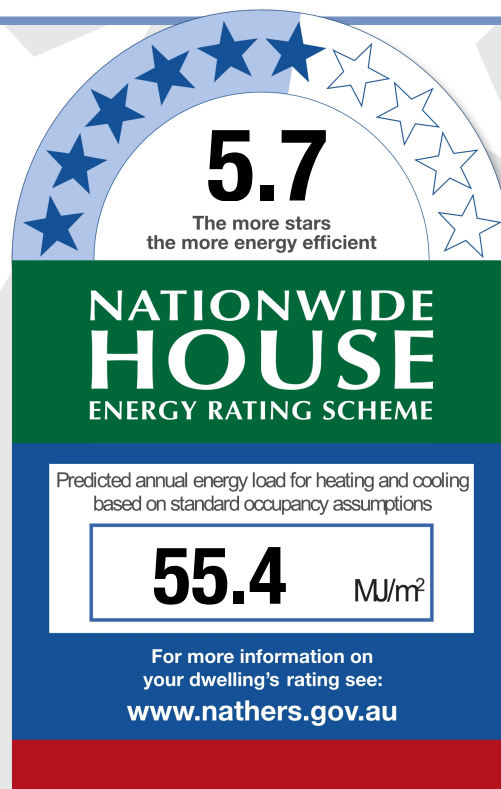
Conditioned: **73.0**
Unconditioned: **5.0**
Garage: **0.0**
TOTAL: **78.0**

Annual thermal performance loads (MJ/m²)

Heating: **43.4**
Cooling: **11.9**
TOTAL: **55.4**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257216**

Certificate Date:

16 Jul 2021

★ Star rating:

5.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	400	N	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	4200	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	2400	S	No Shading
Bath	ALM-002-01 A	n/a	1200	1800	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	1200	2400	E	No Shading
Ens	ALM-002-01 A	n/a	1500	900	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	2400	E	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	707	2700	N	No	0
Kitchen/Living	EW-1	2220	2700	W	No	0
Kitchen/Living	EW-1	4337	2700	N	No	2627
Kitchen/Living	EW-1	5031	2700	S	No	0
Kitchen/Living	EW-1	4738	2700	W	No	0
Bath	EW-1	2917	2700	N	No	5349
Bedroom 1	EW-1	3630	2700	E	No	453
Bedroom 1	EW-1	3630	2700	S	No	0
Ens	EW-1	2917	2700	S	No	0
Bedroom 2	EW-1	3531	2700	N	No	4900
Bedroom 2	EW-1	3432	2700	E	No	481

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257216**

Certificate Date:

16 Jul 2021

★ Star rating:

5.7



Building features continued

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	59.0	No insulation	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Suspended Concrete Slab 150mm	40.7	Open	Bulk Insulation in Contact with Floor R0.5	40/60 Carpet 10mm/Ceramic Tiles
Bath	Suspended Concrete Slab 150mm	5.2	Open	Bulk Insulation in Contact with Floor R0.5	Ceramic Tiles 8mm
Bedroom 1	Suspended Concrete Slab 150mm	14.5	Open	Bulk Insulation in Contact with Floor R0.5	Carpet 10mm
Ens	Suspended Concrete Slab 150mm	5.5	Open	Bulk Insulation in Contact with Floor R0.5	Ceramic Tiles 8mm
Bedroom 2	Suspended Concrete Slab 150mm	11.9	Open	Bulk Insulation in Contact with Floor R0.5	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Ens	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ens	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added	Roof colour
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257216**

Certificate Date:

16 Jul 2021

★ Star rating:

5.7



Building features continued

insulation

None Present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257216

Certificate Date: 16 Jul 2021

★ Star rating: 5.7



Additional information

Explanatory notes

About this report

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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 the 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 the underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257224**

Certificate Date: **16 Jul 2021**

★ Star rating: **7.6**

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Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 7, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

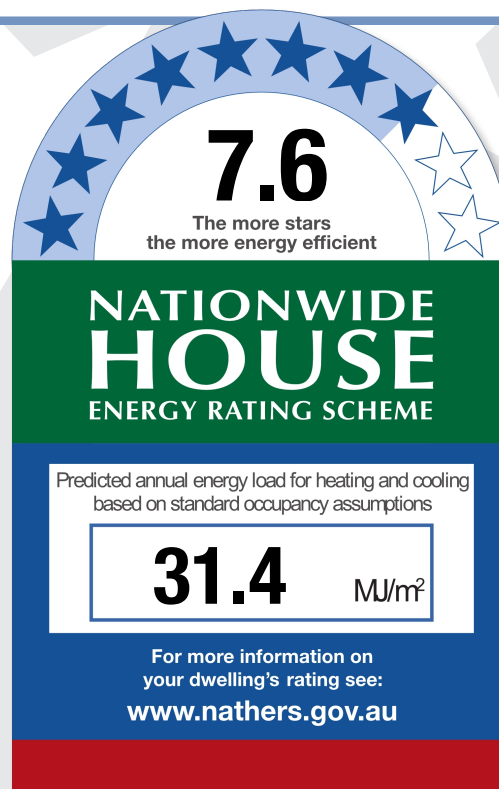
Conditioned: **79.0**
Unconditioned: **4.0**
Garage: **0.0**
TOTAL: **83.0**

Annual thermal performance loads (MJ/m²)

Heating: **20.7**
Cooling: **10.7**
TOTAL: **31.4**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values:
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257224**

Certificate Date:

16 Jul 2021

★ Star rating:

7.6



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	3500	N	No Shading
Kit/Liv/Ldy	ALM-002-01 A	n/a	700	3000	W	Vertical Louvres, Vertical Blades
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	400	N	No Shading
Bath	ALM-002-01 A	n/a	2400	900	W	Vertical Louvres, Vertical Blades
Bedroom 1	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	600	W	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	600	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	800	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-2	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R1.2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kit/Liv/Ldy	EW-1	4494	2700	N	No	2168
Kit/Liv/Ldy	EW-1	13395	2700	E	No	3125
Kit/Liv/Ldy	EW-1	6595	2700	W	No	0
Kit/Liv/Ldy	EW-1	800	2700	N	No	0
Kit/Liv/Ldy	EW-1	1200	2700	W	No	0
Bath	EW-1	1990	2700	W	No	0
Bedroom 1	EW-2	1100	2700	N	No	300
Bedroom 1	EW-1	600	2700	W	No	1200
Bedroom 1	EW-1	200	2700	N	No	2000
Bedroom 1	EW-2	900	2700	S	No	0
Bedroom 1	EW-2	728	2700	W	No	0
Bedroom 1	EW-2	2532	2700	W	No	25

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257224**

Certificate Date:

16 Jul 2021

★ Star rating:

7.6

Building features continued

Bedroom 2	EW-2	1100	2700	S	No	2300
Bedroom 2	EW-2	707	2700	W	No	0
Bedroom 2	EW-2	2518	2700	W	No	25
Bedroom 2	EW-2	1100	2700	N	No	300
Ens	EW-1	1795	2700	E	No	3025

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	58.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, 14.0 plaster on studs		No Insulation both sides of Shaft liner	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kit/Liv/Ldy	Concrete Slab, Unit Below 150mm	48.4	None	No Insulation	60/40 Carpet 10mm/Ceramic
Bath	Concrete Slab, Unit Below 150mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	12.4	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	13.7	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	4.1	None	No Insulation	Ceramic Tiles 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kit/Liv/Ldy	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Ens	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kit/Liv/Ldy	2	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ens	1	Exhaust Fans	300	Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257224**

Certificate Date:

16 Jul 2021

★ Star rating:

7.6



Building features continued

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257224

Certificate Date: 16 Jul 2021

★ Star rating: 7.6



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257232**

Certificate Date: **16 Jul 2021**

★ Star rating: **7.7**

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Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 8, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

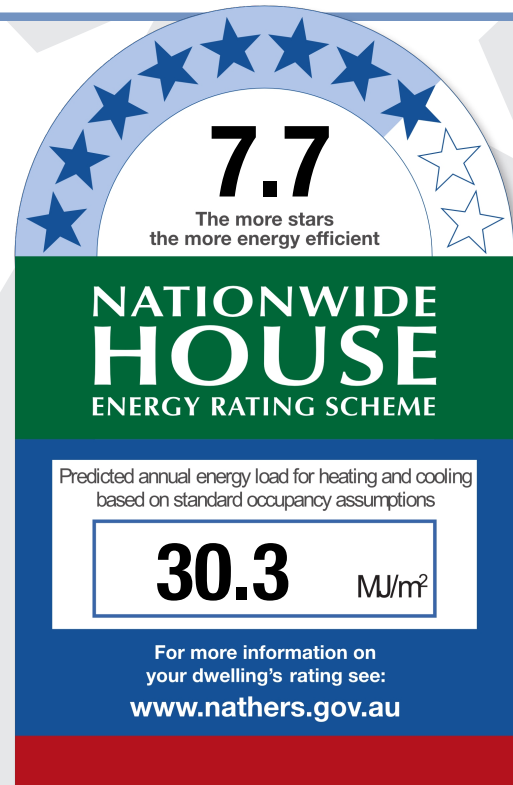
Conditioned: **87.0**
Unconditioned: **8.0**
Garage: **0.0**
TOTAL: **95.0**

Annual thermal performance loads (MJ/m²)

Heating: **21.0**
Cooling: **9.3**
TOTAL: **30.3**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values:
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Certificate number: **0006257232**

Certificate Date:

16 Jul 2021

★ Star rating:

7.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	3500	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	900	W	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	2400	S	No Shading
Laundry	ALM-002-01 A	n/a	700	2400	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	2000	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4712	2700	N	No	2236
Kitchen/Living	EW-1	4695	2700	W	No	6900
Kitchen/Living	EW-1	1595	2700	S	No	7800
Bath	EW-1	1590	2700	E	No	4600
Bedroom 2	EW-1	3695	2700	E	No	4600
Bedroom 2	EW-1	4000	2700	S	No	400
Laundry	EW-1	2695	2700	S	No	9300
Bedroom 1	EW-1	4139	2700	N	No	2246

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks filled, 58.0 plaster on studs		No Insulation both sides of Shaft liner	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	69.0	No insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257232**

Certificate Date:

16 Jul 2021

★ Star rating:

7.7

Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	45.5	None	No Insulation	40/60 Carpet 10mm/Ceramic
Bath	Concrete Slab, Unit Below 150mm	4.3	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	13.9	None	No Insulation	Carpet 10mm
Laundry	Suspended Concrete Slab 150mm	4.1	Open	No Insulation	Ceramic Tiles 8mm
Ensuite	Suspended Concrete Slab 150mm	4.3	Open	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Suspended Concrete Slab 150mm	22.9	Open	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Laundry	Concrete, Plasterboard	No insulation	No
Ensuite	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257232

Certificate Date: 16 Jul 2021

★ Star rating: 7.7



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257240**

Certificate Date: **16 Jul 2021**

★ Star rating: **6.9**

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Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 9, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

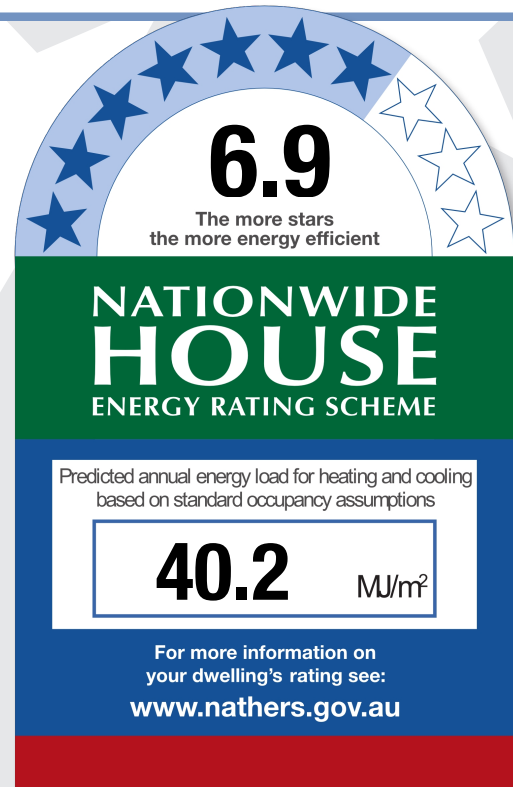
Conditioned: **73.0**
Unconditioned: **5.0**
Garage: **0.0**
TOTAL: **78.0**

Annual thermal performance loads (MJ/m²)

Heating: **26.5**
Cooling: **13.7**
TOTAL: **40.2**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

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 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257240**

Certificate Date:

16 Jul 2021

★ Star rating:

6.9



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	400	N	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	4200	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	2400	S	No Shading
Bath	ALM-002-01 A	n/a	1200	1800	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	1200	2400	E	No Shading
Ens	ALM-002-01 A	n/a	1500	900	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	2400	E	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	707	2700	N	No	0
Kitchen/Living	EW-1	2220	2700	W	No	13
Kitchen/Living	EW-1	4337	2700	N	No	2625
Kitchen/Living	EW-1	5031	2700	S	No	0
Kitchen/Living	EW-1	4738	2700	W	No	0
Bath	EW-1	2917	2700	N	No	5351
Bedroom 1	EW-1	3630	2700	E	No	454
Bedroom 1	EW-1	3630	2700	S	No	0
Ens	EW-1	2917	2700	S	No	0
Bedroom 2	EW-1	3531	2700	N	No	4898
Bedroom 2	EW-1	3432	2700	E	No	481

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257240**

Certificate Date:

16 Jul 2021

★ Star rating:

6.9

Building features continued

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	59.0	No insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	40.7	None	No Insulation	40/60 Carpet 10mm/Ceramic
Bath	Concrete Slab, Unit Below 150mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	14.5	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	5.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.9	None	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Ens	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ens	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257240

Certificate Date: 16 Jul 2021

★ Star rating: 6.9



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257257**

Certificate Date: **16 Jul 2021**

★ Star rating: **7.6**

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Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 10, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

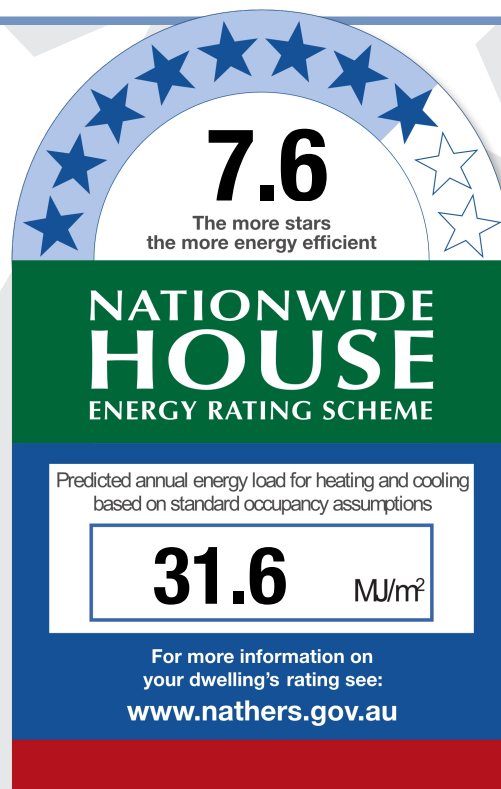
Conditioned: **79.0**
Unconditioned: **4.0**
Garage: **0.0**
TOTAL: **83.0**

Annual thermal performance loads (MJ/m²)

Heating: **22.0**
Cooling: **9.7**
TOTAL: **31.6**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257257**

Certificate Date:

16 Jul 2021

★ Star rating:

7.6



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	3500	N	No Shading
Kit/Liv/Ldy	ALM-002-01 A	n/a	700	3000	W	Vertical Louvres, Vertical Blades
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	400	N	No Shading
Bath	ALM-002-01 A	n/a	2400	900	W	Vertical Louvres, Vertical Blades
Bedroom 1	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	600	W	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	600	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	800	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-2	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R1.2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kit/Liv/Ldy	EW-1	4494	2700	N	No	2168
Kit/Liv/Ldy	EW-1	13395	2700	E	No	3125
Kit/Liv/Ldy	EW-1	6595	2700	W	No	0
Kit/Liv/Ldy	EW-1	800	2700	N	No	0
Kit/Liv/Ldy	EW-1	1200	2700	W	No	0
Bath	EW-1	1990	2700	W	No	0
Bedroom 1	EW-2	1100	2700	N	No	300
Bedroom 1	EW-1	600	2700	W	No	1200
Bedroom 1	EW-1	200	2700	N	No	2000
Bedroom 1	EW-2	900	2700	S	No	0
Bedroom 1	EW-2	728	2700	W	No	0
Bedroom 1	EW-2	2532	2700	W	No	25

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257257**

Certificate Date:

16 Jul 2021

★ Star rating:

7.6



Building features continued

Bedroom 2	EW-2	1100	2700	S	No	2300
Bedroom 2	EW-2	707	2700	W	No	0
Bedroom 2	EW-2	2518	2700	W	No	25
Bedroom 2	EW-2	1100	2700	N	No	300
Ens	EW-1	1795	2700	E	No	3025

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	58.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, 14.0 plaster on studs		No Insulation both sides of Shaft liner	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kit/Liv/Ldy	Concrete Slab, Unit Below 150mm	48.4	None	No Insulation	60/40 Carpet 10mm/Ceramic
Bath	Concrete Slab, Unit Below 150mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	12.4	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	13.7	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	4.1	None	No Insulation	Ceramic Tiles 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kit/Liv/Ldy	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Ens	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kit/Liv/Ldy	2	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ens	1	Exhaust Fans	300	Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257257**

Certificate Date:

16 Jul 2021

★ Star rating:

7.6



Building features continued

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257257

Certificate Date: 16 Jul 2021

★ Star rating: 7.6



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257273**

Certificate Date: **16 Jul 2021**

★ Star rating: **8.2**

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Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 11, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

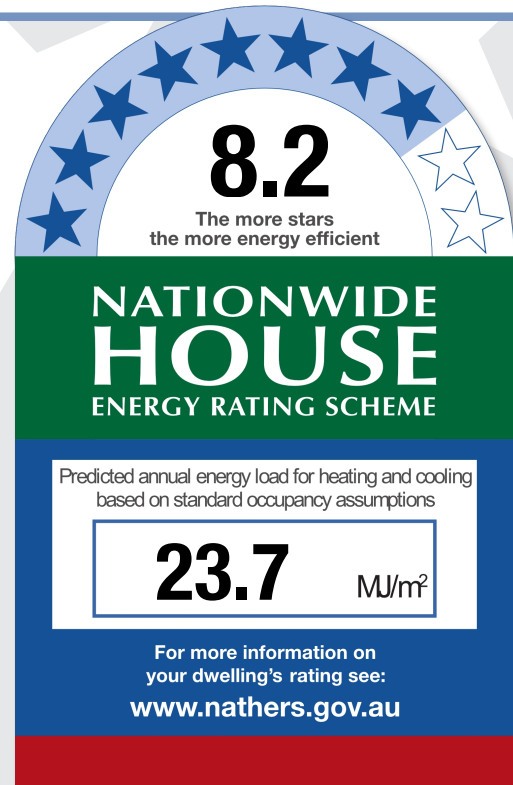
Conditioned: **87.0**
Unconditioned: **8.0**
Garage: **0.0**
TOTAL: **95.0**

Annual thermal performance loads (MJ/m²)

Heating: **13.5**
Cooling: **10.2**
TOTAL: **23.7**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

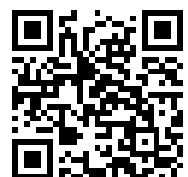
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257273**

Certificate Date:

16 Jul 2021

★ Star rating:

8.2



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	3500	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	900	W	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	2400	S	No Shading
Laundry	ALM-002-01 A	n/a	700	2400	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	2000	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4712	2700	N	No	2236
Kitchen/Living	EW-1	4695	2700	W	No	6900
Kitchen/Living	EW-1	1595	2700	S	No	7800
Bath	EW-1	1590	2700	E	No	4600
Bedroom 2	EW-1	3695	2700	E	No	4600
Bedroom 2	EW-1	4000	2700	S	No	400
Laundry	EW-1	2695	2700	S	No	9300
Bedroom 1	EW-1	4139	2700	N	No	2246

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks filled, 58.0 plaster on studs		No Insulation both sides of Shaft liner	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	69.0	No insulation	No

Nationwide House Energy Rating Scheme* Certificate

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16 Jul 2021

★ Star rating:

8.2

Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	45.5	None	No Insulation	40/60 Carpet 10mm/Ceramic
Bath	Concrete Slab, Unit Below 150mm	4.3	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	13.9	None	No Insulation	Carpet 10mm
Laundry	Concrete Slab, Unit Below 150mm	4.1	None	No Insulation	Ceramic Tiles 8mm
Ensuite	Concrete Slab, Unit Below 150mm	4.3	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	22.9	None	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Laundry	Concrete, Plasterboard	No insulation	No
Ensuite	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257273

Certificate Date: 16 Jul 2021

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Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257281**

Certificate Date: **16 Jul 2021**

★ Star rating: **6.2**

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Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 12, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
R2.5 ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

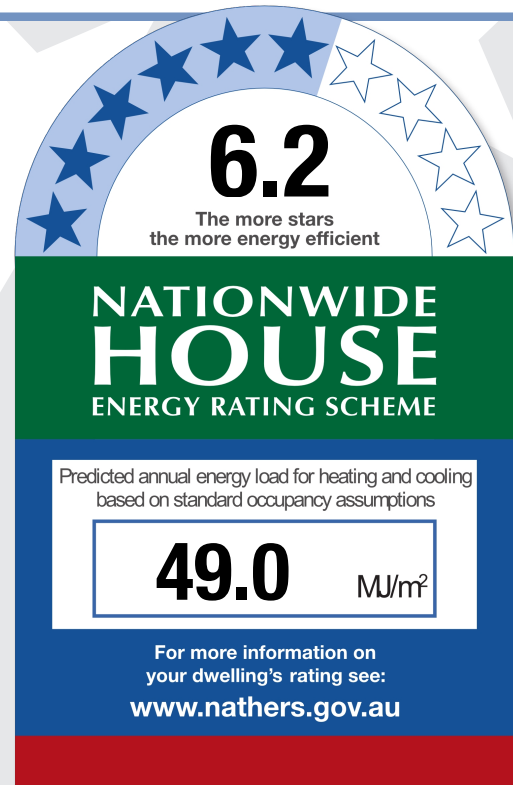
Conditioned: **73.0**
Unconditioned: **5.0**
Garage: **0.0**
TOTAL: **78.0**

Annual thermal performance loads (MJ/m²)

Heating: **34.8**
Cooling: **14.2**
TOTAL: **49.0**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257281**

Certificate Date:

16 Jul 2021

★ Star rating:

6.2



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	400	N	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	4200	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	2400	S	No Shading
Bath	ALM-002-01 A	n/a	1200	1800	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	1200	2400	E	No Shading
Ens	ALM-002-01 A	n/a	1500	900	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	2400	E	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	707	2700	N	No	0
Kitchen/Living	EW-1	2220	2700	W	No	0
Kitchen/Living	EW-1	4337	2700	N	No	2627
Kitchen/Living	EW-1	5031	2700	S	No	0
Kitchen/Living	EW-1	4738	2700	W	No	0
Bath	EW-1	2917	2700	N	No	5349
Bedroom 1	EW-1	3630	2700	E	No	453
Bedroom 1	EW-1	3630	2700	S	No	0
Ens	EW-1	2917	2700	S	No	0
Bedroom 2	EW-1	3531	2700	N	No	4900
Bedroom 2	EW-1	3432	2700	E	No	481

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257281**

Certificate Date:

16 Jul 2021

★ Star rating:

6.2

Building features continued

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	59.0	No insulation	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	40.7	None	No Insulation	40/60 Carpet 10mm/Ceramic
Bath	Concrete Slab, Unit Below 150mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	14.5	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	5.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.9	None	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Plasterboard	Bulk Insulation R2.5	No
Bath	Plasterboard	Bulk Insulation R2.5	No
Bedroom 1	Plasterboard	Bulk Insulation R2.5	No
Ens	Plasterboard	Bulk Insulation R2.5	No
Bedroom 2	Plasterboard	Bulk Insulation R2.5	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ens	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added	Roof colour
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257281**

Certificate Date:

16 Jul 2021

★ Star rating:

6.2



Building features continued

	insulation	
Concrete	No Insulation, Only an Air Gap	Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257281

Certificate Date: 16 Jul 2021

★ Star rating: 6.2



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257299**

Certificate Date: **16 Jul 2021**

★ Star rating: **7.4**

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Dwelling details

Street: **Unit 13, 351-353 New South Head Rd**
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Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

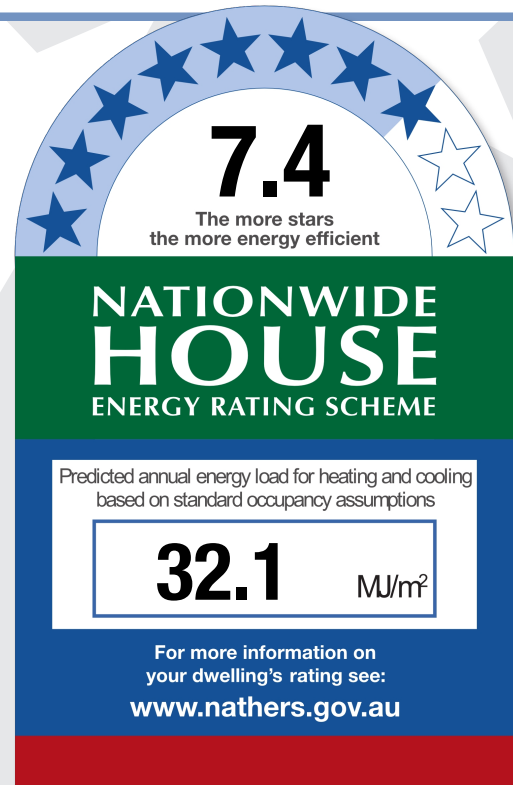
Conditioned: **79.0**
Unconditioned: **4.0**
Garage: **0.0**
TOTAL: **83.0**

Annual thermal performance loads (MJ/m²)

Heating: **22.5**
Cooling: **9.6**
TOTAL: **32.1**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

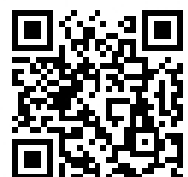
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7.4



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	3500	N	No Shading
Kit/Liv/Ldy	ALM-002-01 A	n/a	700	3000	W	Vertical Louvres, Vertical Blades
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	400	N	No Shading
Bath	ALM-002-01 A	n/a	2400	900	W	Vertical Louvres, Vertical Blades
Bedroom 1	ALM-002-01 A	n/a	2700	800	N	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	600	W	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	600	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	800	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-2	Fibro Cavity Panel Direct Fix	Foil, Anti-glare one side + Bulk Insulation R1.2	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kit/Liv/Ldy	EW-1	4494	2700	N	No	2168
Kit/Liv/Ldy	EW-1	13395	2700	E	No	3125
Kit/Liv/Ldy	EW-1	6595	2700	W	No	0
Kit/Liv/Ldy	EW-1	800	2700	N	No	0
Kit/Liv/Ldy	EW-1	1200	2700	W	No	0
Bath	EW-1	1990	2700	W	No	0
Bedroom 1	EW-2	1100	2700	N	No	300
Bedroom 1	EW-1	600	2700	W	No	1200
Bedroom 1	EW-1	200	2700	N	No	2000
Bedroom 1	EW-2	900	2700	S	No	0
Bedroom 1	EW-2	728	2700	W	No	0
Bedroom 1	EW-2	2532	2700	W	No	25

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16 Jul 2021

★ Star rating:

7.4



Building features continued

Bedroom 2	EW-2	1100	2700	S	No	2300
Bedroom 2	EW-2	707	2700	W	No	0
Bedroom 2	EW-2	2518	2700	W	No	25
Bedroom 2	EW-2	1100	2700	N	No	300
Ens	EW-1	1795	2700	E	No	3025

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	58.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, 14.0 plaster on studs		No Insulation both sides of Shaft liner	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kit/Liv/Ldy	Concrete Slab, Unit Below 150mm	48.4	None	No Insulation	60/40 Carpet 10mm/Ceramic
Bath	Concrete Slab, Unit Below 150mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	12.4	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	13.7	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	4.1	None	No Insulation	Ceramic Tiles 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kit/Liv/Ldy	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Ens	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kit/Liv/Ldy	2	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ens	1	Exhaust Fans	300	Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257299**

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16 Jul 2021

★ Star rating:

7.4



Building features continued

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257299

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257307**

Certificate Date: **16 Jul 2021**

★ Star rating: **8.2**

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.

Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 14, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

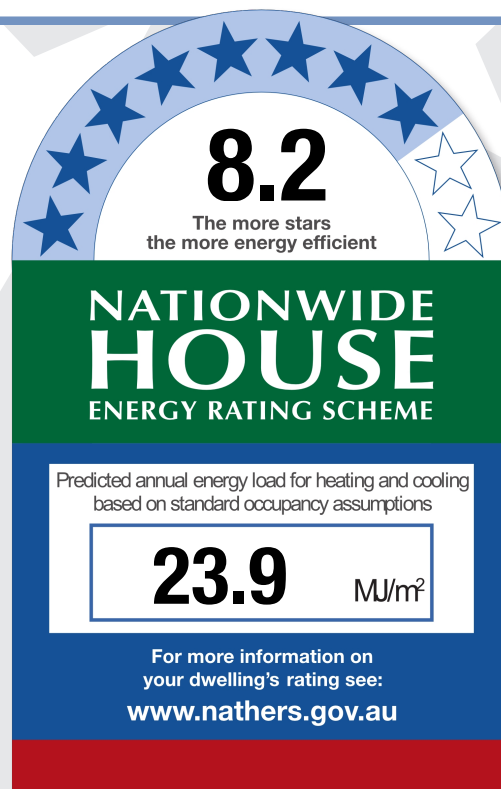
Conditioned: **87.0**
Unconditioned: **8.0**
Garage: **0.0**
TOTAL: **95.0**

Annual thermal performance loads (MJ/m²)

Heating: **13.9**
Cooling: **10.0**
TOTAL: **23.9**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **4**
Unsealed: **0**
TOTAL:** **4**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values:
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257307**

Certificate Date:

16 Jul 2021

★ Star rating:

8.2



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	3500	N	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	900	W	No Shading
Bedroom 2	ALM-002-01 A	n/a	1200	2400	S	No Shading
Laundry	ALM-002-01 A	n/a	700	2400	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	2000	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4712	2700	N	No	2236
Kitchen/Living	EW-1	4695	2700	W	No	6900
Kitchen/Living	EW-1	1595	2700	S	No	7800
Bath	EW-1	1590	2700	E	No	4600
Bedroom 2	EW-1	3695	2700	E	No	4600
Bedroom 2	EW-1	4000	2700	S	No	400
Laundry	EW-1	2695	2700	S	No	9300
Bedroom 1	EW-1	4139	2700	N	No	2246

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks filled, 58.0 plaster on studs		No Insulation both sides of Shaft liner	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	69.0	No insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257307**

Certificate Date:

16 Jul 2021

★ Star rating:

8.2

Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	45.5	None	No Insulation	40/60 Carpet 10mm/Ceramic
Bath	Concrete Slab, Unit Below 150mm	4.3	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	13.9	None	No Insulation	Carpet 10mm
Laundry	Concrete Slab, Unit Below 150mm	4.1	None	No Insulation	Ceramic Tiles 8mm
Ensuite	Concrete Slab, Unit Below 150mm	4.3	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	22.9	None	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Laundry	Concrete, Plasterboard	No insulation	No
Ensuite	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257307

Certificate Date: 16 Jul 2021

★ Star rating: 8.2



Additional information

Explanatory notes

About this report

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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 the 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 the 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.

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Accredited Assessors

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0006257315**

Certificate Date: **16 Jul 2021**

★ Star rating: **5.9**

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Assessor details

Accreditation number: **VIC/BDAV/16/1763**
Name: **John Boutros**
Organisation: **Greenworld Architectural Drafting**
Email: **greenworldarchi@outlook.com**
Phone: **02 9652 0045**
Declaration of interest: **None**
Software: **BERS Pro v4.3.0.2f (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 15, 351-353 New South Head Rd**
Suburb: **Double Bay**
State: **NSW** Postcode: **2028**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **2/1081202** Exposure: **Open**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Corrugated Iron
Concrete Slab, Unit Below
Insulation: **Reflective wall insulation**
R2.5 ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

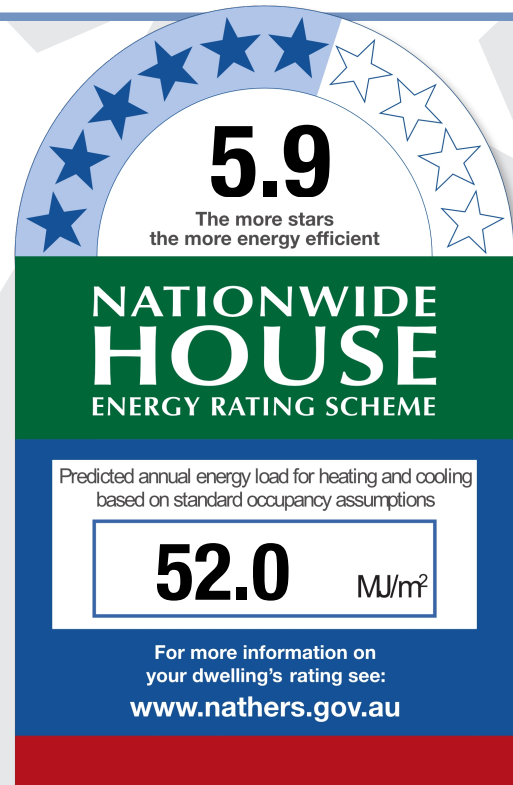
Conditioned: **158.0**
Unconditioned: **9.0**
Garage: **0.0**
TOTAL: **167.0**

Annual thermal performance loads (MJ/m²)

Heating: **30.2**
Cooling: **21.8**
TOTAL: **52.0**

Plan documents

Plan ref/date: **DA**
Prepared by: **AR**



Ceiling penetrations

(see following pages for details)

Sealed: **5**
Unsealed: **0**
TOTAL:** **5**

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.

Principle downlight type: **Unknown**

Window selection - default windows only

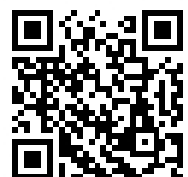
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257315**

Certificate Date:

16 Jul 2021

★ Star rating:

5.9



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	1600	4200	N	No Shading
Kit/Liv/Ldy	ALM-002-01 A	n/a	1600	300	N	No Shading
Kit/Liv/Ldy	ALM-002-01 A	n/a	1600	3900	N	No Shading
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	4200	E	No Shading
Kit/Liv/Ldy	ALM-002-01 A	n/a	1600	600	E	No Shading
WC	ALM-002-01 A	n/a	1500	600	S	No Shading
Bedroom 1	ALM-002-01 A	n/a	1600	900	W	No Shading
Bedroom 1	ALM-002-01 A	n/a	1600	900	W	No Shading
Bath	ALM-002-01 A	n/a	1600	900	W	No Shading
Ensuite	ALM-002-01 A	n/a	1600	900	W	No Shading
Bedroom 2	ALM-002-01 A	n/a	1600	600	W	No Shading
Bedroom 2	ALM-002-01 A	n/a	1600	4200	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	1600	300	N	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	400	N	No Shading
Bedroom 3	ALM-002-01 A	n/a	1600	900	W	No Shading
Bedroom 3	ALM-002-01 A	n/a	1600	900	W	No Shading
Home Theatre	ALM-002-01 A	n/a	2700	2100	E	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kit/Liv/Ldy	EW-1	9171	2700	N	No	562
Kit/Liv/Ldy	EW-1	5795	2700	E	No	500
Kit/Liv/Ldy	EW-1	1595	2700	S	No	7800
Kit/Liv/Ldy	EW-1	1390	2700	S	No	7800
WC	EW-1	1590	2700	S	No	7800
Bedroom 1	EW-1	5600	2700	E	No	9100

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0006257315**

Certificate Date:

16 Jul 2021

★ Star rating:

5.9



Building features continued

Bedroom 1	EW-1	5000	2700	S	No	2200
Bedroom 1	EW-1	5495	2700	W	No	600
Bath	EW-1	1690	2700	W	No	600
Ensuite	EW-1	1890	2700	W	No	600
Bedroom 2	EW-1	1200	2700	W	No	1300
Bedroom 2	EW-1	4583	2700	N	No	574
Bedroom 2	EW-1	2595	2700	W	No	600
Bedroom 2	EW-1	700	2700	N	No	1950
Bedroom 3	EW-1	3890	2700	W	No	600
Home Theatre	EW-1	6095	2700	E	No	500
Home Theatre	EW-1	4000	2700	S	No	0
Home Theatre	EW-1	5495	2700	W	No	10200

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	106.0	No insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kit/Liv/Ldy	Concrete Slab, Unit Below 150mm	72.1	None	No Insulation	40/60 Carpet 10mm/Ceramic
WC	Concrete Slab, Unit Below 150mm	2.3	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	29.2	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	6.2	None	No Insulation	Ceramic Tiles 8mm
Ensuite	Concrete Slab, Unit Below 150mm	7.0	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	14.4	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	13.4	None	No Insulation	Carpet 10mm
Home Theatre	Concrete Slab, Unit Below 150mm	22.4	None	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Kit/Liv/Ldy	Plasterboard	Bulk Insulation R2.5	No
WC	Plasterboard	Bulk Insulation R2.5	No
Bedroom 1	Plasterboard	Bulk Insulation R2.5	No

Nationwide House Energy Rating Scheme* Certificate

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★ Star rating:

5.9



Building features continued

Bath	Plasterboard	Bulk Insulation R2.5	No
Ensuite	Plasterboard	Bulk Insulation R2.5	No
Bedroom 2	Plasterboard	Bulk Insulation R2.5	No
Bedroom 3	Plasterboard	Bulk Insulation R2.5	No
Home Theatre	Plasterboard	Bulk Insulation R2.5	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kit/Liv/Ldy	2	Exhaust Fans	300	Sealed
WC	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Foil, Gap Above, Reflective Side Down, Anti-glare Up	Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0006257315

Certificate Date: 16 Jul 2021

★ Star rating: 5.9



Additional information

Explanatory notes

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