# Nationwide House Energy Rating Scheme\* — Class 2 summary

Certificate number: 0003718910

Certificate Date:

16 Jul 2021

Average Star rating: 7.0

Average Rating

NATIONWIDE

**RATING S** 

The rating listed above is the average of all units in this building.

For more information on

your dwelling's rating see:

www.nathers.gov.au



#### **Assessor details**

Accreditation number:	VIC/BDAV/16/1763
Name:	John Boutros
Organisation:	<b>Greenworld Architectural Drafting</b>
Email:	greenworldarchi@outlook.com
Phone:	02 9652 0045
Declaration	None
of interest:	
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 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



#### 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
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: Suburb:	Unit 1, 351-353 Ne Double Bay	w South Hea	d Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

#### Key construction and insulation materials

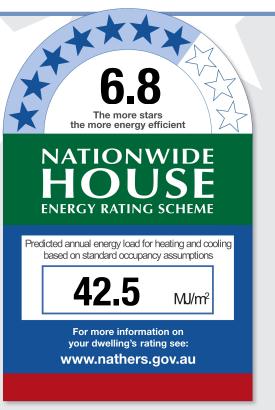
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 111.0 (MJ/m<sup>2</sup>) Unconditioned: 5.0 Heating: 32.1 Garage: 0.0 Cooling: 10.4 TOTAL: 116.0 TOTAL: 42.5

#### **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetra (see following pages		maxii	TE: This total is the mum number of ceiling trations allowed to a g (under a roof) for this
Sealed:	4	certifi	cate. If this number is
Unsealed:	0		ded in construction then certificate IS NOT VALID
TOTAL:**	4		a new certificate is required
			of ceiling insulation for the trations listed has been
			into account with the rating.
Principle downlight	type: Unl	know	'n
Window selection	on -		Scan to access this
default window			certificate online and
	<b>,</b>		confirm this is valid.
Note on allowable window			
Only a 5% tolerance to the SHGC window values show			
an be used with this rating	g.		
lote: Only a +/- 5% SHGC	tolerance is		<b></b>
	tolerance is		
Note: Only a +/- 5% SHGC allowed with this rating.			
	applies		

If any of windows selected are outside the 5% tolerance then this

confirm compliance.

certificate is no longer valid and the dwelling will need to be rerated to

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy R	ating Scheme* Ce	ertificate			A TOTAL O
Certificate number: 0006257166	Certificate Date:	16 Jul 2021	★ Star rating:	6.8	NATIONWIDE HOUSE

## Window type and performance value

ALM-002-01 A ALM-002-01 A Aluminium B SG Clear 6.7 0.70	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	Ν	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	Ν	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	800	Ν	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	Ν	No Shading

alue SHGC
hade Indoor shade/diffuser
-
-

## 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	Ν	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	Ν	No	300
Bedroom 2	EW-1	595	2700	E	No	0

Nationwide House Energy R	ating Scheme* Co	ertificate			A A A A A A A A A A A A A A A A A A A
Certificate number: 0006257166	Certificate Date:	16 Jul 2021	★ Star rating:	6.8	NATIONWIDE HOUSE ENERGY RATING SCHEME

Building featu	ures continue	ed				
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

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	76.0	No insulation	No
IW-2 - Concrete Panel/Blocks fi plaster on studs	lled, 23.0	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	
Bedroom 1	Suspended Concrete Slab 150mm	19.4	Open	Bulk Insulation in Contact with Floor R0.5	
Bedroom 2	Suspended Concrete Slab 150mm	12.6	Open	Bulk Insulation in Contact with Floor R0.5	
Bath	Suspended Concrete Slab 150mm	5.2	Open	Bulk Insulation in Contact with Floor R0.5	
Bedroom 3	Suspended Concrete Slab 150mm	19.9	Open	Bulk Insulation in Contact with Floor R0.5	

Ceil	lina	type	
CCI	my	type	

			5 (
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

Certificate numb	er: 0006257166	Certificate Date:	16 Jul 2021	★ Star rating:	6.8 NA	TIONWI OUS GY RATING SCH
Building featu	ures continuec					
Ceiling penet	rations					
Location	Number	Туре		Diameter (mm)	Sealed/unseale	d
Kitchen/Living	2	Exhaust Fans		300	Sealed	
Ens	1	Exhaust Fans		300	Sealed	
Bath	1	Exhaust Fans		300	Sealed	
Ceiling fans						

Roof type		
Construction	Added insulation	Roof colour
None Present		

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

#### 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: Suburb:	Unit 2, 351-353 Ne Double Bay	w South Hea	d Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

#### Key construction and insulation materials

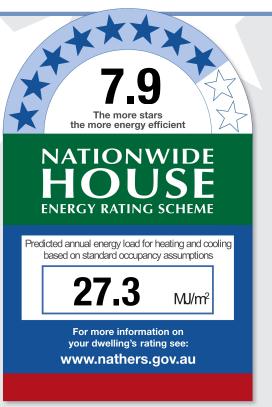
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 111.0 (MJ/m<sup>2</sup>) Unconditioned: 5.0 Heating: 15.3 Garage: 0.0 Cooling: 12.0 TOTAL: 116.0 TOTAL: 27.3

#### **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetration (see following pages for de		maxin penet	TE: This total is the num number of ceiling rations allowed to a
Sealed: Unsealed: TOTAL:**	4	certific excect this c and a Loss of penet	g (under a roof) for this cate. If this number is ded in construction then certificate IS NOT VALID new certificate is required. of ceiling insulation for the rations listed has been into account with the rating.
Principle downlight type:	Unk	now	'n
Window selection - default windows on	lv		Scan to access this certificate online and
default windows on Note on allowable window values: Only a 5% tolerance to the nomina SHGC window values shown on p	ated		
Window selection - default windows on Note on allowable window values: Only a 5% tolerance to the nomina SHGC window values shown on p can be used with this rating. Note: Only a +/- 5% SHGC tolerar allowed with this rating.	ated bage 2		certificate online and

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.

values stated on page 2.



Nationwide House Energy Rating Scheme* Certificate					A TATA A
Certificate number: 0006257174	Certificate Date:	16 Jul 2021	★ Star rating:	7.9	NATION WIDE HOUSE ENERGY RATING SCHEME

## 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	Ν	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 windo	w and skylig	ht type and performanc	e value			
ID None Presen	Window t	/ type			U-value	SHGC
Roof windo	w and skylig	ht schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t					

## 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	Ν	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	Ν	No	300
Bedroom 2	EW-1	595	2700	E	No	0

Nationwide House Energy R					
Certificate number: 0006257174	Certificate Date:	16 Jul 2021	★ Star rating:	7.9	NATIONWIDE HOUSE ENERGY RATING SCHEME

Building featu	ures continue	ed				
Bedroom 2	EW-2	1000	2700	Ν	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
Bedroom 2 Bedroom 2 Bath Bedroom 3 Bedroom 3 Bedroom 3	EW-2 EW-2 EW-1 EW-1 EW-1 EW-1 EW-1	825 900 1890 3731 1500 800	2700 2700 2700 2700 2700 2700 2700	E S E NW E N	No No No No No	0 1900 0 2387 0 0

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	76.0	No insulation	No
IW-2 - Concrete Panel/Blocks fi plaster on studs	lled, 23.0	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	er: 0006257174	Certificate Date:	16 Jul 2021	★ Star rating:	7.9 NATIONW HEAU		
Building features continued							
Location	Number	Туре		Diameter (mm)	Sealed/unsealed		
Kitchen/Living	2	Exhaust Fans		300	Sealed		
Ens	1	Exhaust Fans		300	Sealed		

300

Sealed

**Exhaust Fans** 

1

Bath

<b>Ceiling fans</b>			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0006257174

Certificate Date: 16 Jul 2021

★ Star rating: 7.9



#### **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

#### Certificate number: 0006257182

Certificate Date: 16 Jul 2021

★ Star rating: 6.9



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

#### Key construction and insulation materials

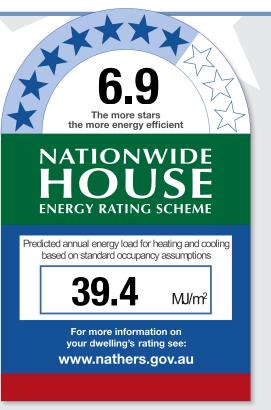
(see following pages for details)

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 (m <sup>2</sup> )		Annual the	
Conditioned: Unconditioned:	111.0 5.0	performanc (MJ/m²)	e loads
Garage: TOTAL:	0.0 116.0	Heating: Cooling: TOTAL :	25.7 13.8
		TOTAL:	39.4

#### **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetration (see following pages for detail		maxii pene		
Unsealed:	4 0 4	penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded 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: Window selection -	Unk	now	<b>/n</b> Scan to access this	
WINDOW SElection -				
default windows onl	у		certificate online and confirm this is valid.	
Note on allowable window values: Only a 5% tolerance to the nomina SHGC window values shown on pa	ted			
<b>default windows onl</b> Note on allowable window values: Only a 5% tolerance to the nomina SHGC window values shown on pa can be used with this rating. Note: Only a +/- 5% SHGC tolerand allowed with this rating.	ted age 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.



Nationwide House Energy R	ating Scheme* Co	ertificate			A TATA R
Certificate number: 0006257182	Certificate Date:	16 Jul 2021	★ Star rating:	6.9	NATIONWIDE HOUSE

## Window type and performance value

ALM-002-01 A ALM-002-01 A Aluminium B SG Clear 6.7 0.70	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	Ν	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	Ν	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	800	Ν	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	Ν	No Shading

alue SHGC
hade Indoor shade/diffuser
-
-

## 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	Ν	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	Ν	No	300
Bedroom 2	EW-1	595	2700	E	No	0

Nationwide House Energy R	ating Scheme* Ce	ertificate			
Certificate number: 0006257182	Certificate Date:	16 Jul 2021	★ Star rating:	6.9	NATIONWIDE HOUSE ENERGY RATING SCHEME

Building featu	ures continue	∋d				
Bedroom 2	EW-2	1000	2700	Ν	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

Wall type	Area (m <sup>2</sup> )	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						A STATE
Certificate numb	er: 0006257182	Certificate Date:	16 Jul 2021	★ Star rating:	6.9	NATIONWI HOUS ENERGY RATING SCH
	ares continuec					
Ceiling penetr		Туре		Diameter (mm)	Sealed/unsea	lled
Ceiling penetr	ations	_		Diameter (mm) 300	Sealed/unsea	lled

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

300

Sealed

**Exhaust Fans** 

Bath

1

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

Certificate number: 0006257182

Certificate Date: 16 Jul 2021

★ Star rating: 6.9



#### **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

#### Certificate number: 0006257190

Certificate Date: 16 Jul 2021

★ Star rating: 6.3



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: Suburb:	Unit 4, 351-353 Ne Double Bay	w South Hea	d Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

#### Key construction and insulation materials

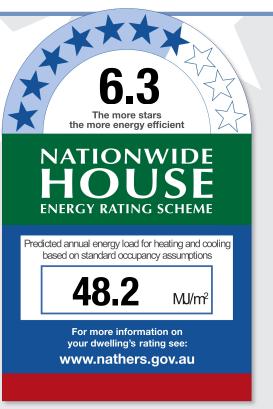
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 79.0 (MJ/m<sup>2</sup>) Unconditioned: 4.0 Heating: 38.9 Garage: 0.0 Cooling: 9.3 TOTAL: 83.0 TOTAL: 48.2

#### **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetrat (see following pages fo		maxii pene	TE: This total is the num number of ceiling trations allowed to a g (under a roof) for this
Sealed:	4	certifi	cate. If this number is ded in construction then
Unsealed:		this o	certificate IS NOT VALID
TOTAL:**	4	Loss pene	a new certificate is required of ceiling insulation for the trations listed has been i into account with the rating.
Principle downlight ty	pe: Unk	now	/n
Window selection default windows	only		Scan to access this certificate online and confirm this is valid.
	only lues: ominated		certificate online and
default windows Note on allowable window va Dnly a 5% tolerance to the no SHGC window values shown	only lues: ominated on page 2		certificate online and

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.

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0006257190	Certificate Date:	16 Jul 2021	★ Star rating:		NATIONWIDE HOUSEE ENERGY RATING GCHENE

Bedroom 1

#### Window type and performance value

Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	Aluminium B SG	Clear		6.7	0.70
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	3500	Ν	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	Ν	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	Ν	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

ID None Present	Window type	e			U-value	SHGC
Roof window	and skylight so	chedule				
Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			Wall wrap or foi
EW-1	Cavity Brick		Foil Sided Bul	oble Wrap, Anti-	glare one side	Yes
EW-2	Fibro Cavity Panel Direct Fix		Foil, Anti-glare R1.2	e one side + Bull	< Insulation	Yes
External wal	I schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	de 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	Ν	No	300
Bedroom 1	EW-1	600	2700	W	No	1200
Bedroom 1	EW-1	200	2700	Ν	No	2000
Bedroom 1	EW-2	900	2700	S	No	0
Bedroom 1	EW-2	728	2700	W	No	0

2700

W

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

2532

EW-2

25

No

Nationwide H	ouse Energy R	ating Scheme*	Certifica	te		
Certificate numb	er: 0006257190	Certificate Date:	: 16 Ju	ul 2021	★ Star rating:	6.3 NATIONWIDE HOUSE
Building featu	ures continued					
Bedroom 2	EW-2	1100	2700	S	No	2300

Deuroom 2		1100	2700	0	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	Ν	No	300
Ens	EW-1	1795	2700	E	No	3000

# Wall typeArea (m²)InsulationWall wrap or foilIW-1 - Cavity wall, direct fix<br/>plasterboard, single gap58.0No insulationNoIW-2 - Concrete Panel/Blocks filled, 14.0No Insulation both sides of Shaft linerNo

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 Туре **Diameter (mm)** Sealed/unsealed Kit/Liv/Ldy 2 Exhaust Fans Sealed 300 1 **Exhaust Fans** 300 Sealed Bath

Nationwide	Nationwide House Energy Rating Scheme* Certificate						
Certificate nur	nber: 0006257190	Certificate Date:	16 Jul 2021	★ Star rating:	6.3	NATIONWIDE HOUSE ENERGY RATING SCHEME	
Building fea	atures continued						
Ens	1	Exhaust Fans		300	Sealed		
Ceiling fans	5						
Location	Number	Diameter (r	nm)				
None Presen	t						
Roof type							
Construction	1			Added insulation	Roof co	lour	

None Present

Certificate number: 0006257190

Certificate Date: 16 Jul 2021

★ Star rating: 6.3



#### **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

#### Certificate number: 0006257208

Certificate Date: 16 Jul 2021

★ Star rating: 6.1



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: Suburb:	Unit 5, 351-353 Ne Double Bay	w South Hea	d Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

#### Key construction and insulation materials

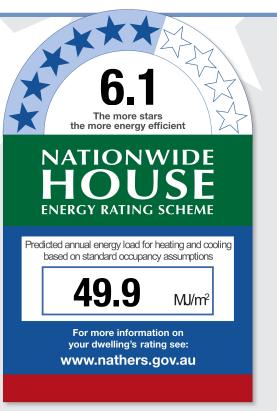
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 54.0 (MJ/m<sup>2</sup>) Unconditioned: 5.0 Heating: 40.9 Garage: 0.0 Cooling: 9.1 TOTAL: 59.0 TOTAL: 49.9

#### **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetration (see following pages for the set of	<b>ons</b> details)	maxii pene	TE: This total is the num number of ceiling trations allowed to a g (under a roof) for this	
Sealed:	3	certifi	cate. If this number is	
Unsealed:			certificate IS NOT VALID	
TOTAL:**	•	and a new certificate is require Loss of ceiling insulation for the penetrations listed has been taken into account with the rating		
Principle downlight typ	e: Unk	now	'n	
		_		
Window selection default windows o			Scan to access this certificate online and confirm this is valid.	
default windows o Note on allowable window value Only a 5% tolerance to the nom SHGC window values shown o	es:		certificate online and	
	es: ninated n page 2		certificate online and	

outside the 5% tolerance then this

confirm compliance.

certificate is no longer valid and the dwelling will need to be rerated to

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0006257208	Certificate Date:	16 Jul 2021	★ Star rating:	6.1	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window type and performance value						
Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	luminium B SG	Clear		6.7	0.70
Window schee	dule					
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

ID None Presen	Window t	type			U-value	SHGC
Roof windo	w and skyligł	nt schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t			-	-	

External wall type							
ID	Wall type		Insulation		v	/all wrap or foi	
EW-1	Cavity Brick		Foil Sided Bul	oble Wrap, Anti-	glare one side	′es	
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, plaster on studs	33.0	No Insulation both sides of Shaft liner	No		

Floors					
Location	Construction	Area (m <sup>2</sup> )	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 Certificate Date: ★ Star rating:

Certificate number: 0006257208

16 Jul 2021

6.1



**Building features continued** 

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

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	Туре	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 Roof colour insulation
None Present	

Certificate number: 0006257208

Certificate Date: 16 Jul 2021

★ Star rating: 6.1



#### **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

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

#### Key construction and insulation materials

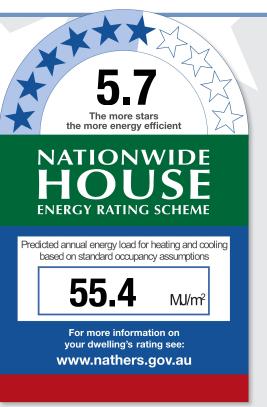
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 73.0 (MJ/m<sup>2</sup>) Unconditioned: 5.0 Heating: 43.4 Garage: 0.0 Cooling: 11.9 TOTAL: 78.0 TOTAL: 55.4

#### **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetrations (see following pages for details)		maxi	TE: This total is the mum number of ceiling trations allowed to a
Sealed: Unsealed: TOTAL:**	4 0 4	<ul> <li>ceiling (under a roof) for this certificate. If this number is exceded in construction they this certificate IS NOT VALID and a new certificate is requi Loss of ceiling insulation for the penetrations listed has been taken into account with the rati</li> </ul>	
Principle downlight type	e: Unl	knov	vn
			Scan to access this certificate online and confirm this is valid.
default windows or Note on allowable window values Only a 5% tolerance to the nomin SHGC window values shown on	nly s: nated		certificate online and
Window selection - default windows or Note on allowable window values Only a 5% tolerance to the nomin SHGC window values shown on can be used with this rating. Note: Only a +/- 5% SHGC tolera allowed with this rating.	nly s: nated page 2		certificate online and

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.



Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0006257216	Certificate Date:	16 Jul 2021	★ Star rating:	5.7	NATION WIDE HOUSE ENERGY RATING SCHEME

## 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	Ν	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	2400	S	No Shading
Bath	ALM-002-01 A	n/a	1200	1800	Ν	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 windo	w and skyligh	nt type and performance	e value			
ID	Window	type			U-value	SHGC
None Presen	t					
Roof windo	w and skyligh	nt schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t		5		2	

## External wall type

ID	Wall type		Insulation		١	Nall wrap or foi
EW-1			Foil Sided Bul	Foil Sided Bubble Wrap, Anti-glare one side Y		
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	Ν	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	Ν	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	Ν	No	4900
Bedroom 2	EW-1	3432	2700	E	No	481

## Internal wall type

Nationwide House Energy F	Rating Scheme* (	Certificate		
Certificate number: 0006257216	Certificate Date:	16 Jul 2021	★ Star rating:	5.7 NATIONW HOUS
Building features continued				
Wall type	Area (m <sup>2</sup> ) Inst	ulation		Wall wrap or foil

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

Location	Construction	Area (m <sup>2</sup> )	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
Bath	Suspended Concrete Slab 150mm	5.2	Open	Bulk Insulation in Contact with Floor R0.5	
Bedroom 1	Suspended Concrete Slab 150mm	14.5	Open	Bulk Insulation in Contact with Floor R0.5	
Ens	Suspended Concrete Slab 150mm	5.5	Open	Bulk Insulation in Contact with Floor R0.5	
Bedroom 2	Suspended Concrete Slab 150mm	11.9	Open	Bulk Insulation in Contact with Floor R0.5	

Ceil	lina	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	Туре	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

Nationwide House Energy Rating Scheme* Certificate							
Certificate number: 0006257216	Certificate Date:	16 Jul 2021	★ Star rating:	5.7	NATIONWIDE HOUSE ENERGY RATING SCHEME		
Building features continued							
None Present			insulation				

Certificate number: 0006257216

Certificate Date: 16 Jul 2021

★ Star rating: 5.7



#### **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

#### Certificate number: 0006257224

Certificate Date: 16 Jul 2021

★ Star rating: 7.6



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: Suburb:	Unit 7, 351-353 Ne Double Bay	w South Hea	d Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

#### Key construction and insulation materials

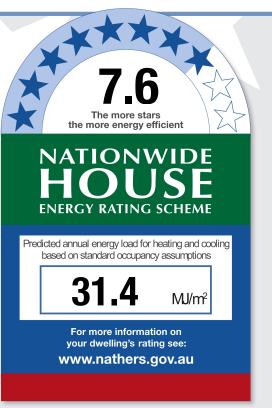
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 79.0 (MJ/m<sup>2</sup>) Unconditioned: 4.0 Heating: 20.7 Garage: 0.0 Cooling: 10.7 TOTAL: 83.0 TOTAL: 31.4

#### **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetrations (see following pages for deta	s max iils) pen	DTE: This total is the imum number of ceiling etrations allowed to a ng (under a roof) for this
Sealed: 4 Unsealed: 6 TOTAL:** 4	Certi exc this and Loss pen	ficate. If this number is eded in construction then certificate IS NOT VALID a new certificate is required s of ceiling insulation for the etrations listed has been n into account with the rating.
Principle downlight type: Window selection - default windows only		wn Scan to access this certificate online and
		confirm this is valid.
Note on allowable window values: Only a 5% tolerance to the nominate SHGC window values shown on pag can be used with this rating.	ed	confirm this is valid.
Only a 5% tolerance to the nominate SHGC window values shown on page	ed ge 2	confirm this is valid.

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.



Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0006257224	Certificate Date:	16 Jul 2021	★ Star rating:	7.6	NATIONWIDE HHOUSEE ENERCY RATING SCHEME

#### Window type and performance value

Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	Aluminium B SG (	Clear		6.7	0.70
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	3500	Ν	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	Ν	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	Ν	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

ID None Present	Window ty	ре			U-value	SHGC
Roof window	/ and skylight	schedule				
Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			Wall wrap of	or foil
EW-1	Cavity Brick		Foil Sided Bul	oble Wrap, Anti-	glare one side	Yes	
EW-2	Fibro Cavity P	anel Direct Fix	Foil, Anti-glare R1.2	e one side + Bull	Insulation	Yes	
External wal	I schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	de 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	Ν	No	300	
Bedroom 1	EW-1	600	2700	W	No	1200	
Bedroom 1	EW-1	200	2700	Ν	No	2000	
Bedroom 1	EW-2	900	2700	S	No	0	
Bedroom 1	EW-2	728	2700	W	No	0	

2700

W

<sup>r</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

2532

EW-2

Bedroom 1

25

No

Nationwide House Energy R	ating Scheme* Co	ertificate		
Certificate number: 0006257224	Certificate Date:	16 Jul 2021	★ Star rating:	7.6 NATIONWIDE HOUSE ENERGY RATING SCHEME
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	Ν	No	300
Ens	EW-1	1795	2700	E	No	3025

#### Internal wall type

Wall type	Area (m <sup>2</sup> )	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, plaster on studs	14.0	No Insulation both sides of Shaft liner	No

#### **Floors** Location Construction Area (m<sup>2</sup>) Sub floor Added Covering ventilation insulation Kit/Liv/Ldy Concrete Slab, Unit Below 48.4 None No Insulation 60/40 Carpet 10mm/Ceramic 150mm Concrete Slab, Unit Below 4.5 None No Insulation Bath **Ceramic Tiles** 150mm 8mm Bedroom 1 Concrete Slab, Unit Below 12.4 None No Insulation Carpet 10mm 150mm Bedroom 2 Concrete Slab, Unit Below 13.7 None No Insulation Carpet 10mm 150mm Concrete Slab, Unit Below None No Insulation Ens 4.1 **Ceramic Tiles** 150mm 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 **Diameter (mm)** Sealed/unsealed Type Kit/Liv/Ldy **Exhaust Fans** Sealed 2 300 Bath 1 **Exhaust Fans** 300 Sealed 1 Ens **Exhaust Fans** 300 Sealed

Nationwide	House Energy R	ating Scheme* Co	ertificate			
Certificate nun	nber: 0006257224	Certificate Date:	16 Jul 2021	★ Star rating:	7.6	NATIONWI HOUS ENERGY RATING SCH
Building fea	atures continued					
Ceiling fans	;					
Location	Number	Diameter (r	nm)			
None Present	t					
Roof type						
Construction	l			Added insulation	Roof co	lour
None Present	t					

Certificate number: 0006257224

Certificate Date: 16 Jul 2021

★ Star rating: 7.6



#### **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

#### Certificate number: 0006257232

Certificate Date: 16 Jul 2021

**★**Star rating: **7.7** 



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: Suburb:	Unit 8, 351-353 Nev Double Bay	w South Hea	d Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

#### Key construction and insulation materials

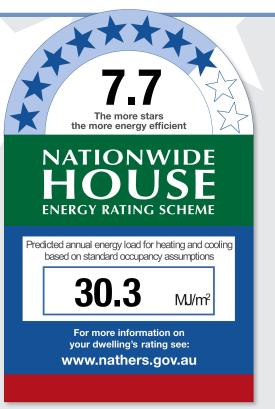
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 87.0 (MJ/m<sup>2</sup>) Unconditioned: 8.0 Heating: 21.0 Garage: 0.0 Cooling: 9.3 TOTAL: 95.0 TOTAL: 30.3

#### **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetratio		maxi	TE: This total is the mum number of ceiling trations allowed to a g (under a roof) for this
Sealed: Unsealed: TOTAL:**	4 0 4	certified exceed this of and a Loss pene	ded in construction then certificate IS NOT VALID a new certificate is required of ceiling insulation for the trations listed has been into account with the rating.
Principle downlight type	: Unk	nov	vn
Window selection -			Scan to access this certificate online and
Window selection - default windows or Note on allowable window values Only a 5% tolerance to the nomin SHGC window values shown on can be used with this rating.	nly s: nated		

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.

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0006257232	Certificate Date:	16 Jul 2021	★ Star rating:	7.7	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	Aluminium B SG (	Clear		6.7	0.70
Window sche	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	3500	Ν	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 windo	w and skyligh	nt type and performanc	e value			
ID None Presen	Window t	type			U-value	SHGC
Roof window and skylight schedule						
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t					

ID	Wall type		Insulation		W	all wrap or foil
EW-1	Cavity Brick		Foil Sided Bul	oble Wrap, Anti-	glare one side Ye	es
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	Ν	No	2246

# Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fi plaster on studs	lled, 58.0	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 (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

# **Building features continued**

Location	Construction	Area (m <sup>2</sup> )	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

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	Туре	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		

Certificate number: 0006257232

Certificate Date: 16 Jul 2021

★ Star rating: 7.7



## **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

#### Certificate number: 0006257240

Certificate Date: 16 Jul 2021

★ Star rating: 6.9



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: Suburb:	Unit 9, 351-353 Nev Double Bay	w South Hea	d Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

# Key construction and insulation materials

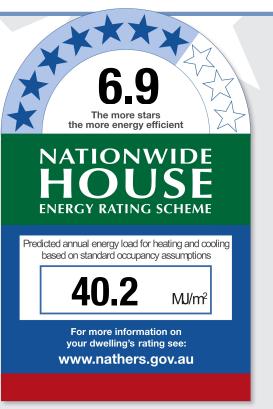
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 73.0 (MJ/m<sup>2</sup>) Unconditioned: 5.0 Heating: 26.5 Garage: 0.0 Cooling: 13.7 TOTAL: 78.0 TOTAL: 40.2

# **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetration (see following pages for		maxii pene	TE: This total is the mum number of ceiling trations allowed to a
Sealed:	4	certifi	g (under a roof) for this cate. <b>If this number is</b>
Unsealed:	0		ded in construction then certificate IS NOT VALID
TOTAL:**	4	Loss pene	a new certificate is required. of ceiling insulation for the trations listed has been i into account with the rating.
Principle downlight ty	pe: Unl		0
Window selection	) -		n Scan to access this certificate online and
Principle downlight ty Window selection default windows of Note on allowable window value Only a 5% tolerance to the nor SHGC window values shown of can be used with this rating.	n - only Jes: minated		<i>i</i> n Scan to access this

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.



Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy R	ating Scheme* Ce	ertificate			CANADA CA
Certificate number: 0006257240	Certificate Date:	16 Jul 2021	★ Star rating:	6.9	NATIONWIDE HOUSE

# 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	Ν	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	4200	Ν	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 windo	w and skyligh	nt type and performance	e value			
ID	Window	type			U-value	SHGC
None Presen	t					
Roof windo	w and skyligh	nt schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t		5		2	

# External wall type

ID	Wall type		Insulation		1	Nall wrap or foil		
EW-1	Cavity Brick		Foil Sided Bul	oble Wrap, Anti-ç	glare one side	Yes		
External wall schedule								
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	e 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	Ν	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	Ν	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	Ν	No	4898		
Bedroom 2	EW-1	3432	2700	E	No	481		

# Internal wall type

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy F	Rating Scheme* C	ertificate			CALCULATION OF THE STATE
Certificate number: 0006257240	Certificate Date:	16 Jul 2021	★ Star rating:	6.9	NATIONWIDE HOUSE ENERCY RATING SCHEME
Building features continued					
Wall type	Area (m²) Insu	Ilation		Wall wrap	or foil

wan type	Alea (III-)	Insulation	wall wrap or foll
IW-1 - Cavity wall, direct fix	59.0	No insulation	No
plasterboard, single gap			

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	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	Туре	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 Ro insulation	of colour
None Present		

\* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0006257240

Certificate Date: 16 Jul 2021

★ Star rating: 6.9



## **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

#### Certificate number: 0006257257

Certificate Date: 16 Jul 2021

★ Star rating: 7.6



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

# Key construction and insulation materials

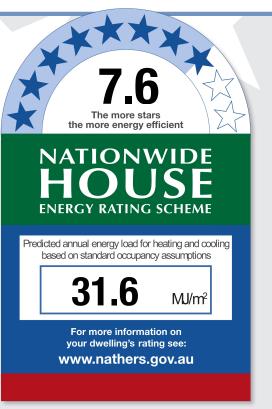
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 79.0 (MJ/m<sup>2</sup>) Unconditioned: 4.0 Heating: 22.0 Garage: 0.0 Cooling: 9.7 TOTAL: 83.0 TOTAL: 31.6

# **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetration (see following pages for d		maxir penet	TE: This total is the num number of ceiling trations allowed to a		
Sealed:	4	<ul> <li>ceiling (under a roof) for this certificate. If this number is</li> </ul>			
Unsealed:	0		ded in construction then certificate IS NOT VALID		
TOTAL:**	4	Loss penet	a new certificate is required. of ceiling insulation for the trations listed has been into account with the rating.		
Principle downlight type	e: Unl		Ũ		
Window selection	-		Ũ		
Principle downlight type Window selection default windows of Note on allowable window value Only a 5% tolerance to the nomi SHGC window values shown on can be used with this rating.	- nly s: nated	know	Scan to access this certificate online and		

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.



Nationwide House Energy R	ating Scheme* Co	ertificate			A A A A A A A A A A A A A A A A A A A
Certificate number: 0006257257	Certificate Date:	16 Jul 2021	★ Star rating:	7.6	NATIONWIDE HOUSE ENERGY BATING SCHEME

## Window type and performance value

Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	Aluminium B SG (	Clear		6.7	0.70
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	3500	Ν	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	Ν	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	Ν	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	Ν	No Shading

ID None Present	Window ty	pe			U-value	SHGC
Roof window	/ and skylight	schedule				
Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser

External wall type						
ID	Wall type		Insulation			Wall wrap or fo
EW-1	Cavity Brick		Foil Sided Bul	Yes		
EW-2	Fibro Cavity P	anel Direct Fix	Foil, Anti-glare R1.2	e one side + Bull	k Insulation	Yes
External wal	l schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	de 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	Ν	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	Ν	No	300
Bedroom 1	EW-1	600	2700	W	No	1200
Bedroom 1	EW-1	200	2700	Ν	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

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House	Energy R	ating Scheme*	Certificat	te			A A A A A A A A A A A A A A A A A A A
Certificate number: 0000	6257257	Certificate Date:	16 Ju	ıl 2021	★ Star rating:	7.6	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building features co	ontinued						

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

Internal wa	all type
-------------	----------

Wall type	Area (m <sup>2</sup> )	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, plaster on studs	, 14.0	No Insulation both sides of Shaft liner	No

Floors					
Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering	
Concrete Slab, Unit Below 150mm	48.4	None	No Insulation	60/40 Carpet 10mm/Ceramic	
Concrete Slab, Unit Below 150mm	4.5	None	No Insulation	Ceramic Tiles 8mm	
Concrete Slab, Unit Below 150mm	12.4	None	No Insulation	Carpet 10mm	
Concrete Slab, Unit Below 150mm	13.7	None	No Insulation	Carpet 10mm	
Concrete Slab, Unit Below 150mm	4.1	None	No Insulation	Ceramic Tiles 8mm	
	Concrete Slab, Unit Below 150mm Concrete Slab, Unit Below 150mm Concrete Slab, Unit Below 150mm Concrete Slab, Unit Below 150mm Concrete Slab, Unit Below	Concrete Slab, Unit Below48.4150mm4.5Concrete Slab, Unit Below4.5150mm12.4Concrete Slab, Unit Below12.4150mm13.7Concrete Slab, Unit Below4.1	Concrete Slab, Unit Below 150mm48.4NoneConcrete Slab, Unit Below 150mm4.5NoneConcrete Slab, Unit Below 150mm12.4NoneConcrete Slab, Unit Below 150mm13.7NoneConcrete Slab, Unit Below 150mm13.7NoneConcrete Slab, Unit Below 150mm13.7None	Concrete Slab, Unit Below 150mm48.4NoneNo InsulationConcrete Slab, Unit Below 150mm4.5NoneNo InsulationConcrete Slab, Unit Below 150mm12.4NoneNo InsulationConcrete Slab, Unit Below 150mm12.4NoneNo InsulationConcrete Slab, Unit Below 150mm13.7NoneNo InsulationConcrete Slab, Unit Below 150mm13.7NoneNo InsulationConcrete Slab, Unit Below 150mm4.1NoneNo Insulation	

# 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						
Number	Туре	Diameter (mm)	Sealed/unsealed			
2	Exhaust Fans	300	Sealed			
1	Exhaust Fans	300	Sealed			
1	Exhaust Fans	300	Sealed			
		NumberType2Exhaust Fans1Exhaust Fans	NumberTypeDiameter (mm)2Exhaust Fans3001Exhaust Fans300			

\* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Contificate num	nber: 0006257257	Certificate Date:	16 Jul 2021	A Stor roting	7 6 NATIO
Certificate nur	nder. 0006257257	Certificate Date.	16 Jul 2021	★ Star rating:	
Building fea	atures continued				
Ceiling fans	;				
Location	Number	Diameter (r	nm)		
None Presen	t				
Roof type					
Construction	1			Added insulation	Roof colour
None Presen	t				

Certificate number: 0006257257

Certificate Date: 16 Jul 2021

★ Star rating: 7.6



# **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

#### Certificate number: 0006257273

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

# Key construction and insulation materials

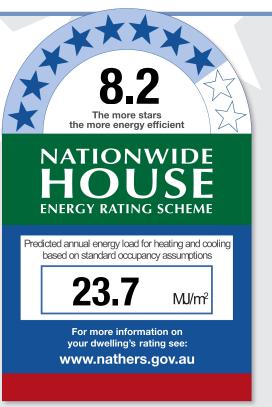
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 87.0 (MJ/m<sup>2</sup>) Unconditioned: 8.0 Heating: 13.5 Garage: 0.0 Cooling: 10.2 TOTAL: 95.0 TOTAL: 23.7

# **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetratio		maxi pene	TE: This total is the mum number of ceiling trations allowed to a	
Sealed: Unsealed: TOTAL:**	4 0 4	ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is require Loss of ceiling insulation for the penetrations listed has been taken into account with the rating		
Principle downlight type	: Unl	knov	<i>i</i> n	
			- · · · · · ·	
Window selection - default windows on			Scan to access this certificate online and confirm this is valid.	
	nly s: nated		certificate online and	
default windows on Note on allowable window values Only a 5% tolerance to the nomin SHGC window values shown on	nly mated page 2		certificate online and	

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.



Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate					CALL OF CALL O
Certificate number: 0006257273	Certificate Date:	16 Jul 2021	★ Star rating:	8.2	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window type	and performanc	e value				
Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	Aluminium B SG	Clear		6.7	0.70
Window sche	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	3500	Ν	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	Ν	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	2000	N	No Shading

Roof windo	w and skylig	nt type and performance	e value			
ID None Presen	Window t	type			U-value	SHGC
Roof windo	w and skylig	nt schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t				2	

ID	Wall type		Insulation		Wa	all wrap or foil
EW-1	Cavity Brick		Foil Sided Bul	oble Wrap, Anti-	glare one side Ye	es
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	Ν	No	2246

# Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fi plaster on studs	lled, 58.0	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 (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

# **Building features continued**

Location	Construction	Area (m <sup>2</sup> )	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

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	Туре	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		

Certificate number: 0006257273

Certificate Date: 16 Jul 2021

★ Star rating: 8.2



# **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

#### Certificate number: 0006257281

Certificate Date: 16 Jul 2021

★ Star rating: 6.2



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: Suburb:	Unit 12, 351-353 N Double Bay	ew South He	ad Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

# Key construction and insulation materials

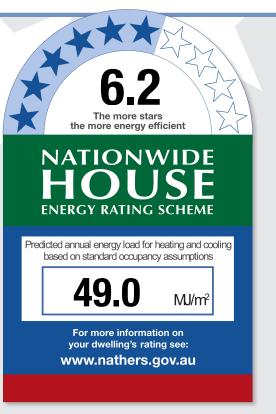
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 73.0 (MJ/m<sup>2</sup>) Unconditioned: 5.0 Heating: 34.8 Garage: 0.0 Cooling: 14.2 TOTAL: 78.0 TOTAL: 49.0

# **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetration (see following pages for detail	I <b>S</b> m ails) p	*NOTE: This total is the naximum number of ceiling enetrations allowed to a	
Unsealed:	4 c e 0 tł 4 a L	eiling (under a roof) for this ertificate. If this number is exceded in construction then his certificate IS NOT VALID and a new certificate is require loss of ceiling insulation for the enetrations listed has been aken into account with the rating	
Principle downlight type:	Unkn	nown	_
	у	Scan to access this certificate online and confirm this is valid.	
default windows onl Note on allowable window values: Only a 5% tolerance to the nominal SHGC window values shown on pa	ted	certificate online and	
Window selection - default windows onl Note on allowable window values: Only a 5% tolerance to the nominal SHGC window values shown on pa can be used with this rating. Note: Only a +/- 5% SHGC tolerand allowed with this rating.	ted age 2	certificate online and	_

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

values stated on page 2.

confirm compliance.

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

Nationwide House Energy R	ating Scheme* Ce	ertificate			A A A A A A A A A A A A A A A A A A A
Certificate number: 0006257281	Certificate Date:	16 Jul 2021	★ Star rating:	6.2	NATIONWIDE HOUSF

# 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	Ν	No Shading
Kitchen/Living	ALM-002-01 A	n/a	1500	2400	S	No Shading
Bath	ALM-002-01 A	n/a	1200	1800	Ν	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

ID	Window type			U-value	SHGC
None Present					
Roof window	v and skylight sch	nedule			

# External wall type

ID	Wall type		Insulation		١	Nall wrap or foi	
EW-1	Cavity Brick		Foil Sided Bul	oble Wrap, Anti-ç	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	Ν	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	Ν	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	Ν	No	4900	
Bedroom 2	EW-1	3432	2700	E	No	481	

# Internal wall type

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0006257281	Certificate Date:	16 Jul 2021	★ Star rating:	6.2	NATIONWIDE HOUSE ENERCY RATING SCHEME
Building features continued					
Wall type	Area (m <sup>2</sup> ) Ins	ulation		Wall wrap	or foil

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

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

Construction	Added insulation	Roof space above
Plasterboard	Bulk Insulation R2.5	No
	Plasterboard       Plasterboard       Plasterboard       Plasterboard       Plasterboard	insulationPlasterboardBulk Insulation R2.5PlasterboardBulk Insulation R2.5PlasterboardBulk Insulation R2.5PlasterboardBulk Insulation R2.5PlasterboardBulk Insulation R2.5PlasterboardBulk Insulation R2.5PlasterboardBulk Insulation R2.5PlasterboardBulk Insulation R2.5PlasterboardBulk Insulation R2.5

Ceiling penetrations					
Location	Number	Туре	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

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0006257281	Certificate Date:	16 Jul 2021	★ Star rating:	6.2	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building features continued					
			insulation		
Concrete			No Insulation, Only an Air Gap	Medium	

Certificate number: 0006257281

Certificate Date: 16 Jul 2021

★ Star rating: 6.2



## **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

#### Certificate number: 0006257299

Certificate Date: 16 Jul 2021

★ Star rating: 7.4



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: Suburb:	Unit 13, 351-353 N Double Bay	ew South He	ad Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	-
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

# Key construction and insulation materials

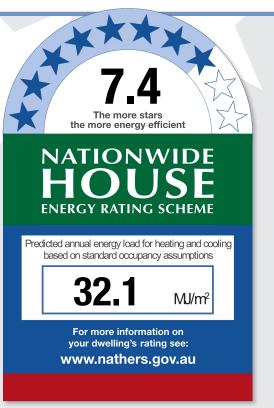
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 79.0 (MJ/m<sup>2</sup>) Unconditioned: 4.0 Heating: 22.5 Garage: 0.0 Cooling: TOTAL: 83.0 9.6 TOTAL: 32.1

### **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetra (see following pages fo	tions or details)	maxii	TE: This total is the num number of ceiling trations allowed to a g (under a roof) for this
Sealed: Unsealed:	4	certifi exce	cate. If this number is ded in construction then certificate IS NOT VALID
TOTAL:**		Loss pene	a new certificate is required of ceiling insulation for the trations listed has been i into account with the rating.
Principle downlight t	ype: <b>Unk</b>	now	'n
			Scan to access this certificate online and confirm this is valid.
default windows Note on allowable window va Dnly a 5% tolerance to the n SHGC window values shown	alues:		certificate online and
Window selectio default windows Note on allowable window va Only a 5% tolerance to the n SHGC window values shown can be used with this rating. Note: Only a +/- 5% SHGC to allowed with this rating.	alues: nominated n on page 2		certificate online and

outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Nationwide House Energy R	ating Scheme* Co	ertificate			A TATA A
Certificate number: 0006257299	Certificate Date:	16 Jul 2021	★ Star rating:	7.4	NATIONWIDE HOUSE ENERGY BATING SCHEME

Bedroom 1

EW-2

## Window type and performance value

Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	Aluminium B SG (	Clear		6.7	0.70
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kit/Liv/Ldy	ALM-002-01 A	n/a	2700	3500	Ν	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	Ν	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	Ν	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

ID None Present	Window ty	pe			U-value	SHGC
Roof window	/ and skylight	schedule				
Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			Wall wrap or	r foil
EW-1	Cavity Brick		Foil Sided Bul	bble Wrap, Anti-	glare one side	Yes	
EW-2	Fibro Cavity Panel Direct Fix		Foil, Anti-glare R1.2	Yes			
External wal	I schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	de 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	Ν	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	Ν	No	300	
Bedroom 1	EW-1	600	2700	W	No	1200	
Bedroom 1	EW-1	200	2700	Ν	No	2000	
Bedroom 1	EW-2	900	2700	S	No	0	
Bedroom 1	EW-2	728	2700	W	No	0	

2700

W

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

2532

25

No

Nationwide House Energy Rating Scheme* Certificate						
Certificate number	er: 0006257299	Certificate Date:	16 .	Jul 2021	★ Star rating:	7.4 NATIONWIDE ENERGY RATING SCHEME
Building featu	ires continued					
Bodroom 2	E\\/_2	1100	2700	C	No	2300

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 <sup>2</sup> )	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, plaster on studs	14.0	No Insulation both sides of Shaft liner	No

#### **Floors** Location Construction Area (m<sup>2</sup>) Sub floor Added Covering ventilation insulation Kit/Liv/Ldy Concrete Slab, Unit Below 48.4 None No Insulation 60/40 Carpet 10mm/Ceramic 150mm Concrete Slab, Unit Below 4.5 None No Insulation Bath **Ceramic Tiles** 150mm 8mm Bedroom 1 Concrete Slab, Unit Below 12.4 None No Insulation Carpet 10mm 150mm Bedroom 2 Concrete Slab, Unit Below 13.7 None No Insulation Carpet 10mm 150mm Concrete Slab, Unit Below None No Insulation Ens 4.1 **Ceramic Tiles** 150mm 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 **Diameter (mm)** Sealed/unsealed Type Kit/Liv/Ldy **Exhaust Fans** Sealed 2 300 Bath 1 **Exhaust Fans** 300 Sealed 1 Ens **Exhaust Fans** 300 Sealed

\* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide	House Energy R	ating Scheme* Co	ertificate			
Certificate nun	nber: 0006257299	Certificate Date:	16 Jul 2021	★ Star rating:	7.4	HOUS ENERGY RATING SCI
Building fea	tures continued					
Ceiling fans	;					
Location	Number	Diameter (r	nm)			
None Present	t					
Roof type						
Construction	l			Added insulation	Roof co	lour
None Present	t					

Certificate number: 0006257299

Certificate Date: 16 Jul 2021

★ Star rating: 7.4



# **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

#### 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: Suburb:	Unit 14, 351-353 N Double Bay	ew South He	ad Rd
State:	NSW	Postcode:	2028
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	2/1081202	Exposure:	Suburban

# Key construction and insulation materials

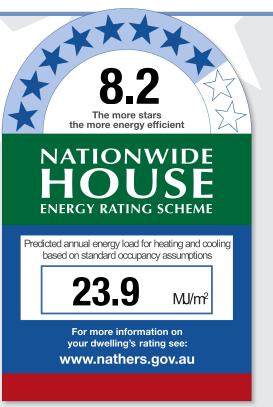
(see following pages for details)

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 (m<sup>2</sup>) Annual thermal performance loads Conditioned: 87.0 (MJ/m<sup>2</sup>) Unconditioned: 8.0 Heating: 13.9 Garage: 0.0 Cooling: 10.0 TOTAL: 95.0 TOTAL: 23.9

# **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetration (see following pages for de		maxir pene	TE: This total is the num number of ceiling trations allowed to a
Sealed:	4	certifi	g (under a roof) for this cate. <b>If this number is</b>
Unsealed:	0		ded in construction then certificate IS NOT VALID
TOTAL:**	4	Loss penet	a new certificate is required. of ceiling insulation for the trations listed has been
Principle downlight type	: Unl		into account with the rating.
Principle downlight type Window selection - default windows on			Ŭ
Window selection -	l <b>ly</b> : ated	know	Scan to access this certificate online and

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.



Nationwide House Energy Rating Scheme* Certificate					**************************************
Certificate number: 0006257307	Certificate Date:	16 Jul 2021	★ Star rating:	8.2	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window ID	Window type		U-value	SHGC		
ALM-002-01 A	ALM-002-01 A 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	Ν	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 windo	w and skylig	nt type and performanc	e value			
ID None Presen	Window	type			U-value	SHGC
	` w and skyligł	nt schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t					

External wall t	уре					
ID	Wall type		Insulation		Wa	all wrap or foil
EW-1	Cavity Brick		Foil Sided Bul	oble Wrap, Anti-	glare one side Ye	S
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	Ν	No	2246

# Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fil plaster on studs	led, 58.0	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 (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

# **Building features continued**

Location	Construction	Area (m <sup>2</sup> )	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

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	Туре	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

<b>Ceiling fans</b>			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0006257307

Certificate Date: 16 Jul 2021

★ Star rating: 8.2



# **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

#### Certificate number: 0006257315

Certificate Date: 16 Jul 2021

★ Star rating: 5.9



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

# Key construction and insulation materials

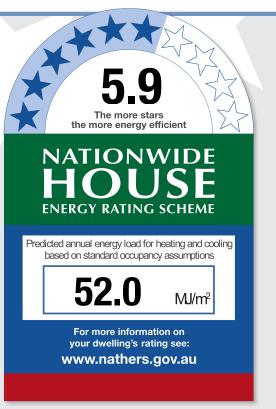
(see following pages for details)

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 (m<sup>2</sup>) **Annual thermal** performance loads Conditioned: 158.0 (MJ/m<sup>2</sup>) Unconditioned: 9.0 Heating: 30.2 Garage: 0.0 Cooling: 21.8 TOTAL: 167.0 TOTAL: 52.0

# **Plan documents**

Plan ref/date: DA Prepared by: AR



Ceiling penetration (see following pages for de		A second s
Sealed: Unsealed: TOTAL:** Principle downlight type:	5 0 5	<ul> <li>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.</li> <li>known</li> </ul>
Window selection - default windows on Note on allowable window values: Only a 5% tolerance to the nomin SHGC window values shown on p	ated	Scan to access this certificate online and confirm this is valid.

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.



Nationwide House Energy Rating Scheme* Certificate						
Certificate number: 0006257315	Certificate Date:	16 Jul 2021	★ Star rating:	5.9	NATIONWIDE HOUSE ENERGY RATING SCHEME	

# 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	Ν	No Shading
Kit/Liv/Ldy	ALM-002-01 A	n/a	1600	3900	Ν	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	Ν	No Shading
Bedroom 2	ALM-002-01 A	n/a	1600	300	Ν	No Shading
Bedroom 2	ALM-002-01 A	n/a	2700	400	Ν	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	<i>w</i> and skylig	ht type and performanc	e value			
ID	Window	y type			U-value	SHGC
None Present	-					
Roof windo	w and skylig	ht schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

ID	Wall type		Insulation		Ν	lall wrap or foi
EW-1	Cavity Brick		Foil Sided Bul	oble Wrap, Anti-ç	glare one side Y	′es
External wal	I 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 (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy R	ating Scheme* C	ertificate		A A A A A A A A A A A A A A A A A A A
Certificate number: 0006257315	Certificate Date:	16 Jul 2021	★ Star rating:	5.9 NATIONWIDE HOUSE ENERCY EATING SCHEME
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 <sup>2</sup> )	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	106.0	No insulation	No	

Floors					
Location	Construction	Area (m²)	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 (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number:	0006257315	Certificate Date:	16 Jul 2021	★ Star rating:	5.9	NATIO HO
uilding feeture						ENERGY RAI
uilding feature	es 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					
Number	Туре	Diameter (mm)	Sealed/unsealed		
2	Exhaust Fans	300	Sealed		
1	Exhaust Fans	300	Sealed		
1	Exhaust Fans	300	Sealed		
1	Exhaust Fans	300	Sealed		
		NumberType2Exhaust Fans1Exhaust Fans1Exhaust Fans	NumberTypeDiameter (mm)2Exhaust Fans3001Exhaust Fans3001Exhaust Fans3001Exhaust Fans300		

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

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

Certificate number: 0006257315

Certificate Date: 16 Jul 2021

★ Star rating: 5.9



# **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