#### Certificate number: 0003344124

Certificate Date: 13 Nov 2018

★ 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:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.01, 25-27 Wa Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.5 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
Conditioned: Unconditioned:	88.0 0.0	performance loads (MJ/m <sup>2</sup> )
Garage:	0.0	Heating: 30.2
TOTAL:	88.0	Cooling:         25.3           TOTAL:         55.5

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for deta	<b>s</b> ails) p	maxii bene	TE: This total is the num number of ceiling trations allowed to a
Sealed:0Unsealed:0TOTAL:**0		certifience chis c and a _oss pene	g (under a roof) for this cate. If this number is 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:	Unkı	now	
Window selection - default windows only	y		Scan to access this certificate online and
			confirm this is valid.
Only a 5% tolerance to the nominal SHGC window values shown on pa	ted		confirm this is valid.
Note on allowable window values: Only a 5% tolerance to the nominat SHGC window values shown on pa can be used with this rating. Note: Only a +/- 5% SHGC toleranc allowed with this rating.	ted age 2		confirm this is valid.

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

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Nationwide House Energy Rating Scheme* Certificate						
Certificate number: 0003344124	Certificate Date:	13 Nov 2018	★ Star rating:	5.7	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 C	lear		6.7	0.70
Window sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom Master	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	1000	SE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	2100	SW	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	4200	SW	No Shading

Roof windo	w and skylig	nt type and performanc	e value			
ID None Presen	Window t	type			U-value	SHGC
Roof windo	w and skyligi	nt 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 foi
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 Ye	es
External wall se	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	6795	2800	SE	No	0
Bedroom Master	EW-1	3300	2800	SW	No	600
Bedroom Master	EW-1	1200	2800	NW	No	8600
Bedroom 2	EW-1	3595	2800	SE	No	0
Kitchen/Living	EW-1	1890	2800	NE	No	2700
Kitchen/Living	EW-1	6195	2800	SW	No	1800

### Internal wall type

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, plasterboard	50.0	No Insulation	No

#### **Floors**

Certificate number: 0003344124

Certificate Date: 13 Nov 2018

★ Star rating:



5.7

**Building features continued** 

<b>.</b>					
Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below 150mm	15.7	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	4.2	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.6	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	6.5	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	3.9	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	46.1	None	No Insulation	Carpet 10mm

#### **Ceiling type** Added Location Construction **Roof space** insulation above **Bedroom Master** Concrete, Plasterboard No insulation No Ens Concrete, Plasterboard No insulation No Bedroom 2 Concrete, Plasterboard No insulation No Bath Concrete, Plasterboard No insulation No Ldry Concrete, Plasterboard No insulation No No insulation Kitchen/Living Concrete, Plasterboard No

Ceiling penet	trations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Ro insulation	oof colour
None Present		

Certificate number: 0003344124

Certificate Date: 13 N

13 Nov 2018



#### Additional information

If carpet noted as floor covering it may be replaced with any type.

Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# **Explanatory notes**

#### About this report

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#### **General Information**

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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.

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The standard assumptions include figures for occupancy, indoor air temperature and are based on a unique climate file for your region.

#### **Accredited Assessors**

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★ Star rating: 5.7

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#### Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

#### Certificate number: 0003344140

Certificate Date: 13 Nov 2018

★ Star rating: 6.9



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#### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.02, 25-27 Wa Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

#### Key construction and insulation materials

(see following pages for details)

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

Net floor area	(m²)	Annual thermal
Conditioned: Unconditioned:	113.0 0.0	performance loads (MJ/m <sup>2</sup> )
Garage:	0.0	Heating: 19.9
TOTAL:	113.0	Cooling:         19.8           TOTAL:         39.8

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for detail	max Is) pen	OTE: This total is the kimum number of ceiling etrations allowed to a	
Sealed:0Unsealed:0TOTAL:**0	cert exc this and Los pen	eiling (under a roof) for this ertificate. If this number is acceded in construction then his certificate IS NOT VALID and a new certificate is require bass of ceiling insulation for the enetrations listed has been ken into account with the rating	
Principle downlight type:	Inkn e		
Window selection - default windows only		Scan to access this certificate online and	
Window selection -	,	Scan to access this	

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: 0003344140	Certificate Date:	13 Nov 2018	★ Star rating:	6.9	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
Location Bedroom Master		Window no. n/a	Height (mm) 2800	<b>Width (mm)</b> 2400	Orientation SW	Outdoor shade No Shading
					-	

ID None Present	Window type				U-value	SHGC
Roof window	and skylight sc	hedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

External wall ty	/pe						
ID	Wall type		Insulation		W	all wrap or foi	
EW-1	Brick Veneer		Anti-glare foil with bulk no gap R2.5 Ye			es	
External wall schedule							
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom Master	EW-1	3795	2800	SW	No	1075	
Bedroom Master	EW-1	700	2800	SE	No	0	
Kitchen/Living	EW-1	2590	2800	NE	No	2650	
Kitchen/Living	EW-1	5195	2800	SW	No	2125	
Bedroom 2	EW-1	3095	2800	SW	No	1050	
Bedroom 2	EW-1	1100	2800	NW	No	7100	

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Cavity wall, direct fix plasterboard, single gap	108.0	No insulation	No		
IW-2 - Concrete Panel/Blocks fill plasterboard	ed, 81.0	No Insulation	No		

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below	23.7	None	No Insulation	Carpet 10mm

Certificate Date:

Certificate number: 0003344140

13 Nov 2018

★ Star rating:



6.9

### **Building features continued**

	150mm				
Ens	Concrete Slab, Unit Below 150mm	10.3	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	11.1	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	10.1	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	35.3	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	6.9	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	15.5	None	No Insulation	Carpet 10mm

#### **Ceiling type** Location Construction Added **Roof space** insulation above **Bedroom Master** Concrete, Plasterboard No insulation No Ens Concrete, Plasterboard No insulation No Kitchen/Living Concrete, Plasterboard No insulation No Bath Concrete, Plasterboard No insulation No Kitchen/Living Concrete, Plasterboard No insulation No Concrete, Plasterboard No insulation No Ldry Bedroom 2 Concrete, Plasterboard No insulation No

Ceiling penet	rations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0003344140

Certificate Date: 13 N

13 Nov 2018



### **Additional information**

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Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# **Explanatory notes**

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★ Star rating: 6.9

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#### Contact

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#### Certificate number: 0003344157

Certificate Date: 13 Nov 2018

★ Star rating: 6.3



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#### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.03, 25-27 Warriewood rd Warriewood				
State:	NSW	Postcode:	2102		
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>		
Lot/DP		climate zone:	56		
number:	5464	Exposure:	Suburban		

#### Key construction and insulation materials

(see following pages for details)

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

Net floor area	(m²)	nnual the	
Conditioned: Unconditioned:	88.0 0.0	erformand J/m²)	ce loads
Garage: TOTAL:	0.0 0.0 88.0	ating: oling:	19.6 28.4
TOTAL.	00.0	TAL:	48.0

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details				
Sealed:0Unsealed:0TOTAL:**0	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: Ur Window selection -	Scan to access this			
default windows only	<ul> <li>certificate online and</li> <li>confirm this is valid.</li> </ul>			
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page can be used with this rating.	2			
Note: Only a +/- 5% SHGC tolerance is allowed with this rating.				
NB: This tolerance ONLY applies	No. 100			

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: 0003344157	Certificate Date:	13 Nov 2018	★ Star rating:	6.3	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 CI	ear		6.7	0.70	
Window schedule							
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
Bedroom Master	ALM-002-01 A	n/a	2800	2400	SW	No Shading	
Bedroom Master	ALM-002-01 A	n/a	2800	2000	NW	No Shading	
Bedroom Master	ALM-002-01 A	n/a	2800	1000	NW	No Shading	
Bedroom 2	ALM-002-01 A	n/a	2800	1800	NW	No Shading	
Kitchen/Living	ALM-002-01 A	n/a	2800	5000	SW	No Shading	

Roof windo	w and skyligl	nt type and performanc	e value			
ID None Presen	Window t	type			U-value	SHGC
Roof windo	w and skyligl	nt 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 foi
EW-1	Brick Veneer		Anti-glare foil	Anti-glare foil with bulk no gap R2.5 Ye		
External wall se	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	1200	2800	SE	No	8600
Bedroom Master	EW-1	3300	2800	SW	No	600
Bedroom Master	EW-1	6795	2800	NW	No	0
Bedroom 2	EW-1	3595	2800	NW	No	0
Kitchen/Living	EW-1	6195	2800	SW	No	1800
Kitchen/Living	EW-1	1890	2800	NE	No	2700

### Internal wall type

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, plasterboard	50.0	No Insulation	No

#### **Floors**

Certificate number: 0003344157

Certificate Date: 13 Nov 2018

★ Star rating:



**Building features continued** 

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below 150mm	15.7	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	4.2	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.6	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	6.5	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	3.9	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	46.1	None	No Insulation	Carpet 10mm

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

Ceiling penetrations					
Location	Number	Туре	Diameter (mm) Sealed/unsealed		
None Present					

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0003344157

Certificate Date: 13 N

13 Nov 2018



#### **Additional information**

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★ Star rating: 6.3

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#### Contact

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#### Certificate number: 0003344132

Certificate Date: 13 Nov 2018

★ Star rating: 6.4



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:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.04, 25-27 Warriewood rd Warriewood			
State:	NSW	Postcode:	2102	
Туре:	New Dwelling	NCC Class: NatHERS	1A	
Lot/DP		climate zone:	56	
number:	5464	Exposure:	Suburban	

#### Key construction and insulation materials

(see following pages for details)

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

Net floor area	(m²)	Annual thermal
Conditioned: Unconditioned:	85.0 0.0	performance loads (MJ/m <sup>2</sup> )
Garage: TOTAL:	0.0	Heating: 21.7 Cooling: 25.1
IUIAL.	85.0	TOTAL: 46.9

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for deta	s max ails) pene	DTE: This total is the imum number of ceiling etrations allowed to a
Sealed: 0 Unsealed: 0 TOTAL:** 0		ng (under a roof) for this 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 -		Scan to access this certificate online and
	<b>y</b>	Scan to access this

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: 0003344132	Certificate Date:	13 Nov 2018	★ Star rating:	6.4	NATIONWIDE HOUSE

#### 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 sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom Master	ALM-002-01 A	n/a	2800	1000	NW	No Shading
<b>Bedroom Master</b>	ALM-002-01 A	n/a	2800	1800	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	4000	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	1800	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	3200	NE	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	1000	NE	No Shading

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

ID	Wall type		Insulation			Wall wrap or foi
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5	Yes
External wall se	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	e Eaves (mm)
Bedroom Master	EW-1	5195	2800	NW	No	1675
Entry	EW-1	2195	2800	SW	No	4900
Kitchen/Living	EW-1	7895	2800	NW	No	1650
Kitchen/Living	EW-1	3995	2800	NE	No	1875
Bedroom 2	EW-1	3095	2800	NE	No	1850

### Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fi plasterboard	lled, 50.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	66.0	No insulation	No

#### **Floors**

Certificate number: 0003344132

Certificate Date: 13 Nov 2018

★ Star rating:



6.4

**Building features continued** 

<b>.</b>					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Ens	Concrete Slab, Unit Below 150mm	4.7	None	No Insulation	Carpet 10mm
Bedroom Master	Concrete Slab, Unit Below 150mm	15.2	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	4.5	None	No Insulation	Carpet 10mm
Entry	Concrete Slab, Unit Below 150mm	4.9	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	43.7	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.5	None	No Insulation	Carpet 10mm

#### **Ceiling type** Added Location Construction **Roof space** insulation above Ens Concrete, Plasterboard No insulation No **Bedroom Master** Concrete, Plasterboard No insulation No Bath Concrete, Plasterboard No insulation No Concrete, Plasterboard No insulation No Entry Kitchen/Living Concrete, Plasterboard No insulation No Bedroom 2 Concrete, Plasterboard No insulation No

Ceiling penetrations						
Location	Number	Туре	Diameter (mm) Sealed/unsealed			
None Present						

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
None Present	

Certificate number: 0003344132

Certificate Date: 13 N

13 Nov 2018



#### **Additional information**

If carpet noted as floor covering it may be replaced with any type.

Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# **Explanatory notes**

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The actual energy consumption of your home may vary significantly from the predicted energy load figures in the report depending on issues such as the size of your household and your personal preferences, e.g. in terms of heating or cooling.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparative purposes between different house designs and for demonstrating that the design meets the required regulatory compliance.

Homes that are energy efficient use less energy, are warmer in winter, cooler in summer and cost less to run. The higher the star rating the more energy efficient.

This NatHERS House Energy Rating report was carefully prepared by your assessor on the basis of comprehensive modelling using standard procedures to rate your home using the underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

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★ Star rating: 6.4

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#### Disclaimer

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#### Contact

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#### Certificate number: 0003344181

Certificate Date: 13 Nov 2018



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### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.05, 25-27 W Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1A
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.5 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 ther	
Conditioned: Unconditioned:	67.0	performanc (MJ/m <sup>2</sup> )	e loads
Garage: TOTAL:	0.0 0.0 67.0	Heating: Cooling:	1.4 20.0
		TOTAL:	21.4

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details	max ) pene	DTE: This total is the imum number of ceiling etrations allowed to a
Sealed:0Unsealed:0TOTAL:**0	<ul> <li>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</li> </ul>	
Principle downlight type: U	nknov	
Window selection - default windows only	_	Scan to access this certificate online and confirm this is valid.
		commune the stand.
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page can be used with this rating.	2	
Only a 5% tolerance to the nominated SHGC window values shown on page		

be lower but not higher than the values stated on page 2.

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* Certificate					
Certificate number: 0003344181	Certificate Date:	13 Nov 2018	★ Star rating:	8.4	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	Aluminium B SG	Clear		6.7	0.70	
Window schedule							
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
Bedroom 1	ALM-002-01 A	n/a	2800	1100	NE	No Shading	
Kitchen/Living	ALM-002-01 A	n/a	2800	3100	NE	No Shading	

Roof window and skylight type and performance value							
ID None Presen	Window	/ type			U-value	SHGC	
	w and skylig	ht schedule					
Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser	
None Presen	t						

External wall						
ID	Wall type		Insulation		V	Vall wrap or foi
EW-1	Brick Veneer	Anti-glare foil with bulk no gap R2.5				/es
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	1300	2800	NW	No	6300
Bedroom 1	EW-1	3500	2800	NE	No	0
Kitchen/Living	EW-1	1900	2800	SW	No	2000
Kitchen/Living	EW-1	4295	2800	NE	No	1325

Internal wall type					
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil		
IW-1 - Concrete Panel/Blocks fi plasterboard	lled, 77.0	No Insulation	No		
IW-2 - Cavity wall, direct fix plasterboard, single gap	41.0	No insulation	No		

Floors						
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering	
Bedroom 1	Concrete Slab, Unit Below 150mm	16.5	None	No Insulation	Carpet 10mm	
WC	Concrete Slab, Unit Below 150mm	2.3	None	No Insulation	Carpet 10mm	

Nationwide House Energy Rating Scheme* Certificate							CARACTER OF
Certificate number	: 0003344181	Certificate Date	9:	13 Nov 2018	★ Star rating:	8.4	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building featur	es continued						
Bath	Concrete Slab, 150mm	Unit Below	9.9	None	No Insulation	Carpet 7	10mm
Kitchen/Living	Concrete Slab, 150mm	Unit Below	38.1	None	No Insulation	Carpet ?	10mm

Ceiling type					
Construction	Added insulation	Roof space above			
Concrete, Plasterboard	No insulation	No			
Concrete, Plasterboard	No insulation	No			
Concrete, Plasterboard	No insulation	No			
Concrete, Plasterboard	No insulation	No			
	Concrete, Plasterboard Concrete, Plasterboard Concrete, Plasterboard	insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulation			

Ceiling penetrations					
Location	Number	Туре	Diameter (mm) Sealed/unsealed		
None Present	t				

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Roof type	
Construction	Added Roof colour insulation
None Present	

Certificate number: 0003344181

Certificate Date: 13 N

13 Nov 2018



#### Additional information

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Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# **Explanatory notes**

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★ Star rating: 8.4

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#### Contact

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#### Certificate number: 0003344173

Certificate Date: 13 Nov 2018

★ Star rating: 8.4



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#### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.06, 25-27 Warriewood rd Warriewood				
State:	NSW	Postcode:	2102		
Туре:	New Dwelling	NCC Class: NatHERS	1A		
Lot/DP		climate zone:	56		
number:	5464	Exposure:	Suburban		

#### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.5 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	
Conditioned: Unconditioned:	77.0 0.0		performanc (MJ/m <sup>2</sup> )	e loads
Garage: TOTAL:	0.0 0.0 77.0		Heating: Cooling:	1.4 19.7
			TOTAL:	21.0

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for det	<b>1S</b> n tails) p	**NOTE: This total is the maximum number of ceiling penetrations allowed to a	
Sealed: 0 Unsealed: 0 TOTAL:** 0		<ul> <li>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.</li> </ul>	
Principle downlight type: Window selection - default windows on		Scan to access this certificate online and	
Window selection -	ly	Scan to access this	

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Nationwide House Energy Rating Scheme* Certificate						
Certificate number: 0003344173	Certificate Date:	13 Nov 2018	★ Star rating:	8.4	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 sched	dule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
Bedroom 1	ALM-002-01 A	n/a	2800	1100	NE	No Shading	
Kitchen/Living	ALM-002-01 A	n/a	2800	3100	NE	No Shading	

Roof window and skylight type and performance value								
ID None Presen	Window	/ type			U-value	SHGC		
	w and skylig	ht schedule						
Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser		
None Presen	t							

External wall	lype					
ID	Wall type		Insulation		V	Vall wrap or fo
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 \	/es
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3500	2800	NE	No	0
Bedroom 1	EW-1	1300	2800	SE	No	6300
Kitchen/Living	EW-1	4295	2800	NE	No	1325
Kitchen/Living	EW-1	1895	2800	SW	No	2000

Internal wall type						
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil			
IW-1 - Cavity wall, direct fix plasterboard, single gap	51.0	No insulation	No			
IW-2 - Concrete Panel/Blocks fi plasterboard	illed, 87.0	No Insulation	No			

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 150mm	16.5	None	No Insulation	Carpet 10mm
WC	Concrete Slab, Unit Below 150mm	2.3	None	No Insulation	Carpet 10mm

Nationwide Hou	ве спегуу ка	ing Scheme	Cent	muale		<b>(*</b> [ ] ]
Certificate number:	0003344173	Certificate Date	:	13 Nov 2018	★ Star rating:	8.4 NATIONW
Building feature	es continued					
Bath	Concrete Slab, 150mm	Unit Below	9.9	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, 150mm	Unit Below	39.6	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, 150mm	Unit Below	9.2	None	No Insulation	Carpet 10mm

Ceiling type				
Construction	Added insulation	Roof space above		
Concrete, Plasterboard	No insulation	No		
Concrete, Plasterboard	No insulation	No		
Concrete, Plasterboard	No insulation	No		
Concrete, Plasterboard	No insulation	No		
Concrete, Plasterboard	No insulation	No		
	Concrete, Plasterboard Concrete, Plasterboard Concrete, Plasterboard Concrete, Plasterboard	insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulation		

Ceiling penetrations					
Location	Number	Туре	Diameter (mm) Sealed/unsealed		
None Present					

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
None Present	

Certificate number: 0003344173

Certificate Date: 13 Nov 2018

🖈 Star rating: 8.4



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#### Certificate number: 0003344199

Certificate Date: 13 Nov 2018

★ Star rating: 6.4



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Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.07, 25-27 Warriewood rd Warriewood				
State:	NSW	Postcode:	2102		
Туре:	New Dwelling	NCC Class: NatHERS	1A		
Lot/DP		climate zone:	56		
number:	5464	Exposure:	Suburban		

#### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.5 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	
Conditioned: Unconditioned:	94.0 (MJ/m <sup>2</sup> )		e loads
Garage:	0.0 0.0	Heating:	17.8
TOTAL:	94.0	Cooling: TOTAL:	29.1 46.9

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details	max ) pene	DTE: This total is the imum number of ceiling etrations allowed to a	
Sealed:0Unsealed:0TOTAL:**0		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: U	kno		
Window selection -		Scan to access this certificate online and	
	_	Scan to access this	

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: 0003344199	Certificate Date:	13 Nov 2018	★ Star rating:	6.4	NATIONWIDE HOUSE ENERGY RATING SCHEME

#### Window type and performance value

Williaon type	and periormane					
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	2800	3100	NE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Bedroom 1	ALM-002-01 A	n/a	2800	1500	NE	No Shading
Bedroom 1	ALM-002-01 A	n/a	2800	1200	NE	No Shading
Bedroom 1	ALM-002-01 A	n/a	2800	2000	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	2000	SE	No Shading

Roof windo	w and skyligh	nt type and performanc	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					

External wall	type					
ID	Wall type		Insulation		١	Vall wrap or foi
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5	Yes
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	1790	2800	SW	No	2700
Kitchen/Living	EW-1	4395	2800	NE	No	2200
Kitchen/Living	EW-1	3190	2800	SE	No	0
Ens	EW-1	2876	2800	S	No	25
Bedroom 1	EW-1	1400	2800	NW	No	6200
Bedroom 1	EW-1	5100	2800	NE	No	0
Bedroom 1	EW-1	3251	2800	S	No	103
Bedroom 2	EW-1	2997	2800	SE	No	50
Bedroom 2	EW-1	3500	2800	SW	No	2100
Bedroom 2	EW-1	600	2800	NW	No	6400

Internal wall type			
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fill plasterboard	ed, 40.0	No Insulation	No
IW-2 - Cavity wall, direct fix	86.0	No insulation	No

Certificate Date:

Certificate number: 0003344199

13 Nov 2018

★ Star rating:



6.4

### **Building features continued**

plasterboard, single gap

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bath	Concrete Slab, Unit Below 150mm	4.6	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	4.7	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	5.0	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	43.2	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	5.2	None	No Insulation	Carpet 10mm
Bedroom 1	Concrete Slab, Unit Below 150mm	21.0	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	10.4	None	No Insulation	Carpet 10mm

### **Ceiling type**

Location	Construction	Added insulation	Roof space above
Bath	Concrete, Plasterboard	No insulation	No
Ldry	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
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

Ceiling penetrations				
Location	Number	Туре	Diameter (mm) Sealed/unsealed	
None Present	t			

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0003344199

Certificate Date: 13 N

13 Nov 2018

★ Star rating: 6.4



### **Additional information**

If carpet noted as floor covering it may be replaced with any type.

Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# Explanatory notes

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#### Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

#### Certificate number: 0003344207

Certificate Date: 13 Nov 2018

**★**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:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.08, 25-27 W Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

#### Key construction and insulation materials

(see following pages for details)

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

Net floor area	( <b>m</b> ²)		ual thermal
Conditioned: Unconditioned:	125.0	perf (MJ/	ormance loads /m²)
Garage:	0.0 0.0	Heati	•
TOTAL:	125.0	Coolii	
		TOTA	AL: <b>30.3</b>

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for de		maxii	TE: This total is the mum number of ceiling trations allowed to a
Sealed: Unsealed: TOTAL:**	0 0 0	certifi exce this o and a Loss pene	g (under a roof) for this cate. If this number is ded in construction then certificate IS NOT VALID a new certificate is required. of ceiling insulation for the trations listed has been i into account with the rating.
Principle downlight type:	llol	(nou	(1)
Principle downlight type:	Un	know	'n
Principle downlight type: Window selection - default windows on		know	Scan to access this certificate online and
Window selection -	ly : ated	know	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 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: 0003344207	Certificate Date:	13 Nov 2018	★ Star rating:	7.7	NATIONWIDE HOUSE

### Window type and performance value

21	•					
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 sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2800	1800	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	5200	NE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	1800	NW	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	3000	NE	No Shading
Ens	ALM-002-01 A	n/a	2800	1000	NE	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	1800	NW	No Shading

ID	Window t	уре			U-value	SHGC
None Presen	t					
Roof windo	w and skylight	schedule				
Location	ID	Roof	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor

External wall type						
ID	Wall type		Insulation			Wall wrap or foil
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5	Yes
External wall so	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Sha	de Eaves (mm)
Kitchen/Living	EW-1	2190	2800	SW	No	3000
Kitchen/Living	EW-1	3461	2800	NW	No	0
Kitchen/Living	EW-1	6995	2800	NE	No	3100
Bedroom Master	EW-1	505	2800	NW	No	0
Bedroom Master	EW-1	4100	2800	NW	No	0
Bedroom Master	EW-1	3695	2800	NE	No	1500
Ens	EW-1	1795	2800	NE	No	1500
Ens	EW-1	1600	2800	SE	No	9600
Bedroom 2	EW-1	3761	2800	NW	No	0

Internal wall type			
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fil plasterboard	led, 56.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	83.0	No insulation	No

Certificate Date:

Certificate number: 0003344207

13 Nov 2018

★ Star rating:



7.7

### **Building features continued**

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Ldry	Concrete Slab, Unit Below 150mm	4.3	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	5.0	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	75.9	None	No Insulation	Carpet 10mm
Bedroom Master	Concrete Slab, Unit Below 150mm	19.3	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	5.1	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	15.7	None	No Insulation	Carpet 10mm

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

Ceiling pene	etrations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0003344207

Certificate Date: 13 N

13 Nov 2018

★ Star rating: 7.7



#### **Additional information**

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Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# **Explanatory notes**

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#### Contact

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#### Certificate number: 0003344215

Certificate Date: 13 Nov 2018

★ Star rating: 7.4



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#### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

	Unit 1.09, 25-27 W Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

#### Key construction and insulation materials

(see following pages for details)

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

Net floor area	(m²)	Annual thermal
Conditioned: Unconditioned:	75.0	performance loads (MJ/m <sup>2</sup> )
Garage: TOTAL:	0.0 0.0 75.0	Heating: 12.0 Cooling: 21.0
		TOTAL: 33.

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetratio		maxin	TE: This total is the mum number of ceiling trations allowed to a
Sealed:	0	certifi	g (under a roof) for this cate. If this number is ded in construction then
Unsealed:	0		certificate IS NOT VALID
TOTAL:**	0	Loss pene	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 -	•	know	Scan to access this certificate online and
Principle downlight type 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.	n <b>ly</b>		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* Certificate						
Certificate number: 0003344215	Certificate Date:	13 Nov 2018	★ Star rating:	7.4	NATIONWIDE	

Window type and performance value								
Window type				U-value	SHGC			
ALM-002-01 A A	6.7	0.70						
Window schedule								
Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade			
ALM-002-01 A	n/a	2800	3000	NE	No Shading			
ALM-002-01 A	n/a	2800	4200	NE	No Shading			
	Window type ALM-002-01 A A ule Window ID ALM-002-01 A	Window type         ALM-002-01 A Aluminium B SG C         ule         Window ID       Window no.         ALM-002-01 A       n/a	Window type         ALM-002-01 A Aluminium B SG Clear         ule         Window ID       Window no.       Height (mm)         ALM-002-01 A       n/a       2800	Window type         ALM-002-01 A Aluminium B SG Clear         ule         Window ID       Window no.       Height (mm)       Width (mm)         ALM-002-01 A       n/a       2800       3000	Window type     U-value       ALM-002-01 A Aluminium B SG Clear     6.7       ule     Window ID     Window no.     Height (mm)     Width (mm)     Orientation       ALM-002-01 A     n/a     2800     3000     NE			

ID None Present	Window typ	pe			U-value	SHGC		
Roof window and skylight schedule								
Location	ID	Roof window/skylight	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser		

External wall ty	/pe					
ID	Wall type		Insulation		V	Nall wrap or foil
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5	Yes
External wall so	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	3700	2800	NE	No	900
Bedroom Master	EW-1	1600	2800	SE	No	8900
Bedroom Master	EW-1	4595	2800	NW	No	4400
Kitchen/Living	EW-1	1795	2800	SW	No	1700
Kitchen/Living	EW-1	5395	2800	NE	No	2500

Internal wall type					
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil		
IW-1 - Concrete Panel/Blocks filled, plasterboard	66.0	No Insulation	No		
IW-2 - Cavity wall, direct fix plasterboard, single gap	42.0	No insulation	No		

Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Concrete Slab, Unit Below 150mm	5.3	None	No Insulation	Carpet 10mm
Concrete Slab, Unit Below	10.1	None	No Insulation	Carpet 10mm
	Concrete Slab, Unit Below 150mm	Concrete Slab, Unit Below 5.3 150mm	ventilationConcrete Slab, Unit Below5.3150mm	ventilationinsulationConcrete Slab, Unit Below5.3NoneNo Insulation150mm150mm150mm150mm150mm

Nationwide Hou	ise Energy Ra	ting Scheme	* Certif	icate			A A A A A A A A A A A A A A A A A A A
Certificate number:	0003344215	Certificate Date	: 1	3 Nov 2018	★ Star rating:	7.4	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building feature	es continued						
	150mm						
Bedroom Master	Concrete Slab, 150mm	Unit Below	16.7	None	No Insulation	Carpet 1	0mm

43.2

None

No Insulation

Carpet 10mm

Concrete Slab, Unit Below 150mm

Kitchen/Living

Ceiling type					
Location	Construction	Added insulation	Roof space above		
Ldry	Concrete, Plasterboard	No insulation	No		
Bath	Concrete, Plasterboard	No insulation	No		
Bedroom Master	Concrete, Plasterboard	No insulation	No		
Kitchen/Living	Concrete, Plasterboard	No insulation	No		

Ceiling penetrations					
Location	Number	Туре	Diameter (mm) Sealed/unsealed		
None Present					

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roof colour insulation	r
None Present		

Certificate number: 0003344215

Certificate Date: 13 N

13 Nov 2018



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# **Explanatory notes**

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★ Star rating: 7.4

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#### Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au
#### Certificate number: 0003344231

Certificate Date: 13 Nov 2018

**★**Star rating: **7.3** 



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### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

### **Dwelling details**

Street: Suburb:	Unit 1.10, 25-27 W Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1A
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.5 wall insulation
	No ceiling insulation
	No floor insulation
Glazing:	ALM-004-01 A Aluminium B DG Air Fill
	Clear-Clear

#### Net floor area (m<sup>2</sup>) Annual thermal performance loads Conditioned: 102.0 $(MJ/m^2)$ Unconditioned: 0.0 Heating: 7.9 Garage: 0.0 Cooling: 27.8 TOTAL: 102.0 TOTAL: 35.7

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for detail	max ls) pene	DTE: This total is the imum number of ceiling etrations allowed to a
Sealed:0Unsealed:0TOTAL:**0		ng (under a roof) for this ficate. If this number is aded in construction then certificate IS NOT VALID a new certificate is required. a of ceiling insulation for the etrations listed has been n into account with the rating.
Principle downlight type: L Window selection - default windows only		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.	d	

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 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: 0003344231	Certificate Date:	13 Nov 2018	★ Star rating:	7.3	NATIONWIDE HOUSE ENERCY RATING SCHEME

### Window type and performance value

Window ID	Window type				U-value	SHGC
ALM-004-01 A	ALM-004-01 A A	Aluminium B DG	Air Fill Clear-Clea	ar	4.8	0.59
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-004-01 A	n/a	2800	1000	NE	No Shading
Bedroom 1	ALM-004-01 A	n/a	2800	1000	NE	No Shading
Bedroom 1	ALM-004-01 A	n/a	2800	1000	SE	No Shading
Bedroom 1	ALM-004-01 A	n/a	2800	1000	SE	No Shading
Ens	ALM-004-01 A	n/a	2800	1000	NE	No Shading
Bedroom 2	ALM-004-01 A	n/a	2800	2000	SE	No Shading
Kitchen/Living	ALM-004-01 A	n/a	2800	5000	NE	No Shading

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

ID	Wall type		Insulation		V	All wrap or foi
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 \	'es
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Entry/Study	EW-1	2300	2800	SW	No	2200
Bedroom 1	EW-1	3895	2800	NE	No	0
Bedroom 1	EW-1	3395	2800	SE	No	1900
Ens	EW-1	3390	2800	NE	No	0
Bedroom 2	EW-1	3195	2800	SE	No	1900
Bedroom 2	EW-1	1200	2800	SW	No	1800
Kitchen/Living	EW-1	6795	2800	NE	No	1000

### Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fil plasterboard	led, 67.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	88.0	No insulation	No

Certificate Date:

Certificate number: 0003344231

13 Nov 2018

★ Star rating:



### **Building features continued**

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Entry/Study	Concrete Slab, Unit Below 150mm	12.1	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	5.8	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	4.3	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	2.9	None	No Insulation	Carpet 10mm
Bedroom 1	Concrete Slab, Unit Below 150mm	15.0	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	5.8	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	12.2	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	44.4	None	No Insulation	Carpet 10mm

#### **Ceiling type** Location Construction Added **Roof space** insulation above Concrete, Plasterboard Entry/Study No insulation No Bath Concrete, Plasterboard No insulation No Kitchen/Living Concrete, Plasterboard No insulation No Ldry Concrete, Plasterboard No insulation No Bedroom 1 Concrete, Plasterboard No insulation No No Ens Concrete, Plasterboard No insulation Bedroom 2 Concrete, Plasterboard No insulation No Kitchen/Living Concrete, Plasterboard No insulation No

Ceiling pene	etrations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Location         Number         Diameter (mm)           None Present	ling fans		
None Present	ation Nu	umber	Diameter (mm)
None Procent	ne Present		

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0003344231

Certificate Date: 13 N

13 Nov 2018 **★** Star rating: 7.3



### **Additional information**

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### Contact

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#### Certificate number: 0003344249

Certificate Date: 13 Nov 2018

★ Star rating: 6.0



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Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.11, 25-27 Wa Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

### Key construction and insulation materials

(see following pages for details)

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

Net floor area	(m²)	Annual thermal	
Conditioned: Unconditioned:	138.0	performance loads (MJ/m <sup>2</sup> )	
Garage:	0.0 0.0	Heating: 30.	-
TOTAL:	138.0	Cooling:         20.           TOTAL:         50.	÷.

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for de		maxii	TE: This total is the num number of ceiling trations allowed to a	
Sealed: Unsealed: TOTAL:**	0 0 0	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 requir Loss of ceiling insulation for the penetrations listed has been taken into account with the ratin		
Principle downlight type	Unk	know	'n	
Window selection -		know	Scan to access this certificate online and confirm this is valid.	
Principle downlight type: Window selection - default windows on Note on allowable window values Only a 5% tolerance to the nomin SHGC window values shown on p can be used with this rating.	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.

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Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0003344249	Certificate Date:	13 Nov 2018	★ Star rating:	6.0	ATIONWIDE HOUSE

### Window type and performance value

window type a	nu periormanu	e value				
Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	Aluminium B SG	6.7	0.70		
Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
<b>Bedroom Master</b>	ALM-002-01 A	n/a	2800	900	SE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	2100	SW	No Shading
Ens	ALM-002-01 A	n/a	2800	900	SE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	4000	SW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Bedroom 3	ALM-002-01 A	n/a	2800	2000	SE	No Shading

Roof window and skylight type and performance value							
ID	Window type				U-value	SHGC	
None Present							
Roof window	w and skylight sch	iedule					
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser	
None Present							

ID	Wall type		Insulation		V	Vall wrap or foi	
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5	íes 🛛	
External wall schedule							
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom Master	EW-1	2000	2800	NW	No	6625	
Bedroom Master	EW-1	695	2800	SW	No	4400	
Bedroom Master	EW-1	3995	2800	SE	No	1400	
<b>Bedroom Master</b>	EW-1	3200	2800	SW	No	2400	
Ens	EW-1	3490	2800	SE	No	1400	
Kitchen/Living	EW-1	5095	2800	SW	No	4400	
Kitchen/Living	EW-1	2995	2800	NW	No	3275	
Kitchen/Living	EW-1	3890	2800	SE	No	1400	
Bedroom 2	EW-1	3690	2800	SE	No	1400	
Bedroom 3	EW-1	3595	2800	SE	No	1400	

Internal wall type			
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	118.0	No insulation	No

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0003344249	Certificate Date:	13 Nov 2018	★ Star rating:	6.0	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building features continued					
IW-2 - Concrete Panel/Blocks filled plasterboard	, 64.0 No Ir	nsulation		No	

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below 150mm	20.6	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	6.3	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	71.8	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	6.0	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	13.9	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	11.7	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	3.4	None	No Insulation	Carpet 10mm
Pantry	Concrete Slab, Unit Below 150mm	4.0	None	No Insulation	Carpet 10mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Bedroom Master	Concrete, Plasterboard	No insulation	No
Ens	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Ldry	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Bedroom 3	Concrete, Plasterboard	No insulation	No
Ldry	Concrete, Plasterboard	No insulation	No
Pantry	Concrete, Plasterboard	No insulation	No

Ceiling pene	trations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

	ertificate		
Certificate Date:	13 Nov 2018	★ Star rating:	6.0 NATIONWIDE ENERCY RATING SCHEME
		Added insulation	Roof colour
	Certificate Date:	Certificate Date: 13 Nov 2018	Added

Certificate number: 0003344249

Certificate Date: 13 Nov 2018

2018 **★** Star rating: 6.0



### **Additional information**

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#### Certificate number: 0003344223

Certificate Date: 13 Nov 2018

★ Star rating: 7.4



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Software:	BERS Pro v4.3.0.2c (3.13)

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### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.12, 25-27 Wa Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

### Key construction and insulation materials

(see following pages for details)

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

Net floor area	( <b>m</b> ²)	Annual ther	
Conditioned: Unconditioned:	136.0 0.0	performance (MJ/m <sup>2</sup> )	e loads
Garage: TOTAL:	0.0 0.0 136.0	Heating: Cooling:	13.0 20.3
		TOTAL:	33.3

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details)	maxi pene	TE: This total is the mum number of ceiling trations allowed to a
Sealed:0Unsealed:0TOTAL:**0	certifient excertifient excerti	g (under a roof) for this icate. If this number is ded in construction then certificate IS NOT VALID a new certificate is required. of ceiling insulation for the trations listed has been n into account with the rating.
Principle downlight type: Un	knov	vn Scan to access this
Window selection - default windows only	_	certificate online and confirm this is valid.
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.	2	
Note: Only a +/- 5% SHGC tolerance is allowed with this rating.		

to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

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Nationwide House Energy R	ating Scheme* Co	ertificate			<b>*****</b> *******************************
Certificate number: 0003344223	Certificate Date:	13 Nov 2018	★ Star rating:	7.4	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 sched		Window no.	Hoight (mm)	Width (mm)	Orientation	Outdoor shade
Location	Window ID				Unentation	Outdoor Shade
Bedroom Master		n/a	2800	2100	SW	No Shading

ID None Present	Window type				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		W	all wrap or fo
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 Y	es
External wall so	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	3795	2800	SW	No	900
Bedroom Master	EW-1	1500	2800	SE	No	2000
Kitchen/Living	EW-1	2590	2800	NE	No	2650
Kitchen/Living	EW-1	5195	2800	SW	No	2400
Bedroom 2	EW-1	3095	2800	SW	No	900
Bedroom 2	EW-1	1500	2800	NW	No	7100

Internal wall type					
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil		
IW-1 - Cavity wall, direct fix plasterboard, single gap	119.0	No insulation	No		
IW-2 - Concrete Panel/Blocks fil plasterboard	led, 90.0	No Insulation	No		

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below	31.6	None	No Insulation	Carpet 10mm

Certificate Date:

Certificate number: 0003344223

13 Nov 2018

★ Star rating:



7.4

### **Building features continued**

	150mm				
Ens	Concrete Slab, Unit Below 150mm	10.3	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	11.1	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	10.1	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	44.1	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	6.9	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	21.9	None	No Insulation	Carpet 10mm

#### **Ceiling type** Location Construction Added **Roof space** insulation above **Bedroom Master** Concrete, Plasterboard No insulation No Ens Concrete, Plasterboard No insulation No Kitchen/Living Concrete, Plasterboard No insulation No Bath Concrete, Plasterboard No insulation No Kitchen/Living Concrete, Plasterboard No insulation No Concrete, Plasterboard No insulation No Ldry Bedroom 2 Concrete, Plasterboard No insulation No

Ceiling penetrations							
Location	Number	Туре	Diameter (mm) Sealed/unsealed				
None Present							

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roof colou insulation	r
None Present		

Certificate number: 0003344223

Certificate Date: 13 N

13 Nov 2018



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★ Star rating: 7.4

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### Contact

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#### Certificate number: 0003344223

Certificate Date: 13 Nov 2018

★ Star rating: 7.4



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### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.12, 25-27 Wa Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.5 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	
Conditioned: Unconditioned:	136.0 0.0	performance (MJ/m <sup>2</sup> )	e loads
Garage: TOTAL:	0.0 0.0 136.0	Heating: Cooling:	13.0 20.3
		TOTAL:	33.3

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details)	maxi pene	TE: This total is the mum number of ceiling trations allowed to a
Sealed:0Unsealed:0TOTAL:**0	certifient excertifient excerti	g (under a roof) for this icate. If this number is ded in construction then certificate IS NOT VALID a new certificate is required. of ceiling insulation for the trations listed has been n into account with the rating.
Principle downlight type: Un	knov	vn Scan to access this
Window selection - default windows only	_	certificate online and confirm this is valid.
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.	2	
Note: Only a +/- 5% SHGC tolerance is allowed with this rating.		

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			<b>*****</b> *******************************
Certificate number: 0003344223	Certificate Date:	13 Nov 2018	★ Star rating:	7.4	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 sched		Window no.	Hoight (mm)	Width (mm)	Orientation	Outdoor shade
Location	Window ID				Unentation	Outdoor Shade
Bedroom Master		n/a	2800	2100	SW	No Shading

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

ID	Wall type		Insulation		W	all wrap or fo
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 Y	es
External wall so	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	3795	2800	SW	No	900
Bedroom Master	EW-1	1500	2800	SE	No	2000
Kitchen/Living	EW-1	2590	2800	NE	No	2650
Kitchen/Living	EW-1	5195	2800	SW	No	2400
Bedroom 2	EW-1	3095	2800	SW	No	900
Bedroom 2	EW-1	1500	2800	NW	No	7100

Internal wall type			
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	119.0	No insulation	No
IW-2 - Concrete Panel/Blocks fil plasterboard	led, 90.0	No Insulation	No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below	31.6	None	No Insulation	Carpet 10mm

Certificate Date:

Certificate number: 0003344223

13 Nov 2018

★ Star rating:



7.4

### **Building features continued**

	150mm				
Ens	Concrete Slab, Unit Below 150mm	10.3	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	11.1	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	10.1	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	44.1	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	6.9	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	21.9	None	No Insulation	Carpet 10mm

#### **Ceiling type** Location Construction Added **Roof space** insulation above **Bedroom Master** Concrete, Plasterboard No insulation No Ens Concrete, Plasterboard No insulation No Kitchen/Living Concrete, Plasterboard No insulation No Bath Concrete, Plasterboard No insulation No Kitchen/Living Concrete, Plasterboard No insulation No Concrete, Plasterboard No insulation No Ldry Bedroom 2 Concrete, Plasterboard No insulation No

Ceiling penet	rations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roof colou insulation	r
None Present		

Certificate number: 0003344223

Certificate Date: 13 N

13 Nov 2018



### Additional information

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#### Certificate number: 0003344256

Certificate Date: 13 Nov 2018

★ Star rating: 7.4



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Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.13, 25-27 Wa Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.5 wall insulation
	No ceiling insulation
	No floor insulation
Glazing:	ALM-004-01 A Aluminium B DG Air Fill
	Clear-Clear

Net floor area	( <b>m</b> ²)	Annual the	
Conditioned: Unconditioned:	110.0 0.0	performanc (MJ/m <sup>2</sup> )	e loads
Garage:	0.0	Heating:	6.1
TOTAL:	110.0	Cooling: TOTAL:	26.4 32.5

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for deta	ma ma	NOTE: This total is the aximum number of ceiling netrations allowed to a		
Sealed: 0 Unsealed: 0 TOTAL:** 0		<ul> <li>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</li> </ul>		
Principle downlight type:	Jnkno	own		
Window selection - default windows only		Scan to access this certificate online and		
Window selection - default windows only Note on allowable window values: Only a 5% tolerance to the nominate SHGC window values shown on page can be used with this rating.	,	Scan to access this		

be lower but not higher than the values stated on page 2.

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Nationwide House Energy R	ating Scheme* Co	ertificate			A TATATA
Certificate number: 0003344256	Certificate Date:	13 Nov 2018	★ Star rating:	7.4	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window type and	performance value
-----------------	-------------------

Window ID	Window type				U-value	SHGC
ALM-004-01 A	ALM-004-01 A A	Aluminium B DG	Air Fill Clear-Clea	ar	4.8	0.59
Window sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom Master	ALM-004-01 A	n/a	2800	2400	SW	No Shading
Bedroom Master	ALM-004-01 A	n/a	2800	1200	NW	No Shading
Bedroom Master	ALM-004-01 A	n/a	2800	900	NW	No Shading
Ens	ALM-004-01 A	n/a	2800	900	NW	No Shading
Bedroom 2	ALM-004-01 A	n/a	2800	2000	NW	No Shading
Kitchen/Living	ALM-004-01 A	n/a	2800	4000	SW	No Shading

Roof windo	w and skylig	nt type and performanc	e value			
ID	Window	type			U-value	SHGC
None Presen	t					
Roof windo	w and skylig	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		W	all wrap or foil
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 Y	es
External wall so	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	3400	2800	SW	No	0
Bedroom Master	EW-1	6595	2800	NW	No	0
Bedroom Master	EW-1	2000	2800	SE	No	8600
Ens	EW-1	2030	2800	NW	No	0
Bedroom 2	EW-1	4271	2800	NW	No	0
Kitchen/Living	EW-1	6095	2800	SW	No	2000
Kitchen/Living	EW-1	1590	2800	NE	No	3300

### Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	81.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, plasterboard	59.0	No Insulation	No

Certificate Date:

Certificate number: 0003344256

13 Nov 2018

★ Star rating:



7.4

### **Building features continued**

Floors					
Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below 150mm	20.3	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	6.6	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	16.9	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	51.7	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	8.6	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	5.6	None	No Insulation	Carpet 10mm

Ceiling type					
Location	Construction	Added insulation	Roof space above		
Bedroom Master	Concrete, Plasterboard	No insulation	No		
Ens	Concrete, Plasterboard	No insulation	No		
Bedroom 2	Concrete, Plasterboard	No insulation	No		
Kitchen/Living	Concrete, Plasterboard	No insulation	No		
Ldry	Concrete, Plasterboard	No insulation	No		
Bath	Concrete, Plasterboard	No insulation	No		

Ceiling penetrations						
Location	Number	Туре	Diameter (mm) Sealed/unsealed			
None Present						

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roof insulation	colour
None Present		

Certificate number: 0003344256

Certificate Date: 13 N

13 Nov 2018





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#### Certificate number: 0003344348

Certificate Date: 13 Nov 2018

★ Star rating: 5.9



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Name:	David Howard
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Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

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State:	NSW	Postcode:	2102	
Туре:	New Dwelling	NCC Class: NatHERS	1A	
Lot/DP		climate zone:	56	
number:	5464	Exposure:	Suburban	

#### Key construction and insulation materials

(see following pages for details)

Construction:	Fibro Cavity Panel Direct Fix Corrugated Iron
Insulation:	Concrete Slab, Unit Below R2.5 wall insulation R3.5 ceiling insulation
Glazing:	No floor insulation ALM-003-01 A Aluminium A DG Air Fill Clear-Clear

#### Net floor area (m<sup>2</sup>) Annual thermal performance loads Conditioned: 95.0 $(MJ/m^2)$ Unconditioned: 0.0 Heating: Garage: 23.4 0.0 Cooling: 29.0 TOTAL: 95.0 TOTAL: 52.4

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details)	max pene	DTE: This total is the imum number of ceiling etrations allowed to a	
Sealed:0Unsealed:0TOTAL:**0	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: Ur	knov	wn	
Window selection - default windows only	_	Scan to access this certificate online and confirm this is valid.	
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page i can be used with this rating.	2		
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

confirm compliance.

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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: 0003344348	Certificate Date:	13 Nov 2018	★ Star rating:	5.9	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window type and performance value						
Window ID	Window type				U-value	SHGC
ALM-003-01 A	ALM-003-01 A A	Aluminium A DG	Air Fill Clear-Clea	ar	4.8	0.51
Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-003-01 A	n/a	2800	2400	SW	No Shading
Kitchen/Living	ALM-003-01 A	n/a	2800	5000	SW	No Shading
Bedroom 2	ALM-003-01 A	n/a	2800	2400	SW	No Shading

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

ID	Wall type		Insulation		Wa	Wall wrap or foil	
EW-1	Fibro Cavity F	Panel Direct Fix	Anti-glare foil	with bulk no gap	R2.5 Ye	s	
EW-2	Tilt up concrete, lined		Anti-glare foil	with bulk no gap	R1.5 Ye	S	
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom 1	EW-1	3595	2800	SW	No	1500	
Kitchen/Living	EW-1	6390	2800	SW	No	1500	
Bedroom 2	EW-1	3595	2800	SW	No	1500	
Entry	EW-2	1695	2800	NE	No	2375	

Internal wall type						
Wall type	Area (m²)	Insulation	Wall wrap or foil			
IW-1 - Cavity wall, direct fix plasterboard, single gap	72.0	No insulation	No			
IW-2 - Concrete Panel/Blocks fi plasterboard	lled, 78.0	No Insulation	No			

Floors							
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering		
Bedroom 1	Concrete Slab, Unit Below 150mm	16.2	None	No Insulation	Carpet 10mm		

#### Nationwide House Energy Rating Scheme\* Certificate Certificate number: 0003344348 Certificate Date: 13 Nov 2018 ★ Star rating: 5.9 **Building features continued** Ens Concrete Slab, Unit Below 4.2 None No Insulation Carpet 10mm 150mm Concrete Slab, Unit Below No Insulation Ldry 4.6 None Carpet 10mm 150mm Concrete Slab, Unit Below 45.3 None No Insulation Kitchen/Living Carpet 10mm 150mm Bedroom 2 Concrete Slab, Unit Below 16.2 None No Insulation Carpet 10mm 150mm Concrete Slab, Unit Below None Bath 5.1 No Insulation Carpet 10mm 150mm Entry Concrete Slab, Unit Below 3.3 None No Insulation Carpet 10mm

150mm

#### **Ceiling type** Location Construction Added **Roof space** insulation above Bedroom 1 Plasterboard **Bulk Insulation** Yes R3.5 Ens Plasterboard **Bulk Insulation** Yes R3.5 Ldry Plasterboard **Bulk Insulation** Yes R3.5 Kitchen/Living Plasterboard **Bulk Insulation** Yes R3.5 Bedroom 2 Plasterboard **Bulk Insulation** Yes R3.5 Plasterboard Bath **Bulk Insulation** Yes R3.5 Plasterboard **Bulk Insulation** Yes Entry R3.5

Ceiling penet	rations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Corrugated Iron	Bulk, Reflective Medium Side Down, Anti- glare Up R1.3

Certificate number: 0003344348

Certificate Date: 13 N

13 Nov 2018



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★ Star rating: 5.9

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### Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

#### Certificate number: 0003344355

Certificate Date: 13 Nov 2018

★ Star rating: 5.2



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:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 2.03, 25-27 Warriewood rd Warriewood					
State:	NSW	Postcode:	2102			
Туре:	New Dwelling	NCC Class: NatHERS	1A			
Lot/DP		climate zone:	56			
number:	5464	Exposure:	Suburban			

#### Key construction and insulation materials

(see following pages for details)

Construction:	Fibro Cavity Panel Direct Fix Corrugated Iron
	Concrete Slab, Unit Below
Insulation:	R2.5 wall insulation
	R3.5 ceiling insulation
	No floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill
	Clear-Clear

#### Net floor area (m<sup>2</sup>) Annual thermal performance loads Conditioned: 123.0 $(MJ/m^2)$ Unconditioned: 0.0 Heating: Garage: 33.8 0.0 Cooling: 29.2 TOTAL: 123.0 TOTAL: 63.0

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details)			TE: This total is the mum number of ceiling trations allowed to a a (under a react) for this	
Sealed: Unsealed: TOTAL:**	0 c e 0 tl 0 a L	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:	Unkr	νοι	/n	
Window selection - default windows on	ly		Scan to access this certificate online and confirm this is valid.	
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 toleran	ice is		निर्द्र अनि	
allowed with this rating.			三位光日	
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.				

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: 0003344355	Certificate Date:	13 Nov 2018	★ Star rating:	5.2	NATIONWIDE HOUSE ENERGY RATING SCHEME	

### Window type and performance value

Window ID	Window type				U-value	SHGC		
ALM-003-01 A	ALM-003-01 A A	Aluminium A DG	4.8	0.51				
Window schedule								
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade		
Bedroom Master	ALM-003-01 A	n/a	2800	4800	NE	No Shading		
Bedroom Master	ALM-003-01 A	n/a	2800	3200	NW	No Shading		
Ens 1	ALM-003-01 A	n/a	2800	1000	NE	No Shading		
Bedroom 2	ALM-003-01 A	n/a	2800	2000	NW	No Shading		
Bedroom 3	ALM-003-01 A	n/a	2800	1000	NW	No Shading		
Kitchen/Living	ALM-003-01 A	n/a	2800	6200	SW	No Shading		
Kitchen/Living	ALM-003-01 A	n/a	2800	8000	NW	No Shading		

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

External wall ty	/pe					
ID	Wall type		Insulation			Wall wrap or foil
EW-1	Fibro Cavity I	Panel Direct Fix	Anti-glare foil	with bulk no gap	R2.5	Yes
EW-2	Tilt up concre	ete, lined	Anti-glare foil	with bulk no gap	R1.5	Yes
External wall s	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	e Eaves (mm)
Bedroom Master	EW-1	4795	2800	NE	No	1600
Bedroom Master	EW-1	4195	2800	NW	No	1700
Ens 1	EW-1	1895	2800	NE	No	1600
Bedroom 2	EW-1	3190	2800	NW	No	1700
Bedroom 3	EW-1	3090	2800	NW	No	1700
Kitchen/Living	EW-2	1395	2800	SE	No	3100
Kitchen/Living	EW-1	6600	2800	SW	No	1700
Kitchen/Living	EW-1	8295	2800	NW	No	1700

Internal wall type						
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil			
IW-1 - Cavity wall, direct fix plasterboard, single gap	98.0	No insulation	No			
IW-2 - Concrete Panel/Blocks fil	led, 51.0	No Insulation	No			

Certificate Date:

Certificate number: 0003344355

13 Nov 2018

★ Star rating:

### **Building features continued**

plasterboard

Floors					
Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below 150mm	21.8	None	No Insulation	Carpet 10mm
Ens 1	Concrete Slab, Unit Below 150mm	8.8	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.4	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	7.1	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	2.6	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	11.0	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	3.5	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	56.5	None	No Insulation	Carpet 10mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Bedroom Master	Plasterboard	Bulk Insulation R3.5	Yes
Ens 1	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R3.5	Yes
Bath	Plasterboard	Bulk Insulation R3.5	Yes
Ldry	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 3	Plasterboard	Bulk Insulation R3.5	Yes
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	Yes
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	Yes

Ceiling penetrations								
Location	Number	Туре	Diameter (mm) Sealed/unsealed					
None Present								

#### **Ceiling fans**

	use chergy R	ating Scheme* Ce	entinuale		🐔 🗋
Certificate numbe	r: 0003344355	Certificate Date:	13 Nov 2018	★ Star rating:	5.2 NATION HOU ENERGY RATING
Building featu	res continued				
Location	Number	Diameter (n	nm)		
None Present		· · · · · ·	-		
Roof type					
Construction				Added insulation	Roof colour
Corrugated Iron				Bulk, Reflective Side Down, Anti-	Medium
				glare Up R1.3	

Certificate number: 0003344355

Certificate Date: 13 N

13 Nov 2018



### **Additional information**

If carpet noted as floor covering it may be replaced with any type.

Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# **Explanatory notes**

### About this report

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### **General Information**

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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.

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★ Star rating: 5.2

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### Contact

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#### Certificate number: 0003344389

Certificate Date: 13 Nov 2018

★ Star rating: 7.4



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### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 2.04, 25-27 Warriewood rd Warriewood				
State:	NSW	Postcode:	2102		
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>		
Lot/DP		climate zone:	56		
number:	5464	Exposure:	Suburban		

### Key construction and insulation materials

(see following pages for details)

Construction:	Fibro Cavity Panel Direct Fix Corrugated Iron
	Concrete Slab, Unit Below
Insulation:	R2.5 wall insulation
	R3.5 ceiling insulation
	No floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill
	Clear-Clear

Net floor area (m <sup>2</sup> )		Annual the	
Conditioned: Unconditioned:	89.0 0.0	performanc (MJ/m <sup>2</sup> )	e loads
Garage:	0.0	Heating:	9.1
TOTAL:	89.0	Cooling: TOTAL:	24.3 33.5

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



(see following pages for details)		naxir	TE: This total is the num number of ceiling trations allowed to a
Unsealed:	0 c 9 t 0 t 0 a 1 p	ceiling (under a roof) for this certificate. If this number is exceded in construction the this certificate IS NOT VALI and a new certificate is req Loss of ceiling insulation for the penetrations listed has been taken into account with the rational second seco	
Principle downlight type:	Unkr	າວທ	'n
Window selection - default windows onl	у		Scan to access this certificate online and confirm this is valid.
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.	ce is		∎‱∎
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 t	his		

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: 0003344389	Certificate Date:	13 Nov 2018	★ Star rating:	7.4	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window type and performance value							
Window ID	Window type				U-value	SHGC	
ALM-003-01 A	ALM-003-01 A A	Aluminium A DG	Air Fill Clear-Clea	ar	4.8	0.51	
Window schedule							
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
Kitchen/Living	ALM-003-01 A	n/a	2800	5000	NE	No Shading	
Bedroom 1	ALM-003-01 A	n/a	2800	2400	NE	No Shading	
Bedroom 2	ALM-003-01 A	n/a	2800	2400	NE	No Shading	
2001001112	712111 0000 0171	1,74	2000	2.00		i to officiality	

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

ID	Wall type		Insulation		Wa	Il wrap or fo
EW-1	Fibro Cavity F	anel Direct Fix	Anti-glare foil	with bulk no gap	R2.5 Ye	S
EW-2	Tilt up concre	te, lined	Anti-glare foil	with bulk no gap	R1.5 Ye	S
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	6890	2800	NE	No	1600
Kitchen/Living	EW-2	1595	2800	SW	No	2300
Bedroom 1	EW-1	3495	2800	NE	No	1600
Bedroom 2	EW-1	3095	2800	NE	No	1600

Internal wall type					
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil		
IW-1 - Concrete Panel/Blocks filled, plasterboard	85.0	No Insulation	No		
IW-2 - Cavity wall, direct fix plasterboard, single gap	63.0	No insulation	No		

Floors					
Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Ldry	Concrete Slab, Unit Below 150mm	3.3	None	No Insulation	Carpet 10mm

Nationwide House Energy Rating Scheme* Certificate							A A A A A A A A A A A A A A A A A A A
Certificate number:	0003344389	Certificate Date:	:	13 Nov 2018	★ Star rating:	7.4	NATIONW HOU ENERGY RATING S
Building feature	es continued						
Bath	Concrete Slab, 150mm	Jnit Below	5.6	None	No Insulation	Carpet 1	10mm
Kitchen/Living	Concrete Slab, I 150mm	Jnit Below	50.3	None	No Insulation	Carpet 1	10mm
Ens	Concrete Slab, 150mm	Jnit Below	6.8	None	No Insulation	Carpet 1	10mm
Bedroom 1	Concrete Slab, 150mm	Jnit Below	12.3	None	No Insulation	Carpet 1	10mm
Bedroom 2	Concrete Slab, 150mm	Jnit Below	11.2	None	No Insulation	Carpet 1	10mm

#### **Ceiling type** Roof space above Location Construction Added insulation Plasterboard Ldry **Bulk Insulation** Yes R3.5 Bath Plasterboard **Bulk Insulation** Yes R3.5 Kitchen/Living Plasterboard **Bulk Insulation** Yes R3.5 Ens Plasterboard **Bulk Insulation** Yes R3.5 Bedroom 1 Plasterboard **Bulk Insulation** Yes R3.5 Yes Bedroom 2 Plasterboard **Bulk Insulation** R3.5

Ceiling penet	rations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type			
Construction	Added Roof colour insulation		
Corrugated Iron	Bulk, Reflective Medium Side Down, Anti- glare Up R1.3		

Certificate number: 0003344389

Certificate Date: 13 N

13 Nov 2018



### Additional information

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Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# **Explanatory notes**

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### Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

#### Certificate number: 0003344371

Certificate Date: 13 Nov 2018

★ Star rating: 4.6



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### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

### **Dwelling details**

Street: Suburb:	Unit 2.06, 25-27 W Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

### Key construction and insulation materials

(see following pages for details)

Construction:	Fibro Cavity Panel Direct Fix Corrugated Iron
Insulation:	Concrete Slab, Unit Below
	R2.5 wall insulation R3.5 ceiling insulation
	No floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill
	Clear-Clear

#### Net floor area (m<sup>2</sup>) Annual thermal performance loads Conditioned: 146.0 $(MJ/m^2)$ Unconditioned: 0.0 Heating: 44.2 Garage: 0.0 Cooling: 29.3 TOTAL: 146.0 TOTAL: 73.6

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details)	· · · · · · · · · · · · · · · · · · ·	
Sealed:0Unsealed:0TOTAL:**0	<ul> <li>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.</li> </ul>	
Principle downlight type: Ur Window selection - default windows only	known Scan to access this certificate online and	
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page : can be used with this rating.	_ <u>confirm this is valid.</u>	
Note: Only a +/- 5% SHGC tolerance is allowed with this rating.	∎£r‰∎	
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						A A A A A A A A A A A A A A A A A A A	
	Certificate number: 0003344371	Certificate Date:	13 Nov 2018	★ Star rating:	4.6	NATIONWIDE HOUSE	

### Window type and performance value

Window ID	Window type				U-value	SHGC	
ALM-003-01 A	ALM-003-01 A A	Aluminium A DG	Air Fill Clear-Clea	ar	4.8	0.51	
Window schedule							
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
Kitchen/Living	ALM-003-01 A	n/a	2800	4800	SW	No Shading	
Kitchen/Living	ALM-003-01 A	n/a	2800	12000	SE	No Shading	
Bedroom 1	ALM-003-01 A	n/a	2800	1000	SE	No Shading	
Bedroom 2	ALM-003-01 A	n/a	2800	2400	SE	No Shading	
Bedroom Master	ALM-003-01 A	n/a	2800	4400	NE	No Shading	
Bedroom Master	ALM-003-01 A	n/a	2800	2400	SE	No Shading	
WIR	ALM-003-01 A	n/a	2800	1000	NE	No Shading	

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

ID	Wall type		Insulation		V	Vall wrap or foi	
EW-1	Fibro Cavity F	Panel Direct Fix	Anti-glare foil with bulk no gap R2.5			Yes	
EW-2	Tilt up concrete, lined		Anti-glare foil with bulk no gap R1.5			Yes	
External wall s	chedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Kitchen/Living	EW-1	5500	2800	SW	No	1700	
Kitchen/Living	EW-2	1895	2800	NW	No	4800	
Kitchen/Living	EW-1	11995	2800	SE	No	1700	
Bedroom 1	EW-1	3090	2800	SE	No	1700	
Bedroom 2	EW-1	3090	2800	SE	No	1700	
Bedroom Master	EW-1	5495	2800	NE	No	1900	
Bedroom Master	EW-1	3195	2800	SE	No	1700	
WIR	EW-1	3400	2800	NE	No	1900	

Internal wall type					
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil		
IW-1 - Concrete Panel/Blocks fille plasterboard	d, 64.0	No Insulation	No		
IW-2 - Cavity wall, direct fix	117.0	No insulation	No		
Certificate number: 0003344371

Certificate Date: 13 Nov 2018

★ Star rating:



4.6

#### **Building features continued**

plasterboard, single gap

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	64.9	None	No Insulation	Carpet 10mm
Bedroom 1	Concrete Slab, Unit Below 150mm	12.8	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	12.8	None	No Insulation	Carpet 10mm
Bedroom Master	Concrete Slab, Unit Below 150mm	18.2	None	No Insulation	Carpet 10mm
WIR	Concrete Slab, Unit Below 150mm	10.6	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	7.1	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	5.5	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	7.3	None	No Insulation	Carpet 10mm
Hall	Concrete Slab, Unit Below 150mm	6.6	None	No Insulation	Carpet 10mm

#### **Ceiling type** Location Construction Added **Roof space** insulation above Kitchen/Living Plasterboard **Bulk Insulation** Yes R3.5 Bedroom 1 Plasterboard **Bulk Insulation** Yes R3.5 Plasterboard Bedroom 2 **Bulk Insulation** Yes R3.5 Plasterboard **Bedroom Master** Yes **Bulk Insulation** R3.5 WIR Plasterboard **Bulk Insulation** Yes R3.5 Plasterboard Ens **Bulk Insulation** Yes R3.5 Plasterboard **Bulk Insulation** Bath Yes R3.5 Ldry Plasterboard **Bulk Insulation** Yes R3.5 Plasterboard Hall **Bulk Insulation** Yes R3.5

Ceiling penet	trations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Certificate numb	er: 0003344371	Certificate Date:	13 Nov 2018	★ Star rating:	4.6 NATION
Building featu	ires continued				
Ceiling fans					
Location	Number	Diameter (n	nm)		
None Present					
Roof type					
Construction				Added insulation	Roof colour
Corrugated Iron				Bulk, Reflective Side Down, An glare Up R1.3	e Medium ti-

Certificate number: 0003344371

Certificate Date: 13 Nov 2018

2018 **★** Star rating: 4.6



#### **Additional information**

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Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

### **Explanatory notes**

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#### Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

#### Certificate number: 0003344397

Certificate Date: 13 Nov 2018

★ 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:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 2.07, 25-27 W Warriewood	arriewood rd	
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1A
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction:	Fibro Cavity Panel Direct Fix Corrugated Iron
Insulation:	Concrete Slab, Unit Below
	R2.5 wall insulation R3.5 ceiling insulation
	No floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill
	Clear-Clear

#### Net floor area (m<sup>2</sup>) Annual thermal performance loads Conditioned: 120.0 $(MJ/m^2)$ Unconditioned: 0.0 Heating: Garage: 20.9 0.0 Cooling: 21.6 TOTAL: 120.0 TOTAL: 42.5

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details)		· ·		
Unsealed:	0 0 e 0 tt 0 a L	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:	Unkn	IOV	'n	
Window selection - default windows only	у		Scan to access this certificate online and confirm this is valid.	
Note on allowable window values: Only a 5% tolerance to the nominat				
SHGC window values shown on pa can be used with this rating. Note: Only a +/- 5% SHGC tolerand allowed with this rating.	ce is		•	

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: 0003344397	Certificate Date:	13 Nov 2018	★ Star rating:	6.8	NATIONWIDE HOUSE

Window type and performance value						
Window type				U-value	SHGC	
ALM-003-01 A A	Aluminium A DG	4.8	0.51			
Window schedule						
Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
ALM-003-01 A	n/a	2800	2400	SW	No Shading	
ALM-003-01 A	n/a	2800	6000	SW	No Shading	
	n/a	2800	1000	SW	No Shading	
	Window type ALM-003-01 A A dule Window ID ALM-003-01 A	Window typeALM-003-01 A Aluminium A DGduleWindow IDWindow no.ALM-003-01 An/aALM-003-01 An/a	Window type         ALM-003-01 A Aluminium A DG Air Fill Clear-Clea         dule         Window ID       Window no.       Height (mm)         ALM-003-01 A       n/a       2800         ALM-003-01 A       n/a       2800	Window typeALM-003-01 A Aluminium A DG Air Fill Clear-ClearduleWindow IDWindow no.ALM-003-01 An/a28002400ALM-003-01 An/a28006000	Window typeU-valueALM-003-01 A Aluminium A DG Air Fill Clear-Clear4.8duleMindow IDWindow no.Height (mm)Width (mm)OrientationALM-003-01 An/a28002400SWALM-003-01 An/a28006000SW	

Roof windo	w and skylight typ	e and performanc	e value			
ID	Window type				U-value	SHGC
None Presen	ıt					
Roof windo	w and skylight sc	hedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation		Wa	all wrap or foi
EW-1	Fibro Cavity F	anel Direct Fix	Anti-glare foil	with bulk no gap	R2.5 Ye	s
EW-2	Tilt up concre	te, lined	Anti-glare foil	with bulk no gap	R1.5 Ye	S
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3595	2800	SW	No	2000
Kitchen/Living	EW-1	6690	2800	SW	No	2000
Kitchen/Living	EW-2	2395	2800	NE	No	2600
Bedroom 2	EW-1	3395	2800	SW	No	2000

Internal wall type				
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	92.0	No insulation	No	
IW-2 - Concrete Panel/Blocks fil plasterboard	led, 87.0	No Insulation	No	

Floors						
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering	
Bedroom 1	Concrete Slab, Unit Below 150mm	20.0	None	No Insulation	Carpet 10mm	

#### Nationwide House Energy Rating Scheme\* Certificate Certificate number: 0003344397 Certificate Date: 13 Nov 2018 ★ Star rating: 6.8 **Building features continued** Ens Concrete Slab, Unit Below 6.8 No Insulation Carpet 10mm None 150mm Concrete Slab, Unit Below Ldry 4.9 None No Insulation Carpet 10mm 150mm Kitchen/Living Concrete Slab, Unit Below 56.7 None No Insulation Carpet 10mm 150mm Hall/Store Concrete Slab, Unit Below 6.1 None No Insulation Carpet 10mm 150mm Concrete Slab, Unit Below Bath None 6.6 No Insulation Carpet 10mm 150mm

19.0

None

No Insulation

Carpet 10mm

Bedroom 2

Concrete Slab, Unit Below

150mm

#### **Ceiling type** Location Construction Added **Roof space** insulation above Bedroom 1 Plasterboard **Bulk Insulation** Yes R3.5 Ens Plasterboard **Bulk Insulation** Yes R3.5 Ldry Plasterboard **Bulk Insulation** Yes R3.5 Kitchen/Living Plasterboard **Bulk Insulation** Yes R3.5 Hall/Store Plasterboard **Bulk Insulation** Yes R3.5 Plasterboard Bath **Bulk Insulation** Yes R3.5 Bedroom 2 Plasterboard **Bulk Insulation** Yes R3.5

Ceiling penetrations						
Location	Number	Туре	Diameter (mm) Sealed/unsealed			
None Present						

Ceiling fans					
Location	Number	Diameter (mm)			
None Present					

Roof type					
Construction	Added Roof colour insulation				
Corrugated Iron	Bulk, Reflective Medium Side Down, Anti- glare Up R1.3				

Certificate number: 0003344397

Certificate Date: 13 N

13 Nov 2018



#### **Additional information**

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Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

### **Explanatory notes**

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★ Star rating: 6.8

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#### Certificate number: 0003344405

Certificate Date: 13 Nov 2018

★ Star rating: 5.2



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#### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 2.08, 25-27 Warriewood rd Warriewood						
State:	NSW	Postcode:	2102				
Туре:	New Dwelling	NCC Class: NatHERS	1A				
Lot/DP		climate zone:	56				
number:	5464	Exposure:	Suburban				

#### Key construction and insulation materials

(see following pages for details)

Construction:	Fibro Cavity Panel Direct Fix Corrugated Iron
Insulation:	Concrete Slab, Unit Below
	R2.5 wall insulation R3.5 ceiling insulation
	No floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill
	Clear-Clear

#### Net floor area (m<sup>2</sup>) Annual thermal performance loads Conditioned: 153.0 $(MJ/m^2)$ Unconditioned: 7.0 Heating: Garage: 36.1 0.0 Cooling: 28.0 TOTAL: 160.0 TOTAL: 64.1

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for the set of		maxii pene	TE: This total is the mum number of ceiling trations allowed to a	
Sealed: Unsealed: TOTAL:**	0 0 0	<ul> <li>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.</li> </ul>		
Principle downlight typ	e: Unk	now	vn	
Window selection			Scan to access this certificate online and	
Window selection default windows o Note on allowable window value Only a 5% tolerance to the nom SHGC window values shown o can be used with this rating.	es:			

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: 0003344405	Certificate Date:	13 Nov 2018	★ Star rating:	5.2	NATIONWIDE HOUSE ENERGY RATING SCHEME

### Window type and performance value

Window ID	Window type				U-value	SHGC
ALM-003-01 A	ALM-003-01 A A	Aluminium A DG	Air Fill Clear-Clea	ar	4.8	0.51
Window sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
<b>Bedroom Master</b>	ALM-003-01 A	n/a	2800	3200	NE	No Shading
Bedroom Master	ALM-003-01 A	n/a	2800	3200	NW	No Shading
Ens	ALM-003-01 A	n/a	2800	1000	NE	No Shading
Bedroom 2	ALM-003-01 A	n/a	2800	2100	NW	No Shading
Bath	ALM-003-01 A	n/a	2800	1000	NW	No Shading
Kitchen/Living	ALM-003-01 A	n/a	2800	3000	SW	No Shading
Kitchen/Living	ALM-003-01 A	n/a	2800	10500	NW	No Shading
Bedroom 3	ALM-003-01 A	n/a	2800	2100	SW	No Shading

ID	Window typ	e		U-value	SHGC
None Present	t				
Roof windo	w and skylight s	chedule			
				Outdoor shade	

### External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Yes
EW-2	Tilt up concrete, lined	Anti-glare foil with bulk no gap R1.5	Yes

#### **External wall schedule**

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	4695	2800	NE	No	1800
Bedroom Master	EW-1	4074	2800	NW	No	2089
Ens	EW-1	3295	2800	NE	No	1800
Ens	EW-2	2195	2800	SE	No	5400
Bedroom 2	EW-1	3854	2800	NW	No	2059
Bath	EW-1	2030	2800	NW	No	2040
Kitchen/Living	EW-2	7590	2800	SE	No	5400
Kitchen/Living	EW-2	3400	2800	NE	No	11600
Kitchen/Living	EW-2	1400	2800	SE	No	2000
Kitchen/Living	EW-1	4495	2800	SW	No	1400
Kitchen/Living	EW-1	11625	2800	NW	No	2040
Bedroom 3	EW-1	2695	2800	SW	No	1400

Certificate Date:

Certificate number: 0003344405

13 Nov 2018

★ Star rating:

5.2 NATIO

### **Building features continued**

Internal wall type						
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil			
IW-1 - Cavity wall, direct fix plasterboard, single gap	118.0	No insulation	No			
IW-2 - Concrete Panel/Blocks filled, plasterboard	28.0	No Insulation	No			

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below 150mm	19.6	None	No Insulation	Carpet 10mm
Ens	Concrete Slab, Unit Below 150mm	7.0	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	15.3	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	4.6	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	7.3	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	12.4	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	80.5	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	13.7	None	No Insulation	Carpet 10mm

#### **Ceiling type**

Construction	Added insulation	Roof space above
Plasterboard	Bulk Insulation R3.5	Yes
	Plasterboard         Plasterboard	InsulationPlasterboardBulk Insulation R3.5PlasterboardBulk Insulation R3.5

Ceiling penetrations						
Location	Number	Туре	Diameter (mm) Sealed/unsealed			

Nationwide House Energy Rating Scheme* Certificate							
Certificate numb	er: 0003344405	Certificate Date:	13 Nov 2018	★ Star rating:	5.2	NATIONWIDE HOUSE ENERGY RATING SCHEME	
Building featu	ures continued						
None Present							
Ceiling fans							
Location	Number	Diameter (n	ım)				
None Present							
Roof type							

Construction	Added Roof colour insulation
Corrugated Iron	Bulk, Reflective Medium Side Down, Anti- glare Up R1.3

Certificate number: 0003344405

Certificate Date: 13 N

13 Nov 2018





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#### Contact

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#### Certificate number: 0003344330

Certificate Date: 13 Nov 2018

★ Star rating: 4.8



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#### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 2.01, 25-27 Warriewood rd Warriewood					
State:	NSW	Postcode:	2102			
Туре:	New Dwelling	NCC Class: NatHERS	1A			
Lot/DP		climate zone:	56			
number:	5464	Exposure:	Suburban			

#### Key construction and insulation materials

(see following pages for details)

Construction:	Fibro Cavity Panel Direct Fix Corrugated Iron
Insulation:	Concrete Slab, Unit Below
	R2.5 wall insulation R3.5 ceiling insulation
	No floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill
	Clear-Clear

#### Net floor area (m<sup>2</sup>) Annual thermal performance loads Conditioned: 120.0 $(MJ/m^2)$ Unconditioned: 0.0 Heating: Garage: 43.7 0.0 Cooling: 26.6 TOTAL: 120.0 TOTAL: 70.4

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details)				
Sealed: Unsealed: TOTAL:**	0 0 0	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	: Unł	knov	vn	
Window selection - default windows or			Scan to access this certificate online and confirm this is valid.	
Note on allowable window values Only a 5% tolerance to the nomir SHGC window values shown on can be used with this rating.	nated			
Note: Only a +/- 5% SHGC tolera allowed with this rating.	ance is			
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 ar outside the 5% tolerance ther				

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

confirm compliance.

Nationwide House Energy Rating Scheme* Certificate						
Certificate number: 0003344330	Certificate Date:	13 Nov 2018	★ Star rating:	4.8	NATIONWIDE HOUSE ENERGY RATING SCHEME	

### Window type and performance value

Window ID	Window type				U-value	SHGC
ALM-003-01 A	ALM-003-01 A A	Aluminium A DG	Air Fill Clear-Clea	ar	4.8	0.51
Window sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom Master	ALM-003-01 A	n/a	2800	3200	SE	No Shading
Bedroom Master	ALM-003-01 A	n/a	2800	3200	NE	No Shading
Ens 1	ALM-003-01 A	n/a	2800	1000	NE	No Shading
Bedroom 2	ALM-003-01 A	n/a	2800	2000	SE	No Shading
Bedroom 3	ALM-003-01 A	n/a	2800	1000	SE	No Shading
Kitchen/Living	ALM-003-01 A	n/a	2800	8000	SE	No Shading
Kitchen/Living	ALM-003-01 A	n/a	2800	6200	SW	No Shading

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

External wall ty	/pe					
ID	Wall type		Insulation			Wall wrap or foil
EW-1	Fibro Cavity	Panel Direct Fix	Anti-glare foil	with bulk no gap	R2.5	Yes
EW-2	Tilt up concre	ete, lined	Anti-glare foil	with bulk no gap	R1.5	Yes
External wall s	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	e Eaves (mm)
Bedroom Master	EW-1	3995	2800	SE	No	1700
Bedroom Master	EW-1	4795	2800	NE	No	1800
Ens 1	EW-1	1795	2800	NE	No	1800
Bedroom 2	EW-1	3190	2800	SE	No	1700
Bedroom 3	EW-1	3090	2800	SE	No	1700
Kitchen/Living	EW-1	8295	2800	SE	No	1700
Kitchen/Living	EW-1	6600	2800	SW	No	1700
Kitchen/Living	EW-2	1395	2800	NW	No	3100

Internal wall type				
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	97.0	No insulation	No	
IW-2 - Concrete Panel/Blocks fil	led, 48.0	No Insulation	No	

Certificate Date:

Certificate number: 0003344330

13 Nov 2018



4.8

### **Building features continued**

plasterboard

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Concrete Slab, Unit Below 150mm	20.8	None	No Insulation	Carpet 10mm
Ens 1	Concrete Slab, Unit Below 150mm	8.0	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.4	None	No Insulation	Carpet 10mm
Bath	Concrete Slab, Unit Below 150mm	5.8	None	No Insulation	Carpet 10mm
Ldry	Concrete Slab, Unit Below 150mm	2.6	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	11.0	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	3.5	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	56.5	None	No Insulation	Carpet 10mm

Ceiling type				
Location	Construction	Added insulation	Roof space above	
Bedroom Master	Plasterboard	Bulk Insulation R3.5	Yes	
Ens 1	Plasterboard	Bulk Insulation R3.5	Yes	
Bedroom 2	Plasterboard	Bulk Insulation R3.5	Yes	
Bath	Plasterboard	Bulk Insulation R3.5	Yes	
Ldry	Plasterboard	Bulk Insulation R3.5	Yes	
Bedroom 3	Plasterboard	Bulk Insulation R3.5	Yes	
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	Yes	
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	Yes	

Ceiling penetrations				
Location	Number	Туре	Diameter (mm) Sealed/unsealed	
None Present				

#### **Ceiling fans**

	Juse Lilery R	ating Scheme* Ce			🐔
Certificate numbe	er: 0003344330	Certificate Date:	13 Nov 2018	★ Star rating:	4.8 NATION HOU
Building featu	res continued				
Location	Number	Diameter (n	nm)		
None Present		· · · · ·			
Roof type					
Construction				Added insulation	Roof colour
Corrugated Iron				Bulk, Reflective Side Down, Anti-	Medium
				glare Up R1.3	

Certificate number: 0003344330

Certificate Date: 13 N

13 Nov 2018





#### Additional information

If carpet noted as floor covering it may be replaced with any type.

Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

### **Explanatory notes**

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#### Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

#### Certificate number: 0003344421

Certificate Date: 13 Nov 2018

★ Star rating: 5.2



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:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit G.01, 25-27 W Warriewood	/arriewood ro	I
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1A
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.3 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal
Conditioned: Unconditioned:	88.0 0.0	performance loads (MJ/m <sup>2</sup> )
Garage:	0.0	Heating: 39.6 Cooling: 24.4
TOTAL:	88.0	TOTAL: 64.0

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for det		maxii	TE: This total is the mum number of ceiling trations allowed to a
	0 0 0	certified exceed this of and a Loss pene	g (under a roof) for this icate. If this number is ded in construction then certificate IS NOT VALID a new certificate is required. of ceiling insulation for the trations listed has been n into account with the rating.
Principle downlight type:	Unk	now	/n
Window selection - default windows onl			Scan to access this certificate online and
	l <b>y</b>		Scan to access this

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			**************************************
Certificate number: 0003344421	Certificate Date:	13 Nov 2018	★ Star rating:	5.2	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 CI	ear		6.7	0.70
Window sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom Master	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	1000	SE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	2100	SW	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	4200	SW	No Shading

Roof windo	w and skylig	nt type and performanc	e value			
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					

ID	Wall type		Insulation		W	all wrap or foi
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 Y	es
External wall se	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	6795	2800	SE	No	0
Bedroom Master	EW-1	3300	2800	SW	No	600
Bedroom Master	EW-1	1200	2800	NW	No	8600
Bedroom 2	EW-1	3595	2800	SE	No	0
Kitchen/Living	EW-1	1890	2800	NE	No	2700
Kitchen/Living	EW-1	6195	2800	SW	No	1800

### Internal wall type

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, plasterboard	50.0	No Insulation	No

#### **Floors**

Certificate number: 0003344421

Certificate Date: 13 Nov 2018

B ★ Star rating:



**Building features continued** 

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Suspended Concrete Slab 150mm	15.7	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Ens	Suspended Concrete Slab 150mm	4.2	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Bedroom 2	Suspended Concrete Slab 150mm	11.6	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Bath	Suspended Concrete Slab 150mm	6.5	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Ldry	Suspended Concrete Slab 150mm	3.9	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Kitchen/Living	Suspended Concrete Slab 150mm	46.1	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm

# Ceiling type

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

Ceiling penetrations				
Location	Number	Туре	Diameter (mm) Sealed/unsealed	
None Present				

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0003344421

Certificate Date: 13 N

13 Nov 2018



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★ Star rating: 5.2

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#### Contact

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#### Certificate number: 0003344413

Certificate Date: 13 Nov 2018

★ Star rating: 5.8



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#### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit G.02, 25-27 W Warriewood	/arriewood ro	I
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1A
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.0 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area	( <b>m</b> ²)	Annual ther	
Conditioned: Unconditioned:	113.0 0.0	performanc (MJ/m <sup>2</sup> )	e loads
Garage:	0.0	Heating:	37.0
TOTAL:	113.0	Cooling: TOTAL:	17.3 54.3

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for deta	<b>S</b> max ails) per	OTE: This total is the kimum number of ceiling etrations allowed to a
Unsealed:	0 cert 0 exc 0 this 0 and Los per	ng (under a roof) for this ificate. If this number is eded in construction then certificate IS NOT VALID I a new certificate is required. s of ceiling insulation for the etrations listed has been en into account with the rating.
Principle downlight type: Window selection - default windows only		wn Scan to access this certificate online and
	<b>y</b> ted	Scan to access this

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			
Certificate number: 0003344413	Certificate Date:	13 Nov 2018	★ Star rating:	5.8	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 sched	ule Window ID	Window no.	Hoight (mm)	Width (mm)	Orientation	Outdoor shade
Location					Unemation	Outuoor Shaue
Bedroom Master		n/a	2800	2400	SW	No Shading

ID None Present	Window type				U-value	SHGC
Roof window	v and skylight sch	nedule				
Location	ID	Roof window/skylight	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser

External wall type						
ID	Wall type		Insulation		V	Vall wrap or foi
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 \	/es
External wall s	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	3795	2800	SW	No	1075
Bedroom Master	EW-1	700	2800	SE	No	0
Kitchen/Living	EW-1	2590	2800	NE	No	2650
Kitchen/Living	EW-1	5195	2800	SW	No	2125
Bedroom 2	EW-1	3095	2800	SW	No	1050
Bedroom 2	EW-1	1100	2800	NW	No	7100

Internal wall type			
Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	108.0	No insulation	No
IW-2 - Concrete Panel/Blocks fill plasterboard	ed, 81.0	No Insulation	No

Floors					
Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Suspended Concrete Slab	23.7	Open	Bulk Insulatior	Carpet 10mm

Certificate Date:

Certificate number: 0003344413

13 Nov 2018

★ Star rating:



5.8

**Building features continued** 

	150mm			in Contact with Floor R1
Ens	Suspended Concrete Slab 150mm	10.3	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Kitchen/Living	Suspended Concrete Slab 150mm	11.1	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Bath	Suspended Concrete Slab 150mm	10.1	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Kitchen/Living	Suspended Concrete Slab 150mm	35.3	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Ldry	Suspended Concrete Slab 150mm	6.9	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Bedroom 2	Suspended Concrete Slab 150mm	15.5	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1

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

Ceiling penetrations								
Location	Number	Туре	Diameter (mm) Sealed/unsealed					
None Present								

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0003344413

Certificate Date: 13 N

13 Nov 2018



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★ Star rating: 5.8

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#### Contact

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#### Certificate number: 0003344454

Certificate Date: 13 Nov 2018

★ Star rating: 5.9



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#### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit G.03, 25-27 Warriewood rd Warriewood				
State:	NSW	Postcode:	2102		
Туре:	New Dwelling	NCC Class: NatHERS	1A		
Lot/DP		climate zone:	56		
number:	5464	Exposure:	Suburban		

#### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.3 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal
Conditioned: Unconditioned:	88.0 0.0	performance loads (MJ/m <sup>2</sup> )
Garage:	0.0	Heating: 24.2 Cooling: 29.1
TOTAL:	88.0	TOTAL: 53.3

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details)	maxi pene	TE: This total is the mum number of ceiling trations allowed to a			
Sealed:0Unsealed:0TOTAL:**0	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: Un	knov	vn			
Window selection - default windows only	_	Scan to access this certificate online and confirm this is valid.			
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.	2				
Note: Only a +/- 5% SHGC tolerance is		CT 2200 CT			
allowed with this rating.					

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: 0003344454	Certificate Date:	13 Nov 2018	★ 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 A	luminium B SG Cl	ear		6.7	0.70		
Window schedule								
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade		
Bedroom Master	ALM-002-01 A	n/a	2800	2400	SW	No Shading		
Bedroom Master	ALM-002-01 A	n/a	2800	2000	NW	No Shading		
Bedroom Master	ALM-002-01 A	n/a	2800	1000	NW	No Shading		
Bedroom 2	ALM-002-01 A	n/a	2800	1800	NW	No Shading		
Kitchen/Living	ALM-002-01 A	n/a	2800	5000	SW	No Shading		

Roof windo	w and skyligh	t type and performance	e value			
ID None Presen	Window t	type			U-value	SHGC
Roof windo	w and skyligh	t 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 foi
EW-1	Brick Veneer		Anti-glare foil with bulk no gap R2.5 Ye			es
External wall s	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	1200	2800	SE	No	8600
Bedroom Master	EW-1	3300	2800	SW	No	600
Bedroom Master	EW-1	6795	2800	NW	No	0
Bedroom 2	EW-1	3595	2800	NW	No	0
Kitchen/Living	EW-1	6195	2800	SW	No	1800
Kitchen/Living	EW-1	1890	2800	NE	No	2700

### Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	76.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, plasterboard	50.0	No Insulation	No

#### **Floors**

Certificate Date:

Certificate number: 0003344454

13 Nov 2018

★ Star rating:



5.9

**Building features continued** 

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Suspended Concrete Slab 150mm	15.7	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Ens	Suspended Concrete Slab 150mm	4.2	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Bedroom 2	Suspended Concrete Slab 150mm	11.6	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Bath	Suspended Concrete Slab 150mm	6.5	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Ldry	Suspended Concrete Slab 150mm	3.9	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm
Kitchen/Living	Suspended Concrete Slab 150mm	46.1	Open	Bulk Insulation in Contact with Floor R1.3	Carpet 10mm

### **Ceiling type**

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

Ceiling penetrations				
Location	Number	Туре	Diameter (mm) Sealed/unsealed	
None Present				

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0003344454

Certificate Date: 13 N

13 Nov 2018





#### **Additional information**

If carpet noted as floor covering it may be replaced with any type.

Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

### **Explanatory notes**

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#### Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

#### Certificate number: 0003344462

Certificate Date: 13 Nov 2018

★ 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:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit G.04, 25-27 Warriewood rd Warriewood				
State:	NSW	Postcode:	2102		
Туре:	New Dwelling	NCC Class: NatHERS	1A		
Lot/DP		climate zone:	56		
number:	5464	Exposure:	Suburban		

#### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.0 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal	
Conditioned: Unconditioned:	85.0 0.0	performance loads (MJ/m <sup>2</sup> )	
Garage: TOTAL:	0.0	Heating: 24. Cooling: 25.	
TOTAL.	85.0	TOTAL: 49.	

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for detail	maxi maxi maxi	DTE: This total is the mum number of ceiling strations allowed to a	
Sealed: 0 Unsealed: 0 TOTAL:** 0		<ul> <li>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.</li> </ul>	
Principle downlight type: L Window selection - default windows only		Scan to access this certificate online and	
Window selection -	<b>/</b>	Scan to access this	

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					A TATATA
Certificate number: 0003344462	Certificate Date:	13 Nov 2018	★ Star rating:	6.1	NATIONWIDE HOUSE

### 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 sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom Master	ALM-002-01 A	n/a	2800	1000	NW	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	1800	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	4000	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	1800	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	3200	NE	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	1000	NE	No Shading

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

ID	Wall type		Insulation			Wall wrap or foi
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5	Yes
External wall so	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	e Eaves (mm)
Bedroom Master	EW-1	5195	2800	NW	No	1675
Entry	EW-1	2195	2800	SW	No	4900
Kitchen/Living	EW-1	7895	2800	NW	No	1650
Kitchen/Living	EW-1	3995	2800	NE	No	1875
Bedroom 2	EW-1	3095	2800	NE	No	1850

### Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fil plasterboard	led, 50.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	66.0	No insulation	No

#### **Floors**

Certificate number: 0003344462

Certificate Date: 13 Nov 2018

8 ★ Star rating:



6.1

**Building features continued** 

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Ens	Suspended Concrete Slab 150mm	4.7	Open	Bulk Insulation in Contact with Floor R1	
Bedroom Master	Suspended Concrete Slab 150mm	15.2	Open	Bulk Insulation in Contact with Floor R1	
Bath	Suspended Concrete Slab 150mm	4.5	Open	Bulk Insulation in Contact with Floor R1	
Entry	Suspended Concrete Slab 150mm	4.9	Open	Bulk Insulation in Contact with Floor R1	
Kitchen/Living	Suspended Concrete Slab 150mm	43.7	Open	Bulk Insulation in Contact with Floor R1	
Bedroom 2	Suspended Concrete Slab 150mm	11.5	Open	Bulk Insulation in Contact with Floor R1	

#### **Ceiling type**

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

Ceiling penet	rations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0003344462

Certificate Date: 13 N

13 Nov 2018





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#### Contact

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#### Certificate number: 0003344488

Certificate Date: 13 Nov 2018

★ Star rating: 6.4



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#### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit G.06, 25-27 W Warriewood	/arriewood ro	I
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.0 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal
Conditioned: Unconditioned:	117.0 0.0	performance loads (MJ/m <sup>2</sup> )
Garage: TOTAL:	0.0 0.0 117.0	Heating: <b>31.5</b> Cooling: <b>14.7</b>
TO THE.		TOTAL: 46.2

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations(see following pages for details)Sealed:Unsealed:0TOTAL:**	**NOTE: This total is the maximum number of ceiling 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: Un Window selection - default windows only	known Scan to access this certificate online and
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.	<ul> <li><u>confirm this is valid.</u></li> </ul>
Note: Only a +/- 5% SHGC tolerance is allowed with this rating.	តា ភាអា តា

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			******
Certificate number: 0003344488	Certificate Date:	13 Nov 2018	★ Star rating:	6.4	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window type a	nd performanc	e value				
Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	luminium B SG C	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	2800	3400	NE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	4000	NE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	2000	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	1800	SE	No Shading

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

ID	Wall type				Wa	all wrap or foil
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 Ye	<del>)</del> S
External wall so	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	6395	2800	NE	No	3300
Kitchen/Living	EW-1	3090	2800	SE	No	75
Kitchen/Living	EW-1	1990	2800	SW	No	2600
Bath 2	EW-1	3049	2800	S	No	103
Bedroom Master	EW-1	1600	2800	NW	No	9400
Bedroom Master	EW-1	5200	2800	NE	No	1700
Bedroom Master	EW-1	3391	2800	S	No	56
Bedroom 2	EW-1	3095	2800	SE	No	25

### Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fi plasterboard	lled, 57.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	103.0	No insulation	No

Certificate Date:

Certificate number: 0003344488

13 Nov 2018

★ Star rating:



6.4

### **Building features continued**

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bath 1	Suspended Concrete Slab 150mm	8.5	Open	Bulk Insulation in Contact with Floor R1	
Store	Suspended Concrete Slab 150mm	4.4	Open	Bulk Insulation in Contact with Floor R1	
Pantry	Suspended Concrete Slab 150mm	4.9	Open	Bulk Insulation in Contact with Floor R1	
Kitchen/Living	Suspended Concrete Slab 150mm	61.2	Open	Bulk Insulation in Contact with Floor R1	
Bed Hall	Suspended Concrete Slab 150mm	2.8	Open	Bulk Insulation in Contact with Floor R1	
Bath 2	Suspended Concrete Slab 150mm	5.4	Open	Bulk Insulation in Contact with Floor R1	
Bedroom Master	Suspended Concrete Slab 150mm	18.9	Open	Bulk Insulation in Contact with Floor R1	
Bedroom 2	Suspended Concrete Slab 150mm	10.9	Open	Bulk Insulation in Contact with Floor R1	

#### **Ceiling type**

Location	Construction	Added insulation	Roof space above
Bath 1	Concrete, Plasterboard	No insulation	No
Store	Concrete, Plasterboard	No insulation	No
Pantry	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bed Hall	Concrete, Plasterboard	No insulation	No
Bath 2	Concrete, Plasterboard	No insulation	No
Bedroom Master	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No

<b>Ceiling penet</b>	rations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			
ating Scheme* Ce	ertificate		A A A A A A A A A A A A A A A A A A A
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Certificate Date:	13 Nov 2018	★ Star rating:	6.4 NATIONWIDE ENERCY RATING SCHEME
		Added insulation	Roof colour
		Ating Scheme* Certificate Certificate Date: 13 Nov 2018	Certificate Date: 13 Nov 2018 ★ Star rating: Added

Certificate number: 0003344488

Certificate Date: 13 N

13 Nov 2018





### Additional information

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# **Explanatory notes**

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### Contact

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#### Certificate number: 0003344470

Certificate Date: 13 Nov 2018

★ Star rating: 7.4



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### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

### **Dwelling details**

Street: Suburb:	Unit G.07, 25-27 W Warriewood	/arriewood ro	I
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1A
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.0 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area	(m²)	Annual thermal	
Conditioned: Unconditioned:	125.0	performance loads (MJ/m <sup>2</sup> )	
Garage:	0.0 0.0	Heating: 13.	_
TOTAL:	125.0	Cooling:         21.           TOTAL:         34.	

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for def	<b>1S</b> m tails) pe	*NOTE: This total is the naximum number of ceiling penetrations allowed to a
Sealed: Unsealed: TOTAL:**	0 Ce 0 th 0 an Lo pe	weiling (under a roof) for this wertificate. If this number is exceeded in construction then his certificate IS NOT VALID and a new certificate is require coss of ceiling insulation for the wenetrations listed has been aken into account with the rating
Principle downlight type:	Unkn	own
Principle downlight type:	Unkn	nown
Window selection -		Scan to access this certificate online and confirm this is valid.
Principle downlight type: 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.	ly	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.



Nationwide House Energy Rating Scheme* Certificate					A A A A A A A A A A A A A A A A A A A
Certificate number: 0003344470	Certificate Date:	13 Nov 2018	★ Star rating:	7.4	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	Aluminium B SG (	Clear		6.7	0.70
Window sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2800	1800	NW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	5200	NE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	1800	NW	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	3000	NE	No Shading
Ens	ALM-002-01 A	n/a	2800	1000	NE	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	1800	NW	No Shading

		e and performance	e value			
ID	Window type				U-value	SHGC
None Present						
Roof window a	and skylight sch	edule				
Location	ID	Roof window/skylight	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser

External wall type						
ID	Wall type		Insulation			Wall wrap or foil
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5	Yes
External wall schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Sha	de Eaves (mm)
Kitchen/Living	EW-1	2190	2800	SW	No	3000
Kitchen/Living	EW-1	3461	2800	NW	No	0
Kitchen/Living	EW-1	6995	2800	NE	No	3100
Bedroom Master	EW-1	505	2800	NW	No	0
Bedroom Master	EW-1	4100	2800	NW	No	0
Bedroom Master	EW-1	3695	2800	NE	No	1500
Ens	EW-1	1795	2800	NE	No	1500
Ens	EW-1	1600	2800	SE	No	9600
Bedroom 2	EW-1	3761	2800	NW	No	0

Internal wall type				
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil	
IW-1 - Concrete Panel/Blocks fill plasterboard	ed, 56.0	No Insulation	No	
IW-2 - Cavity wall, direct fix plasterboard, single gap	83.0	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

Certificate Date:

Certificate number: 0003344470

13 Nov 2018

★ Star rating:



7.4

### **Building features continued**

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Ldry	Suspended Concrete Slab 150mm	4.3	Open	Bulk Insulation in Contact with Floor R1	
Bath	Suspended Concrete Slab 150mm	5.0	Open	Bulk Insulation in Contact with Floor R1	
Kitchen/Living	Suspended Concrete Slab 150mm	75.9	Open	Bulk Insulation in Contact with Floor R1	
Bedroom Master	Suspended Concrete Slab 150mm	19.3	Open	Bulk Insulation in Contact with Floor R1	
Ens	Suspended Concrete Slab 150mm	5.1	Open	Bulk Insulation in Contact with Floor R1	
Bedroom 2	Suspended Concrete Slab 150mm	15.7	Open	Bulk Insulation in Contact with Floor R1	

### **Ceiling type**

Location	Construction	Added insulation	Roof space above
Ldry	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom Master	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			
None Present						

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

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Certificate number: 0003344470

Certificate Date: 13 N

13 Nov 2018

★ Star rating: 7.4



### **Additional information**

If carpet noted as floor covering it may be replaced with any type.

Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# **Explanatory notes**

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### Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

#### Certificate number: 0003344504

Certificate Date: 13 Nov 2018

★ Star rating: 6.7



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:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

### **Overview**

#### **Dwelling details**

Street: Suburb:	Unit G.08, 25-27 Warriewood rd Warriewood					
State:	NSW	Postcode:	2102			
Туре:	New Dwelling	NCC Class: NatHERS	1A			
Lot/DP		climate zone:	56			
number:	5464	Exposure:	Suburban			

### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.0 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal	
Conditioned: Unconditioned:	83.0 0.0	performance loads (MJ/m <sup>2</sup> )	
Garage:	0.0	Heating: 24.5	
TOTAL:	83.0	Cooling:         19.0           TOTAL:         43.5	

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetratio		maxii pene	TE: This total is the mum number of ceiling trations allowed to a	
Sealed: Unsealed: TOTAL:**	0 0 0	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 - default windows on		know	Scan to access this certificate online and	
	nly s: nated	-	Scan to access this	

to SHGC, the U-value can always be lower but not higher than the values stated on page 2.



Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0003344504	Certificate Date:	13 Nov 2018	★ Star rating:	6.7	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window type and performance value							
Window type				U-value	SHGC		
ALM-002-01 A A	luminium B SG (	Clear		6.7	0.70		
ule							
Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade		
ALM-002-01 A	n/a	2800	3000	NE	No Shading		
ALM-002-01 A	n/a	2800	4200	NE	No Shading		
	Window type ALM-002-01 A A ule Window ID ALM-002-01 A	Window type         ALM-002-01 A Aluminium B SG (         ule         Window ID       Window no.         ALM-002-01 A       n/a	Window typeALM-002-01 A Aluminium B SG ClearuleWindow IDWindow no.Height (mm)ALM-002-01 An/a2800	Window type         ALM-002-01 A Aluminium B SG Clear         ule         Window ID       Window no.       Height (mm)       Width (mm)         ALM-002-01 A       n/a       2800       3000	Window typeU-valueALM-002-01 A Aluminium B SG Clear6.7uleWindow IDWindow no.Height (mm)Width (mm)OrientationALM-002-01 An/a28003000NE		

Roof windo	w and skylig	ht type and performanc	e value			
ID None Presen	Window	v type			U-value	SHGC
	w and skylig	ht schedule				
Location	ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t					

ID	Wall type		Insulation		V	Vall wrap or foi
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 Y	/es
External wall so	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	1400	2800	NW	No	3000
Bedroom Master	EW-1	3600	2800	NE	No	900
Bedroom Master	EW-1	1600	2800	SE	No	10400
Kitchen/Living	EW-1	1795	2800	SW	No	1800
Kitchen/Living	EW-1	6895	2800	NE	No	2500

Internal wall type						
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil			
IW-1 - Concrete Panel/Blocks filled, plasterboard	79.0	No Insulation	No			
IW-2 - Cavity wall, direct fix plasterboard, single gap	41.0	No insulation	No			

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Ldry	Suspended Concrete Slab 150mm	5.1	Open	Bulk Insulation in Contact with Floor R1	Carpet 10mm

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Nationwide House Energy Rating Scheme* Certificate							
Certificate number:	0003344504	Certificate Date:		13 Nov 2018	★ Star rating:	6.7	NATIONV HOU ENERGY RATING
Building feature	es continued						
Bath	Suspended Co 150mm	oncrete Slab	9.7	Open	Bulk Insulation in Contact with Floor R1	Carpet ?	10mm
Bedroom Master	Suspended Co 150mm	oncrete Slab	16.3	Open	Bulk Insulation in Contact with Floor R1	Carpet ?	l0mm
Kitchen/Living	Suspended Co 150mm	oncrete Slab	52.0	Open	Bulk Insulation in Contact with Floor R1	Carpet 7	l0mm

Construction	Added insulation	Roof space above
Concrete, Plasterboard	No insulation	No
Concrete, Plasterboard	No insulation	No
Concrete, Plasterboard	No insulation	No
Concrete, Plasterboard	No insulation	No
	Concrete, Plasterboard Concrete, Plasterboard Concrete, Plasterboard	insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulation

Ceiling penetrations						
Location	Number	Туре	Diameter (mm) Sealed/unsealed			
None Present						

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roof color insulation	ur
None Present		

Certificate number: 0003344504

Certificate Date: 13 N

13 Nov 2018

★ Star rating: 6.7



### **Additional information**

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Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# **Explanatory notes**

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### Contact

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#### Certificate number: 0003344538

Certificate Date: 13 Nov 2018

★ Star rating: 5.0



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### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

## **Overview**

#### **Dwelling details**

Street: Suburb:	Unit G.09, 25-27 Warriewood rd Warriewood					
State:	NSW	Postcode:	2102			
Туре:	New Dwelling	NCC Class: NatHERS	1A			
Lot/DP		climate zone:	56			
number:	5464	Exposure:	Suburban			

### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.0 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal	
Conditioned: Unconditioned:	140.0 0.0	performanc (MJ/m²)	e loads
Garage:	0.0	Heating: Cooling:	45.1
TOTAL:	140.0	TOTAL:	20.7 65.8

#### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for det	i <b>s</b> n ails) p	naxir enet	TE: This total is the num number of ceiling trations allowed to a
Sealed:0Unsealed:0TOTAL:**0		<ul> <li>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.</li> </ul>	
Principle downlight type:	Unkr	າວພ	/n
Window selection - default windows onl			Scan to access this certificate online and
	<b>y</b> ted		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.



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: 0003344538	Certificate Date:	13 Nov 2018	★ Star rating:	5.0	NATIONWIDE HOUSE

### 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 sched	ule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom Master	ALM-002-01 A	n/a	2800	900	SE	No Shading
Bedroom Master	ALM-002-01 A	n/a	2800	2100	SW	No Shading
Ens	ALM-002-01 A	n/a	2800	900	SE	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	4000	SW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Bath	ALM-002-01 A	n/a	2800	900	NE	No Shading
Ldry	ALM-002-01 A	n/a	2800	900	NE	No Shading
Bedroom 2	ALM-002-01 A	n/a	2800	2000	SE	No Shading
Bedroom 3	ALM-002-01 A	n/a	2800	1000	NE	No Shading
Bedroom 3	ALM-002-01 A	n/a	2800	2000	SE	No Shading

				U-value	SHGC		
Roof window and skylight schedule							
ID	Roof window/skylight no.	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor shade/diffuser		
		ID Roof window/skylight	ID Roof Area (m <sup>2</sup> ) window/skylight	ID Roof Area (m <sup>2</sup> ) Orientation window/skylight	ID Roof Area (m <sup>2</sup> ) Orientation Outdoor shade window/skylight		

### **External wall type**

ID	Wall type		Insulation		W	all wrap or foil
EW-1	Brick Veneer		Anti-glare foil	Anti-glare foil with bulk no gap R2.5 Ye		
External wall s	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	2000	2800	NW	No	6625
Bedroom Master	EW-1	695	2800	SW	No	4400
Bedroom Master	EW-1	3995	2800	SE	No	1400
Bedroom Master	EW-1	3200	2800	SW	No	2400
Ens	EW-1	3490	2800	SE	No	1400
Kitchen/Living	EW-1	5095	2800	SW	No	4400
Kitchen/Living	EW-1	2495	2800	NW	No	2375
Kitchen/Living	EW-1	3890	2800	SE	No	1400
Bath	EW-1	1795	2800	NE	No	1300
Ldry	EW-1	1790	2800	NE	No	1300
Bedroom 2	EW-1	3690	2800	SE	No	1400
Bedroom 3	EW-1	3895	2800	NE	No	1300
Bedroom 3	EW-1	2995	2800	SE	No	1400

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Certificate Date:

Certificate number: 0003344538

13 Nov 2018

★ Star rating:

5.0

## **Building features continued**

Internal wall type				
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	102.0	No insulation	No	
IW-2 - Concrete Panel/Blocks filled plasterboard	, 42.0	No Insulation	No	

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Suspended Concrete Slab 150mm	20.6	Open	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Ens	Suspended Concrete Slab 150mm	6.3	Open	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Kitchen/Living	Suspended Concrete Slab 150mm	79.7	Open	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Bath	Suspended Concrete Slab 150mm	5.0	Open	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Ldry	Suspended Concrete Slab 150mm	3.0	Open	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Bedroom 2	Suspended Concrete Slab 150mm	13.9	Open	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Bedroom 3	Suspended Concrete Slab 150mm	11.4	Open	Bulk Insulation in Contact with Floor R1	Carpet 10mm

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

Ceiling penetrations						
Location	Number	Туре	Diameter (mm) Sealed/unsealed			
None Present						

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 num	nber: 0003344538	Certificate Date:	13 Nov 2018	★ Star rating:	5.0	NATIONWI HOUS ENERGY RATING SCH
Building fea	tures continued					
Ceiling fans						
Location	Number	Diameter (r	nm)			
None Present						
Roof type						
Construction				Added insulation	Roof co	olour
None Present						

Certificate number: 0003344538

Certificate Date: 13 N

13 Nov 2018



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★ Star rating: 5.0

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### Contact

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#### Certificate number: 0003344520

Certificate Date: 13 Nov 2018

★ 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:	20039
Name:	David Howard
Organisation:	Partners Energy Management
Email:	david@partnersenergy.com.au
Phone:	0421381005
Declaration of interest:	The Assessor has provided design advice to the Applicant
Software:	BERS Pro v4.3.0.2c (3.13)

ABSA AAO:

## **Overview**

#### **Dwelling details**

Street: Suburb:	Unit G.10, 25-27 W Warriewood	/arriewood ro	I
State:	NSW	Postcode:	2102
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>
Lot/DP		climate zone:	56
number:	5464	Exposure:	Suburban

### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.0 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal
Conditioned: Unconditioned:	136.0 0.0	performance loads (MJ/m <sup>2</sup> )
Garage: TOTAL:	0.0 0.0 136.0	Heating: <b>30.2</b> Cooling: <b>17.4</b>
TO TAE.	150.0	TOTAL: 47.6

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetrations (see following pages for details)		OTE: This total is the ximum number of ceiling netrations allowed to a
Unsealed:	0 cer exc 0 this 0 and Los per	ling (under a roof) for this tificate. If this number is ceded in construction then s certificate IS NOT VALID d a new certificate is required. as of ceiling insulation for the netrations listed has been en into account with the rating.
Principle downlight type: Window selection - default windows only		Scan to access this certificate online and
Window selection -	<b>y</b> ed	Scan to access this

be lower but not higher than the values stated on page 2.

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

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Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0003344520	Certificate Date:	13 Nov 2018	★ Star rating:	6.3	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window ID	Window type				U-value	SHGC
ALM-002-01 A	01 A ALM-002-01 A Aluminium B SG Clear 6.7 0.70					0.70
Window schedule           Location         Window ID         Window no.         Height (mm)         Width (mm)         Orientation         Outdoor shade						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Location Bedroom Master		Mindow no. n/a	Height (mm) 2800	<b>Width (mm)</b> 2100	Orientation SW	No Shading
					-	

ID None Present	Window type				U-value	SHGC
Roof window	and skylight sc	hedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

External wall ty						
ID	Wall type		Insulation		W	all wrap or fo
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 Y	es
External wall schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom Master	EW-1	3795	2800	SW	No	900
Bedroom Master	EW-1	1500	2800	SE	No	2000
Kitchen/Living	EW-1	2590	2800	NE	No	2650
Kitchen/Living	EW-1	5195	2800	SW	No	2400
Bedroom 2	EW-1	3095	2800	SW	No	900
Bedroom 2	EW-1	1500	2800	NW	No	7100

Internal wall type				
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	119.0	No insulation	No	
IW-2 - Concrete Panel/Blocks fille plasterboard	ed, 90.0	No Insulation	No	

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Suspended Concrete Slab	31.6	Open	Bulk Insulation	Carpet 10mm

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Certificate number: 0003344520

Certificate Date:

13 Nov 2018

★ Star rating:



6.3

**Building features continued** 

150mm			in Contact with Floor R1
Suspended Concrete Slab 150mm	10.3	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Suspended Concrete Slab 150mm	11.1	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Suspended Concrete Slab 150mm	10.1	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Suspended Concrete Slab 150mm	44.1	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Suspended Concrete Slab 150mm	6.9	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
Suspended Concrete Slab 150mm	21.9	Open	Bulk Insulation Carpet 10mm in Contact with Floor R1
	Suspended Concrete Slab         150mm         Suspended Concrete Slab         150mm	Suspended Concrete Slab 150mm10.3Suspended Concrete Slab 150mm11.1Suspended Concrete Slab 150mm10.1Suspended Concrete Slab 150mm44.1Suspended Concrete Slab 150mm6.9Suspended Concrete Slab 150mm6.9Suspended Concrete Slab 21.921.9	Suspended Concrete Slab10.3Open150mm10.3OpenSuspended Concrete Slab11.1Open150mm10.1OpenSuspended Concrete Slab10.1OpenSuspended Concrete Slab44.1OpenSuspended Concrete Slab6.9OpenSuspended Concrete Slab6.9OpenSuspended Concrete Slab21.9Open

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

Ceiling penet	rations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed
None Present			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

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Certificate number: 0003344520

Certificate Date: 13 N

13 Nov 2018





### **Additional information**

If carpet noted as floor covering it may be replaced with any type.

Due to non current Window Library the glazing descriptiosn may not match actual products. Only the U and SHGC values should be considered NOT the glazing descriptions.

# Explanatory notes

### About this report

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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.

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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.

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Certificate Date: 13 Nov 2018

★ Star rating: 5.9



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### Assessor details

Accreditation number:	20039
Name:	David Howard
Organisation:	Partners Energy Management
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ABSA AAO:

## **Overview**

#### **Dwelling details**

Street: Suburb:	Unit G.11, 25-27 Warriewood rd Warriewood				
State:	NSW	Postcode:	2102		
Туре:	New Dwelling	NCC Class: NatHERS	1 <b>A</b>		
Lot/DP		climate zone:	56		
number:	5464	Exposure:	Suburban		

### Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Suspended Concrete Slab
Insulation:	R2.5 wall insulation
	No ceiling insulation
	R1.0 floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area	( <b>m²)</b>	Annual thermal
Conditioned: Unconditioned:	110.0 0.0	performance loads (MJ/m <sup>2</sup> )
Garage: TOTAL:	0.0 0.0 110.0	Heating: 21.8 Cooling: 29.4
		TOTAL: 51.1

### **Plan documents**

Warriewood Residential Development Plan ref/date: Prepared by: **VIA Architects** 



Ceiling penetration (see following pages for deta	s max ails) pene			
Unsealed:	Certin exce this and Loss pene	<ul> <li>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.</li> </ul>		
Principle downlight type: Window selection - default windows only		Scan to access this certificate online and		
Window selection -	<b>y</b> ed	Scan to access this		

to SHGC, the U-value can always be lower but not higher than the values stated on page 2.



Nationwide House Energy Rating Scheme* Certificate						
Certificate number: 0003344553	Certificate Date:	13 Nov 2018	★ Star rating:	5.9	NATIONWIDE HOUSE	

### 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 sched	Window schedule								
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade			
Bedroom Master	ALM-002-01 A	n/a	2800	2400	SW	No Shading			
Bedroom Master	ALM-002-01 A	n/a	2800	1200	NW	No Shading			
Bedroom Master	ALM-002-01 A	n/a	2800	1000	NW	No Shading			
Ens	ALM-002-01 A	n/a	2800	900	NW	No Shading			
Bedroom 2	ALM-002-01 A	n/a	2800	2000	NW	No Shading			
Kitchen/Living	ALM-002-01 A	n/a	2800	4000	SW	No Shading			

Roof windo	w and skylig	nt type and performanc	e value			
ID	Window	type			U-value	SHGC
None Presen	t					
Roof windo	w and skylig	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		W	all wrap or foi	
EW-1	Brick Veneer		Anti-glare foil	with bulk no gap	R2.5 Y	es	
External wall so	chedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom Master	EW-1	3400	2800	SW	No	0	
Bedroom Master	EW-1	6595	2800	NW	No	0	
Bedroom Master	EW-1	2000	2800	SE	No	8600	
Ens	EW-1	2030	2800	NW	No	0	
Bedroom 2	EW-1	4271	2800	NW	No	0	
Kitchen/Living	EW-1	6095	2800	SW	No	2000	
Kitchen/Living	EW-1	1590	2800	NE	No	3300	

### Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	81.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, plasterboard	59.0	No Insulation	No

Certificate Date:

Certificate number: 0003344553

13 Nov 2018

★ Star rating:



5.9

### **Building features continued**

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom Master	Suspended Concrete Slab 150mm	20.3	Open	Bulk Insulation in Contact with Floor R1	
Ens	Suspended Concrete Slab 150mm	6.6	Open	Bulk Insulation in Contact with Floor R1	
Bedroom 2	Suspended Concrete Slab 150mm	16.9	Open	Bulk Insulation in Contact with Floor R1	
Kitchen/Living	Suspended Concrete Slab 150mm	51.7	Open	Bulk Insulation in Contact with Floor R1	
Ldry	Suspended Concrete Slab 150mm	8.6	Open	Bulk Insulation in Contact with Floor R1	
Bath	Suspended Concrete Slab 150mm	5.6	Open	Bulk Insulation in Contact with Floor R1	

### **Ceiling type**

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

Ceiling penetrations				
Location	Number	Туре	Diameter (mm) Sealed/unsealed	
None Present				

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

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