

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)
396-402 Sydney Road, Balgowlah

These are the specifications upon which the NatHERS assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.

Windows	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.49	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	Generally for window types: Sliding window/ door, double hung, fixed, louvre

** The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance*

Skylights	Glass	Frame	U value	SHGC	Detail
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External walls	Construction	Added Insulation	Detail
Concrete + stud		R 2.0	Levels 1, 2 and 3
Framed with metal cladding		R 2.0	Level 4

Internal walls	Construction	Added Insulation	Detail
Hebel + stud		R 2.0	Walls separating units from open lobbies / breezeways
Concrete		R 1.0	Walls separating units from stairwells and lifts
Hebel + stud		None	Party walls
Plasterboard on studs		None	Walls within units

Floors	Construction	Added Insulation	Detail
Concrete		None	Generally
Concrete		R 1.5	For units 1.03 and 1.04 - floors over open air and non-conditioned areas

Ceilings	Construction	Added Insulation	Detail
Plasterboard		See roof detail below	

Roof	Construction	Added Insulation	Detail
Concrete		R 1.0	For units: 2.03 and 2.04
Concrete		R 2.5	For units: 3.01, 3.02, 3.03, 3.04

Other Requirements

All exhaust fans and downlights (if installed) to be **sealed** to prevent air-infiltration



Certificate no.: 0004833440
 Assessor Name: Robert Mallindine
 Accreditation no.: VIC/BDAV/12/1475
 Certificate date: 14 May 2020
 Dwelling Address:

396-402 Sydney Road
 Balgowlah, NSW
 2093

www.nathers.gov.au



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833125

Certificate Date: 14 May 2020

★ Star rating: 8.0



Assessor details

Accreditation number: **VIC/BDAV/12/1475**
Name: **Robert Mallindine**
Organisation: **AGA Consultants Pty Ltd**
Email: **ag@agac.cc**
Phone: **02 9977 2794**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 1.02, 396-402 Sydney Road**
Suburb: **Balgowlah**
State: **NSW** Postcode: **2093**
Type: **New** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **Lot -** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Concrete wall/Plasterboard**
Roof - N/A
Timber/Slab
Insulation: **R2.0 wall insulation**
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: **Aluminium B SG High Solar Gain**
Low-E

Net floor area (m²)

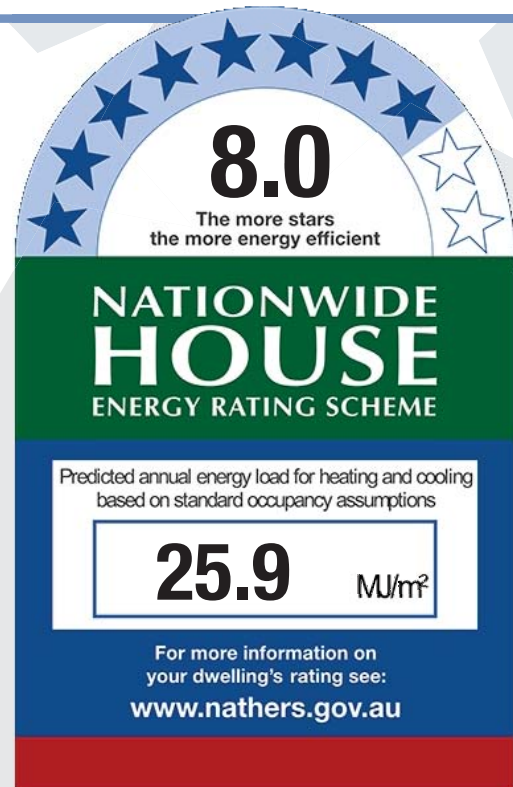
Conditioned: **70.1**
Unconditioned: **0.0**
Garage: **70.1**
TOTAL: **70.1**

Annual thermal performance loads (MJ/m²)

Heating: **17.9**
Cooling: **8.0**
TOTAL: **25.9**

Plan documents

Plan ref/date: **May 2020**
Prepared by: **PBD Architects**



Ceiling penetrations

(see following pages for details)

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

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **No Ceiling Penetration Downlights**

Window selection - default windows only

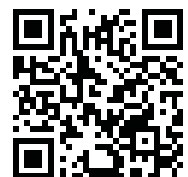
Note on allowable window values:
With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **7.8**
+10% SHGC **8.1**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833125**

Certificate Date:

14 May 2020

★ Star rating:

8.0



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	01	2800	3800	N	None
Bedroom 1	ALM-002-03 A	02	2800	2400	N	None
Bedroom 2	ALM-001-03 A	03	1700	900	S	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No
EW-008	Plasterboard/AAC block	Glass fibre batt: R2.0	No
EW-012	Concrete wall/Plasterboard	Glass fibre batt: R1.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	3800	2800	N	Yes	2900
Living / Dining / Kitchen	EW-008	3300	2800	E	Yes	1700
Bedroom 1	EW-004	2900	2800	N	Yes	1700
Bedroom 1	EW-004	1000	2800	E	Yes	5000
Bedroom 1	EW-004	7100	2800	W	No	
Bedroom 2	EW-004	900	2800	S	No	
Bedroom 2	EW-004	300	2800	E	No	
Bedroom 2	EW-004	1700	2800	S	No	
Bedroom 2	EW-004	4600	2800	W	No	
Hall / Bathroom	EW-008	1500	2800	E	Yes	1700
Hall / Bathroom	EW-012	3900	2700	S	No	

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833125**

Certificate Date:

14 May 2020

★ Star rating:

8.0



Building features continued

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	49.1		No
IW-002	Plasterboard/AAC block	13.0		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	24.5			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Bedroom 1/Neighbour	carpet - concrete 200mm	13.6			Carpet 10 + rubber underlay 8
Bedroom 1/Neighbour	tiles - concrete 200mm	4.2			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	12.4			Carpet 10 + rubber underlay 8
Hall / Bathroom/Neighbour	timber - concrete 200mm	1.7			
Hall / Bathroom/Neighbour	tiles - concrete 200mm	3.7			Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Hall / Bathroom	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	13	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Hall / Bathroom	3	Downlight		Sealed
Hall / Bathroom	1	Ceiling exhaust fan	160	Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833125**

Certificate Date:

14 May 2020

★ Star rating:

8.0



Building features continued

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833125

Certificate Date: 14 May 2020

★ Star rating: 8.0



Additional information

Explanatory notes

About this report

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

General Information

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

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

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

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

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

All information relating to energy loads presented in this report is based on a range of standard assumptions in order to allow for comparisons with reports prepared for other homes and to demonstrate minimum regulatory compliance.

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

Accredited Assessors

To ensure you get a high-quality, professional NatHERS House Energy Rating report, you should always use an accredited assessor, accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

AAOs have specific quality assurance processes in place and continuing professional development requirements to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any on-going training requirements.

If you have any questions or concerns about this report, please direct them to your assessor in the first instance.

If your assessor is unable to address your questions or concerns, please contact their AAO listed under 'assessor details'. You can also find a range of information about accredited assessors on the AAO websites.

Disclaimer

The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

Contact

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

For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833133

Certificate Date: 14 May 2020

★ Star rating: 7.7



Assessor details

Accreditation number: **VIC/BDAV/12/1475**
Name: **Robert Mallindine**
Organisation: **AGA Consultants Pty Ltd**
Email: **ag@agac.cc**
Phone: **02 9977 2794**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 1.01, 396-402 Sydney Road**
Suburb: **Balgowlah**
State: **NSW** Postcode: **2093**
Type: **New** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **Lot -** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Concrete wall/Plasterboard**
Roof - N/A
Timber/Slab
Insulation: **R2.0 wall insulation**
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: **Aluminium B SG High Solar Gain**
Low-E

Net floor area (m²)

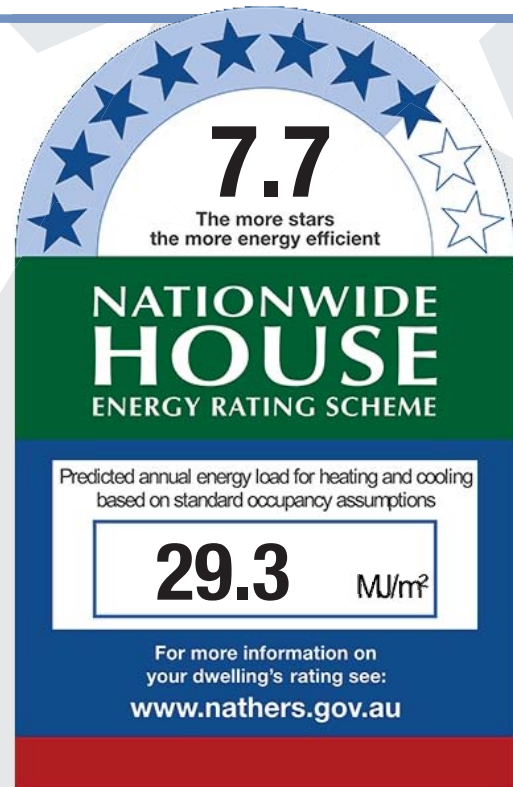
Conditioned: **117.5**
Unconditioned: **0.0**
Garage:
TOTAL: **117.5**

Annual thermal performance loads (MJ/m²)

Heating: **19.6**
Cooling: **9.7**
TOTAL: **29.3**

Plan documents

Plan ref/date: **May 2020**
Prepared by: **PBD Architects**



Ceiling penetrations

(see following pages for details)

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

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **No Ceiling Penetration Downlights**

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **7.6**

+10% SHGC **7.8**

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: **0004833133**

Certificate Date:

14 May 2020

★ Star rating:

7.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	01	2800	7200	N	None
Bedroom 1	ALM-002-03 A	02	2800	2000	N	None
Bedroom 2	ALM-001-03 A	03	1700	850	S	None
Bedroom 3	ALM-001-03 A	04	1700	900	S	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No
EW-008	Plasterboard/AAC block	Glass fibre batt: R2.0	No
EW-012	Concrete wall/Plasterboard	Glass fibre batt: R1.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	7600	2800	N	Yes	3000
Living / Dining / Kitchen	EW-004	7900	2800	E	No	
Bedroom 1	EW-004	3100	2800	N	Yes	2200
Bedroom 1	EW-004	2900	2800	W	Yes	6000
Bedroom 1	EW-008	1700	2800	S	Yes	9000
Bedroom 2	EW-004	1700	2800	S	No	
Bedroom 2	EW-004	300	2800	E	No	
Bedroom 2	EW-004	850	2800	S	No	
Bedroom 2	EW-012	3900	2700	S	No	
Bedroom 3	EW-004	1600	2800	S	No	
Bedroom 3	EW-004	300	2800	W	No	
Bedroom 3	EW-004	900	2800	S	No	
Bedroom 3	EW-004	3700	2800	E	No	
Hall / Bathroom	EW-004	2100	2800	E	No	

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833133**

Certificate Date:

14 May 2020

★ Star rating:

7.7

Building features continued

Hall / Bathroom	EW-008	1600	2800	W	Yes	1700
Hall / Bathroom	EW-012	2400	2700	S	No	

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	78.8		No
IW-002	Plasterboard/AAC block	13.0		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	40.3			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Bedroom 1/Neighbour	carpet - concrete 200mm	17.5			Carpet 10 + rubber underlay 8
Bedroom 1/Neighbour	tiles - concrete 200mm	7.3			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	12.0			Carpet 10 + rubber underlay 8
Bedroom 3/Neighbour	carpet - concrete 200mm	10.5			Carpet 10 + rubber underlay 8
	timber - concrete 200mm	11.5			

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

Nationwide House Energy Rating Scheme* Certificate

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Certificate Date:

14 May 2020

★ Star rating:

7.7



Building features continued

Hall /
Bathroom/Neighbour

Hall /
Bathroom/Neighbour

tiles - concrete 200mm

8.4

Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Hall / Bathroom	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	20	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	9	Downlight		Sealed

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Nationwide House Energy Rating Scheme* Certificate

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14 May 2020

★ Star rating:

7.7



Building features continued

Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Bedroom 3	5	Downlight		Sealed
Hall / Bathroom	8	Downlight		Sealed
Hall / Bathroom	2	Ceiling exhaust fan	160	Sealed

Ceiling fans

Location	Number	Diameter (mm)
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None Present		
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Roof type

Construction	Added insulation	Roof colour
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None Present		
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833133

Certificate Date: 14 May 2020

★ Star rating: 7.7



Additional information

Explanatory notes

About this report

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833141

Certificate Date: 14 May 2020

★ Star rating: 5.4



Assessor details

Accreditation number: **VIC/BDAV/12/1475**
Name: **Robert Mallindine**
Organisation: **AGA Consultants Pty Ltd**
Email: **ag@agac.cc**
Phone: **02 9977 2794**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 1.04, 396-402 Sydney Road**
Suburb: **Balgowlah**
State: **NSW** Postcode: **2093**
Type: **New** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **Lot -** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Concrete wall/Plasterboard**
Roof - N/A
Timber/Slab
Insulation: **R2.0 wall insulation**
Ceiling (uninsulated)
R1.5 floor insulation
Glazing: **Aluminium B SG High Solar Gain**
Low-E

Net floor area (m²)

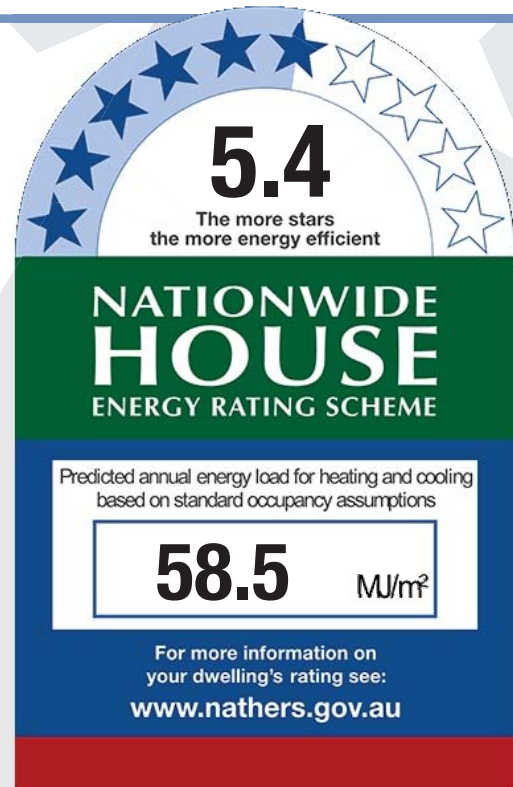
Conditioned: **80.9**
Unconditioned: **0.0**
Garage: **80.9**
TOTAL: **80.9**

Annual thermal performance loads (MJ/m²)

Heating: **45.3**
Cooling: **13.2**
TOTAL: **58.5**

Plan documents

Plan ref/date: **May 2020**
Prepared by: **PBD Architects**



Ceiling penetrations

(see following pages for details)

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

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **No Ceiling Penetration Downlights**

Window selection - default windows only

Note on allowable window values:
With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **5.3**
+10% SHGC **5.6**

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833141**

Certificate Date:

14 May 2020

★ Star rating:

5.4



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	02	2800	4350	S	None
Bedroom 1	ALM-001-03 A	03	1700	1500	N	None
Bedroom 2	ALM-002-03 A	04	2800	2500	S	None
Family Room	ALM-002-03 A	01	1600	1600	N	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	1100	2800	N	Yes	8000
Living / Dining / Kitchen	EW-004	4500	2800	S	Yes	2300
Living / Dining / Kitchen	EW-004	1300	2800	S	Yes	1100
Living / Dining / Kitchen	EW-004	1400	2800	W	Yes	2400
Bedroom 1	EW-004	4800	2800	N	No	
Bedroom 1	EW-004	3800	2800	E	No	
Bedroom 2	EW-004	3700	2800	E	No	
Bedroom 2	EW-004	3000	2800	S	Yes	1600
Bedroom 2	EW-004	400	2800	W	Yes	4500
Bathroom	EW-004	2100	2800	E	No	
Family Room	EW-004	3000	2800	N	Yes	8000

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833141**

Certificate Date:

14 May 2020

★ Star rating:

5.4



Building features continued

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	63.2		No
IW-002	Plasterboard/AAC block	19.7		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Outdoor Air	R1.5 - timber - concrete 200mm	17.4		R1.5	
Living / Dining / Kitchen/Outdoor Air	R1.5 - timber - concrete 200mm	10.0		R1.5	
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	11.3			
Bedroom 1/Outdoor Air	R1.5 - carpet - concrete 200mm	15.8		R1.5	Carpet 10 + rubber underlay 8
Bedroom 1/Outdoor Air	R1.5 - tiles - concrete 200mm	3.7		R1.5	Ceramic tile
Bedroom 2/Outdoor Air	R1.5 - carpet - concrete 200mm	11.1		R1.5	Carpet 10 + rubber underlay 8
Bathroom/Outdoor Air	R1.5 - tiles - concrete 200mm	4.1		R1.5	Ceramic tile
Family Room/Outdoor Air	R1.5 - timber - concrete 200mm	7.5		R1.5	

Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bathroom	timber - concrete 200mm		No
Neighbour/Family Room	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	16	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Bathroom	2	Downlight		Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833141**

Certificate Date:

14 May 2020

★ Star rating:

5.4



Building features continued

Bathroom	1	Ceiling exhaust fan	160	Sealed
Family Room	2	Downlight		Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833141

Certificate Date: 14 May 2020

★ Star rating: 5.4



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833158

Certificate Date: 14 May 2020

★ Star rating: 7.7



Assessor details

Accreditation number: **VIC/BDAV/12/1475**
Name: **Robert Mallindine**
Organisation: **AGA Consultants Pty Ltd**
Email: **ag@agac.cc**
Phone: **02 9977 2794**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 2.01, 396-402 Sydney Road**
Suburb: **Balgowlah**
State: **NSW** Postcode: **2093**
Type: **New** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **Lot -** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Concrete wall/Plasterboard**
Roof - N/A
Timber/Slab
Insulation: **R2.0 wall insulation**
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: **Aluminium B SG High Solar Gain**
Low-E

Net floor area (m²)

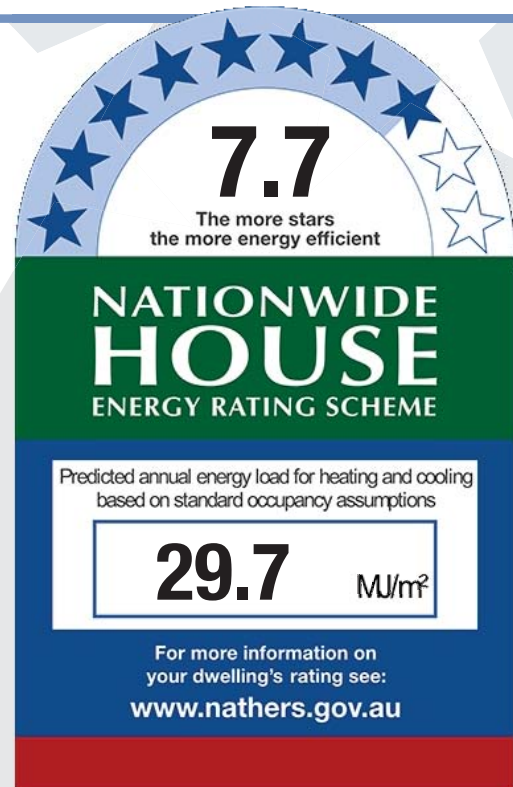
Conditioned: **117.5**
Unconditioned: **0.0**
Garage:
TOTAL: **117.5**

Annual thermal performance loads (MJ/m²)

Heating: **20.2**
Cooling: **9.5**
TOTAL: **29.7**

Plan documents

Plan ref/date: **May 2020**
Prepared by: **PBD Architects**



Ceiling penetrations

(see following pages for details)

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

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **No Ceiling Penetration Downlights**

Window selection - default windows only

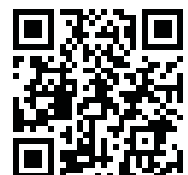
Note on allowable window values:
With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **7.5**
+10% SHGC **7.8**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833158**

Certificate Date:

14 May 2020

★ Star rating:

7.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	01	2800	7200	N	None
Bedroom 1	ALM-002-03 A	02	2800	2000	N	None
Bedroom 2	ALM-001-03 A	03	1700	850	S	None
Bedroom 3	ALM-001-03 A	04	1700	900	S	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No
EW-008	Plasterboard/AAC block	Glass fibre batt: R2.0	No
EW-012	Concrete wall/Plasterboard	Glass fibre batt: R1.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	7600	2800	N	Yes	3000
Living / Dining / Kitchen	EW-004	7900	2800	E	No	
Bedroom 1	EW-004	3100	2800	N	Yes	2200
Bedroom 1	EW-004	2900	2800	W	Yes	6000
Bedroom 1	EW-008	1700	2800	S	Yes	9000
Bedroom 2	EW-004	1700	2800	S	No	
Bedroom 2	EW-004	300	2800	E	No	
Bedroom 2	EW-004	850	2800	S	No	
Bedroom 2	EW-012	3900	2700	S	No	
Bedroom 3	EW-004	1600	2800	S	No	
Bedroom 3	EW-004	300	2800	W	No	
Bedroom 3	EW-004	900	2800	S	No	
Bedroom 3	EW-004	3700	2800	E	No	
Hall / Bathroom	EW-004	2100	2800	E	No	

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833158**

Certificate Date:

14 May 2020

★ Star rating:

7.7

Building features continued

Hall / Bathroom	EW-008	1600	2800	W	Yes	1700
Hall / Bathroom	EW-012	2400	2700	S	No	

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	78.8		No
IW-002	Plasterboard/AAC block	13.0		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	40.3			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Bedroom 1/Neighbour	carpet - concrete 200mm	17.5			Carpet 10 + rubber underlay 8
Bedroom 1/Neighbour	tiles - concrete 200mm	7.3			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	12.0			Carpet 10 + rubber underlay 8
Bedroom 3/Neighbour	carpet - concrete 200mm	10.5			Carpet 10 + rubber underlay 8
	timber - concrete 200mm	11.5			

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833158**

Certificate Date:

14 May 2020

★ Star rating:

7.7



Building features continued

Hall /
Bathroom/Neighbour

Hall /
Bathroom/Neighbour

tiles - concrete 200mm

8.4

Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Hall / Bathroom	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	20	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	9	Downlight		Sealed

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Nationwide House Energy Rating Scheme* Certificate

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Certificate Date:

14 May 2020

★ Star rating:

7.7

Building features continued

Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Bedroom 3	5	Downlight		Sealed
Hall / Bathroom	8	Downlight		Sealed
Hall / Bathroom	2	Ceiling exhaust fan	160	Sealed

Ceiling fans

Location	Number	Diameter (mm)
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None Present		
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Roof type

Construction	Added insulation	Roof colour
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None Present		
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833158

Certificate Date: 14 May 2020

★ Star rating: 7.7



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833166

Certificate Date: 14 May 2020

★ Star rating: 6.3



Assessor details

Accreditation

number: VIC/BDAV/12/1475

Name: Robert Mallindine

Organisation: AGA Consultants Pty Ltd

Email: ag@agac.cc

Phone: 02 9977 2794

Declaration of interest: No potential conflicts of interest to declare

Software: AccuRate Sustainability V2.3.3.13 SP4

AAO: BDAV

Overview

Dwelling details

Street: Unit 1.03, 396-402 Sydney Road

Suburb: Balgowlah

State: NSW

Postcode: 2093

Type: New

NCC Class: 2

NatHERS

climate zone: 56

Lot/DP

number: Lot -

Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard

Roof - N/A

Timber/Slab

Insulation: R2.0 wall insulation

Ceiling (uninsulated)

Floor (uninsulated)

Glazing: Aluminium B SG High Solar Gain

Low-E

Net floor area (m²)

Conditioned: 73.0

Unconditioned: 0.0

Garage:

TOTAL: 73.0

Annual thermal performance loads (MJ/m²)

Heating: 37.8

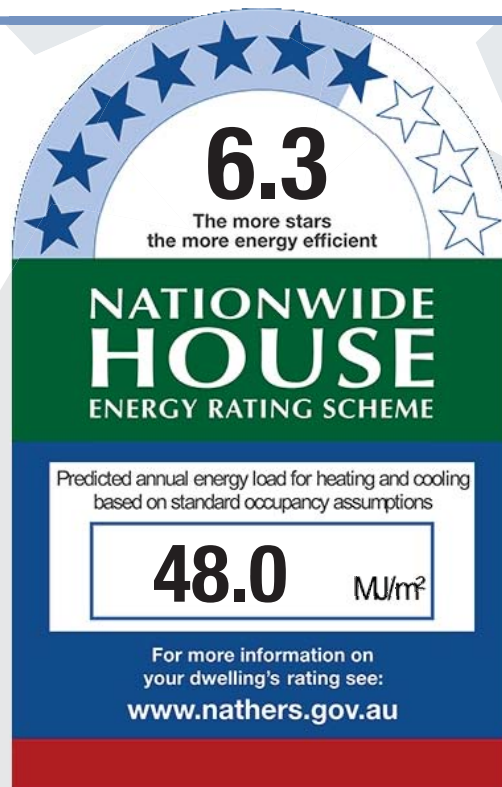
Cooling: 10.1

TOTAL: 48.0

Plan documents

Plan ref/date: May 2020

Prepared by: PBD Architects



Ceiling penetrations

(see following pages for details)

Sealed: 0

Unsealed: 0

TOTAL:** 0

**NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: No Ceiling Penetration Downlights

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.1

+10% SHGC 6.4

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833166**

Certificate Date:

14 May 2020

★ Star rating:

6.3



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	01	2800	5200	S	None
Bedroom 1	ALM-001-03 A	02	1700	1500	N	None
Bedroom 2	ALM-002-03 A	03	1700	2000	S	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	2400	2800	N	Yes	8000
Living / Dining / Kitchen	EW-004	5800	2800	S	Yes	2400
Bedroom 1	EW-004	6300	2800	N	Yes	8000
Bedroom 1	EW-004	1500	2800	E	Yes	2400
Bedroom 2	EW-004	400	2800	E	Yes	5500
Bedroom 2	EW-004	3000	2800	S	Yes	800
Bedroom 2	EW-004	2000	2800	W	Yes	6000

Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	48.6		No
IW-002	Plasterboard/AAC block	19.7		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	21.1		No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833166**

Certificate Date:

14 May 2020

★ Star rating:

6.3



Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	29.4			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Living / Dining / Kitchen/Outdoor Air	R1.5 - timber - concrete 200mm	1.1		R1.5	
Bedroom 1/Neighbour	carpet - concrete 200mm	13.5			Carpet 10 + rubber underlay 8
Bedroom 1/Neighbour	tiles - concrete 200mm	3.5			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	0.8			Carpet 10 + rubber underlay 8
Bedroom 2/Outdoor Air	R1.5 - carpet - concrete 200mm	10.3		R1.5	Carpet 10 + rubber underlay 8
Bathroom/Neighbour	tiles - concrete 200mm	3.4			Ceramic tile
Bathroom/Outdoor Air	R1.5 - tiles - concrete 200mm	1.0		R1.5	Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bathroom	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	17	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833166**

Certificate Date:

14 May 2020

★ Star rating:

6.3



Building features continued

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833166

Certificate Date: 14 May 2020

★ Star rating: 6.3



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Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833174

Certificate Date: 14 May 2020

★ Star rating: 8.0



Assessor details

Accreditation

number: VIC/BDAV/12/1475

Name: Robert Mallindine

Organisation: AGA Consultants Pty Ltd

Email: ag@agac.cc

Phone: 02 9977 2794

Declaration of interest: No potential conflicts of interest to declare

Software: AccuRate Sustainability V2.3.3.13 SP4

AAO: BDAV

Overview

Dwelling details

Street: Unit 2.02, 396-402 Sydney Road

Suburb: Balgowlah

State: NSW

Postcode: 2093

Type: New

NCC Class: 2

NatHERS

climate zone: 56

Lot/DP

number: Lot -

Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard

Roof - N/A

Timber/Slab

Insulation: R2.0 wall insulation

Ceiling (uninsulated)

Floor (uninsulated)

Glazing: Aluminium B SG High Solar Gain

Low-E

Net floor area (m²)

Conditioned: 70.1

Unconditioned: 0.0

Garage:

TOTAL: 70.1

Annual thermal performance loads (MJ/m²)

Heating: 18.2

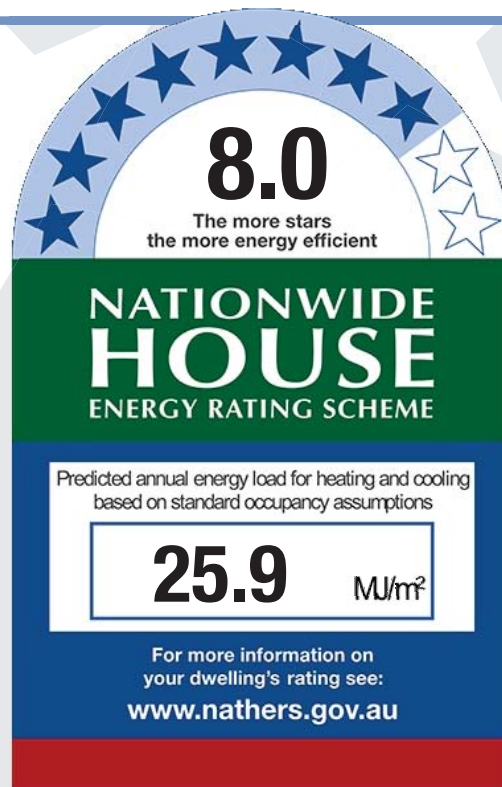
Cooling: 7.7

TOTAL: 25.9

Plan documents

Plan ref/date: May 2020

Prepared by: PBD Architects



Ceiling penetrations

(see following pages for details)

Sealed: 0

Unsealed: 0

TOTAL:** 0

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: No Ceiling Penetration Downlights

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 7.8

+10% SHGC 8.1

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833174**

Certificate Date:

14 May 2020

★ Star rating:

8.0



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	01	2800	3800	N	None
Bedroom 1	ALM-002-03 A	02	2800	2400	N	None
Bedroom 2	ALM-001-03 A	03	1700	900	S	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No
EW-008	Plasterboard/AAC block	Glass fibre batt: R2.0	No
EW-012	Concrete wall/Plasterboard	Glass fibre batt: R1.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	3800	2800	N	Yes	2900
Living / Dining / Kitchen	EW-008	3300	2800	E	Yes	1700
Bedroom 1	EW-004	2900	2800	N	Yes	1700
Bedroom 1	EW-004	1000	2800	E	Yes	5000
Bedroom 1	EW-004	7100	2800	W	No	
Bedroom 2	EW-004	900	2800	S	No	
Bedroom 2	EW-004	300	2800	E	No	
Bedroom 2	EW-004	1700	2800	S	No	
Bedroom 2	EW-004	4600	2800	W	No	
Hall / Bathroom	EW-008	1500	2800	E	Yes	1700
Hall / Bathroom	EW-012	3900	2700	S	No	

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833174**

Certificate Date:

14 May 2020

★ Star rating:

8.0



Building features continued

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	49.1		No
IW-002	Plasterboard/AAC block	13.0		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	24.5			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Bedroom 1/Neighbour	carpet - concrete 200mm	13.6			Carpet 10 + rubber underlay 8
Bedroom 1/Neighbour	tiles - concrete 200mm	4.2			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	12.4			Carpet 10 + rubber underlay 8
Hall / Bathroom/Neighbour	timber - concrete 200mm	1.7			
Hall / Bathroom/Neighbour	tiles - concrete 200mm	3.7			Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Hall / Bathroom	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	13	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Hall / Bathroom	3	Downlight		Sealed
Hall / Bathroom	1	Ceiling exhaust fan	160	Sealed

Nationwide House Energy Rating Scheme* Certificate

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★ Star rating:

8.0



Building features continued

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

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Additional information

Explanatory notes

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Contact

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833182

Certificate Date: 14 May 2020

★ Star rating: 6.3



Assessor details

Accreditation

number: VIC/BDAV/12/1475

Name: Robert Mallindine

Organisation: AGA Consultants Pty Ltd

Email: ag@agac.cc

Phone: 02 9977 2794

Declaration of interest: No potential conflicts of interest to declare

Software: AccuRate Sustainability V2.3.3.13 SP4

AAO: BDAV

Overview

Dwelling details

Street: Unit 2.03, 396-402 Sydney Road

Suburb: Balgowlah

State: NSW

Postcode: 2093

Type: New

NCC Class: 2

NatHERS

climate zone: 56

Lot/DP

number: Lot -

Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Plasterboard
Timber/Slab

Insulation: R2.0 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)

Glazing: Aluminium B SG High Solar Gain
Low-E

Net floor area (m²)

Conditioned: 73.0

Unconditioned: 0.0

Garage:

TOTAL: 73.0

Annual thermal performance loads (MJ/m²)

Heating: 35.9

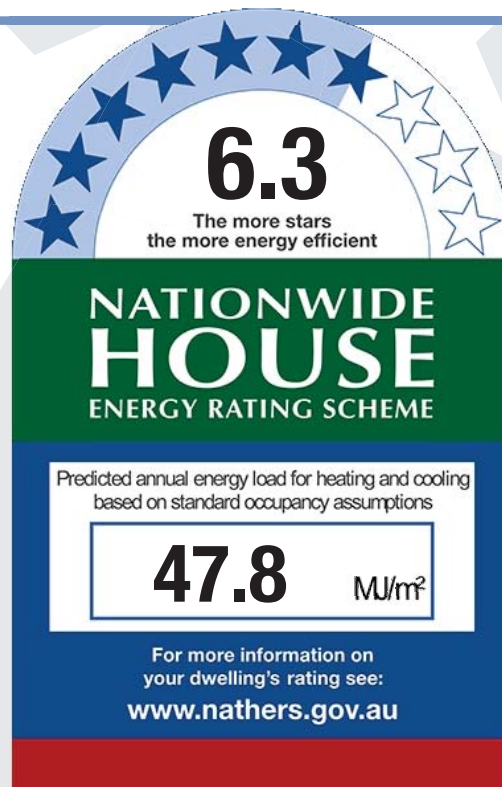
Cooling: 11.9

TOTAL: 47.8

Plan documents

Plan ref/date: May 2020

Prepared by: PBD Architects



Ceiling penetrations

(see following pages for details)

Sealed: 0

Unsealed: 0

TOTAL:** 0

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: No Ceiling Penetration Downlights

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.1

+10% SHGC 6.4

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833182**

Certificate Date:

14 May 2020

★ Star rating:

6.3



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	01	2800	5200	S	None
Bedroom 1	ALM-001-03 A	02	1700	1500	N	None
Bedroom 2	ALM-002-03 A	03	1700	2000	S	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	2400	2800	N	Yes	8000
Living / Dining / Kitchen	EW-004	5800	2800	S	Yes	2400
Bedroom 1	EW-004	6300	2800	N	Yes	8000
Bedroom 1	EW-004	1500	2800	E	Yes	2400
Bedroom 2	EW-004	400	2800	E	Yes	5500
Bedroom 2	EW-004	3000	2800	S	Yes	600
Bedroom 2	EW-004	2000	2800	W	Yes	6000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	48.6		No
IW-002	Plasterboard/AAC block	19.7		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	21.1		No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833182**

Certificate Date:

14 May 2020

★ Star rating:

6.3



Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	29.4			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	1.1			
Bedroom 1/Neighbour	carpet - concrete 200mm	13.5			Carpet 10 + rubber underlay 8
Bedroom 1/Neighbour	tiles - concrete 200mm	3.5			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	10.3			Carpet 10 + rubber underlay 8
Bedroom 2/Neighbour	carpet - concrete 200mm	0.8			Carpet 10 + rubber underlay 8
Bathroom/Neighbour	tiles - concrete 200mm	3.4			Ceramic tile
Bathroom/Neighbour	tiles - concrete 200mm	1.0			Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bathroom	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	17	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833182**

Certificate Date:

14 May 2020

★ Star rating:

6.3



Building features continued

Roof type

Construction	Added insulation	Roof colour
R1.0 - Concrete slab 200mm	R1.0	Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833182

Certificate Date: 14 May 2020

★ Star rating: 6.3



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833208

Certificate Date: 14 May 2020

★ Star rating: 6.4



Assessor details

Accreditation number: **VIC/BDAV/12/1475**
Name: **Robert Mallindine**
Organisation: **AGA Consultants Pty Ltd**
Email: **ag@agac.cc**
Phone: **02 9977 2794**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 3.02, 396-402 Sydney Road**
Suburb: **Balgowlah**
State: **NSW** Postcode: **2093**
Type: **New** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **Lot -** Exposure: **Open**

Key construction and insulation materials

(see following pages for details)

Construction: **Concrete wall/Plasterboard**
Concrete roof/Plasterboard
Timber/Slab
Insulation: **R2.0 wall insulation**
Glazing: **Floor (uninsulated)**
Aluminium B SG High Solar Gain
Low-E

Net floor area (m²)

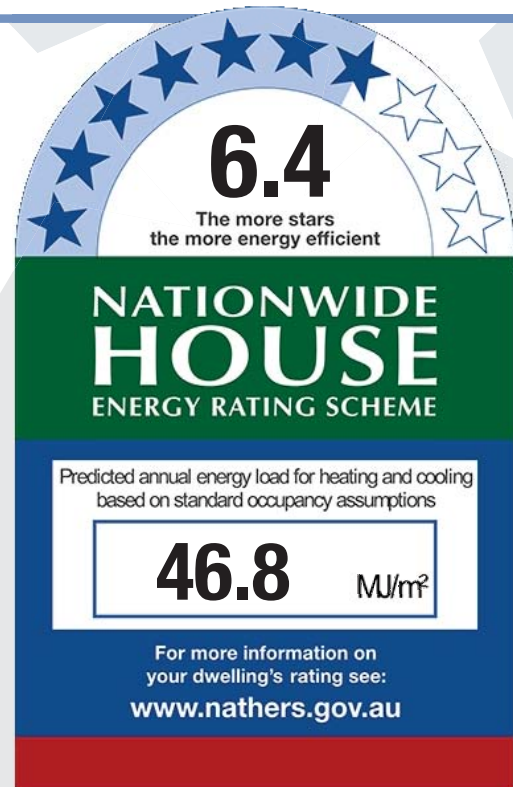
Conditioned: **70.1**
Unconditioned: **0.0**
Garage: **70.1**
TOTAL: **70.1**

Annual thermal performance loads (MJ/m²)

Heating: **38.8**
Cooling: **8.0**
TOTAL: **46.8**

Plan documents

Plan ref/date: **May 2020**
Prepared by: **PBD Architects**



Ceiling penetrations

(see following pages for details)

Sealed: **30**
Unsealed: **0**
TOTAL:** **30**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **Light-emitting diode (LED)**

Window selection - default windows only

Note on allowable window values:
With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **6.2**
+10% SHGC **6.4**

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Certificate number: **0004833208**

Certificate Date:

14 May 2020

★ Star rating:

6.4



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	01	2800	3800	N	None
Bedroom 1	ALM-002-03 A	02	2800	2400	N	None
Bedroom 2	ALM-001-03 A	03	1700	900	S	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No
EW-008	Plasterboard/AAC block	Glass fibre batt: R2.0	No
EW-012	Concrete wall/Plasterboard	Glass fibre batt: R1.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	3800	2800	N	Yes	2900
Living / Dining / Kitchen	EW-008	3300	2800	E	Yes	1700
Bedroom 1	EW-004	2900	2800	N	Yes	1700
Bedroom 1	EW-004	1000	2800	E	Yes	5000
Bedroom 1	EW-004	7100	2800	W	No	
Bedroom 2	EW-004	900	2800	S	No	
Bedroom 2	EW-004	300	2800	E	No	
Bedroom 2	EW-004	1700	2800	S	No	
Bedroom 2	EW-004	4600	2800	W	No	
Hall / Bathroom	EW-008	1500	2800	E	Yes	1700
Hall / Bathroom	EW-012	3900	2700	S	No	

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833208**

Certificate Date:

14 May 2020

★ Star rating:

6.4



Building features continued

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	49.1		No
IW-002	Plasterboard/AAC block	13.0		No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	24.5			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Bedroom 1/Neighbour	carpet - concrete 200mm	13.6			Carpet 10 + rubber underlay 8
Bedroom 1/Neighbour	tiles - concrete 200mm	4.2			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	12.4			Carpet 10 + rubber underlay 8
Hall / Bathroom/Neighbour	timber - concrete 200mm	1.7			
Hall / Bathroom/Neighbour	tiles - concrete 200mm	3.7			Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
None Present			

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	13	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Hall / Bathroom	3	Downlight		Sealed
Hall / Bathroom	1	Ceiling exhaust fan	160	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833208**

Certificate Date:

14 May 2020

★ Star rating:

6.4



Building features continued

Roof type

Construction	Added insulation	Roof colour
R2.5 - Concrete slab 200mm	R2.5	Light

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833208

Certificate Date: 14 May 2020

★ Star rating: 6.4



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833216

Certificate Date: 14 May 2020

★ Star rating: 6.7



Assessor details

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Name: **Robert Mallindine**
Organisation: **AGA Consultants Pty Ltd**
Email: **ag@agac.cc**
Phone: **02 9977 2794**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 2.04, 396-402 Sydney Road**
Suburb: **Balgowlah**
State: **NSW** Postcode: **2093**
Type: **New** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **Lot -** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Concrete wall/Plasterboard**
Concrete roof/Plasterboard
Timber/Slab
Insulation: **R2.0 wall insulation**
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: **Aluminium B SG High Solar Gain**
Low-E

Net floor area (m²)

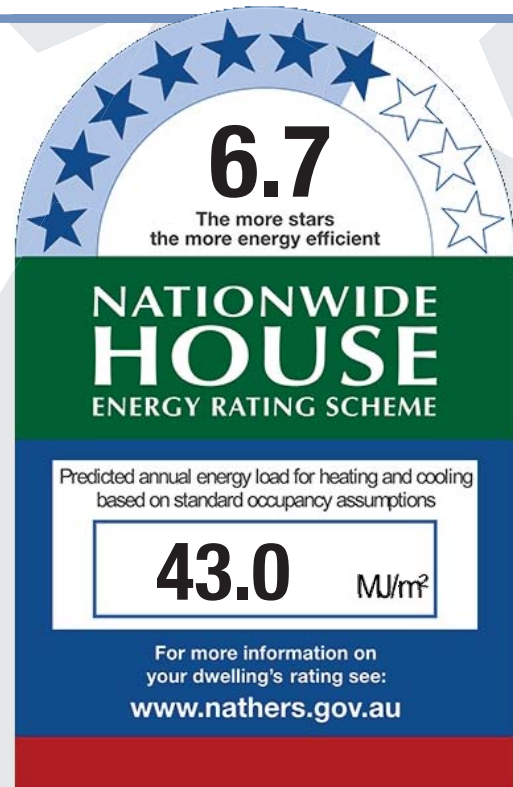
Conditioned: **80.9**
Unconditioned: **0.0**
Garage: **80.9**
TOTAL: **80.9**

Annual thermal performance loads (MJ/m²)

Heating: **26.8**
Cooling: **16.2**
TOTAL: **43.0**

Plan documents

Plan ref/date: **May 2020**
Prepared by: **PBD Architects**



Ceiling penetrations

(see following pages for details)

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

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **No Ceiling Penetration Downlights**

Window selection - default windows only

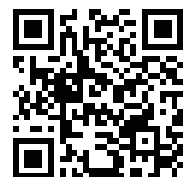
Note on allowable window values:
With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **6.5**
+10% SHGC **6.8**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833216**

Certificate Date:

14 May 2020

★ Star rating:

6.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	02	2800	4400	S	None
Bedroom 1	ALM-001-03 A	03	1700	1500	N	None
Bedroom 2	ALM-002-03 A	04	2800	2500	S	None
Family	ALM-002-03 A	01	1600	1600	N	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	1100	2800	N	Yes	8000
Living / Dining / Kitchen	EW-004	4500	2800	S	Yes	2300
Living / Dining / Kitchen	EW-004	1300	2800	S	Yes	1100
Living / Dining / Kitchen	EW-004	1400	2800	W	Yes	2400
Bedroom 1	EW-004	4800	2800	N	No	
Bedroom 1	EW-004	3800	2800	E	No	
Bedroom 2	EW-004	3700	2800	E	No	
Bedroom 2	EW-004	3000	2800	S	Yes	1600
Bedroom 2	EW-004	400	2800	W	Yes	4500
Bathroom	EW-004	2100	2800	E	No	
Family	EW-004	3000	2800	N	Yes	8000

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833216**

Certificate Date:

14 May 2020

★ Star rating:

6.7



Building features continued

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	63.2		No
IW-002	Plasterboard/AAC block	19.7		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	28.7			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Bedroom 1/Neighbour	carpet - concrete 200mm	15.8			Carpet 10 + rubber underlay 8
Bedroom 1/Neighbour	tiles - concrete 200mm	3.7			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	11.1			Carpet 10 + rubber underlay 8
Bathroom/Neighbour	tiles - concrete 200mm	4.1			Ceramic tile
Family/Neighbour	timber - concrete 200mm	7.5			

Ceiling type

Location	Construction	Added insulation	Roof space above
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bedroom	timber - concrete 200mm		No
Neighbour/Bathroom	timber - concrete 200mm		No
Neighbour/Family	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	16	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	6	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Family	2	Downlight		Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833216**

Certificate Date:

14 May 2020

★ Star rating:

6.7



Building features continued

Ceiling fans

Location	Number	Diameter (mm)
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None Present		
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Roof type

Construction	Added insulation	Roof colour
R1.0 - Concrete slab 200mm	R1.0	Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833216

Certificate Date: 14 May 2020

★ Star rating: 6.7



Additional information

Explanatory notes

About this report

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General Information

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

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

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

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

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

All information relating to energy loads presented in this report is based on a range of standard assumptions in order to allow for comparisons with reports prepared for other homes and to demonstrate minimum regulatory compliance.

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

Accredited Assessors

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Disclaimer

The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

Contact

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

For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833224

Certificate Date: 14 May 2020

★ Star rating: 5.7



Assessor details

Accreditation

number: VIC/BDAV/12/1475

Name: Robert Mallindine

Organisation: AGA Consultants Pty Ltd

Email: ag@agac.cc

Phone: 02 9977 2794

Declaration of interest: No potential conflicts of interest to declare

Software: AccuRate Sustainability V2.3.3.13 SP4

AAO: BDAV

Overview

Dwelling details

Street: Unit 3.01, 396-402 Sydney Road

Suburb: Balgowlah

State: NSW

Postcode: 2093

Type: New

NCC Class: 2

NatHERS

climate zone: 56

Lot/DP

number: Lot -

Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Plasterboard
Timber/Slab

Insulation: R2.0 wall insulation

Glazing: Floor (uninsulated)
Aluminium B SG High Solar Gain
Low-E

Net floor area (m²)

Conditioned: 117.5

Unconditioned: 0.0

Garage:

TOTAL: 117.5

Annual thermal performance loads (MJ/m²)

Heating: 42.3

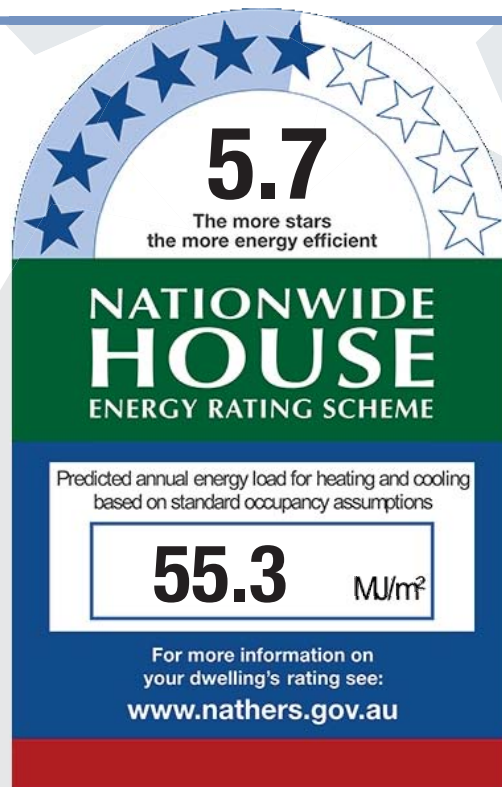
Cooling: 12.9

TOTAL: 55.3

Plan documents

Plan ref/date: May 2020

Prepared by: PBD Architects



Ceiling penetrations

(see following pages for details)

Sealed: 51

Unsealed: 0

TOTAL:** 51

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Light-emitting diode (LED)

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 5.6

+10% SHGC 5.8

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: **0004833224**

Certificate Date:

14 May 2020

★ Star rating:

5.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-002-03 A	01	2800	7200	N	None
Bedroom 1	ALM-002-03 A	02	2800	2000	N	None
Bedroom 2	ALM-001-03 A	03	1700	850	S	None
Bedroom 3	ALM-001-03 A	04	1700	900	S	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No
EW-008	Plasterboard/AAC block	Glass fibre batt: R2.0	No
EW-012	Concrete wall/Plasterboard	Glass fibre batt: R1.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	7600	2800	N	Yes	3000
Living / Dining / Kitchen	EW-004	7900	2800	E	No	
Bedroom 1	EW-004	3100	2800	N	Yes	2200
Bedroom 1	EW-004	2900	2800	W	Yes	6000
Bedroom 1	EW-004	1700	2800	S	Yes	9000
Bedroom 2	EW-008	1700	2800	S	No	
Bedroom 2	EW-004	300	2800	E	No	
Bedroom 2	EW-004	850	2800	S	No	
Bedroom 2	EW-012	3900	2700	S	No	
Bedroom 3	EW-004	1600	2800	S	No	
Bedroom 3	EW-004	300	2800	W	No	
Bedroom 3	EW-004	900	2800	S	No	
Bedroom 3	EW-004	3700	2800	E	No	
Hall / Bathroom	EW-004	2100	2800	E	No	

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833224**

Certificate Date:

14 May 2020

★ Star rating:

5.7



Building features continued

Hall / Bathroom	EW-008	1600	2800	W	Yes	1700
Hall / Bathroom	EW-012	2400	2700	S	No	

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	78.8		No
IW-002	Plasterboard/AAC block	13.0		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	40.3			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Bedroom 1/Neighbour	carpet - concrete 200mm	17.5			Carpet 10 + rubber underlay 8
Bedroom 1/Neighbour	tiles - concrete 200mm	7.3			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	12.0			Carpet 10 + rubber underlay 8
Bedroom 3/Neighbour	carpet - concrete 200mm	10.5			Carpet 10 + rubber underlay 8
Hall / Bathroom/Neighbour	timber - concrete 200mm	11.5			
Hall / Bathroom/Neighbour	tiles - concrete 200mm	8.4			Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
None Present			

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	20	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	9	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	5	Downlight		Sealed
Bedroom 3	5	Downlight		Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833224**

Certificate Date:

14 May 2020

★ Star rating:

5.7



Building features continued

Hall / Bathroom	8	Downlight		Sealed
Hall / Bathroom	2	Ceiling exhaust fan	160	Sealed

Ceiling fans

Location	Number	Diameter (mm)
----------	--------	---------------

None Present		
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Roof type

Construction	Added insulation	Roof colour
R2.5 - Concrete slab 200mm	R2.5	Light

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833224

Certificate Date: 14 May 2020

★ Star rating: 5.7



Additional information

Explanatory notes

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Contact

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For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833232

Certificate Date: 14 May 2020

★ Star rating: 5.4



Assessor details

Accreditation

number: VIC/BDAV/12/1475

Name: Robert Mallindine

Organisation: AGA Consultants Pty Ltd

Email: ag@agac.cc

Phone: 02 9977 2794

Declaration of interest: No potential conflicts of interest to declare

Software: AccuRate Sustainability V2.3.3.13 SP4

AAO: BDAV

Overview

Dwelling details

Street: Unit 3.03, 396-402 Sydney Road

Suburb: Balgowlah

State: NSW

Postcode: 2093

Type: New

NCC Class: 2

NatHERS

climate zone: 56

Lot/DP

number: Lot -

Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Plasterboard
Timber/Slab

Insulation: R2.0 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)

Glazing: Aluminium B SG High Solar Gain
Low-E

Net floor area (m²)

Conditioned: 115.2

Unconditioned: 5.9

Garage:

TOTAL: 121.1

Annual thermal performance loads (MJ/m²)

Heating: 39.5

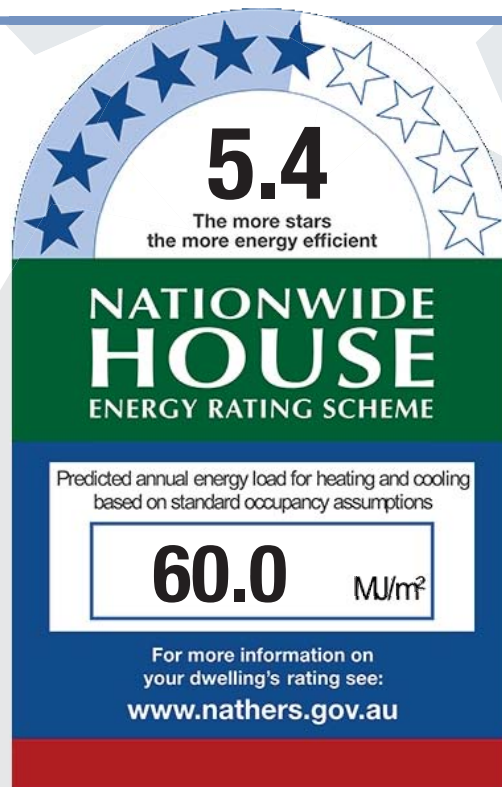
Cooling: 20.5

TOTAL: 60.0

Plan documents

Plan ref/date: May 2020

Prepared by: PBD Architects



Ceiling penetrations

(see following pages for details)

Sealed: 26

Unsealed: 0

TOTAL:** 26

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Light-emitting diode (LED)

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

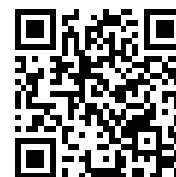
-10% SHGC 5.3

+10% SHGC 5.5

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833232**

Certificate Date:

14 May 2020

★ Star rating:

5.4



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-001-03 A	01	1700	1500	N	None
Living / Dining / Kitchen	ALM-002-03 A	02	2400	1300	S	None
Living / Dining / Kitchen	ALM-002-03 A	03	2400	6000	S	None
Living / Dining / Kitchen	ALM-002-03 A	04	2400	1300	S	None
Bedroom 1	ALM-002-03 A	05	2700	1300	S	None
Bedroom 1	ALM-001-03 A	06	2700	1300	S	None
Bedroom 2	ALM-002-03 A	07	2700	1300	S	None
Bedroom 2	ALM-001-03 A	08	2700	1300	S	None
Bedroom 3	ALM-002-03 A	09	2700	1300	S	None
Bedroom 3	ALM-001-03 A	10	2700	1300	S	None
Bathroom	ALM-001-03 A	11	1500	1500	N	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No
EW-006	Plasterboard	Glass fibre batt: R2.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	1500	2800	N	No	
Living / Dining / Kitchen	EW-004	9100	2800	S	No	
Entry / Powder Room	EW-004	5500	2800	N	Yes	8000
Entry / Powder Room	EW-004	1600	2800	E	Yes	1700
	EW-004	1800	2800	N	Yes	8000

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833232**

Certificate Date:

14 May 2020

★ Star rating:

5.4



Building features continued

Entry / Powder Room

Bedroom 1	EW-006	3000	2700	S	No
Bedroom 2	EW-006	2900	2700	S	No
Bedroom 3	EW-006	2900	2700	S	No
Bathroom	EW-006	1600	2700	N	No
Landing	EW-006	7400	2700	N	No

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	103.7		No
IW-002	Plasterboard/AAC block	34.0		No
IW-004	Fibre-cement sheet/Concrete wall/Plasterboard	40.2		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	41.1			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Entry / Powder Room/Neighbour	timber - concrete 200mm	7.4			
Entry / Powder Room/Neighbour	tiles - concrete 200mm	2.6			Ceramic tile
Bedroom 1/Living / Dining / Kitchen	carpet - concrete 200mm	15.3			Carpet 10 + rubber underlay 8
Bedroom 1/Living / Dining / Kitchen	tiles - concrete 200mm	3.7			Ceramic tile
Bedroom 1/Entry / Powder Room	carpet - concrete 200mm	3.1			Carpet 10 + rubber underlay 8
Bedroom 1/Entry / Powder Room	tiles - concrete 200mm	2.5			Ceramic tile
Bedroom 1/Outdoor Air	carpet - concrete 200mm	1.8			Carpet 10 + rubber underlay 8
Bedroom 2/Living / Dining / Kitchen	carpet - concrete 200mm	10.7			Carpet 10 + rubber underlay 8
Bedroom 3/Living / Dining / Kitchen	carpet - concrete 200mm	10.7			Carpet 10 + rubber underlay 8
Bathroom/Living / Dining / Kitchen	tiles - concrete 200mm	5.9			Ceramic tile
Landing/Living / Dining / Kitchen	carpet - concrete 200mm	4.2			Carpet 10 + rubber underlay 8
Landing/Entry / Powder Room	carpet - concrete 200mm	4.4			Carpet 10 + rubber underlay 8
Landing/Outdoor Air	carpet - concrete 200mm	0.7			Carpet 10 + rubber underlay 8

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833232**

Certificate Date:

14 May 2020

★ Star rating:

5.4



Building features continued

Ceiling type

Location	Construction	Added insulation	Roof space above
Bedroom 1/Living / Dining / Kitchen	carpet - concrete 200mm		No
Bedroom 1/Living / Dining / Kitchen	tiles - concrete 200mm		No
Bedroom 2/Living / Dining / Kitchen	carpet - concrete 200mm		No
Bedroom 3/Living / Dining / Kitchen	carpet - concrete 200mm		No
Bathroom/Living / Dining / Kitchen	tiles - concrete 200mm		No
Landing/Living / Dining / Kitchen	carpet - concrete 200mm		No
Bedroom 1/Entry / Powder Room	carpet - concrete 200mm		No
Bedroom 1/Entry / Powder Room	tiles - concrete 200mm		No
Landing/Entry / Powder Room	carpet - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	20	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Entry / Powder Room	3	Downlight		Sealed
Entry / Powder Room	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	10	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	4	Downlight		Sealed
Bedroom 3	4	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Landing	4	Downlight		Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
R2.5 - Concrete slab 200mm	R2.5	Light

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833232

Certificate Date: 14 May 2020

★ Star rating: 5.4



Additional information

Explanatory notes

About this report

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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.

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Contact

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For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833257

Certificate Date: 14 May 2020

★ Star rating: 5.9



Assessor details

Accreditation number: **VIC/BDAV/12/1475**
Name: **Robert Mallindine**
Organisation: **AGA Consultants Pty Ltd**
Email: **ag@agac.cc**
Phone: **02 9977 2794**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 3.04, 396-402 Sydney Road**
Suburb: **Balgowlah**
State: **NSW** Postcode: **2093**
Type: **New** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **Lot -** Exposure: **Open**

Key construction and insulation materials

(see following pages for details)

Construction: **Concrete wall/Plasterboard**
Concrete roof/Plasterboard
Timber/Slab
Insulation: **R2.0 wall insulation**
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: **Aluminium B SG High Solar Gain**
Low-E

Net floor area (m²)

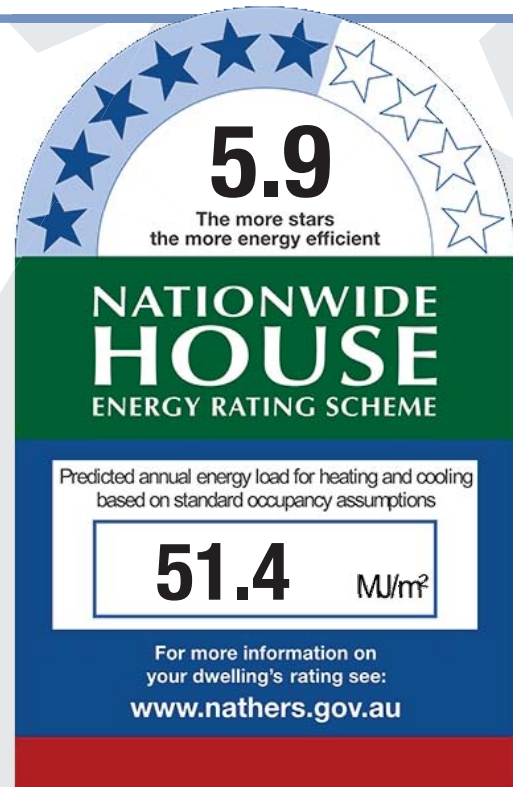
Conditioned: **120.8**
Unconditioned: **5.9**
Garage:
TOTAL: **126.7**

Annual thermal performance loads (MJ/m²)

Heating: **31.5**
Cooling: **20.0**
TOTAL: **51.4**

Plan documents

Plan ref/date: **May 2020**
Prepared by: **PBD Architects**



Ceiling penetrations

(see following pages for details)

Sealed: **26**
Unsealed: **0**
TOTAL:** **26**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **Light-emitting diode (LED)**

Window selection - default windows only

Note on allowable window values:
With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC **5.8**
+10% SHGC **6.1**

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833257**

Certificate Date:

14 May 2020

★ Star rating:

5.9



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-03 A	DEFAULTS: Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Aluminium B SG High Solar Gain Low-E	5.4	0.58

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living / Dining / Kitchen	ALM-001-03 A	01	1700	1500	N	None
Living / Dining / Kitchen	ALM-002-03 A	02	2400	1300	S	None
Living / Dining / Kitchen	ALM-002-03 A	03	2400	6000	S	None
Living / Dining / Kitchen	ALM-002-03 A	04	2400	1300	S	None
Entry / Powder Room	ALM-002-03 A	12	1700	1500	N	None
Bedroom 1	ALM-002-03 A	05	2700	1300	S	None
Bedroom 1	ALM-001-03 A	06	2700	1300	S	None
Bedroom 2	ALM-002-03 A	07	2700	1300	S	None
Bedroom 2	ALM-001-03 A	08	2700	1300	S	None
Bedroom 3	ALM-002-03 A	09	2700	1300	S	None
Bedroom 3	ALM-001-03 A	10	2700	1300	S	None
Bathroom	ALM-001-03 A	11	1500	1500	N	None
Landing	ALM-001-03 A	13	1500	1500	N	None

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-004	Concrete wall/Plasterboard	Glass fibre batt: R2.0	No
EW-006	Plasterboard	Glass fibre batt: R2.0	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	1500	2800	N	No	
Living / Dining / Kitchen	EW-004	9100	2800	S	No	
Living / Dining / Kitchen	EW-004	7500	2800	E	No	

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833257**

Certificate Date:

14 May 2020

★ Star rating:

5.9



Building features continued

Entry / Powder Room	EW-004	7500	2800	N	Yes	8000
Entry / Powder Room	EW-004	1600	2800	W	Yes	1700
Bedroom 1	EW-006	3000	2700	S	No	
Bedroom 2	EW-006	2900	2700	S	No	
Bedroom 3	EW-006	2900	2700	S	No	
Bedroom 3	EW-006	3700	2700	E	No	
Bathroom	EW-006	1600	2700	N	No	
Bathroom	EW-006	3700	2700	E	No	
Landing	EW-006	7400	2700	N	No	

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	103.7		No
IW-002	Plasterboard/AAC block	34.0		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	41.1			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Entry / Powder Room/Neighbour	timber - concrete 200mm	11.6			
Entry / Powder Room/Neighbour	tiles - concrete 200mm	2.6			Ceramic tile
Bedroom 1/Living / Dining / Kitchen	carpet - concrete 200mm	15.3			Carpet 10 + rubber underlay 8
Bedroom 1/Living / Dining / Kitchen	tiles - concrete 200mm	3.7			Ceramic tile
Bedroom 1/Entry / Powder Room	carpet - concrete 200mm	5.3			Carpet 10 + rubber underlay 8
Bedroom 1/Entry / Powder Room	tiles - concrete 200mm	2.5			Ceramic tile
Bedroom 2/Living / Dining / Kitchen	carpet - concrete 200mm	10.7			Carpet 10 + rubber underlay 8
Bedroom 3/Living / Dining / Kitchen	carpet - concrete 200mm	10.7			Carpet 10 + rubber underlay 8
Bathroom/Living / Dining / Kitchen	tiles - concrete 200mm	5.9			Ceramic tile
Landing/Living / Dining / Kitchen	carpet - concrete 200mm	4.2			Carpet 10 + rubber underlay 8
Landing/Entry / Powder Room	carpet - concrete 200mm	6.1			Carpet 10 + rubber underlay 8

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833257**

Certificate Date:

14 May 2020

★ Star rating:

5.9



Building features continued

Ceiling type

Location	Construction	Added insulation	Roof space above
Bedroom 1/Living / Dining / Kitchen	carpet - concrete 200mm		No
Bedroom 1/Living / Dining / Kitchen	tiles - concrete 200mm		No
Bedroom 2/Living / Dining / Kitchen	carpet - concrete 200mm		No
Bedroom 3/Living / Dining / Kitchen	carpet - concrete 200mm		No
Bathroom/Living / Dining / Kitchen	tiles - concrete 200mm		No
Landing/Living / Dining / Kitchen	carpet - concrete 200mm		No
Bedroom 1/Entry / Powder Room	carpet - concrete 200mm		No
Bedroom 1/Entry / Powder Room	tiles - concrete 200mm		No
Landing/Entry / Powder Room	carpet - concrete 200mm		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living / Dining / Kitchen	20	Downlight		Sealed
Living / Dining / Kitchen	1	Ceiling exhaust fan	160	Sealed
Entry / Powder Room	4	Downlight		Sealed
Entry / Powder Room	1	Ceiling exhaust fan	160	Sealed
Bedroom 1	10	Downlight		Sealed
Bedroom 1	1	Ceiling exhaust fan	160	Sealed
Bedroom 2	4	Downlight		Sealed
Bedroom 3	4	Downlight		Sealed
Bathroom	2	Downlight		Sealed
Bathroom	1	Ceiling exhaust fan	160	Sealed
Landing	4	Downlight		Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004833257**

Certificate Date:

14 May 2020

★ Star rating:

5.9



Building features continued

R2.5 - Concrete slab 200mm

R2.5

Light

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004833257

Certificate Date: 14 May 2020

★ Star rating: 5.9



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Explanatory notes

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Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate number: **0004833440**

Certificate Date: **14 May 2020**

★ Average Star rating: **6.6**

Assessor details

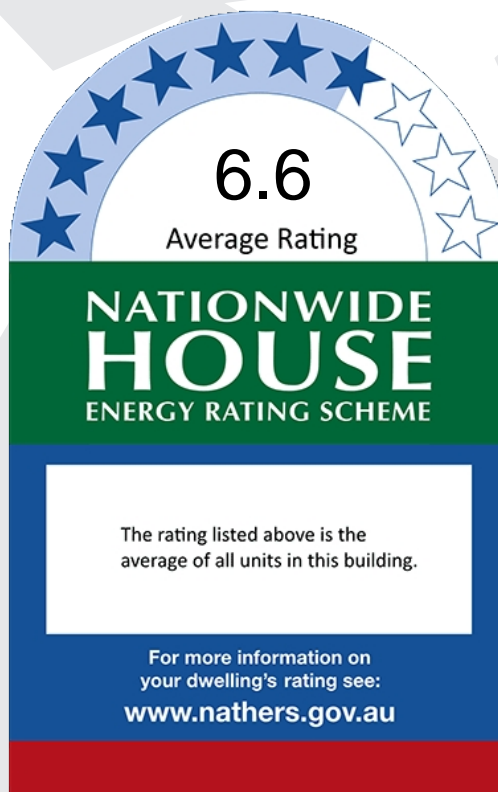
Accreditation number: **VIC/BDAV/12/1475**
Name: **Robert Mallindine**
Organisation: **AGA Consultants Pty Ltd**
Email: **ag@agac.cc**
Phone: **02 9977 2794**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **AccuRate Sustainability V2.3.3.13 SP4**

AAO: **BDAV**

Dwelling details

Street: **396-402 Sydney Road**
Suburb: **Balgowlah**
State: **NSW**
Postcode: **2093**

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



Summary of all dwellings

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0004833133	1.01	19.6	9.7	29.3	7.7
0004833125	1.02	17.9	8.0	25.9	8
0004833166	1.03	37.8	10.1	48.0	6.3
0004833141	1.04	45.3	13.2	58.5	5.4
0004833158	2.01	20.2	9.5	29.7	7.7
0004833174	2.02	18.2	7.7	25.9	8
0004833182	2.03	35.9	11.9	47.8	6.3
0004833216	2.04	26.8	16.2	43.0	6.7
0004833224	3.01	42.3	12.9	55.3	5.7
0004833208	3.02	38.8	8.0	46.8	6.4
0004833232	3.03	39.5	20.5	60.0	5.4
0004833257	3.04	31.5	20.0	51.4	5.9