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	s type and frame descr	iptions are indicativ	e only. The	U-value and	SHGC performance figures must be met to achieve compliance		
Skylights	Glass	Frame	U value	SHGC	Detail		
External v	walls Construction	Added II	nsulation	Deta	il		
Concrete ·	+ stud	R 2.0		Leve	els 1, 2 and 3		
Framed w	ith metal cladding	R 2.0		Leve	el 4		
Internal w	valls Construction	Added II	nsulation	Deta	il		
Hebel + stud R 2.0				Walls separating units from open lobbies / breezeways			
Concrete R 1.0		Wall	Walls separating units from stairwells and lifts				
Hebel + st	tud	None		Party	y walls		
Plasterboa	ard on studs	None		Wall	s within units		
Floors	Construction	Added II	nsulation	Deta	il		
Concrete		None		Gene	erally		
Concrete		R 1.5		For u	units 1.03 and 1.04 - floors over open air and non-conditioned areas		
Ceilings	Construction	Added II	nsulation	Deta	il		
Plasterboa	ard	See root	detail belo	W			
Roof	Construction	Added II	nsulation	Deta	il		
Concrete		R 1.0		For u	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.: 00 Assessor Name: R Accreditation no.: V Certificate date: 14 Dwelling Address: 396-402 Sydney Road Balgowlah, NSW 2093

0004833440 Robert Mallindine VIC/BDAV/12/1475 14 May 2020

1



www.nathers.gov.au

Certificate number: 0004833125

Certificate Date: 14 May 2020



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			
Туре:	New	NCC Class: NatHERS	2			
Lot/DP		climate zone:	56			
number:	Lot -	Exposure:	Suburban			

Key construction and insulation materials

(see following pages for details)

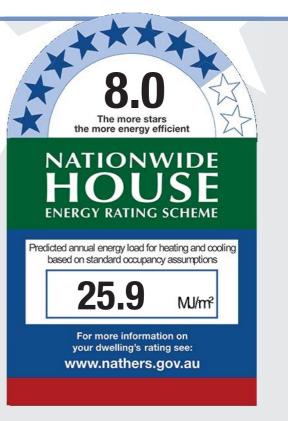
Construction:	Concrete wall/Plasterboard Roof - N/A
Insulation:	Timber/Slab R2.0 wall insulation
Glazing:	Ceiling (uninsulated) Floor (uninsulated) Aluminium B SG High Solar Gain Low-E

Net floor area (m²) **Annual thermal** performance loads Conditioned: 70.1 (MJ/m^2) Unconditioned: 0.0 Heating: Garage: Cooling: TOTAL: 70.1

TOTAL:

Plan documents

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



★ Star rating: 8.0

Ceiling penetrations (see following pages for detail	maxir Is) pene	TE: This total is the mum number of ceiling trations allowed to a		
Sealed: 0 Unsealed: 0 TOTAL:** 0	certifi exce this c and a Loss pene	 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: N	o Ceiling	Penetration Downlights		
Window selection - default windows only	,	Scan to access this certificate online and confirm this is valid.		
Note on allowable window values With a 10% tolerance to the nominat				
10	je 2,			
10	je 2,			
SHGC window values shown on pag the following ratings are achieved: -10% SHGC 7.8 +10% SHGC 8.1	je 2,	回旋绘画		

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



17.9

8.0

25.9

Nationwide House Energy Rating Scheme* Certificate

Certificate Date:

Certificate number: 0004833125

14 May 2020

★ Star rating:



8.0

Building features

Window type and performance value							
Window type		U-value	SHGC				
DEFAULTS: Alu	5.4	0.49					
ALM-002-03 A DEFAULTS: Aluminium B SG High Solar Gain Low-E					0.58		
Window schedule Location Window ID Window no. Height (mm) Width (mm) Orientation Outdoor sha							
ALM-002-03 A	01	2800	3800	N	None		
Bedroom 1 ALM-002-03 A 02 2800 2400 N							
				S	None		
	Window type DEFAULTS: Alu DEFAULTS: Alu Iule Window ID ALM-002-03 A	Window type DEFAULTS: Aluminium A SG Hig DEFAULTS: Aluminium B SG Hig Iule Window ID Window no. ALM-002-03 A 01	Window type DEFAULTS: Aluminium A SG High Solar Gain Lo DEFAULTS: Aluminium B SG High Solar Gain Lo Iule Window ID Window no. Height (mm) ALM-002-03 A 01 2800	Window type DEFAULTS: Aluminium A SG High Solar Gain Low-E DEFAULTS: Aluminium B SG High Solar Gain Low-E Iule Window ID Window no. Height (mm) Width (mm) ALM-002-03 A 01 2800 3800	Window typeU-valueDEFAULTS: Aluminium A SG High Solar Gain Low-E5.4DEFAULTS: Aluminium B SG High Solar Gain Low-E5.4IuleWindow IDWindow no.Height (mm)Width (mm)OrientationALM-002-03 A0128003800NALM-002-03 A0228002400N		

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

External wall t	уре					
ID	Wall type		Insulation		Wa	Ill wrap or foil
EW-004	Concrete wall/F	Plasterboard	Glass fibre ba	Glass fibre batt: R2.0)
EW-008	V-008 Plasterboard/AAC block		Glass fibre ba	tt: R2.0	No)
EW-012	Concrete wall/F	Plasterboard	Glass fibre ba	tt: R1.0	No)
External wall s	chedule					
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	Ν	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						
Certificat	te number: 0004833125	Certificate Date:	14 May 2020	★ Star rating:	8.0 NATIONWIDE HOUSE	
Buildin	g features continued					
ID	Wall type	Area (m ²)	Insulation		Wall wrap or foil	

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/Neighbo ur	timber - concrete 200mm	1.7			
Hall / Bathroom/Neighbo ur	tiles - concrete 200mm	3.7			Ceramic tile

Ceiling type			
Location	Construction	Added Roof sp insulation above	ace
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm	No	
Neighbour/Bedroon	n timber - concrete 200mm	No	
Neighbour/Bedroon	n timber - concrete 200mm	No	
Neighbour/Hall / Bathroom	timber - concrete 200mm	No	

Ceiling penetrations

Location	Number	Туре	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

		ating Scheme* Co				*
Certificate num	nber: 0004833125	Certificate Date:	14 May 2020	★ Star rating:	8.0	NATIONWI HOUS
Building fea	tures continued					
Ceiling fans						
Location	Number	Diameter (r	nm)			
None Present						
Roof type						
Construction				Added insulation	Roof cole	our
None Present						

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

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Disclaimer

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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

Certificate number: 0004833133

Certificate Date: 14 May 2020



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				
Туре:	New	NCC Class: NatHERS	2				
Lot/DP		climate zone:	56				
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

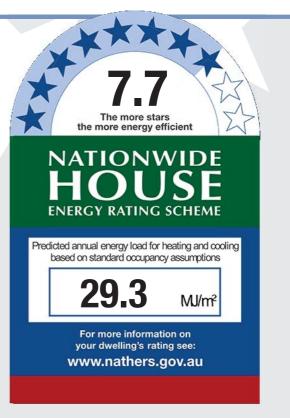
Net floor area (m²)

Conditioned: Unconditioned:	117.5	performanc (MJ/m²)	e loads
Garage:	0.0	Heating:	19.6
TOTAL:	117.5	Cooling:	9.7
		TOTAL:	29.3

Annual thermal

Plan documents

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



Ceiling penetrations (see following pages for deta	s r ils) p					
Sealed: 0 Unsealed: 0 TOTAL:** 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: N	No Ce	eiling Penetration Downlights				
Nindow selection -		Scan to access this				
	/	certificate online and confirm this is valid.				
default windows only Note on allowable window values Vith a 10% tolerance to the nominat SHGC window values shown on page	s: ted					
default windows only Note on allowable window values Vith a 10% tolerance to the nominat SHGC window values shown on page	s: ted					
default windows only Note on allowable window values With a 10% tolerance to the nominal SHGC window values shown on page the following ratings are achieved:	s: ted					

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



Certificate Date:

Certificate number: 0004833133

14 May 2020

★ Star rating:



Building features

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

Window ID	Window type				U-value	SHGC
ALM-001-03 A	DEFAULTS: Alu	uminium A SG Hig	h Solar Gain Lo	w-Е	5.4	0.49
ALM-002-03 A	DEFAULTS: Alu	uminium B SG Hig	h Solar Gain Lo	w-Е	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	Ν	None
Bedroom 2	ALM-001-03 A	03	1700	850	S	None
Bedroom 3	ALM-001-03 A	04	1700	900	S	None

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 t	уре						
ID	Wall type		Insulation			Wall wrap or foil	
EW-004	Concrete wall/	Concrete wall/Plasterboard		tt: R2.0	No	No	
EW-008	Plasterboard/A	AC block	Glass fibre ba	tt: R2.0	No)	
EW-012	Concrete wall/	Plasterboard	Glass fibre ba	tt: R1.0	No)	
External wall s	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	Ν	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		

Certificate number:	0004833133	Certificate Date:	14 May 2020	★ Star rating:	7.7
Building feature	s continued				
Hall / Bathroom	EW-008	1600 28	300 W	Yes	1700

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

Internal wall type							
ID	Wall type	Area (m²)	Insulation	Wall wrap or foil			
IW-001	Plasterboard	78.8		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	40.3			
Living / Dining / Kitchen/Neighbour	timber - concrete 200mm	10.0			
Bedroom 1/Neighbour	carpet - concrete 200mm	17.5			Carpet 10 + rubber underlay
Bedroom 1/Neighbour	tiles - concrete 200mm	7.3			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	12.0			Carpet 10 + rubber underlay
Bedroom 3/Neighbour	carpet - concrete 200mm	10.5			Carpet 10 + rubber underlay
	timber - concrete 200mm	11.5			

Certificate number: 000483313	33 Certificate Date:	14 May 2020	★ Star rating:	7.7		
						5
					E	
uilding features continu	und					
tall /						1
Bathroom/Neighbo ur						

ur	Hall / tiles - concrete 200mm Bathroom/Neighbo	8.4	Ceramic tile
	ur		

Ceiling type

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

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

Certificate number: 000483313	33 Certificate Date:	14 May 2020	★ Star rating:	7.7	
					K
					N
					F

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)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0004833133

Certificate Date: 14 May

14 May 2020 ★ Star rating: 7.7



Additional information

Explanatory notes

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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.

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Disclaimer

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Contact

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insulation visit www.yourhome.gov.au

Certificate number: 0004833141

Certificate Date: 14 May 2020



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		
Туре:	New	NCC Class: NatHERS	2		
Lot/DP		climate zone:	56		
number:	Lot -	Exposure:	Suburban		

Key construction and insulation materials

(see following pages for details)

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

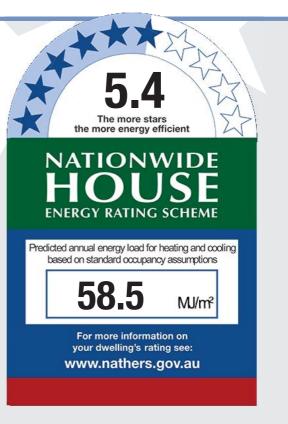
Net floor area (m²)

Conditioned: Unconditioned:	80.9 0.0	performance loads (MJ/m ²)		
Garage:		Heating:	45.3	
TOTAL:	80.9	Cooling:	13.2	
		TOTAL:	58.5	

Annual thermal

Plan documents

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



Ceiling penetrations (see following pages for details)		**NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this
Sealed:	0 Ce	certificate. If this number is exceded in construction then
Unsealed:	n	this certificate IS NOT VALID
Dringiale developht frage	pe ta	Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.
Principle downlight type:	No Ceil	eiling Penetration Downlights
	No Ceil	
Window selection -		Scan to access this certificate online and confirm this is valid.
Window selection - default windows only Note on allowable window value With a 10% tolerance to the nomina SHGC window values shown on pa the following ratings are achieved:	y es: ated	Scan to access this certificate online and
Window selection - default windows only Note on allowable window value With a 10% tolerance to the nomina SHGC window values shown on pa	y es: ated	Scan to access this certificate online and
Window selection - default windows only Note on allowable window value With a 10% tolerance to the nomina SHGC window values shown on pa the following ratings are achieved:	y es: ated	Scan to access this certificate online and

than the values stated on page 2.

NOT be selected.

If the rating listed above falls below 6.0 stars or the required rating, then

the window with this tolerance can

Nationwide House Energy Rating Scheme* Certificate
--

Certificate Date:

Certificate number: 0004833141

14 May 2020

★ Star rating:



5.4

Building features

Window type and	performance value
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Window ID	Window type				U-value	SHGC
ALM-001-03 A	DEFAULTS: Alu	uminium A SG Hig	h Solar Gain Lo	ow-E	5.4	0.49
ALM-002-03 A	DEFAULTS: Alu	uminium B SG Hig	h Solar Gain Lo	w-Е	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	Ν	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	t						
Roof windo	w and skyligh	it schedule					
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser	
None Present	t						

External wall ty	/pe					
ID	Wall type		Insulation	Insulation		
EW-004	Concrete wall/F	Plasterboard	Glass fibre ba	tt: R2.0	No)
External wall s	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	1100	2800	Ν	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	Ν	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	Ν	Yes	8000

Internal wall type

Nationwide House Energy Rating Scheme* Certificate					
Certificat	te number: 0004833141	Certificate Date:	14 May 2020	★ Star rating:	5.4 NATIONWIDE
Buildin	g features continued				
ID	Wall type	Area (m ²)	Insulation		Wall wrap or foil

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/Bedrooi	m timber - concrete 200mm		No
Neighbour/Bedrooi	m timber - concrete 200mm		No
Neighbour/Bathroom	o timber - concrete 200mm		No
Neighbour/Family Room	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Туре	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

Certificate numb	ber: 0004833141	Certificate Date:	14 May 2020	★ Star rating:	5.4	HO
						ENERGY RATIN
Building feat	ures continue	d				
Bathroom	1	Ceiling exhaust fan		160	Sealed	
Family Room	2	Downlight			Sealed	
Ceiling fans						
Ceiling fans	Number	Diameter (n	nm)			
-	Number	Diameter (n	וm)			
Location	Number	Diameter (n	nm)			
Location	Number	Diameter (n	nm)			
Location	Number	Diameter (n	nm)			

Certificate number: 0004833141

Certificate Date: 14 May 2020

★ Star rating: 5.4



Additional information

Explanatory notes

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insulation visit www.yourhome.gov.au

Certificate number: 0004833158

Certificate Date: 14 May 2020



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	b
Suburb:	Balgowlah		
State:	NSW	Postcode:	2093
Туре:	New	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
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

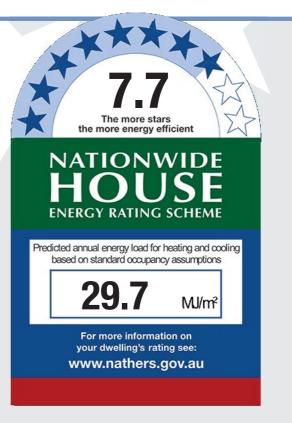
Net floor area (m²)

Conditioned: Unconditioned:	117.5 0.0	performanc (MJ/m²)	e loads
Garage:	0.0	Heating:	20.2
TOTAL:	117.5	Cooling:	9.5
		TOTAL:	29.7

Annual thermal

Plan documents

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



Ceiling penetrations (see following pages for deta	s m iils) p	naxin eneti	rE: This total is the num number of ceiling rations allowed to a		
Sealed: C Unsealed: C TOTAL:**) 0 e) tł) a L p	 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 only		ling	Scan to access this certificate online and		
Note on allowable window value Nith a 10% tolerance to the nomina	ted		confirm this is valid.		
SHGC window values shown on page he following ratings are achieved: -10% SHGC 7.5 +10% SHGC 7.8					

If the rating listed above falls below 6.0 stars or the required rating, then

the window with this tolerance can

NOT be selected.

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: 0004833158

14 May 2020

★ Star rating:

7.7

Building features

Window ID	Window type				U-value	SHGC		
ALM-001-03 A	DEFAULTS: Alu	uminium A SG Hig	5.4	0.49				
ALM-002-03 A	DEFAULTS: Alu	uminium B SG Hig	5.4	0.58				
Window sched	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	Ν	None		
Bedroom 2	ALM-001-03 A	03	1700	850	S	None		
Bedroom 3	ALM-001-03 A	04	1700	900	S	None		

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

External wall t	уре						
ID	Wall type		Insulation			Wall wrap or foil	
EW-004	Concrete wall/	Concrete wall/Plasterboard		tt: R2.0	No)	
EW-008	Plasterboard/A	AC block	Glass fibre ba	tt: R2.0	No)	
EW-012	Concrete wall/	Plasterboard	Glass fibre ba	tt: R1.0	No)	
External wall s	chedule						
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		

Certificate number:	0004833158	Certificate Date:	14 May 2020	★ Star rating:	7.7
Building feature	es continued				
Hall / Bathroom	EW-008	1600 28	800 W	Yes	1700

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

2700

S

No

Hall / Bathroom

EW-012

2400

Floors					
Location	Construction	Area (m²)	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
Bedroom 1/Neighbour	tiles - concrete 200mm	7.3			Ceramic tile
Bedroom 2/Neighbour	carpet - concrete 200mm	12.0			Carpet 10 + rubber underlay
Bedroom 3/Neighbour	carpet - concrete 200mm	10.5			Carpet 10 + rubber underlay
	timber - concrete 200mm	11.5			

Certificate number: 00048331	158 Certificate Date:	14 May 2020	★ Star rating:	7.7	
					X
					4
					4
				_	
					FN
uilding features contin	ued				
Hall /					
Bathroom/Neighbo ur					
	ncrete 200mm 8	8.4		Ceramic tile	-

Ceiling type

ur

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

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

Certificate number: 00048331	158 Certificate Date:	14 May 2020	★ Star rating:	7.7	
				F	-
					R
					F
Building features contine Bedroom 1 1	Ceiling exhaust fan		160 S	Sealed	

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)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

Certificate number: 0004833158

Certificate Date: 14 May 2020

📩 🖈 Star rating: 7.7



Additional information

Explanatory notes

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Certificate number: 0004833166

Certificate Date: 14 May 2020



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		
Туре:	New	NCC Class:	2		
Lot/DP		NatHERS climate zone:	56		
number:	Lot -	Exposure:	Suburban		

Key construction and insulation materials

(see following pages for details)

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

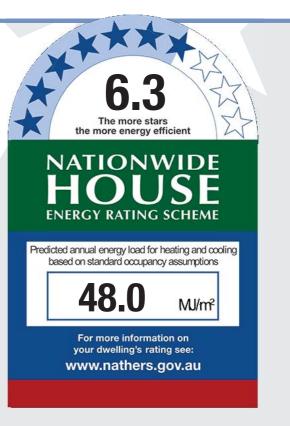
Net floor area (m²)

Conditioned: 73.0 Unconditioned: 0.0		performanc (MJ/m ²)	e loads
Garage:		Heating:	37.8
TOTAL:	73.0	Cooling:	10.1
		TOTAL:	48.0

Annual thermal

Plan documents

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



Ceiling penetrations (see following pages for detail	maxi ils) pene	TE: This total is the mum number of ceiling trations allowed to a
Sealed: 0 Unsealed: 0 TOTAL:** 0	certif exce this and Loss pene	Ig (under a roof) for this icate. If this number is aded in construction then certificate IS NOT VALID a new certificate is required. of ceiling insulation for the strations listed has been in into account with the rating.
Principle downlight type: N	lo Ceiling	Penetration Downlights
Window selection - default windows only	,	Scan to access this certificate online and
	s: ed	
default windows only Note on allowable window values Nith a 10% tolerance to the nominat SHGC window values shown on pag	s: ed	certificate online and
default windows only Note on allowable window values With a 10% tolerance to the nominat SHGC window values shown on pag he following ratings are achieved:	s: ed	certificate online and

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.



Nationwide House Energy Rating Scheme* Certificate	A. T.

Certificate Date:

Certificate number: 0004833166

14 May 2020

★ Star rating:



6.3

Building features

nd performanc	e value					
Window type				U-value	SHGC	
DEFAULTS: Alu	uminium A SG Hig	h Solar Gain Lo	w-Е	5.4	0.49	
DEFAULTS: Alu	uminium B SG Hig	h Solar Gain Lo	ow-E	5.4	0.58	
Window schedule Location Window ID Window no. Height (mm) Width (mm) Orientation Outdoor shade						
ALM-002-03 A	01	2800	5200	S	None	
ALM-001-03 A	02	1700	1500	Ν	None	
	Window type DEFAULTS: Alu DEFAULTS: Alu ULE Window ID ALM-002-03 A	DEFAULTS: Aluminium A SG Hig DEFAULTS: Aluminium B SG Hig Iule Window ID Window no. ALM-002-03 A 01	Window type DEFAULTS: Aluminium A SG High Solar Gain Lo DEFAULTS: Aluminium B SG High Solar Gain Lo ule Window ID Window no. Height (mm) ALM-002-03 A 01	Window type DEFAULTS: Aluminium A SG High Solar Gain Low-E DEFAULTS: Aluminium B SG High Solar Gain Low-E ule Window ID Window no. Height (mm) Width (mm) ALM-002-03 A 01 2800 5200	Window type U-value DEFAULTS: Aluminium A SG High Solar Gain Low-E 5.4 DEFAULTS: Aluminium B SG High Solar Gain Low-E 5.4 ule Vindow ID Window no. Height (mm) Width (mm) Orientation ALM-002-03 A 01 2800 5200 S	

Roof windo	w and skyligh	t type and performanc	e value			
ID	Window t	уре			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				2	

External wall type						
ID	Wall type		Insulation		Wa	Ill wrap or foil
EW-004	Concrete wall/	Plasterboard	Glass fibre ba	tt: R2.0	No)
External wall s	chedule					
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	Ν	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	

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/Neighbo ur	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/Bedroor	n timber - concrete 200mm		No
Neighbour/Bedroor	n timber - concrete 200mm		No
Neighbour/Bathroom	timber - concrete 200mm		No

Ceiling penetrations

Location	Number	Туре	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 NATIONWIDE HEECKEATING SCHEME			
Building features continued							
Roof type							
Construction			Added insulation	Roof colour			
None Present							

Certificate number: 0004833166

Certificate Date: 14 May 2020

★ Star rating: 6.3



Additional information

Explanatory notes

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insulation visit www.yourhome.gov.au

Certificate number: 0004833174

Certificate Date: 14 May 2020



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				
Туре:	New	NCC Class: NatHERS	2				
Lot/DP		climate zone:	56				
number:	Lot -	Exposure:	Suburban				

Key construction and insulation materials

(see following pages for details)

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

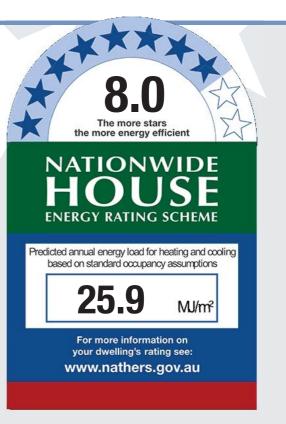
Net floor area (m²) Conditioned: 70 1

Unconditioned:	0.0	(MJ/m ²)		
Garage:	0.0	Heating:	18.2	
TOTAL:	70.1	Cooling:	7.7	
		TOTAL:	25.9	

Annual thermal performance loads

Plan documents

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



★ Star rating: 8.0

Ceiling penetrations (see following pages for deta	s m ails) pe	DTE: This total is imum number o etrations allowed	f ceiling d to a		
Unsealed:) Ce ex) th) ar Lo pe	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: I	No Ceil	g Penetration D	ownlights		
Window selection - default windows only	y	Scan to acc certificate o confirm this	nline and		
default windows only Note on allowable window value With a 10% tolerance to the nomina SHGC window values shown on pa	es: ited	certificate o	nline and		
default windows only Note on allowable window value With a 10% tolerance to the nomina SHGC window values shown on pa	es: ited	certificate o	nline and		
default windows only Note on allowable window value With a 10% tolerance to the nomina SHGC window values shown on pa the following ratings are achieved:	es: ited	certificate o	nline and		

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



Nationwide House Energy Rating Scheme* Certificate	

Certificate Date:

Certificate number: 0004833174

14 May 2020

★ Star rating:



8.0

Building features

Window type and performance value						
Window type				U-value	SHGC	
DEFAULTS: Alu	uminium A SG Hig	ih Solar Gain Lo	w-Е	5.4	0.49	
DEFAULTS: Alu	uminium B SG Hig	h Solar Gain Lo	ow-E	5.4	0.58	
Window schedule						
ALM-002-03 A	01	2800	3800	N	None	
ALM-002-03 A	02	2800	2400	Ν	None	
				S	None	
	Window type DEFAULTS: Alu DEFAULTS: Alu Iule Window ID ALM-002-03 A	Window type DEFAULTS: Aluminium A SG Hig DEFAULTS: Aluminium B SG Hig Iule Window ID Window no. ALM-002-03 A 01	Window type DEFAULTS: Aluminium A SG High Solar Gain Lo DEFAULTS: Aluminium B SG High Solar Gain Lo Iule Window ID Window no. Height (mm) ALM-002-03 A 01 2800	Window type DEFAULTS: Aluminium A SG High Solar Gain Low-E DEFAULTS: Aluminium B SG High Solar Gain Low-E Iule Window ID Window no. Height (mm) Width (mm) ALM-002-03 A 01 2800 3800	Window typeU-valueDEFAULTS: Aluminium A SG High Solar Gain Low-E5.4DEFAULTS: Aluminium B SG High Solar Gain Low-E5.4IuleWindow IDWindow no.Height (mm)Width (mm)OrientationALM-002-03 A0128003800NALM-002-03 A0228002400N	

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

External wall t	уре					
ID	Wall type		Insulation		Wa	Ill wrap or foil
EW-004	Concrete wall/F	Plasterboard	Glass fibre ba	tt: R2.0	No)
EW-008	Plasterboard/A	AC block	Glass fibre ba	tt: R2.0	No)
EW-012	Concrete wall/F	Plasterboard	Glass fibre ba	tt: R1.0	No)
External wall s	chedule					
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	Ν	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						
Certificat	te number: 0004833174	Certificate Date:	14 May 2020	★ Star rating:	8.0 NATIONWIDE HOUSE INTEGY RATING SCHEME	
Buildin	g features continued					
ID	Wall type	Area (m ²)	Insulation		Wall wrap or foil	

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 (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/Neighbo ur	timber - concrete 200mm	1.7			
Hall / Bathroom/Neighbo ur	tiles - concrete 200mm	3.7			Ceramic tile

Ceiling type			
Location	Construction	Added Roof spa insulation above	се
Neighbour/Living / Dining / Kitchen	timber - concrete 200mm	No	
Neighbour/Bedroor	n timber - concrete 200mm	No	
Neighbour/Bedroor	n timber - concrete 200mm	No	
Neighbour/Hall / Bathroom	timber - concrete 200mm	No	

Ceiling penetrations

01				
Location	Number	Туре	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

		ating Scheme* Co				*
Certificate num	ber: 0004833174	Certificate Date:	14 May 2020	★ Star rating:	8.0	NATIONWI HOUS
Building fea	tures continued					
Ceiling fans						
Location	Number	Diameter (r	nm)			
None Present						
Roof type						
Construction				Added insulation	Roof col	our
None Present						

Certificate number: 0004833174

Certificate Date: 14 May 2020

★ Star rating: 8.0



Additional information

Explanatory notes

About this report

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General Information

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

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

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

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

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

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Contact

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Certificate number: 0004833182

Certificate Date: 14 May 2020



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			
Туре:	New	NCC Class: NatHERS	2			
Lot/DP		climate zone:	56			
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)
Glazing:	Floor (uninsulated) Aluminium B SG High Solar Gain Low-E

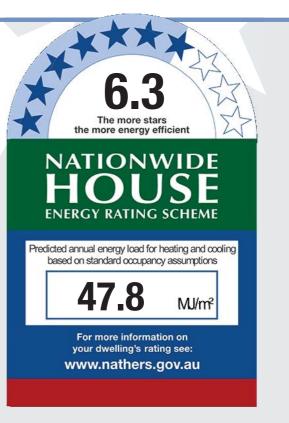
Net floor area (m²)

Conditioned: 73.0 Unconditioned: 0.0		performanc (MJ/m²)	e loads
Garage:	0.0	Heating:	35.9
TOTAL:	73.0	Cooling:	11.9
		TOTAL:	47.8

Annual thermal

Plan documents

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



Ceiling penetration (see following pages for det	IS rails) p	NOTE: This tota aximum numbe netrations allow	er of ceiling wed to a
Unsealed:	0 0 0 t 0 a	 ceiling (under a roof) for this certificate. If this number is exceded in construction ther this certificate IS NOT VALID and a new certificate is requi Loss of ceiling insulation for the penetrations listed has been taken into account with the ratin 	
Principle downlight type:	No Ce	ng Penetratio	n Downlights
		0	
	ly	certificate	access this e online and his is valid.
default windows onl Note on allowable window valu With a 10% tolerance to the nomin SHGC window values shown on pa	es: ated	certificate	e online and
default windows onl Note on allowable window valu With a 10% tolerance to the nomin SHGC window values shown on pa	es: ated	certificate	e online and
Window selection - default windows onl Note on allowable window valu With a 10% tolerance to the nomin SHGC window values shown on pathe following ratings are achieved: -10% SHGC 6.1 +10% SHGC 6.4	es: ated	certificate	e online and

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

Nationwide House Energy Rating Scheme* Certificate	***

Certificate Date:

Certificate number: 0004833182

14 May 2020

★ Star rating:



6.3

Building features

nd performanc	e value				
Window type				U-value	SHGC
DEFAULTS: Alu	uminium A SG Hig	h Solar Gain Lo	ow-E	5.4	0.49
DEFAULTS: Alu	uminium B SG Hig	h Solar Gain Lo	ow-E	5.4	0.58
lule Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
ALM-002-03 A	01	2800	5200	S	None
ALM-001-03 A	02	1700	1500	Ν	None
					None
	Window type DEFAULTS: Alu DEFAULTS: Alu ULE Window ID ALM-002-03 A	DEFAULTS: Aluminium A SG Hig DEFAULTS: Aluminium B SG Hig Iule Window ID Window no. ALM-002-03 A 01 ALM-001-03 A 02	Window type DEFAULTS: Aluminium A SG High Solar Gain LG DEFAULTS: Aluminium B SG High Solar Gain LG Iule Window ID Window no. Height (mm) ALM-002-03 A 01 2800	Window typeDEFAULTS: Aluminium A SG High Solar Gain Low-EDEFAULTS: Aluminium B SG High Solar Gain Low-EIuleWindow IDWindow no.Height (mm)Width (mm)ALM-002-03 A0128005200ALM-001-03 A0217001500	Window type U-value DEFAULTS: Aluminium A SG High Solar Gain Low-E 5.4 DEFAULTS: Aluminium B SG High Solar Gain Low-E 5.4 Window ID Window no. Height (mm) Width (mm) Orientation ALM-002-03 A 01 2800 5200 S

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					

sulation lass fibre batt:	R2.0	Wall No	wrap or foil
lass fibre batt:	R2.0	No	
eight (mm) C	Drientation F	Fixed Shade	Eaves (mm)
800 N	N	Yes	8000
800 8	S	Yes	2400
800 1	N	Yes	8000
800 E	E '	Yes	2400
800 E	E `	Yes	5500
800 5	S `	Yes	600
	M	Ves	6000
8	300 300 300 300	BOO N BOO E BOO E BOO S	800NYes800EYes800EYes

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

Certificate number: 0004833182

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/Neighbo ur	tiles - concrete 200mm	3.4			Ceramic tile
Bathroom/Neighbo ur	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/Bedroor	n timber - concrete 200mm		No	
Neighbour/Bedroor	n timber - concrete 200mm		No	
Neighbour/Bathroom	timber - concrete 200mm		No	

Ceiling penetrations

Location	Number	Туре	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 NATIONWID		
Building features continued						
Roof type						
Construction			Added insulation	Roof colour		
R1.0 - Concrete slab 200mm			R1.0	Medium		

Certificate number: 0004833182

Certificate Date: 14 May 2020

★ Star rating: 6.3



Additional information

Explanatory notes

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Contact

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Certificate number: 0004833208

Certificate Date: 14 May 2020



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		
Туре:	New	NCC Class: NatHERS	2		
Lot/DP		climate zone:	56		
number:	Lot -	Exposure:	Open		

Key construction and insulation materials

(see following pages for details)

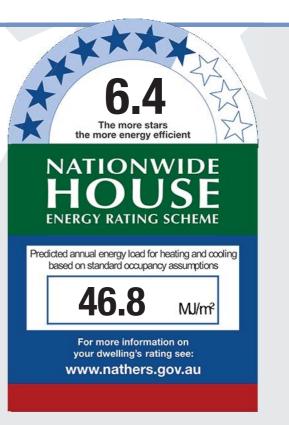
Construction:	Concrete wall/Plasterboard
	Concrete roof/Plasterboard
	Timber/Slab
Insulation:	R2.0 wall insulation

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

Net floor area (m ²)		Annual thermal	
Conditioned: Unconditioned:	70.1	performance load (MJ/m²)	ls
Garage: TOTAL:	70.1	Cooling:	38.8 8.0
		TOTAL:	46

Plan documents

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



★ Star rating: 6.4

Ceiling penetrations (see following pages for details)	maxii	TE: This total is the mum number of ceiling trations allowed to a	
Sealed:30Unsealed:0TOTAL:**30	 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. themitting diode (LED) 		
Principle downlight type: Lig	ht-er		
Principle downlight type: Lig Window selection - default windows only	ht-er	_	
Nindow selection -	-	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	AT THE
	_

Certificate Date:

Certificate number: 0004833208

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: All	uminium A SG Hig	gh Solar Gain Lo	w-Е	5.4	0.49
ALM-002-03 A	DEFAULTS: All	uminium B SG Hig	h Solar Gain Lo	ow-E	5.4	0.58
Window scheo	lule 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	Ν	None
Bedroom 2	ALM-001-03 A	03	1700	900	S	None

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

External wall t	уре					
ID	Wall type		Insulation		Wa	all wrap or foil
EW-004	Concrete wall/F	Plasterboard	Glass fibre ba	tt: R2.0	No)
EW-008	Plasterboard/A	AC block	Glass fibre ba	tt: R2.0	No)
EW-012	Concrete wall/F	Plasterboard	Glass fibre ba	tt: R1.0	No)
External wall s	chedule					
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					
Certificat	te number: 0004833208	Certificate Date:	14 May 2020	★ Star rating:	6.4 NATION WIDE HEAD SEE
Building	g features continued				
ID	Wall type	Area (m ²)	Insulation		Wall wrap or foil

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 (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/Neighbo ur	timber - concrete 200mm	1.7			
Hall / Bathroom/Neighbo ur	tiles - concrete 200mm	3.7			Ceramic tile

Ceiling type			
Location	Construction	Added insulation	Roof space above
None Present			

Ceiling penetrations				
Location	Number	Туре	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 NATIONWIDE	
Building features continued					
Roof type					
Construction			Added insulation	Roof colour	
R2.5 - Concrete slab 200mm			R2.5	Light	

Certificate number: 0004833208

Certificate Date: 14 May 2020

📩 🖈 Star rating: 6.4



Additional information

Explanatory notes

About this report

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Contact

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Certificate number: 0004833216

Certificate Date: 14 May 2020



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 2.04, 396-402 Sydney Road			
Suburb:	Balgowlah			
State:	NSW	Postcode:	2093	
Type:	New	NCC Class:	2	
.)po:		NatHERS		
Lot/DP		climate zone:	56	
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)
Glazing:	Floor (uninsulated) Aluminium B SG High Solar Gain Low-E

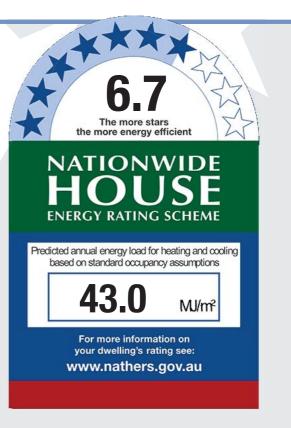
Net floor area (m²)

Conditioned: Unconditioned:	80.9 0.0	performance loads (MJ/m ²)	
Garage:	0.0	Heating:	26.8
TOTAL:	80.9	Cooling:	16.2
		TOTAL:	43.0

Annual thermal

Plan documents

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



Ceiling penetration	ons	**NOTE: This total is the maximum number of ceiling			
		penetrations allowed to a			
Sealed:	0	ceiling (under a roof) for this certificate. If this number is			
Unsealed:		exceded in construction then			
	0	this certificate IS NOT VALID			
TOTAL:** 0		and a new certificate is required. Loss of ceiling insulation for the			
		penetrations listed has been			
		taken into account with the rating.			
Principle downlight typ	e: No C	Ceiling Penetration Downlights			
Window selection	-	Scan to access this			
		certificate online and			
		certificate online and confirm this is valid.			
default windows o Note on allowable window w Nith a 10% tolerance to the nor SHGC window values shown of	alues: minated n page 2	confirm this is valid.			
default windows o Note on allowable window w Nith a 10% tolerance to the nor SHGC window values shown of	alues: minated n page 2	confirm this is valid.			
default windows of Note on allowable window v Nith a 10% tolerance to the nor SHGC window values shown of he following ratings are achieved	alues: minated n page 2	confirm this is valid.			
default windows of Note on allowable window with Nith a 10% tolerance to the nor SHGC window values shown of he following ratings are achieved -10% SHGC 6.5	alues: minated n page 2 ed:	confirm this is valid.			

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



Certificate Date:

Certificate number: 0004833216

14 May 2020

★ Star rating:

NATION WIDE HOUSE

6.7

Building features

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

Window type				U-value	SHGC
DEFAULTS: Alu	uminium A SG Hig	5.4	0.49		
DEFAULTS: Alu	uminium B SG Hig	5.4	0.58		
Window schedule					
Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
ALM-002-03 A	02	2800	4400	S	None
ALM-001-03 A	03	1700	1500	Ν	None
ALM-002-03 A	04	2800	2500	S	None
ALM-002-03 A	01	1600	1600	Ν	None
	DEFAULTS: Alu DEFAULTS: Alu Iule Window ID ALM-002-03 A ALM-002-03 A	DEFAULTS: Aluminium A SG Hig DEFAULTS: Aluminium B SG Hig Iule Window ID Window no. ALM-002-03 A 02 ALM-001-03 A 03 ALM-002-03 A 04	DEFAULTS: Aluminium A SG High Solar Gain LoDEFAULTS: Aluminium B SG High Solar Gain LoIuleWindow IDWindow no.Height (mm)ALM-002-03 A022800ALM-001-03 A031700ALM-002-03 A042800	DEFAULTS: Aluminium A SG High Solar Gain Low-EDEFAULTS: Aluminium B SG High Solar Gain Low-EIuleWindow IDWindow no.Height (mm)Width (mm)ALM-002-03 A0228004400ALM-001-03 A0317001500ALM-002-03 A0428002500	DEFAULTS: Aluminium A SG High Solar Gain Low-E5.4DEFAULTS: Aluminium B SG High Solar Gain Low-E5.4IuleWindow IDWindow no.Height (mm)Width (mm)OrientationALM-002-03 A0228004400SALM-001-03 A0317001500NALM-002-03 A0428002500S

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

External wall ty	уре					
ID	Wall type		Insulation		Wa	II wrap or foil
EW-004	Concrete wall/F	Plasterboard	Glass fibre ba	tt: R2.0	No)
External wall s	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living / Dining / Kitchen	EW-004	1100	2800	Ν	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	Ν	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	Ν	Yes	8000

Internal wall type

Nationwi	de House Energy F	Rating Scheme*	Certificate		
Certificate	number: 0004833216	Certificate Date:	14 May 2020	★ Star rating:	6.7 NATIONWIDE HOUSE INTEGY RATING SCHEME
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

Floors					
Location	Construction	Area (m²)	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/Neighbo ur	tiles - concrete 200mm	4.1			Ceramic tile
Family/Neighbour	timber - concrete 200mm	7.5			

Ceiling type			
Location	Construction	Added insulation	Roof space above
Neighbour/Livir Dining / Kitcher	ng / timber - concrete 200mm n		No
Neighbour/Bedr	oom timber - concrete 200mm		No
Neighbour/Bedr	oom timber - concrete 200mm		No
Neighbour/Bath m	nroo timber - concrete 200mm		No
Neighbour/Fam	ily timber - concrete 200mm		No

Ceiling penetra	ations			
Location	Number	Туре	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 (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au No

Nationwide H	ouse Energy R	ating Scheme* Co	ertificate			
Certificate numb	er: 0004833216	Certificate Date:	14 May 2020	★ Star rating:	6.7	NATIONWI HOUS INERCY RATING SC
Building featu	ures continued					
Ceiling fans						
Location	Number	Diameter (r	nm)			
None Present						
Roof type						
Construction				Added insulation	Roof col	our
D10 Concrete	slab 200mm			R1.0	Medium	

Certificate number: 0004833216

Certificate Date: 14 May 2020

★ Star rating: 6.7



Additional information

Explanatory notes

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Contact

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Certificate number: 0004833224

Certificate Date: 14 May 2020



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	b
Suburb:	Balgowlah		
State:	NSW	Postcode:	2093
Туре:	New	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	Lot -	Exposure:	Open

Key construction and insulation materials

(see following pages for details)

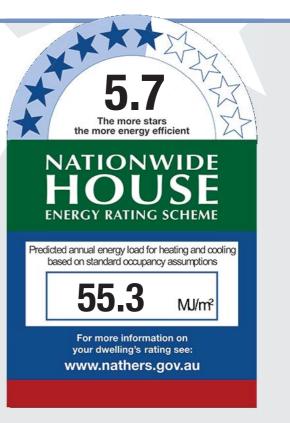
Construction:	Concrete wall/Plasterboard
	Concrete roof/Plasterboard
	Timber/Slab
Insulation:	R2.0 wall insulation

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

Net floor area	(m ²)	Annual thermal
Conditioned: Unconditioned:	117.5 0.0	performance loads (MJ/m ²)
Garage: TOTAL:	117.5	Heating: 42.3 Cooling: 12.9
		TOTAL: 55.3

Plan documents

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



Ceiling penetration (see following pages for de	ns r tails) p	**NOTE: This total is the maximum number of ceiling penetrations allowed to a seiling (under a read) for the
Unsealed:	51 0 0 t 51 a 1	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:	Ligh	t-emitting diode (LED)
Window selection -	lv	Scan to access this certificate online and
Window selection - default windows on Note on allowable window valu With a 10% tolerance to the nomir SHGC window values shown on p the following ratings are achieved:	ues: nated page 2,	
default windows on Note on allowable window valu With a 10% tolerance to the nomin SHGC window values shown on p	ues: nated page 2,	certificate online and
default windows on Note on allowable window valu With a 10% tolerance to the nomin SHGC window values shown on p the following ratings are achieved:	ues: nated page 2,	certificate online and

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



Certificate Date:

Certificate number: 0004833224

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: Alu	uminium A SG Hig	h Solar Gain Lo	w-Е	5.4	0.49
ALM-002-03 A	DEFAULTS: Alu	uminium B SG Hig	h Solar Gain Lo	w-Е	5.4	0.58
Window sched	lule					
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	Ν	None
Bedroom 2	ALM-001-03 A	03	1700	850	S	None
Bedroom 3	ALM-001-03 A	04	1700	900	S	None

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

External wall t	уре					
ID	Wall type		Insulation		Wa	ll wrap or foil
EW-004	Concrete wall/	Plasterboard	Glass fibre ba	tt: R2.0	No)
EW-008	Plasterboard/A	AC block	Glass fibre ba	tt: R2.0	No)
EW-012	Concrete wall/	Plasterboard	Glass fibre ba	tt: R1.0	No)
External wall s	chedule					
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	Ν	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 Ho	use Energy I	Rating Scheme*	Certificate		
Certificate number	: 0004833224	Certificate Date:	14 May 2020	★ Star rating:	5.7 NATIONWIDE HERCY EATING SCHEME
Building featur	es continuec	I			
Hall / Bathroom	EW-008	1600	2800 W	Yes	1700
Hall / Bathroom	EW-012	2400	2700 S	No	

Internal wall type				
ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-001	Plasterboard	78.8		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	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/Neighbo ur	timber - concrete 200mm	11.5			
Hall / Bathroom/Neighbo ur	tiles - concrete 200mm	8.4			Ceramic tile

Ceiling type			
Location	Construction	Added insulation	Roof space above
None Present			

Ceiling penetra	ations			
Location	Number	Туре	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

Certificate numbe	r: 0004833224	Certificate Date:	14 May 2020	★ Star rating:	5.7	NATIONW HOUS INTERCY RATING SC
uilding featu	res continued					
Hall / Bathroom	8	Downlight			Sealed	
Hall / Bathroom	2	Ceiling exhaust fan		160	Sealed	
Ceiling fans						
Location	Number	Diameter (m	m)			
None Present						

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

Certificate number: 0004833224

Certificate Date: 14 May 2020

★ Star rating: 5.7



Additional information

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Contact

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Certificate number: 0004833232

Certificate Date: 14 May 2020



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			
Lot/DP		climate zone:	56		
number:	Lot -	Exposure:	Open		

Key construction and insulation materials

(see following pages for details)

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

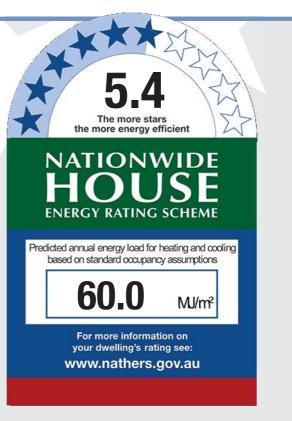
Net floor area (m²)

Conditioned: Unconditioned:	115.2 5.9	performanc (MJ/m ²)	e loads
Garage:	0.0	Heating:	39.5
TOTAL:	121.1	Cooling:	20.5
		TOTAL:	60.0

Annual thermal

Plan documents

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



Ceiling penetrations (see following pages for details)		maxii pene	TE: This total is the mum number of ceiling trations allowed to a
Sealed: 26 Unsealed: 0 TOTAL:** 26			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 i into account with the rating.
Window selectio default windows	n -		Scan to access this certificate online and confirm this is valid.
Note on allowable window With a 10% tolerance to the I SHGC window values showr	nominated n on page 2,	,	
	eved:		
+10% SHGC 5.5	eved:		

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	
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Certificate Date:

Certificate number: 0004833232

14 May 2020

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★ 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	Ν	None

Roof windo	w and skyligh	t type and performance	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	8	3		2	

External wall type						
ID	Wall type		Insulation		Wa	Il wrap or foil
EW-004	Concrete wall/F	Plasterboard	Glass fibre ba	tt: R2.0	No)
EW-006	Plasterboard		Glass fibre ba	tt: R2.0	No)
External wall s	chedule					
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	Ν	Yes	8000
Entry / Powder Room	EW-004	1600	2800	E	Yes	1700
	EW-004	1800	2800	N	Yes	8000

Nationwide House Energy R	ating Scheme* Co	ertificate			
Certificate number: 0004833232	Certificate Date:	14 May 2020	★ Star rating:	5.4	NATIONWIDE HOUSE

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	Ν	No	

Internal wall type					
ID	Wall type	Area (m²)	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 (m²)	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

Certificate Date:

Certificate number: 0004833232

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	Туре	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	
			<u> </u>

Certificate number: 0004833232

Certificate Date: 14 May 2020

🖈 Star rating: 5.4



Additional information

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.

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

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

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Disclaimer

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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

Certificate number: 0004833257

Certificate Date: 14 May 2020



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	b
Suburb:	Balgowlah		
State:	NSW	Postcode:	2093
Туре:	New	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
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)
Olaria	Floor (uninsulated) Aluminium B SG High Solar Gain
Glazing:	Low-E

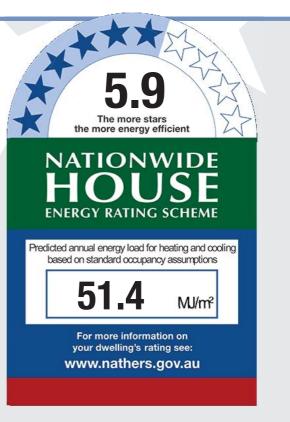
Net floor area (m²)

Conditioned: Unconditioned:	120.8	performance loads (MJ/m²)	
Garage:	5.9	Heating:	31.5
TOTAL:	126.7	Cooling:	20.0
		TOTAL:	51.4

Annual thermal

Plan documents

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



Ceiling penetration (see following pages for deta	i s max ails) pen	OTE: This total is the kimum number of ceiling etrations allowed to a
Sealed: 2 Unsealed: TOTAL:** 2	6 certi 0 this 6 and Loss pen-	ng (under a roof) for this ificate. 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 en into account with the rating.
Principle downlight type:	Light o	mitting diada (LED)
Window selection - default windows only		Scan to access this certificate online and
Window selection -	y es: ated	Scan to access this
Window selection - default windows onl Note on allowable window value With a 10% tolerance to the nomina SHGC window values shown on pa	y es: ated	Scan to access this certificate online and

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



Nationwide House Energy Rating Scheme* Certificate	
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Certificate Date:

Certificate number: 0004833257

14 May 2020

★ Star rating:

5.9 NATIO

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	Ν	None
Landing	ALM-001-03 A	13	1500	1500	Ν	None

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 t	уре					
ID	Wall type		Insulation		Wa	ll wrap or foil
EW-004	Concrete wall/	Plasterboard	Glass fibre ba	tt: R2.0	No	
EW-006	Plasterboard		Glass fibre ba	tt: R2.0	No	
External wall s	chedule					
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	NATIONWIDE	

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	Ν	No		
Bathroom	EW-006	3700	2700	E	No		
Landing	EW-006	7400	2700	Ν	No		

Internal wall type							
ID	Wall type	Area (m²)	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

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

Number	Tuno		
	Туре	Diameter (mm)	Sealed/unsealed
20	Downlight		Sealed
1	Ceiling exhaust fan	160	Sealed
4	Downlight		Sealed
1	Ceiling exhaust fan	160	Sealed
10	Downlight		Sealed
1	Ceiling exhaust fan	160	Sealed
4	Downlight		Sealed
4	Downlight		Sealed
2	Downlight		Sealed
1	Ceiling exhaust fan	160	Sealed
4	Downlight		Sealed
	1 4 1 10 1 4 4 2 1	1Ceiling exhaust fan4Downlight1Ceiling exhaust fan10Downlight1Ceiling exhaust fan4Downlight4Downlight2Downlight1Ceiling exhaust fan	1Ceiling exhaust fan1604Downlight11Ceiling exhaust fan16010Downlight11Ceiling exhaust fan1604Downlight14Downlight12Downlight11Ceiling exhaust fan160

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour

Nationwide House Energy Rating Scheme* Certificate							
Certificate Date:	14 May 2020	★ Star rating:	5.9	NATIONWIDE HOUSE INTERCY EATING SCHEME			
		R2.5	Light				
	•	-	Certificate Date: 14 May 2020 ★ Star rating:	Certificate Date: 14 May 2020 ★ Star rating: 5.9			

Certificate number: 0004833257

Certificate Date: 14 May 2020

★ Star rating: 5.9



Additional information

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

6

Average Rating

NATIONWIDE

RATING S

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

For more information on

your dwelling's rating see:

www.nathers.gov.au



Assessor details

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

