#### Certificate number: 0004411369

Certificate Date: 03 Dec 2019

★ Star rating: 6.3



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# Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

# **Overview**

# **Dwelling details**

Street: Suburb:	Unit 1.01, 28 Lock Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Туре:	New Dwelling	NCC Class: NatHERS	-
Lot/DP		climate zone:	56
number:	1/1199795	Exposure:	Suburban

# Key construction and insulation materials

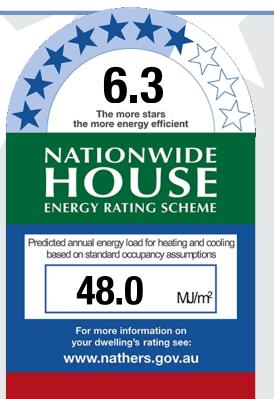
(see following pages for details)

Construction:	Brick Veneer
	Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-002-01 A Aluminium B SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal		
Conditioned: Unconditioned:	104.0 6.0		performanc (MJ/m <sup>2</sup> )	e loads
Garage:	0.0		Heating:	24.3
TOTAL:	110.0		Cooling: TOTAL:	23.8 48.0

# **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetrations (see following pages for details)		maxi pene	TE: This total is the mum number of ceiling trations allowed to a
Sealed: Unsealed: TOTAL:**	36 1 37	certif exce this and Loss pene	ig (under a roof) for this icate. If this number is ided in construction then certificate IS NOT VALID a new certificate is required of ceiling insulation for the itrations listed has been in into account with the rating.
Principle downlight type	e: LE	D	
Window selection			Scan to access this
default windows o		-	certificate online and confirm this is valid.
default windows o Note on allowable window value Only a 5% tolerance to the nom SHGC window values shown or	nly es: inated	-	certificate online and
	nly es: inated n page 2	-	certificate online and

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

confirm compliance.

certificate is no longer valid and the dwelling will need to be rerated to

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0004411369	Certificate Date:	03 Dec 2019	★ Star rating:	6.3	NATIONWIDE HOUSE ENERGY RATING SCHEME

# **Building features**

# Window type and performance value

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

# Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	3600	NE	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	3800	SE	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	1800	NE	No Shading
Bedroom 3	ALM-002-01 A	n/a	2700	1800	NE	No Shading
Study	ALM-001-01 A	n/a	2700	1500	NE	No Shading
Bedroom 3	ALM-001-01 A	n/a	2700	1500	NE	No Shading
Bedroom 3	ALM-002-01 A	n/a	2700	2100	SE	No Shading

ID	Window type				U-value	SHGC
None Present						
Roof window	w and skylight scl	hedule				
Location	ID	Roof	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Indoor

# External wall type

ID	Wall type		Insulation		Wa	ll wrap or foi
EW-1	Brick Veneer		Bulk Insulation R2		No	-
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	5095	2900	NE	No	2700
Bedroom 1	EW-1	4575	2900	SE	No	0
Bedroom 1	EW-1	2995	2900	NE	No	0
Bedroom 3	EW-1	3071	2900	NE	No	0
Ensuite	EW-1	1855	2900	SE	No	0
Study	EW-1	1437	2900	NW	No	3786
Study	EW-1	2076	2900	NE	No	520
Bedroom 3	EW-1	3076	2900	NE	No	500
Bedroom 3	EW-1	2576	2900	SE	No	0

Internal wall type					
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil		
IW-1 - Stud, multi plaster layers	59.0	Bulk Insulation in the centre R2	No		
	110.0	No insulation	No		

Certificate number: 0004411369

Certificate Date: 03 Dec 2019 ★ Star rating:

6.3

# **Building features continued**

IW-2 - Cavity wall, direct fix plasterboard, single gap

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	48.5	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	13.3	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	10.9	None	No Insulation	Carpet 10mm
Corridor	Concrete Slab, Unit Below 150mm	6.2	None	No Insulation	Cork Tiles or Parquetry 8mm
Laundry	Concrete Slab, Unit Below 150mm	1.6	None	No Insulation	Ceramic Tiles 8mm
Ensuite	Concrete Slab, Unit Below 150mm	4.6	None	No Insulation	Ceramic Tiles 8mm
Bathroom	Concrete Slab, Unit Below 150mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Study	Concrete Slab, Unit Below 150mm	5.4	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	15.4	None	No Insulation	Carpet 10mm

# **Ceiling type**

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 3	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Corridor	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Laundry	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Ensuite	Concrete, Plasterboard	Foil Anti-glare	Yes

Certificate number:	0004411369	Certificate Date:	03 Dec 2019	★ Star rating:	6.3	NATIONW HOU ENERGY RATING S
Building feature	es continued					
				one side and Reflective other of the Bulk Insulation R2		
Bathroom	Concrete, Plas	sterboard		Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes	
Study	Concrete, Plas	sterboard		Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes	
Bedroom 3	Concrete, Plas	sterboard		Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes	

Ceiling penetr	ations			
Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Bedroom 3	4	Downlights - LED	150	Sealed
Corridor	3	Downlights - LED	150	Sealed
Laundry	1	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Ensuite	2	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Study	1	Downlights - Halogen	450	Unsealed
Bedroom 3	6	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roof insulation	colour
Waterproofing Membrane	No Insulation, Light Only an Air Gap	

Certificate number:

Certificate Date:

```
★ Star rating:
```



# **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.

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# Contact

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

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

#### Certificate number: 0004411377

Certificate Date: 03 Dec 2019

★ Star rating: 7.2



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# Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

# **Overview**

#### **Dwelling details**

Street: Suburb:	Unit 1.02, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	1/1199795	Exposure:	Suburban

# Key construction and insulation materials

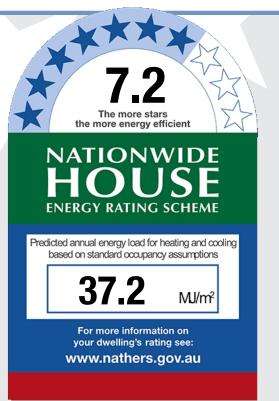
(see following pages for details)

Construction:	Brick Veneer
	Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area	Net floor area (m <sup>2</sup> )		Annual the	
Conditioned: Unconditioned:	64.0		performanc (MJ/m <sup>2</sup> )	e loads
Garage:	6.0 0.0		Heating:	18.4
TOTAL:	70.0		Cooling: TOTAL:	18.8 37.2

# **Plan documents**

Plan ref/date: **Plans, Elevations Section** Prepared by: **DKO Architecture** 



Ceiling penetration (see following pages for the set of		maxi pene	DTE: This total is the mum number of ceiling etrations allowed to a ing (under a roof) for this
Sealed: Unsealed: TOTAL:**	27 0 27	certif exce this and Loss pene	ig (dider a rob) for this ricate. If this number is eded in construction then certificate IS NOT VALID a new certificate is required of ceiling insulation for the etrations listed has been in into account with the rating.
Principle downlight typ	e: LE	D	
Window selection default windows o	-		Scan to access this certificate online and
Window selection	- only es: hinated	-	

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

confirm compliance.

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

Nationwide House Energy R	ating Scheme* C	ertificate			() () () () () () () () () () () () () (
Certificate number: 0004411377	Certificate Date:	03 Dec 2019	★ Star rating:	7.2	NATIONWIDE HOUSE ENERGY RATING SCHEME

# **Building features**

Window ID	Window type				U-value	SHGC
ALM-001-01 A	ALM-001-01 A A	Aluminium A SG (	Clear		6.7	0.57
Window sche		Mindow no			Orientation	Outdoor aboda
Location	window ID	window ho.	Height (mm)		Urientation	Outdoor shade
Location Kitchen/Living	Window ID ALM-001-01 A	Window no. n/a	Height (mm) 2700	4000	Orientation NE	Outdoor shade No Shading

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

External wall	type					
ID	Wall type		Insulation		Wa	ll wrap or foi
EW-1	Brick Veneer		Bulk Insulation	n R2	No	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4295	2900	NE	No	2700
Bedroom 1	EW-1	2995	2900	NE	No	1500
Bedroom 1	EW-1	2100	2900	SE	No	0
Bedroom 2	EW-1	1200	2900	NW	No	4300
Bedroom 2	EW-1	3095	2900	NE	No	1500

Internal wall type						
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil			
IW-1 - Stud, multi plaster layers	45.0	Bulk Insulation in the centre R2	No			
IW-2 - Cavity wall, direct fix plasterboard, single gap	65.0	No insulation	No			
IW-3 - Concrete Panel/Blocks filled multi plaster layers	, 30.0	No Insulation	No			

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below	35.5	None	No Insulation	Cork Tiles or

Certificate number: 0004411377

Certificate Date: 03 Dec 2019

★ Star rating:



7.2

**Building features continued** 

	150mm				Parquetry 8mm
Bathroom	Concrete Slab, Unit Below 150mm	4.4	None	No Insulation	Ceramic Tiles 8mm
Ensuite	Concrete Slab, Unit Below 150mm	5.0	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	12.6	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.4	None	No Insulation	Carpet 10mm
Laundry	Concrete Slab, Unit Below 150mm	1.4	None	No Insulation	Ceramic Tiles 8mm

Ceiling type			
Location	Construction	Added Roof spac insulation above	e
Kitchen/Living	Concrete, Plasterboard	Foil Anti-glare Yes one side and Reflective other of the Bulk Insulation R2	
Bathroom	Concrete, Plasterboard	Foil Anti-glare Yes one side and Reflective other of the Bulk Insulation R2	
Ensuite	Concrete, Plasterboard	Foil Anti-glare Yes one side and Reflective other of the Bulk Insulation R2	
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare Yes one side and Reflective other of the Bulk Insulation R2	
Bedroom 2	Concrete, Plasterboard	Foil Anti-glare Yes one side and Reflective other of the Bulk Insulation R2	
Laundry	Concrete, Plasterboard	Foil Anti-glare Yes one side and Reflective other of the Bulk Insulation R2	

Ceiling penetrations							
Location	Number	Туре	Diameter (mm)	Sealed/unsealed			
Kitchen/Living	10	Downlights - LED	150	Sealed			
Kitchen/Living	1	Exhaust Fans	300	Sealed			
Bathroom	2	Downlights - LED	150	Sealed			
Bathroom	1	Exhaust Fans	300	Sealed			
Ensuite	2	Downlights - LED	150	Sealed			

Nationwide H	House Energy F	Rating Scheme* Co	ertificate			et the second se
Certificate num	per: 0004411377	Certificate Date:	03 Dec 2019	★ Star rating:	7.2	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building feat	ures continued					
Ensuite	1	Exhaust Fans		300	Sealed	
Bedroom 1	4	Downlights - LED		150	Sealed	
Bedroom 2	4	Downlights - LED		150	Sealed	
Laundry	1	Downlights - LED		150	Sealed	
Laundry	1	Exhaust Fans		300	Sealed	

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Insulation, Light Only an Air Gap

Certificate number: 0004411377

Certificate Date: 03 Dec 2019

★ Star rating: 7.2



# **Additional information**

# **Explanatory notes**

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# Contact

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#### Certificate number: 0004411385

Certificate Date: 03 Dec 2019

★ Star rating: 6.9



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# Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

# **Overview**

# **Dwelling details**

Street: Suburb:	Unit 1.03, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Туре:	New Dwelling	NCC Class: NatHERS	2
Lot/DP		climate zone:	56
number:	1/1199795	Exposure:	Suburban

# Key construction and insulation materials

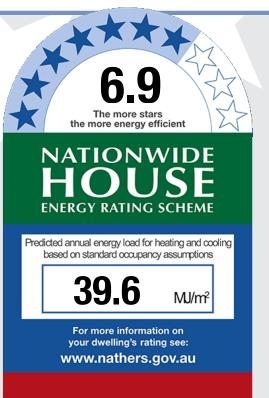
(see following pages for details)

Construction:	Brick Veneer
	Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area	(m²)	Annual the	
Conditioned: Unconditioned:	75.0 7.0	performanc (MJ/m <sup>2</sup> )	e loads
Garage:	0.0	Heating: Cooling:	28.0
TOTAL:	82.0	TOTAL:	11.6 39.6

# **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetration (see following pages for d		maxin	TE: This total is the mum number of ceiling trations allowed to a g (under a roof) for this
Sealed: Unsealed: TOTAL:**	29 0 29	certifi exce this o and a Loss pene	g (under a root) for this cate. If this number is ded in construction then certificate IS NOT VALID a new certificate is require of ceiling insulation for the trations listed has been i into account with the rating
Principle downlight type	e: LEI	D	
Window selection default windows or		-	Scan to access this certificate online and confirm this is valid.
	nly s: nated	-	certificate online and
default windows or Note on allowable window value Dnly a 5% tolerance to the nomi SHGC window values shown on	nly s: nated page 2		certificate online and

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.



Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0004411385	Certificate Date:	03 Dec 2019	★ Star rating:	6.9	NATIONWIDE HOUSE ENERGY RATING SCHEME

# **Building features**

\*

Window type and performance value							
Window ID	Window type				U-value	SHGC	
ALM-001-01 A	ALM-001-01 A A	Iuminium A SG (	Clear		6.7	0.57	
Window schedule							
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
Bedroom 2	ALM-001-01 A	n/a	2700	1500	NE	No Shading	
Kitchen/Living	ALM-001-01 A	n/a	2700	3000	NW	No Shading	
Kitchen/Living	ALM-001-01 A	n/a	2700	1500	NE	No Shading	
Bedroom 1	ALM-001-01 A	n/a	2700	3000	NE	No Shading	

Roof windov	v and skylight	type and performanc	e value			
ID None Present	Window ty	/ре			U-value	SHGC
	v and skylight	schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

уре					
Wall type		Insulation		Wa	II wrap or foil
Brick Veneer				Nc	)
schedule					
ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
EW-1	2995	2900	NE	No	1500
EW-1	1300	2900	SE	No	0
EW-1	3500	2900	NW	No	3000
EW-1	4095	2900	NE	No	1500
EW-1	2995	2900	NE	No	5000
	Brick Veneer schedule ID EW-1 EW-1 EW-1 EW-1 EW-1	Wall type           Brick Veneer           Schedule           ID         Width (mm)           EW-1         2995           EW-1         1300           EW-1         3500           EW-1         4095	Wall type         Insulation           Brick Veneer         Bulk Insulation           Schedule         Bulk Insulation           ID         Width (mm)         Height (mm)           EW-1         2995         2900           EW-1         1300         2900           EW-1         3500         2900           EW-1         4095         2900	Wall type         Insulation           Brick Veneer         Bulk Insulation R2           Schedule         Height (mm)         Orientation           EW-1         2995         2900         NE           EW-1         1300         2900         SE           EW-1         3500         2900         NE           EW-1         3500         2900         NE	Wall typeInsulationWaBrick VeneerBulk Insulation R2NoScheduleIDWidth (mm)Height (mm)OrientationFixed ShadeEW-129952900NENoEW-113002900SENoEW-135002900NWNoEW-140952900NENo

Internal wall type						
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil			
IW-1 - Stud, multi plaster layers	54.0	Bulk Insulation in the centre R2	No			
IW-2 - Cavity wall, direct fix plasterboard, single gap	73.0	No insulation	No			
IW-3 - Concrete Panel/Blocks filled, multi plaster layers	16.0	No Insulation	No			

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
			vonthation	moulation	

#### Nationwide House Energy Rating Scheme\* Certificate Certificate number: 0004411385 Certificate Date: 03 Dec 2019 ★ Star rating: 6.9 **Building features continued** Concrete Slab, Unit Below **Bathroom** 4.7 None No Insulation **Ceramic Tiles** 150mm 8mm Concrete Slab, Unit Below Laundry 2.3 None No Insulation **Ceramic Tiles** 150mm 8mm Bedroom 2 Concrete Slab, Unit Below 13.9 None No Insulation Carpet 10mm 150mm Concrete Slab, Unit Below Kitchen/Living 44.1 None No Insulation Cork Tiles or 150mm Parquetry 8mm Ensuite Concrete Slab, Unit Below None 5.5 No Insulation **Ceramic Tiles** 150mm 8mm

11.7

None

No Insulation

Carpet 10mm

Bedroom 1

Concrete Slab, Unit Below

150mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Bathroom	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Laundry	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 2	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Kitchen/Living	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Ensuite	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes

Ceiling penetrations					
Location	Number	Туре	Diameter (mm)	Sealed/unsealed	
Bathroom	2	Downlights - LED	150	Sealed	
Bathroom	1	Exhaust Fans	300	Sealed	
Laundry	2	Downlights - LED	150	Sealed	
Laundry	1	Exhaust Fans	300	Sealed	

	ouse Energy r	Rating Scheme* Co	entificate			_ 🐔 🗋
Certificate numbe	er: 0004411385	Certificate Date:	03 Dec 2019	★ Star rating:	6.9	NATION HOU ENERGY RATING
Building featu	ires continuec	I				
Bedroom 2	5	Downlights - LED		150	Sealed	
Kitchen/Living	10	Downlights - LED		150	Sealed	
Kitchen/Living	1	Exhaust Fans		300	Sealed	
Ensuite	2	Downlights - LED		150	Sealed	
Ensuite	1	Exhaust Fans		300	Sealed	
Bedroom 1	4	Downlights - LED		150	Sealed	

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Roof type					
Construction	Added Roof colour insulation				
Waterproofing Membrane	No Insulation, Light Only an Air Gap				

Certificate number: 0004411385

Certificate Date: 03 Dec 2019

★ Star rating: 6.9



# **Additional information**

# **Explanatory notes**

# About this report

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# Contact

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#### Certificate number: 0004411393

Certificate Date: 03 Dec 2019

★ Star rating: 6.9



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# Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

# **Overview**

# **Dwelling details**

Street: Suburb:	Unit 1.04, 28 Lockwood Avenue Belrose				
State:	NSW	Postcode:	2085		
Туре:	New Dwelling	NCC Class: NatHERS	-		
Lot/DP		climate zone:	56		
number:	1/1199795	Exposure:	Suburban		

# Key construction and insulation materials

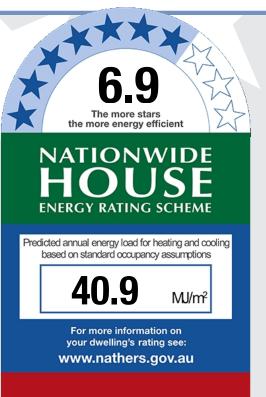
(see following pages for details)

Construction:	Brick Veneer
	Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal	
Conditioned: Unconditioned:	75.0	performanc (MJ/m <sup>2</sup> )	e loads
Garage:	7.0 0.0	Heating:	30.7
TOTAL:	82.0	Cooling: TOTAL:	10.1 40.9

# **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetration (see following pages for		maxi pene	DTE: This total is the imum number of ceiling etrations allowed to a
Sealed: 29		certit	ng (under a roof) for this ficate. If this number is aded in construction then
Unsealed: TOTAL:**	0 29	this	certificate IS NOT VALID a new certificate is required
Principle downlight typ		pene take	of ceiling insulation for the strations listed has been n into account with the rating
Window selection default windows o		_	Scan to access this certificate online and confirm this is valid.
default windows of Note on allowable window valu Only a 5% tolerance to the nom SHGC window values shown of	only les: ninated	-	certificate online and
	only les: ninated on page 2	-	certificate online and

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.



Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0004411393	Certificate Date:	03 Dec 2019	★ Star rating:	6.9	NATIONWIDE HOUSE ENERGY RATING SCHEME

# **Building features**

Window type and performance value						
Window ID	Window type				U-value	SHGC
ALM-001-01 A	ALM-001-01 A A	Aluminium A SG	Clear		6.7	0.57
Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 2	ALM-001-01 A	n/a	2700	1500	NE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	1500	NE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	3000	SE	No Shading
Bedroom 1	ALM-001-01 A	n/a	2700	3000	NE	No Shading

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

External wall type							
ID	Wall type		Insulation		Wa	II wrap or foi	
EW-1	Brick Veneer		Bulk Insulation	n R2	Nc		
External wall schedule							
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom 2	EW-1	2995	2900	NE	No	1600	
Kitchen/Living	EW-1	4095	2900	NE	No	1600	
Kitchen/Living	EW-1	3500	2900	SE	No	3000	
Bedroom 1	EW-1	2995	2900	NE	No	5100	

Internal wall type						
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil			
IW-1 - Concrete Panel/Blocks fille multi plaster layers	d, 57.0	No Insulation	No			
IW-2 - Cavity wall, direct fix plasterboard, single gap	73.0	No insulation	No			
IW-3 - Stud, multi plaster layers	17.0	Bulk Insulation in the centre R2	No			

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bathroom	Concrete Slab, Unit Below	4.7	None	No Insulation	Ceramic Tiles

# Nationwide House Energy Rating Scheme\* Certificate Image: Certificate number: 0004411393 Image: Certificate Date: 03 Dec 2019 \* Star rating: 6.9

Building features continued					
	150mm				8mm
Laundry	Concrete Slab, Unit Below 150mm	2.3	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	13.9	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	44.1	None	No Insulation	Cork Tiles or Parquetry 8mm
Ensuite	Concrete Slab, Unit Below 150mm	5.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	11.7	None	No Insulation	Carpet 10mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Bathroom	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Laundry	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 2	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Kitchen/Living	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Ensuite	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes

Ceiling pene	trations			
Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Laundry	2	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	150	Sealed

Nationwide H	ouse Energy F	Rating Scheme* Co	ertificate			(A)
Certificate numbe	er: 0004411393	Certificate Date:	03 Dec 2019	★ Star rating:	6.9	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building featu	ires continued					
Kitchen/Living	10	Downlights - LED		150	Sealed	
Kitchen/Living	1	Exhaust Fans		300	Sealed	
Ensuite	2	Downlights - LED		150	Sealed	
Ensuite	1	Exhaust Fans		300	Sealed	
Bedroom 1	4	Downlights - LED		150	Sealed	

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Insulation, Light Only an Air Gap

Certificate number: 0004411393

Certificate Date: 03 Dec 2019

★ Star rating: 6.9



# **Additional information**

# **Explanatory notes**

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# Contact

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#### Certificate number: 0004411435

Certificate Date: 03 Dec 2019

★ Star rating: 5.3



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# Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

# **Overview**

# **Dwelling details**

Street: Suburb:	Unit 1.05, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Type:	New Dwelling	NCC Class:	2
Lot/DP		NatHERS climate zone:	56
	1/1199795	Exposure:	Suburban

# Key construction and insulation materials

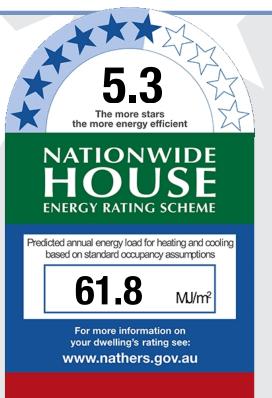
(see following pages for details)

Construction:	Brick Veneer
	Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal	
Conditioned: Unconditioned:	75.0 7.0	performance loads (MJ/m <sup>2</sup> )	
Garage:	0.0	Heating: 39.	
TOTAL:	83.0	Cooling:         22.1           TOTAL:         61.1	

# **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetratio		maxi pene	TE: This total is the mum number of ceiling trations allowed to a
Unsealed:	30 0 30	ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is requir Loss of ceiling insulation for the penetrations listed has been taken into account with the ratin	
Principle downlight type	LE	C	
Window selection - default windows or			Scan to access this certificate online and confirm this is valid.
Note on allowable window values Only a 5% tolerance to the nomir	nated		
SHGC window values shown on can be used with this rating.	page 2		
SHGC window values shown on			o sino
SHGC window values shown on can be used with this rating. Note: Only a +/- 5% SHGC tolera	ince is		

outside the 5% tolerance then this

confirm compliance.

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

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0004411435	Certificate Date:	03 Dec 2019	★ Star rating:	5.3	NATIONWIDE HOUSEE ENERCY RATING SCHEME

# **Building features**

# Window type and performance value

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

# Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	3000	NE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	2400	SE	No Shading
Bedroom 1	ALM-001-01 A	n/a	2700	2100	NE	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	3000	SE	No Shading
Bedroom 2	ALM-001-01 A	n/a	2700	1500	SE	No Shading
Study	ALM-001-01 A	n/a	1800	2400	SW	No Shading

Roof windov	v and skylight typ	e and performanc	e value			
ID	Window type				U-value	SHGC
None Present						
Roof windov	w and skylight scl	hedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

ID	Wall type		Insulation		Wa	ll wrap or foi
EW-1	Brick Veneer		Bulk Insulation	n R2	No	
EW-2	Tilt up concret	te, lined	Bulk Insulation	n R2	No	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	3400	2900	NE	No	3100
Kitchen/Living	EW-1	3995	2900	SE	No	0
Laundry	EW-1	1295	2900	SW	No	0
Bathroom	EW-1	1790	2900	SW	No	0
Bedroom 1	EW-1	4195	2900	NE	No	0
Bedroom 1	EW-1	3095	2900	SE	No	3400
Bedroom 2	EW-1	3095	2900	SE	No	0
Bedroom 2	EW-1	3795	2900	SW	No	0
Study	EW-2	2490	2900	SW	No	0
Ensuite	EW-1	1795	2900	NE	No	0

Internal wall type			
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
IW-1 - Stud, multi plaster layers	30.0	Bulk Insulation in the centre R2	No

Nationwide House Energy Rating Scheme* Certificate						
Certificate number: 0004411435	Certificate Da	ate: 03 Dec 2019	★ Star rating:	5.3	NATIONWIDE HOUSE ENERGY RATING SCHEME	
Building features continued						
IW-2 - Cavity wall, direct fix plasterboard, single gap	81.0	No insulation		No		

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	38.5	None	No Insulation	Cork Tiles or Parquetry 8mm
Laundry	Concrete Slab, Unit Below 150mm	2.2	None	No Insulation	Ceramic Tiles 8mm
Bathroom	Concrete Slab, Unit Below 150mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	12.7	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.5	None	No Insulation	Carpet 10mm
Study	Concrete Slab, Unit Below 150mm	7.4	None	No Insulation	Carpet 10mm
Ensuite	Concrete Slab, Unit Below 150mm	5.4	None	No Insulation	Ceramic Tiles 8mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Laundry	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bathroom	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 2	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Study	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes

Nationwide House Energy Rating Scheme* Certificate						
Certificate number:	0004411435	Certificate Date:	03 Dec 2019	★ Star rating:	5.3	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building feature	es continued					
Ensuite	Concrete, Plast	erboard		Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes	

# **Ceiling penetrations**

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Laundry	2	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Bedroom 2	4	Downlights - LED	150	Sealed
Study	2	Downlights - LED	150	Sealed
Ensuite	2	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Insulation, Dark Only an Air Gap

Certificate number: 0004411435

Certificate Date: 03 Dec 2019

★ Star rating: 5.3



# **Additional information**

# **Explanatory notes**

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# Contact

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

#### Certificate number: 0004411419

Certificate Date: 03 Dec 2019

★ Star rating: 6.7



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

# Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

# **Overview**

# **Dwelling details**

Street: Suburb:	Unit 1.06, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Type:	New Dwelling	NCC Class:	2
		NatHERS climate zone:	50
Lot/DP		climate zone.	30
number:	1/1199795	Exposure:	Suburban

# Key construction and insulation materials

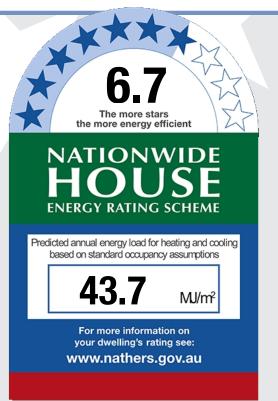
(see following pages for details)

Construction:	Brick Veneer Waterproofing Membrane
Insulation:	Concrete Slab, Unit Below R2.0 wall insulation
	R2.0 ceiling insulation
Glazing:	No floor insulation ATB-003-04 B AI Thermally Broken A DG Air Fill Low Solar Gain Iow-E -Clear

Net floor area (m <sup>2</sup> )		Annual thermal		
Conditioned: Unconditioned:	44.0	performanc (MJ/m <sup>2</sup> )	e loads	
Garage:	5.0 0.0	Heating:	25.9	
TOTAL:	49.0	Cooling: TOTAL:	17.8 43.7	

# **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetration (see following pages for de	<b>ns</b> m etails) pe	*NOTE: This total is the naximum number of ceiling penetrations allowed to a peniling (under a roof) for this		
Unsealed:	20 Ce 0 th 20 ar LC pe	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	LED			
Window selection - default windows on	ly	Scan to access this certificate online and confirm this is valid.		
Note on allowable window values Only a 5% tolerance to the nomin	ated			
SHGC window values shown on can be used with this rating.	bage z			
ا SHGC window values shown on	Ū	回私設回		
SHGC window values shown on   can be used with this rating. Note: Only a +/- 5% SHGC tolera	nce is			

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

confirm compliance.

Certificate number: 0004411419

Certificate Date: 03 Dec 2019

★ Star rating:

# **Building features**

# Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-003-04 B	ATB-003-04 B AI Thermally Broken A DG Air Fill Low Solar Gain low- E -Clear	3.1	0.27
ATB-004-04 B	ATB-004-04 B AI Thermally Broken B DG Air Fill Low Solar Gain low- E -Clear	3.1	0.27

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ATB-003-04 B	n/a	2700	2100	NW	Awning
Kitchen/Living	ATB-003-04 B	n/a	2700	900	NW	Awning
Kitchen/Living	ATB-004-04 B	n/a	2700	2700	NE	Awning
Kitchen/Living	ATB-004-04 B	n/a	2700	2400	NE	Awning
Bedroom 1	ATB-003-04 B	n/a	2700	1500	NW	No Shading
Bedroom 1	ATB-004-04 B	n/a	2700	900	NE	No Shading

# Roof window and skylight type and performance value ID Window type U-value SHGC None Present Value SHGC None Roof window and skylight schedule Location ID Roof window/skylight no. Area (m²) Orientation Outdoor shade Indoor shade/diffuser None Present Value Valu

# External wall typeIDWall typeInsulationWall wrap or foilEW-1Brick VeneerBulk Insulation R2No

# External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	3995	2900	NW	No	0
Kitchen/Living	EW-1	6400	2900	NE	No	0
Bedroom 1	EW-1	3000	2900	NW	No	0
Bedroom 1	EW-1	1600	2900	NE	No	0

# Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	32.0	No insulation	No
IW-2 - Stud, multi plaster layers	43.0	Bulk Insulation in the centre R2	No

#### **Floors**

Certificate number: 0004411419

Certificate Date: 03 Dec 2019

★ Star rating: 6.7



# **Building features continued**

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	31.5	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	12.1	None	No Insulation	Carpet 10mm
Laundry	Concrete Slab, Unit Below 150mm	0.8	None	No Insulation	Ceramic Tiles 8mm
Bathroom	Concrete Slab, Unit Below 150mm	4.2	None	No Insulation	Ceramic Tiles 8mm

#### **Ceiling type** Location Construction Added **Roof space** insulation above Kitchen/Living Concrete, Plasterboard Foil Anti-glare Yes one side and Reflective other of the Bulk Insulation R2 Foil Anti-glare Bedroom 1 Concrete, Plasterboard Yes one side and Reflective other of the Bulk Insulation R2 Laundry Concrete, Plasterboard Foil Anti-glare Yes one side and **Reflective other** of the Bulk Insulation R2 **Bathroom** Concrete, Plasterboard Foil Anti-glare Yes one side and **Reflective other** of the Bulk Insulation R2

# **Ceiling penetrations**

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Laundry	1	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Nationwide House Energy Ra	ating Scheme* Co	ertificate		
Certificate number: 0004411419	Certificate Date:	03 Dec 2019	★ Star rating:	6.7 NATIONUID ENERCY RATING SCHEM
Building features continued				
Roof type				
Construction			Added insulation	Roof colour
Waterproofing Membrane			No Insulation, Only an Air Gap	Light

Certificate number: 0004411419

Certificate Date: 03 Dec 2019

🕈 Star rating: 6.7



# **Additional information**

# **Explanatory notes**

# About this report

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

# **General Information**

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

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

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

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

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

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# Contact

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#### Certificate number: **0004411427-02**

Certificate Date: 17 Feb 2020

★ Star rating: 6.9



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# Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

# **Overview**

# **Dwelling details**

Street: Suburb:	Unit 1.07, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Туре:	New Dwelling	NCC Class: NatHERS	-
Lot/DP		climate zone:	56
number:	1/1199795	Exposure:	Suburban

# Key construction and insulation materials

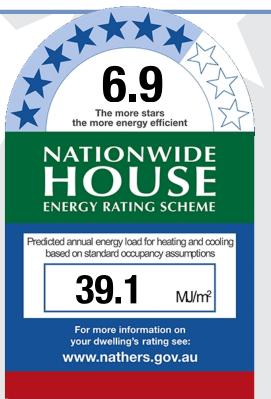
(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	No ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal	
Conditioned: Unconditioned:	99.0	performance loads (MJ/m <sup>2</sup> )	
Garage:	9.0 0.0	Heating: 13.6 Cooling: 25.5	
TOTAL:	109.0	TOTAL: 39.1	

# **Plan documents**

Plan ref/date: **Plans, Elevations Section** Prepared by: **DKO Architecture** 



Ceiling penetratic (see following pages for d		maxir	TE: This total is the num number of ceiling trations allowed to a g (under a roof) for this
Sealed: Unsealed: TOTAL:**	27 0 27	certifi excee this c and a Loss penet	cate. If this number is ded in construction then certificate IS NOT VALID a new certificate is required of ceiling insulation for the trations listed has been into account with the rating.
Principle downlight type Window selection default windows of	-	D	Scan to access this certificate online and
Note on allowable window value Only a 5% tolerance to the nomi SHGC window values shown on can be used with this rating.	es: inated	-	confirm this is valid.
Only a 5% tolerance to the nomi SHGC window values shown on	es: inated n page 2	-	

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.



Certificate number: 0004411427-02 Certificate Date:

17 Feb 2020

★ Star rating:

6.9

# **Building features**

# Window type and performance value

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

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 2	ALM-001-01 A	n/a	2700	1000	E	No Shading
Bedroom 3	ALM-001-01 A	n/a	2700	2000	E	No Shading
Bedroom 1	ALM-001-01 A	n/a	2700	1500	N	Vertical Louvres, Horizontal Blades
Kitchen/Living	ALM-002-01 A	n/a	2700	3600	Ν	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	1500	Ν	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	2000	E	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	1000	E	No Shading

# Roof window and skylight type and performance value

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

# External wall type

ID	Wall type		Insulation			Nall wrap or foil	
EW-1	Brick Veneer	Bulk Insulation R2		No			
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom 2	EW-1	3090	2900	E	No	900	
Bedroom 3	EW-1	2995	2900	E	No	900	
Bedroom 1	EW-1	2995	2900	N	No	1100	
Kitchen/Living	EW-1	8095	2900	Ν	No	1100	
Kitchen/Living	EW-1	4995	2900	E	No	900	

# Internal wall typeWall typeArea (m²)InsulationWall wrap or foilIW-1 - Cavity wall, direct fix<br/>plasterboard, single gap97.0No insulationNoIW-2 - Stud, multi plaster layers64.0Bulk Insulation in the centre R2No

Certificate number: 0004411427-02 Certificate Date:

17 Feb 2020

★ Star rating:



6.9

# **Building features continued**

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom 2	Concrete Slab, Unit Below 150mm	13.1	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	12.9	None	No Insulation	Carpet 10mm
Bathroom	Concrete Slab, Unit Below 150mm	5.5	None	No Insulation	Ceramic Tiles 8mm
Laundry	Concrete Slab, Unit Below 150mm	3.7	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	14.6	None	No Insulation	Carpet 10mm
Ensuite	Concrete Slab, Unit Below 150mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	54.4	None	No Insulation	Cork Tiles or Parquetry 8mm

#### **Ceiling type** Location Construction Added **Roof space** insulation above Bedroom 2 Concrete, Plasterboard No insulation No Bedroom 3 Concrete, Plasterboard No insulation No **Bathroom** Concrete, Plasterboard No insulation No Laundry Concrete, Plasterboard No insulation No Bedroom 1 Concrete, Plasterboard No insulation No Ensuite Concrete, Plasterboard No insulation No Kitchen/Living Concrete, Plasterboard No insulation No

# **Ceiling penetrations**

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 2	4	Downlights - LED	150	Sealed
Bedroom 3	4	Downlights - LED	150	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Laundry	1	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Ensuite	2	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Nationwide House Energy Rating Scheme* Co	ertificate		******
Certificate number: 0004411427-02 Certificate Date:	17 Feb 2020	★ Star rating:	6.9 <b>NATIONWIDE</b> ENERCY RATING SCHEME
Building features continued			
Roof type			
Construction		Added insulation	Roof colour
None Present			

Certificate number: 0004411427-02

Certificate Date: 17 Feb 2020

★ Star rating: 6.9



# **Additional information**

# **Explanatory notes**

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#### Certificate number: 0004411401

Certificate Date: 03 Dec 2019

★ Star rating: 5.9



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# Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

# **Overview**

# **Dwelling details**

Street: Suburb:	Unit 1.08, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Type:	New Dwelling	NCC Class:	2
Lot/DP		NatHERS climate zone:	56
number:	1/1199795	Exposure:	Suburban

# Key construction and insulation materials

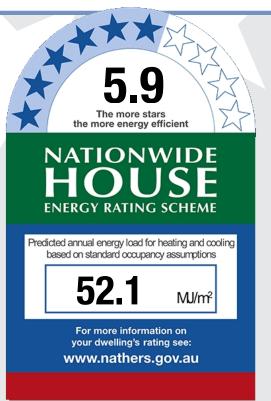
(see following pages for details)

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

Net floor area	(m²)	Annual therm	
Conditioned: Unconditioned:	76.0 6.0	performance (MJ/m <sup>2</sup> )	loads
Garage: TOTAL:	0.0 0.0 82.0	Heating: Cooling:	26.4 25.7
		TOTAL:	52.1

# **Plan documents**

Plan ref/date: **Plans, Elevations Section** Prepared by: **DKO Architecture** 



Ceiling penetration (see following pages for de		maxir penel	TE: This total is the num number of ceiling trations allowed to a g (under a roof) for this
Unsealed:	32 0 32	certifi exce this of and a Loss penet	g (thitlef a foor) for this cate. If this number is ded in construction then certificate IS NOT VALID a new certificate is required of ceiling insulation for the trations listed has been into account with the rating.
Principle downlight type	: LEC	)	
Window selection - default windows on			Scan to access this certificate online and confirm this is valid.
	nly :: nated		certificate online and
default windows on Note on allowable window values Only a 5% tolerance to the nomin SHGC window values shown on p	niy nated page 2		certificate online and

outside the 5% tolerance then this

confirm compliance.

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

Nationwide House Energy R	ating Scheme* Co	ertificate			8 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Certificate number: 0004411401	Certificate Date:	03 Dec 2019	★ Star rating:	5.9	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window ID	Window type				U-value	SHGC
ALM-002-01 A	ALM-002-01 A A	Aluminium B SG	Clear		6.7	0.70
ALM-001-01 A	ALM-001-01 A A	Aluminium A SG	Clear		6.7	0.57
Window sche						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-002-01 A	n/a	2700	1800	SW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	3800	SW	No Shading
r dicoriori, Erving						

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

External wall	type					
ID	Wall type		Insulation		Wa	ll wrap or foi
EW-1	Brick Veneer		Bulk Insulation	n R2	No	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	2995	2900	SW	No	1000
Kitchen/Living	EW-1	3990	2900	SW	No	1000
Bedroom 2	EW-1	3095	2900	SW	No	1000

Internal wall type			
Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Stud, multi plaster layers	87.0	Bulk Insulation in the centre R2	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	71.0	No insulation	No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 150mm	17.0	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	36.0	None	No Insulation	Cork Tiles or Parquetry 8mm

#### Nationwide House Energy Rating Scheme\* Certificate Certificate number: 0004411401 Certificate Date: 03 Dec 2019 ★ Star rating: 5.9 **Building features continued** Concrete Slab, Unit Below Bedroom 2 17.9 None No Insulation Carpet 10mm 150mm Laundry Concrete Slab, Unit Below No Insulation **Ceramic Tiles** 1.1 None 150mm 8mm Ceramic Tiles Ensuite Concrete Slab, Unit Below 5.2 None No Insulation 150mm 8mm Bathroom Concrete Slab, Unit Below 4.9 None No Insulation **Ceramic Tiles**

## **Ceiling type**

150mm

<u> </u>			
Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Laundry	Concrete, Plasterboard	No insulation	No
Ensuite	Concrete, Plasterboard	No insulation	No
Bathroom	Concrete, Plasterboard	No insulation	No

## **Ceiling penetrations**

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	6	Downlights - LED	150	Sealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 2	6	Downlights - LED	150	Sealed
Laundry	2	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Ensuite	2	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		

8mm

Certificate number: 0004411401

Certificate Date: 03 Dec 2019

★ Star rating: 5.9



## **Additional information**

# **Explanatory notes**

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## Contact

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

### Certificate number: 0004411443

Certificate Date: 03 Dec 2019

★ Star rating: 6.4



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

## Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

## **Overview**

## **Dwelling details**

Street: Suburb:	Unit 1.09, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Туре:	New Dwelling	NCC Class: NatHERS	-
Lot/DP		climate zone:	56
number:	1/1199795	Exposure:	Suburban

## Key construction and insulation materials

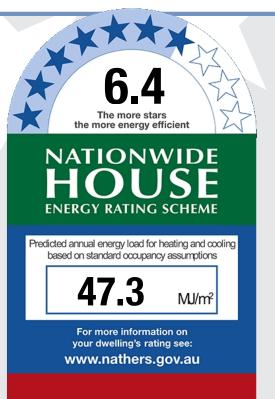
(see following pages for details)

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

Net floor area (m <sup>2</sup> )		Annual thermal
Conditioned: Unconditioned:	76.0	performance loads (MJ/m <sup>2</sup> )
Garage: TOTAL:	6.0 0.0 82.0	Heating: 21.5 Cooling: 25.9
IUIAL.	02.0	TOTAL: 47.3

## **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetration (see following pages for d		max pen	DTE: This total is the imum number of ceiling etrations allowed to a pa (under a root) for this
Sealed: Unsealed: TOTAL:**	28 0 28	<ul> <li>ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is require. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.</li> </ul>	
Principle downlight type	e: LE	D	
Window selection default windows of			Scan to access this certificate online and confirm this is valid
	nly es: inated	-	

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

confirm compliance.

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

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

Nationwide House Energy R	ating Scheme* Co	ertificate			A A A A A A A A A A A A A A A A A A A
Certificate number: 0004411443	Certificate Date:	03 Dec 2019	★ Star rating:	6.4	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window type and performance value						
Window ID	Window type				U-value	SHGC
ALM-001-01 A	ALM-001-01 A A	LM-001-01 A Aluminium A SG Clear 6.7 0.57				
ALM-002-01 A	ALM-002-01 A A	ALM-002-01 A Aluminium B SG Clear 6.7 0.70				
Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 2	ALM-001-01 A	n/a	2700	1500	SW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	2700	SW	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	2700	SW	No Shading

Roof window and skylight type and performance value								
ID None Present	Window	w type			U-value	SHGC		
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		Wa	ll wrap or foi	
EW-1	Brick Veneer	Bulk Insulation R2			No	)	
External wall schedule							
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom 2	EW-1	3095	2900	SW	No	1000	
Kitchen/Living	EW-1	3990	2900	SW	No	1000	
Bedroom 1	EW-1	2995	2900	SW	No	1000	

Internal wall type				
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil	
IW-1 - Stud, multi plaster layers	87.0	Bulk Insulation in the centre R2	No	
IW-2 - Cavity wall, direct fix plasterboard, single gap	70.0	No insulation	No	

Floors						
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering	
Bedroom 2	Concrete Slab, Unit Below 150mm	17.9	None	No Insulation	Carpet 10mm	
Laundry	Concrete Slab, Unit Below 150mm	1.0	None	No Insulation	Ceramic Tiles 8mm	

#### Nationwide House Energy Rating Scheme\* Certificate Certificate number: 0004411443 Certificate Date: 03 Dec 2019 ★ Star rating: 6.4 **Building features continued** Concrete Slab, Unit Below **Bathroom** 4.9 None No Insulation **Ceramic Tiles** 150mm 8mm Concrete Slab, Unit Below No Insulation Cork Tiles or Kitchen/Living 36.5 None 150mm Parquetry 8mm Ensuite Concrete Slab, Unit Below 5.2 None No Insulation **Ceramic Tiles** 150mm 8mm

16.7

None

No Insulation

Carpet 10mm

## **Ceiling type**

Bedroom 1

Concrete Slab, Unit Below

150mm

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

## **Ceiling penetrations**

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 2	6	Downlights - LED	150	Sealed
Laundry	1	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	6	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
None Present	

Certificate number: 0004411443

Certificate Date: 03 Dec 2019

★ Star rating: 6.4



## **Additional information**

# **Explanatory notes**

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## Contact

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### Certificate number: 0004411476

Certificate Date: 03 Dec 2019

★ Star rating: 5.8



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## Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

## **Overview**

## **Dwelling details**

Street: Suburb:	Unit 1.10, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Type:	New Dwelling	NCC Class:	2
		NatHERS climate zone:	56
Lot/DP	4/4400705	climate zone.	50
number:	1/1199795	Exposure:	Suburban

## Key construction and insulation materials

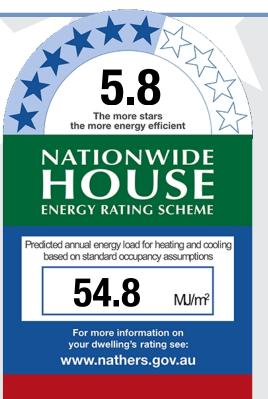
(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	No ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area	(m²)	Annual ther	
Conditioned: Unconditioned:	64.0 6.0	performanc (MJ/m <sup>2</sup> )	e loads
Garage:	0.0	Heating:	25.8
TOTAL:	70.0	Cooling: TOTAL:	29.0 54.8

## **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetration (see following pages for d		maxi pene	TE: This total is the mum number of ceiling trations allowed to a
Sealed: Unsealed: TOTAL:**	28 0 28	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 ratio	
Principle downlight type	e: LEI	C	
Window selection - default windows or			Scan to access this
	nly		certificate online and confirm this is valid.
Note on allowable window values Only a 5% tolerance to the nomin SHGC window values shown on can be used with this rating.	s: nated		
Note on allowable window value: Only a 5% tolerance to the nomii SHGC window values shown on	s: nated page 2		

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Nationwide House Energy R	ating Scheme* Co	ertificate			******
Certificate number: 0004411476	Certificate Date:	03 Dec 2019	★ Star rating:	5.8	NATIONWIDE HOUSE ENERGY RATING SCHEME

Window ID	Window type				U-value	SHGC
ALM-001-01 A	ALM-001-01 A A	Aluminium A SG	Clear		6.7	0.57
ALM-002-01 A	ALM-002-01 A A	Aluminium B SG	Clear		6.7	0.70
Window sche	dule Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 2	ALM-001-01 A	n/a	2700	1500	S	No Shading
Bedroom 1	ALM-001-01 A	n/a	2700	1500	S	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2700	3800	S	No Shading

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

External wall t	уре					
ID	Wall type		Insulation		Wa	II wrap or fo
EW-1	Brick Veneer		Bulk Insulation	n R2	No	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 2	EW-1	2995	2900	S	No	1100
Bedroom 1	EW-1	2995	2900	S	No	1100
Kitchen/Living	EW-1	4090	2900	S	No	1100

Internal wall type				
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil	
IW-1 - Stud, multi plaster layers	60.0	Bulk Insulation in the centre R2	No	
IW-2 - Cavity wall, direct fix plasterboard, single gap	63.0	No insulation	No	
IW-3 - Concrete Panel/Blocks filled plasterboard	, 16.0	No Insulation	No	

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 2	Concrete Slab, Unit Below 150mm	13.9	None	No Insulation	Carpet 10mm

#### Nationwide House Energy Rating Scheme\* Certificate Certificate number: 0004411476 Certificate Date: 03 Dec 2019 ★ Star rating: 5.8 **Building features continued** Bathroom Concrete Slab, Unit Below **Ceramic Tiles** 4.3 None No Insulation 150mm 8mm Ensuite Concrete Slab, Unit Below 5.2 No Insulation **Ceramic Tiles** None 150mm 8mm

· · · · · · · · · · · · · · · · · · ·	150mm	-			8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	10.8	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	34.1	None	No Insulation	Cork Tiles or Parquetry 8mm

None

No Insulation

Ceramic Tiles

1.5

Concrete Slab, Unit Below

## **Ceiling type**

Laundry

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

## **Ceiling penetrations**

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 2	4	Downlights - LED	150	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Ensuite	2	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed
Laundry	2	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed

umber	Diameter (mm)
	umber

Roof type	
Construction	Added Roof colour insulation
None Present	

Certificate number: 0004411476

Certificate Date: 03 Dec 2019

★ Star rating: 5.8



## **Additional information**

# **Explanatory notes**

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## Contact

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### Certificate number: 0004411492

Certificate Date: 03 Dec 2019

★ Star rating: 6.4



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## Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

## **Overview**

## **Dwelling details**

Street: Suburb:	Unit 1.11, 28 Lockwood Avenue Belrose			
State:	NSW	Postcode:	2085	
Type:	New Dwelling	NCC Class:	2	
11		NatHERS climate zone:	EC	
Lot/DP		climate zone.	30	
number:	1/1199795	Exposure:	Suburban	

## Key construction and insulation materials

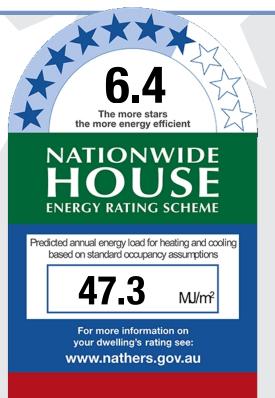
(see following pages for details)

Construction:	Brick Veneer
	Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	No ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal	
Conditioned: Unconditioned:	84.0	performance (MJ/m <sup>2</sup> )	loads
Garage:	6.0 0.0	Heating:	22.1
TOTAL:	90.0	Cooling: TOTAL:	25.2 47.3
		TO TAE.	47.3

## **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetration (see following pages for d		maxi	DTE: This total is the imum number of ceiling etrations allowed to a
Sealed: Unsealed: TOTAL:**	34 0 34	ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is require Loss of ceiling insulation for the penetrations listed has been taken into account with the rating	
Principle downlight type	e: LEI	D	
Window selection			Scan to access this certificate online and
Window selection default windows of Note on allowable window value Dnly a 5% tolerance to the nomi SHGC window values shown on can be used with this rating.	nly s: nated	-	

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Nationwide House Energy Rating Scheme* Certificate					A TATA R
Certificate number: 0004411492	Certificate Date:	03 Dec 2019	★ Star rating:	6.4	NATIONWIDE HOUSE ENERGY RATING SCHEME

## Window type and performance value

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

## Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-01 A	n/a	2700	2700	SW	No Shading
Bedroom 3	ALM-001-01 A	n/a	2700	1500	SW	No Shading
Bedroom 2	ALM-001-01 A	n/a	2700	900	SE	No Shading
Bedroom 2	ALM-001-01 A	n/a	2700	1500	SW	No Shading
Bedroom 1	ALM-001-01 A	n/a	2700	1500	SE	No Shading

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

External wall type						
ID	Wall type		Insulation	Insulation		
EW-1	Brick Veneer		Bulk Insulation	n R2	No	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	3995	2900	SW	No	1075
Bedroom 3	EW-1	3690	2900	SW	No	1050
Bedroom 2	EW-1	3215	2900	SE	No	770
Bedroom 2	EW-1	2195	2900	SW	No	1025
Bedroom 1	EW-1	2995	2900	SE	No	695

## Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	96.0	No insulation	No
IW-2 - Stud, multi plaster layers	58.0	Bulk Insulation in the centre R2	No
IW-3 - Concrete Panel/Blocks filled, plasterboard	8.0	No Insulation	No

## **Floors**

Certificate number: 0004411492

Certificate Date: 03 Dec 2019

★ Star rating:



6.4

## **Building features continued**

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	35.7	None	No Insulation	Cork Tiles or Parquetry 8mm
Laundry	Concrete Slab, Unit Below 150mm	1.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 3	Concrete Slab, Unit Below 150mm	12.1	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 150mm	13.3	None	No Insulation	Carpet 10mm
Bedroom 1	Concrete Slab, Unit Below 150mm	18.9	None	No Insulation	Carpet 10mm
Bathroom	Concrete Slab, Unit Below 150mm	4.4	None	No Insulation	Ceramic Tiles 8mm
Ensuite	Concrete Slab, Unit Below 150mm	4.4	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Laundry	Concrete, Plasterboard	No insulation	No
Bedroom 3	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bathroom	Concrete, Plasterboard	No insulation	No
Ensuite	Concrete, Plasterboard	No insulation	No

## **Ceiling penetrations**

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Laundry	1	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Bedroom 3	4	Downlights - LED	150	Sealed
Bedroom 2	4	Downlights - LED	150	Sealed
Bedroom 1	7	Downlights - LED	150	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Ensuite	2	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

	use Energy R	ating Scheme* Ce	entificate		
Certificate number	: <b>0004411492</b>	Certificate Date:	03 Dec 2019	★ Star rating:	6.4 NATION ENERGY RATING
Building featur	es continued				
Ceiling fans					
Location	Number	Diameter (n	nm)		
None Present					
Roof type					
Construction				Added	Roof colour
Waterproofing Me	embrane			insulation No Insulation, Only an Air Gap	Light

Certificate number: 0004411492

Certificate Date: 03 Dec 2019

★ Star rating: 6.4



## **Additional information**

# **Explanatory notes**

## About this report

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## Contact

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

### Certificate number: 0004411468

Certificate Date: 03 Dec 2019

★ Star rating: 5.6



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

## Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

## **Overview**

## **Dwelling details**

Street: Suburb:	Unit 2.01, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Type:	New Dwelling	NCC Class:	2
Lot/DP		NatHERS climate zone:	56
	1/1199795	Exposure:	Suburban

## Key construction and insulation materials

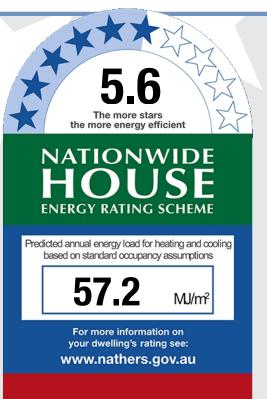
(see following pages for details)

Construction:	Brick Veneer
	Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal		
Conditioned: Unconditioned:	95.0		performanc (MJ/m <sup>2</sup> )	e loads
Garage:	9.0 0.0		Heating:	35.1
TOTAL:	103.0		Cooling: TOTAL:	22.1 57.2

## **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetration (see following pages for		max	DTE: This total is the imum number of ceiling etrations allowed to a
Sealed: 36		certi	ng (under a roof) for this ficate. If this number is aded in construction then
		this	certificate IS NOT VALID a new certificate is required
Principle downlight typ	be: LE	pene take	s of ceiling insulation for the etrations listed has been n into account with the rating.
i intelpte dettingit typ			
Window selection default windows o		_	Scan to access this certificate online and confirm this is valid.
default windows of Note on allowable window valu Only a 5% tolerance to the nom SHGC window values shown o	es:	-	certificate online and
	es: ninated n page 2	-	certificate online and

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.



Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0004411468	Certificate Date:	03 Dec 2019	★ Star rating:	5.6	NATIONWIDE ENERGY RATING SCHEME

## Window type and performance value

	and performanc					
Window ID	Window type				U-value	SHGC
ALM-001-01 A	ALM-001-01 A A	Aluminium A SG	Clear		6.7	0.57
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-01 A	n/a	2700	900	SE	No Shading
Bedroom 1	ALM-001-01 A	n/a	2700	1800	SW	No Shading
Bedroom 2	ALM-001-01 A	n/a	2700	1500	SW	No Shading
Bedroom 3	ALM-001-01 A	n/a	2700	1500	NE	No Shading
Bedroom 3	ALM-001-01 A	n/a	2700	900	SE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	3600	NE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	1500	SE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	1500	SW	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	900	SW	No Shading

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

## External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Bulk Insulation R2	No

## **External wall schedule**

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	1695	2900	SE	No	7450
Bedroom 1	EW-1	3900	2900	SW	No	0
Bedroom 2	EW-1	3095	2900	SW	No	2700
Bedroom 3	EW-1	1200	2900	NW	No	0
Bedroom 3	EW-1	2900	2900	NE	No	0
Bedroom 3	EW-1	2100	2900	SE	No	0
Kitchen/Living	EW-1	4095	2900	NE	No	0
Kitchen/Living	EW-1	10000	2900	SE	No	850
Kitchen/Living	EW-1	4095	2900	SW	No	2700

Internal wall type			
Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Stud, multi plaster layers	43.0	Bulk Insulation in the centre R2	No

Nationwide House Energy Ra	ating Sch	eme* Ce	ertificate			A A A A A A A A A A A A A A A A A A A
Certificate number: 0004411468	Certificat	e Date:	03 Dec 2019	★ Star rating:	5.6	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building features continued						
IW-2 - Cavity wall, direct fix plasterboard, single gap	97.0	No ir	sulation		No	
IW-3 - Concrete Panel/Blocks filled, plasterboard	8.0	No Ir	sulation		No	

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 150mm	16.5	None	No Insulation	Carpet 10mm
Ensuite	Concrete Slab, Unit Below 150mm	5.0	None	No Insulation	Ceramic Tiles 8mm
Corridor	Concrete Slab, Unit Below 150mm	5.2	None	No Insulation	Cork Tiles or Parquetry 8mm
Laundry	Concrete Slab, Unit Below 150mm	4.1	None	No Insulation	Ceramic Tiles 8mm
Bathroom	Concrete Slab, Unit Below 150mm	4.6	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.0	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	11.7	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	45.2	None	No Insulation	Cork Tiles or Parquetry 8mm

Ceiling type					
Location	Construction		Roof space above		
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes		
Ensuite	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes		
Corridor	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes		
Laundry	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes		
Bathroom	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes		

Certificate number:	0004411468	Certificate Date:	03 Dec 2019	★ Star rating:	5.6	NATIONW HOUS ENERGY RATING SC
Building feature	es continued					
Bedroom 2	Concrete, Plas	terboard		Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes	
Bedroom 3	Concrete, Plas	terboard		Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes	
Kitchen/Living	Concrete, Plas	terboard		Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes	

Ceiling penetrations							
Location	Number	Туре	Diameter (mm)	Sealed/unsealed			
Bedroom 1	6	Downlights - LED	150	Sealed			
Ensuite	2	Downlights - LED	150	Sealed			
Ensuite	1	Exhaust Fans	300	Sealed			
Corridor	2	Downlights - LED	150	Sealed			
Laundry	2	Downlights - LED	150	Sealed			
Laundry	1	Exhaust Fans	300	Sealed			
Bathroom	2	Downlights - LED	150	Sealed			
Bathroom	1	Exhaust Fans	300	Sealed			
Bedroom 2	4	Downlights - LED	150	Sealed			
Bedroom 3	4	Downlights - LED	150	Sealed			
Kitchen/Living	10	Downlights - LED	150	Sealed			
Kitchen/Living	1	Exhaust Fans	300	Sealed			

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type				
Construction	Added Roof colour insulation			
Waterproofing Membrane	No Insulation, Light Only an Air Gap			

Certificate number: 0004411468

Certificate Date: 03 Dec 2019

★ Star rating: 5.6



## **Additional information**

# **Explanatory notes**

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## Contact

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### Certificate number: 0004411484

Certificate Date: 03 Dec 2019

★ Star rating: 5.9



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## Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

## **Overview**

## **Dwelling details**

Street: Suburb:	Unit 2.02, 28 Locky Belrose	wood Avenue	9
State:	NSW	Postcode:	2085
Type:	New Dwelling	NCC Class:	2
		NatHERS climate zone:	56
Lot/DP	4/4400705	ciinate zone.	50
number:	1/1199795	Exposure:	Suburban

## Key construction and insulation materials

(see following pages for details)

Construction:	Brick Veneer Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-001-03 A Aluminium A SG High
	Solar Gain Low-E

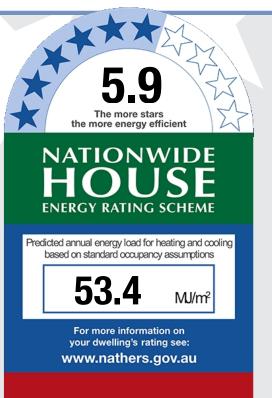
## Net floor area (m<sup>2</sup>)

Conditioned: Unconditioned:	62.0	performane (MJ/m <sup>2</sup> )	ce loads
Garage:	6.0 0.0	Heating:	37.4
TOTAL:	68.0	Cooling:	16.0
		TOTAL:	53.4

**Annual thermal** 

## **Plan documents**

**Plans, Elevations Section** Plan ref/date: Prepared by: **DKO Architecture** 



Ceiling penetratic (see following pages for d		maxir	TE: This total is the num number of ceiling rations allowed to a
Sealed: Unsealed: TOTAL:**	29 0 29	certifie exceed this of and a Loss penel	g (under a roof) for this cate. If this number is ded in construction then certificate IS NOT VALID a new certificate is required of ceiling insulation for the rations listed has been into account with the rating.
Principle downlight type	e: LEI	D	
Window selection default windows of			Scan to access this certificate online and confirm this is valid.
Note on allowable window value			
Only a 5% tolerance to the nomi SHGC window values shown on can be used with this rating.			
SHGC window values shown on	i page 2		• Ange
SHGC window values shown on can be used with this rating. Note: Only a +/- 5% SHGC toler.	ance is es ys		

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

confirm compliance.

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0004411484	Certificate Date:	03 Dec 2019	★ Star rating:	5.9	NATIONWIDE HOUSSE EXERCY RATING SCHEME

\*

Window type and performance value						
Window ID	Window type				U-value	SHGC
ALM-001-03 A	ALM-001-03 A A	Aluminium A SG	High Solar Gain I	_ow-E	5.4	0.49
Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	2700	1500	SW	No Shading
Kitchen/Living	ALM-001-03 A	n/a	2700	3600	SW	No Shading
Bedroom 2	ALM-001-03 A	n/a	2700	1500	SW	No Shading

ID	Window type			U-value	SHGC
None Present					
Roof window	and skylight sch	edule			
		Roof	Area (m <sup>2</sup> )	Outdoor shade	

ID	Wall type		Insulation		Wall wrap or foi		
EW-1	Brick Veneer		Bulk Insulation	n R2	No	)	
External wall schedule							
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom 1	EW-1	1300	2900	NW	No	7100	
Bedroom 1	EW-1	3000	2900	SW	No	1000	
Kitchen/Living	EW-1	4090	2900	SW	No	2300	
Bedroom 2	EW-1	1300	2900	SE	No	7100	
Bedroom 2	EW-1	3000	2900	SW	No	1000	
Bedroom 2	EW-1	2100	2900	NW	No	0	

Internal wall type					
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil		
IW-1 - Cavity wall, direct fix plasterboard, single gap	57.0	No insulation	No		
IW-2 - Stud, multi plaster layers	57.0	Bulk Insulation in the centre R2	No		
IW-3 - Concrete Panel/Blocks filled, plasterboard	16.0	No Insulation	No		

Floors					
Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
			· · · · · · · · · ·	moulation	

#### Nationwide House Energy Rating Scheme\* Certificate Certificate number: 0004411484 Certificate Date: 03 Dec 2019 ★ Star rating: 5.9 **Building features continued** Bedroom 1 Concrete Slab, Unit Below 10.6 None No Insulation Carpet 10mm 150mm Concrete Slab, Unit Below Kitchen/Living 28.7 None No Insulation Cork Tiles or 150mm Parquetry 8mm Ensuite Concrete Slab, Unit Below 5.5 None No Insulation **Ceramic Tiles** 150mm 8mm Concrete Slab, Unit Below 1.4 Laundry None No Insulation **Ceramic Tiles** 150mm 8mm Bathroom Concrete Slab, Unit Below None **Ceramic Tiles** 4.7 No Insulation 150mm 8mm Bedroom 2 Concrete Slab, Unit Below 17.0 None No Insulation Carpet 10mm 150mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Kitchen/Living	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Ensuite	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Laundry	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bathroom	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 2	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes

Ceiling penetrations						
Location	Number	Туре	Diameter (mm)	Sealed/unsealed		
Bedroom 1	4	Downlights - LED	150	Sealed		
Kitchen/Living	10	Downlights - LED	150	Sealed		
Kitchen/Living	1	Exhaust Fans	300	Sealed		
Ensuite	2	Downlights - LED	150	Sealed		

Nationwide House Energy Rating Scheme* Certificate						
Certificate num	per: 0004411484	Certificate Date:	03 Dec 2019	★ Star rating:	5.9	NATIONW HOU ENERGY RATING SO
Building feat	ures continued	I				
Ensuite	1	Exhaust Fans		300	Sealed	
Laundry	1	Downlights - LED		150	Sealed	
Laundry	1	Exhaust Fans		300	Sealed	
Bathroom	2	Downlights - LED		150	Sealed	
Bathroom	1	Exhaust Fans		300	Sealed	
Bedroom 2	6	Downlights - LED		150	Sealed	

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Added Roof colour insulation
No Insulation, Light Only an Air Gap

Certificate number: 0004411484

Certificate Date: 03 Dec 2019

★ Star rating: 5.9



## **Additional information**

# **Explanatory notes**

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## Contact

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### Certificate number: 0004411450

Certificate Date: 03 Dec 2019

★ Star rating: 5.6



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## Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

## **Overview**

## **Dwelling details**

Street: Suburb:	Unit 2.03, 28 Lockwood Avenue Belrose					
State:	NSW	Postcode:	2085			
Type:	New Dwelling	NCC Class:	2			
Lot/DP		NatHERS climate zone:	56			
	1/1199795	Exposure:	Suburban			

## Key construction and insulation materials

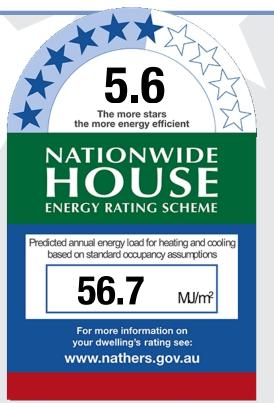
(see following pages for details)

Construction:	Brick Veneer
	Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal	
Conditioned: Unconditioned:	86.0	performanc (MJ/m <sup>2</sup> )	e loads
Garage: TOTAL:	6.0 0.0 93.0	Heating: Cooling:	30.9 25.8
TOTAL.	93.0	TOTAL:	56.7

## **Plan documents**

Plan ref/date: **Plans, Elevations Section** Prepared by: **DKO Architecture** 



(see following pages for details) Sealed: 32		maxi pene	DTE: This total is the imum number of ceiling etrations allowed to a ng (under a roof) for this
		certif	ficate. If this number is eded in construction then
	32	and Loss pene	certificate IS NOT VALID a new certificate is required of ceiling insulation for the etrations listed has been n into account with the rating.
Principle downlight type	: LEI	C	
Window selection - default windows or			Scan to access this certificate online and confirm this is valid.
	nly s: nated		certificate online and
default windows or Note on allowable window values Only a 5% tolerance to the nomin SHGC window values shown on	nly s: nated page 2		certificate online and

outside the 5% tolerance then this

confirm compliance.

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

Nationwide House Energy Rating Scheme* Certificate						
Certificate number: 0004411450	Certificate Date:	03 Dec 2019	★ Star rating:	5.6	ATTIONWIDE	

Kitchen/Living

## Window type and performance value

ALM-001-01 A

n/a

window type	and performance	e value				
Window ID	Window type				U-value	SHGC
ALM-001-01 A	ALM-001-01 A A	Aluminium A SG	Clear		6.7	0.57
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 2	ALM-001-01 A	n/a	2700	1500	SW	No Shading
Bedroom 3	ALM-001-01 A	n/a	2700	1500	NE	No Shading
Bedroom 1	ALM-001-01 A	n/a	2700	2700	SW	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	3600	NE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	1500	NE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	900	SE	No Shading

2700

3000

SW

No Shading

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

External wall t	ype					
ID	Wall type		Insulation		Wa	III wrap or fo
EW-1	Brick Veneer		Bulk Insulation	n R2	Nc	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 2	EW-1	2995	2900	SW	No	1100
Bedroom 3	EW-1	2995	2900	NE	No	0
Bedroom 1	EW-1	3095	2900	SW	No	3200
Kitchen/Living	EW-1	9195	2900	NE	No	0
Kitchen/Living	EW-1	2100	2900	SE	No	3100
Kitchen/Living	EW-1	3995	2900	SW	No	1100

## Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Stud, multi plaster layers	57.0	Bulk Insulation in the centre R2	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	91.0	No insulation	No

Certificate number: 0004411450

Certificate Date: 03 Dec 2019

★ Star rating:



5.6

## **Building features continued**

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 2	Concrete Slab, Unit Below 150mm	10.8	None	No Insulation	Carpet 10mm
Laundry	Concrete Slab, Unit Below 150mm	1.7	None	No Insulation	Ceramic Tiles 8mm
Bedroom 3	Concrete Slab, Unit Below 150mm	9.9	None	No Insulation	Carpet 10mm
Bathroom	Concrete Slab, Unit Below 150mm	4.8	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	14.2	None	No Insulation	Carpet 10mm
Ensuite	Concrete Slab, Unit Below 150mm	5.1	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	46.4	None	No Insulation	Cork Tiles or Parquetry 8mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Bedroom 2	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Laundry	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 3	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bathroom	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Ensuite	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Kitchen/Living	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes

Nationwide House Energy Rating Scheme* Certificate					A A A A A A A A A A A A A A A A A A A
Certificate number: 0004411450	Certificate Date:	03 Dec 2019	★ Star rating:	5.6	NATIONWIDE HOUSE ENERGY RATING SCHEME

# **Building features continued**

Ceiling	penetrations
---------	--------------

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 2	4	Downlights - LED	150	Sealed
Laundry	1	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Bedroom 3	4	Downlights - LED	150	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Bedroom 1	5	Downlights - LED	150	Sealed
Ensuite	2	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Insulation, Light Only an Air Gap

Certificate number: 0004411450

Certificate Date: 03 Dec 2019

★ Star rating: 5.6



## **Additional information**

# **Explanatory notes**

## About this report

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

## **General Information**

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

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

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

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

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

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

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

## **Accredited Assessors**

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

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

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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

### Certificate number: 0004411526

Certificate Date: 03 Dec 2019

★ Star rating: 5.9



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

## Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

## **Overview**

## **Dwelling details**

Street: Suburb:	Unit 2.04, 28 Lockwood Avenue Belrose				
State:	NSW	Postcode:	2085		
Type:	New Dwelling	NCC Class:	2		
Lot/DP		NatHERS climate zone:	56		
	1/1199795	Exposure:	Suburban		

## Key construction and insulation materials

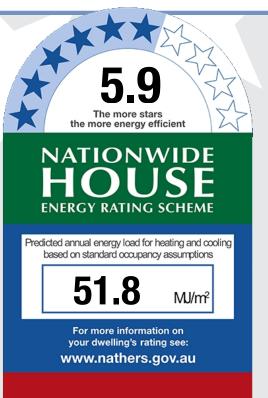
(see following pages for details)

Construction:	Brick Veneer
	Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area (m <sup>2</sup> )		Annual thermal
Conditioned: Unconditioned:	82.0	performance loads (MJ/m <sup>2</sup> )
Garage: TOTAL:	6.0 0.0 88.0	Heating: 39.2 Cooling: 12.6
101/12	0010	TOTAL: 51.8

## **Plan documents**

Plan ref/date: **Plans, Elevations Section** Prepared by: **DKO Architecture** 



Ceiling penetrat		**NOTE: This total is maximum number of penetrations allowed	ceiling
Sealed:	32	ceiling (under a roof) certificate. If this nu	for this mber is
Unsealed: TOTAL:**	0 32	this certificate IS N and a new certificat Loss of ceiling insula benetrations listed has taken into account w	OT VALID te is required tion for the as been
Principle downlight ty	pe: LEI		
		_	
Window selection default windows		Scan to acc certificate o confirm this	nline and
	only lues: ominated	certificate o	nline and
default windows Note on allowable window val Only a 5% tolerance to the no SHGC window values shown	only lues: ominated on page 2	certificate o	nline and
<b>default windows</b> Note on allowable window val Only a 5% tolerance to the no SHGC window values shown can be used with this rating. Note: Only a +/- 5% SHGC to	only lues: ominated on page 2 lerance is blies ways	certificate o	nline and

outside the 5% tolerance then this

confirm compliance.

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

Nationwide House Energy Rating Scheme* Certificate					A TATA A
Certificate number: 0004411526	Certificate Date:	03 Dec 2019	★ Star rating:	5.9	NATIONWIDE HOUSE

## Window type and performance value

Window ID	Window type				U-value	SHGC
ALM-001-01 A	ALM-001-01 A A	Aluminium A SG	Clear		6.7	0.57
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-01 A	n/a	2700	2700	SW	No Shading
Kitchen/Living	ALM-001-01 A	n/a	600	1500	NE	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	3700	SW	No Shading
Kitchen/Living	ALM-001-01 A	n/a	2700	900	NW	No Shading
Bedroom 2	ALM-001-01 A	n/a	2700	1500	SW	No Shading
Bedroom 3	ALM-001-01 A	n/a	2700	1500	NE	No Shading

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

External wall	type					
ID	Wall type		Insulation		Wa	III wrap or foi
EW-1	Brick Veneer		Bulk Insulation	n <b>R</b> 2	Nc	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	4095	2900	SW	No	3000
Bedroom 1	EW-1	1200	2900	NW	No	0
Kitchen/Living	EW-1	3795	2900	NE	No	0
Kitchen/Living	EW-1	4195	2900	SW	No	1100
Kitchen/Living	EW-1	1900	2900	NW	No	4100
Bedroom 2	EW-1	2995	2900	SW	No	1100
Bedroom 3	EW-1	2995	2900	NE	No	0

## Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Stud, multi plaster layers	50.0	Bulk Insulation in the centre R2	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	71.0	No insulation	No
IW-3 - Concrete Panel/Blocks filled, plasterboard	28.0	No Insulation	No

**Building features continued** 

					•
Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 150mm	13.7	None	No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	40.5	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	10.8	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	9.9	None	No Insulation	Carpet 10mm
Laundry	Concrete Slab, Unit Below 150mm	1.7	None	No Insulation	Ceramic Tiles 8mm
Bathroom	Concrete Slab, Unit Below 150mm	4.8	None	No Insulation	Ceramic Tiles 8mm
Ensuite	Concrete Slab, Unit Below 150mm	6.8	None	No Insulation	Ceramic Tiles 8mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Kitchen/Living	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 2	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 3	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Laundry	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bathroom	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Ensuite	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0004411526	Certificate Date:	03 Dec 2019	★ Star rating:	5.9	NATIONWIDE HOUSE ENERGY RATING SCHEME

## **Building features continued**

Ceiling	penetrations
---------	--------------

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	4	Downlights - LED	150	Sealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 2	4	Downlights - LED	150	Sealed
Bedroom 2	1	Exhaust Fans	300	Sealed
Bedroom 3	4	Downlights - LED	150	Sealed
Laundry	1	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Ensuite	2	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

Ceiling fans					
Location	Number	Diameter (mm)			
None Present					

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Insulation, Light Only an Air Gap

Certificate number: 0004411526

Certificate Date: 03 Dec 2019

★ Star rating: 5.9



## **Additional information**

# **Explanatory notes**

## About this report

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

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

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## Contact

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

### Certificate number: 0004411542-01

Certificate Date: 17 Feb 2020

★ Star rating: 5.3



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

## Assessor details

Accreditation number:	20884
Name:	Zoltan Lipovski
Organisation:	EcoMode Design
Email:	zoltan@ecomode.com.au
Phone:	0410605614
Declaration of interest:	None
Software:	BERS Pro v4.3.0.2f (3.13)
AAO:	ABSA

## **Overview**

## **Dwelling details**

Street: Suburb:	Unit 2.05, 28 Lockwood Avenue Belrose					
State:	NSW	Postcode:	2085			
Type:	New Dwelling	NCC Class:	2			
Lot/DP		NatHERS climate zone:	56			
	1/1199795	Exposure:	Suburban			

## Key construction and insulation materials

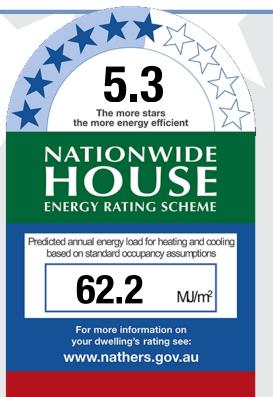
(see following pages for details)

Construction:	Brick Veneer
	Waterproofing Membrane
	Concrete Slab, Unit Below
Insulation:	R2.0 wall insulation
	R2.0 ceiling insulation
	No floor insulation
Glazing:	ALM-001-01 A Aluminium A SG Clear

Net floor area	(m²)	Annual th	
Conditioned: Unconditioned:	93.0	performance loads (MJ/m <sup>2</sup> )	
Garage:	7.0 0.0	Heating:	38.3
TOTAL:	100.0	Cooling:	24.0
		TOTAL:	62.2

## **Plan documents**

Plan ref/date:Plans, ElevationsSectionPrepared by:DKO Architecture



(see following pages for details)		maxir penet	TE: This total is the num number of ceiling trations allowed to a
		certifi	g (under a roof) for this cate. <b>If this number is</b>
Unsealed:	0		ded in construction then ertificate IS NOT VALID
TOTAL:**	34	Loss penet	a new certificate is required of ceiling insulation for the trations listed has been into account with the rating.
Principle downlight ty	pe: LEI	D	
Window selection default windows			Scan to access this certificate online and confirm this is valid.
default windows Note on allowable window val Only a 5% tolerance to the no SHGC window values shown	only ues: minated		certificate online and
	ues: minated on page 2		certificate online and
<b>default windows</b> Note on allowable window val Dhly a 5% tolerance to the no SHGC window values shown can be used with this rating. Note: Only a +/- 5% SHGC tol	ues: minated on page 2 lerance is blies vays		certificate online and

outside the 5% tolerance then this

confirm compliance.

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

Certificate number: 0004411542-01 Certificate Date:

17 Feb 2020

★ Star rating:

5.3

## **Building features**

## Window type and performance value

Window ID	Window type				U-value	SHGC		
ALM-001-01 A	ALM-001-01 A A	Aluminium A SG	6.7	0.57				
Window schedule								
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade		
Kitchen/Living	ALM-001-01 A	n/a	2700	2000	NW	No Shading		
Kitchen/Living	ALM-001-01 A	n/a	2700	3600	SW	No Shading		
Bedroom 2	ALM-001-01 A	n/a	2700	1500	SW	No Shading		
Bedroom 2	ALM-001-01 A	n/a	2700	3400	NW	No Shading		
Bedroom 3	ALM-001-01 A	n/a	2700	1500	SW	No Shading		
Bedroom 1	ALM-001-01 A	n/a	2700	2000	NW	No Shading		
Bedroom 1	ALM-001-01 A	n/a	2700	2700	NE	No Shading		

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

External wall	type						
ID	Wall type Insulation				Wa	Wall wrap or foil	
EW-1	Brick Veneer	Bulk Insulation R2			No		
External wall schedule							
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Kitchen/Living	EW-1	4595	2900	NW	No	0	
Kitchen/Living	EW-1	2500	2900	NE	No	0	
Kitchen/Living	EW-1	3795	2900	SW	No	4400	
Bedroom 2	EW-1	3095	2900	SW	No	900	
Bedroom 2	EW-1	3500	2900	NW	No	3800	
Bedroom 3	EW-1	3095	2900	SW	No	900	
Bathroom	EW-1	1890	2900	NE	No	0	
Ensuite	EW-1	3090	2900	NE	No	0	
Bedroom 1	EW-1	3095	2900	NW	No	0	
Bedroom 1	EW-1	3595	2900	NE	No	0	
Laundry	EW-1	1395	2900	NE	No	0	

Internal wall type			
Wall type	Area (m <sup>2</sup> )	Insulation	Wall wrap or foil
	90.0	No insulation	No

40.0

Certificate number: 0004411542-01 Certificate Date:

17 Feb 2020



5.3

## **Building features continued**

IW-1 - Cavity wall, direct fix
TW-T - Cavity wall, unect fix

plasterboard, single gap IW-2 - Stud, multi plaster layers

Bulk Insulation in the centre R2

No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	51.3	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.8	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab, Unit Below 150mm	11.8	None	No Insulation	Carpet 10mm
Bathroom	Concrete Slab, Unit Below 150mm	5.5	None	No Insulation	Ceramic Tiles 8mm
Ensuite	Concrete Slab, Unit Below 150mm	5.9	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	12.0	None	No Insulation	Carpet 10mm
Laundry	Concrete Slab, Unit Below 150mm	1.4	None	No Insulation	Ceramic Tiles 8mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 2	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 3	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bathroom	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Ensuite	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes
Bedroom 1	Concrete, Plasterboard	Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes

Nationwide House Energy Rating Scheme* Certificate						**************************************
Certificate numbe	r: 0004411542-01	Certificate Date:	17 Feb 2020	★ Star rating:	5.3	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building featu	res continued					
Laundry	Concrete, Plast	erboard		Foil Anti-glare one side and Reflective other of the Bulk Insulation R2	Yes	

## **Ceiling penetrations**

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	12	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 2	4	Downlights - LED	150	Sealed
Bedroom 3	4	Downlights - LED	150	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Ensuite	3	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Laundry	1	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roof colour insulation	
Waterproofing Membrane	No Insulation, Light Only an Air Gap	

Certificate number: 0004411542-01

Certificate Date: 17 Feb 2020

★ Star rating: 5.3



## **Additional information**

# **Explanatory notes**

## About this report

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

## **General Information**

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

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

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

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

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

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

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

## **Accredited Assessors**

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

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

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

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

## Disclaimer

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

## Contact

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