

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0001877661**

Certificate Date: **06 Sep 2017**

★ 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: **VIC/BDAV/13/1641**

Name: **Zoran Cvetkovski**

Organisation: **Sustainability-Z**

Email: **mrrzoran@hotmail.com**

Phone: **0414273176**

Declaration of interest: **The Assessor has provided design advice to the Applicant**

Software: **BERS Pro v4.3.0.2a (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit House, 110-112 Mount Vernon Rd,**

Suburb: **Mount Vernon**

State: **NSW**

Postcode: **2178**

Type: **New Dwelling**

NCC Class: **1A**

NatHERS

climate zone: **28**

Lot/DP

number: **4/865818**

Exposure: **Open**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**

Corrugated Iron

Concrete Slab on Ground

Insulation:

R2.5 wall insulation

R5.0 ceiling insulation

No floor insulation

Glazing:

BRD-097-08 A Signature Awning

Window 100TB DG 4mm SP10 (ET)

Net floor area (m²)

Conditioned: **630.0**

Unconditioned: **16.0**

Garage: **0.0**

TOTAL: **646.0**

Annual thermal performance loads (MJ/m²)

Heating: **53.0**

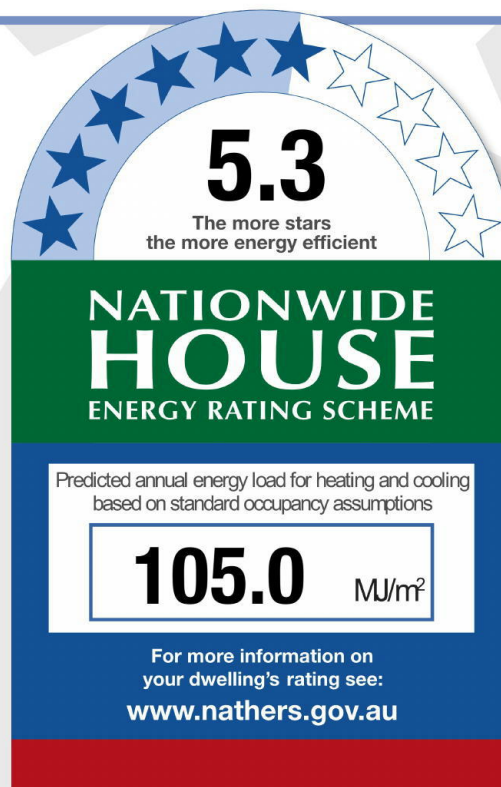
Cooling: **52.0**

TOTAL: **105.0**

Plan documents

Plan ref/date: **All Image Architects**

Prepared by: **MY**



Ceiling penetrations

(see following pages for details)

Sealed: **1**

Unsealed: **0**

TOTAL:** **1**

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

Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

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Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
BRD-074-10 A	BRD-074-10 A Sig Fixed Window 100 Internally Glazed DG 4ET-12Ar-4Clr	2.8	0.61
BRD-097-08 A	BRD-097-08 A Signature Awning Window 100TB DG 4mm SP10 (ET) 12mm Ar/4mm SP10 (ET)	2.2	0.42
BRD-101-10 A	BRD-101-10 A Signature Sliding Door 100TB DG 4mmClr/12/4mmClr	3.1	0.62

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Study	BRD-074-10 A	n/a	3000	2000	S	No Shading
Study	BRD-074-10 A	n/a	3000	1540	W	No Shading
Clk Rm	BRD-097-08 A	n/a	2330	600	S	No Shading
Ensuite	BRD-097-08 A	n/a	2700	500	S	Vertical Louvres, Horizontal Blades
Bedroom 2	BRD-074-10 A	n/a	750	2400	E	No Shading
Bedroom 2	BRD-097-08 A	n/a	2700	750	E	No Shading
Bedroom 2	BRD-097-08 A	n/a	2700	750	S	No Shading
Bedroom 2	BRD-074-10 A	n/a	750	2400	S	No Shading
WIR E/S in M	BRD-097-08 A	n/a	2700	750	N	No Shading
WIR E/S in M	BRD-097-08 A	n/a	2700	750	N	No Shading
WIR E/S in M	BRD-097-08 A	n/a	2700	750	N	No Shading
Master Bedroom	BRD-101-10 A	n/a	2700	6000	E	No Shading
Master Bedroom	BRD-101-10 A	n/a	2700	6000	W	No Shading
Bedroom 4	BRD-101-10 A	n/a	2700	4000	W	No Shading
Bedroom 3	BRD-101-10 A	n/a	2700	4000	W	No Shading
Bedroom 2	BRD-101-10 A	n/a	2700	4000	W	No Shading
GYM	BRD-101-10 A	n/a	2700	4250	N	No Shading
GYM	BRD-101-10 A	n/a	2700	4250	E	No Shading
Pool WC	BRD-097-08 A	n/a	3500	600	E	No Shading
Kitchen/Fam/Din	BRD-101-10 A	n/a	2700	10000	E	No Shading
Kitchen/Fam/Din	BRD-101-10 A	n/a	2700	7000	N	No Shading
Kitchen/Fam/Din	BRD-097-08 A	n/a	2330	600	S	No Shading
Kitchen/Fam/Din	BRD-074-10 A	n/a	3000	4980	S	No Shading
Kitchen/Fam/Din	BRD-097-08 A	n/a	3200	500	S	No Shading
Kitchen/Fam/Din	BRD-097-08 A	n/a	3200	500	S	No Shading
Kitchen/Fam/Din	BRD-097-08 A	n/a	3200	500	S	No Shading
Entry	BRD-074-10 A	n/a	2700	3000	N	No Shading
Entry	BRD-074-10 A	n/a	2700	3500	N	No Shading
Entry	BRD-074-10 A	n/a	3000	500	S	No Shading
Entry	BRD-074-10 A	n/a	3000	500	S	No Shading
Entry	BRD-074-10 A	n/a	500	2800	S	No Shading
Bedrooms HWY	BRD-101-10 A	n/a	2700	4250	E	No Shading
Bedrooms HWY	BRD-101-10 A	n/a	2700	4000	E	No Shading
Bedrooms HWY	BRD-101-10 A	n/a	2700	4250	E	No Shading
Bedrooms HWY	BRD-074-10 A	n/a	2700	1000	E	No Shading
Bedrooms HWY	BRD-074-10 A	n/a	2700	1000	E	No Shading
Theatre	BRD-097-08 A	n/a	600	4250	N	No Shading
Games room	BRD-074-10 A	n/a	3500	2450	W	No Shading

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Building features continued

Games room	BRD-097-08 A	n/a	3500	500	W	No Shading
Games room	BRD-097-08 A	n/a	3500	500	W	No Shading
Games room	BRD-097-08 A	n/a	3500	500	W	No Shading
Games room	BRD-074-10 A	n/a	3500	1403	N	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-006a	Single-glazed clear, Timber and Aluminium Frame	0.0	0.00

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
WIL	GEN-04-006a	1	0.4	E	None	No
Bedroom 2	GEN-04-006a	1	0.5	E	None	No
WIR E/S in M	GEN-04-006a	1	1.6	E	None	No
WIR Bed 4	GEN-04-006a	1	0.5	E	None	No
E/S Bed 3	GEN-04-006a	1	0.5	E	None	No
WIR Bed 3	GEN-04-006a	1	0.5	E	None	No
WIR Bed 2	GEN-04-006a	1	0.5	E	None	No
Ensuite Bed 2	GEN-04-006a	1	0.5	E	None	No
WC	GEN-04-006a	1	0.2	W	None	No
Vanity	GEN-04-006a	1	0.2	W	None	No

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Reflective foil with bulk no gap R2.5	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Study	EW-1	1300	3000	E	No	500
Study	EW-1	4000	3000	S	No	200
Study	EW-1	2600	3000	W	No	0
Clk Rm	EW-1	2090	3600	S	No	9800
Ensuite	EW-1	1500	3000	E	No	200
Ensuite	EW-1	2195	3000	S	No	700
Bedroom 2	EW-1	4095	3000	E	No	700
Bedroom 2	EW-1	4595	3000	S	No	600
WIR E/S in M	EW-1	6500	3000	N	No	700
WIR E/S in M	EW-1	5495	3000	E	No	800
WIR E/S in M	EW-1	5495	3000	W	No	700
Master Bedroom	EW-1	7790	3000	E	No	775
Master Bedroom	EW-1	7790	3000	W	No	3100
Ensuite Bed 4	EW-1	2000	3000	N	No	7400
Ensuite Bed 4	EW-1	1995	3000	W	No	1100
Bedroom 4	EW-1	4090	3000	W	No	1100

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Bedroom 3	EW-1	5190	3000	W	No	0
Bedroom 2	EW-1	5290	3000	W	No	0
Mud Rm	EW-1	400	3600	N	No	0
Mud Rm	EW-1	2995	3600	S	No	9400
Mud Rm	EW-1	3100	3600	W	No	17775
Lndry	EW-1	1700	3600	S	No	14200
Lndry	EW-1	3295	3600	W	No	16450
WIP	EW-1	3490	3600	W	No	16425
GYM	EW-1	5095	3600	N	No	3100
GYM	EW-1	5095	3600	E	No	1600
Pool WC	EW-1	1300	3600	N	No	8200
Pool WC	EW-1	1900	3600	E	No	300
Pool WC	EW-1	3195	3600	S	No	0
Vanity	EW-1	1495	3600	E	No	8500
Kitchen/Fam/Din	EW-1	2400	3600	N	No	11600
Kitchen/Fam/Din	EW-1	11400	3600	E	No	0
Kitchen/Fam/Din	EW-1	8195	3600	N	No	12700
Kitchen/Fam/Din	EW-1	1395	3600	S	No	10200
Kitchen/Fam/Din	EW-1	3300	3600	E	No	12300
Kitchen/Fam/Din	EW-1	6100	3600	S	No	1300
Kitchen/Fam/Din	EW-1	1000	3600	W	No	700
Kitchen/Fam/Din	EW-1	4600	3600	S	No	300
Kitchen/Fam/Din	EW-1	1700	3600	W	No	0
Kitchen/Fam/Din	EW-1	1690	3600	W	No	18150
Entry	EW-1	595	3600	N	No	8800
Entry	EW-1	800	3600	W	No	0
Entry	EW-1	3600	3600	N	No	8000
Entry	EW-1	800	3600	E	No	13725
Entry	EW-1	4500	3000	N	No	8800
Entry	EW-1	1000	3600	E	No	8500
Entry	EW-1	3700	3600	S	No	8800
Entry	EW-1	1000	3600	W	No	0
Entry	EW-1	595	3600	S	No	9800
Bedrooms HWY	EW-1	17890	3000	E	No	725
Theatre	EW-1	4500	3600	N	No	2500
Theatre	EW-1	600	3600	E	No	6700
Theatre	EW-1	7095	3600	W	No	1700
Games room	EW-1	8000	3600	W	No	200
Games room	EW-1	1500	3600	N	No	9600
Games room	EW-1	3400	3600	S	No	0

Internal wall type

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	572.0	No insulation	No

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Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Study	Concrete Slab on Ground 100mm	18.0	None	No Insulation	Carpet 10mm
WIL	Concrete Slab on Ground 100mm	5.8	None	No Insulation	Carpet 10mm
Clk Rm	Concrete Slab on Ground 100mm	5.9	None	No Insulation	Carpet 10mm
Ensuite	Concrete Slab on Ground 100mm	7.6	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab on Ground 100mm	22.7	None	No Insulation	Carpet 10mm
WIR E/S in M	Concrete Slab on Ground 100mm	35.5	None	No Insulation	40/60 Carpet 10mm/Ceramic
Master Bedroom	Concrete Slab on Ground 100mm	50.1	None	No Insulation	Carpet 10mm
Ensuite Bed 4	Concrete Slab on Ground 100mm	6.7	None	No Insulation	Ceramic Tiles 8mm
WIR Bed 4	Concrete Slab on Ground 100mm	7.7	None	No Insulation	Carpet 10mm
Bedroom 4	Concrete Slab on Ground 100mm	20.3	None	No Insulation	Carpet 10mm
Bedroom 3	Concrete Slab on Ground 100mm	20.7	None	No Insulation	Carpet 10mm
E/S Bed 3	Concrete Slab on Ground 100mm	5.8	None	No Insulation	Ceramic Tiles 8mm
WIR Bed 3	Concrete Slab on Ground 100mm	5.8	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab on Ground 100mm	21.1	None	No Insulation	Carpet 10mm
WIR Bed 2	Concrete Slab on Ground 100mm	5.6	None	No Insulation	Carpet 10mm
Ensuite Bed 2	Concrete Slab on Ground 100mm	6.1	None	No Insulation	Ceramic Tiles 8mm
Mud Rm	Concrete Slab on Ground 100mm	9.0	None	No Insulation	Carpet 10mm
Lndry	Concrete Slab on Ground 100mm	10.1	None	No Insulation	Ceramic Tiles 8mm
WIP	Concrete Slab on Ground 100mm	10.4	None	No Insulation	Ceramic Tiles 8mm
GYM	Concrete Slab on Ground 100mm	25.6	None	No Insulation	Ceramic Tiles 8mm
Pool WC	Concrete Slab on Ground 100mm	5.9	None	No Insulation	Ceramic Tiles 8mm
WC	Concrete Slab on Ground 100mm	2.3	None	No Insulation	Ceramic Tiles 8mm
Vanity	Concrete Slab on Ground 100mm	2.6	None	No Insulation	Carpet 10mm
Kitchen/Fam/Din	Concrete Slab on Ground 100mm	169.1	None	No Insulation	60/40 Carpet 10mm/Ceramic
Entry	Concrete Slab on Ground 100mm	48.0	None	No Insulation	Carpet 10mm
Bedrooms HWY	Concrete Slab on Ground 100mm	39.0	None	No Insulation	Carpet 10mm
Theatre	Concrete Slab on Ground	31.5	None	No Insulation	Carpet 10mm

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Building features continued

	100mm				
Games room	Concrete Slab on Ground 100mm	47.3	None	No Insulation	Carpet 10mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Study	Plasterboard	Bulk Insulation R5	Yes
WIL	Plasterboard	Bulk Insulation R5	Yes
Clk Rm	Plasterboard	Bulk Insulation R5	Yes
Ensuite	Plasterboard	Bulk Insulation R5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R5	Yes
WIR E/S in M	Plasterboard	Bulk Insulation R5	Yes
Master Bedroom	Plasterboard	Bulk Insulation R5	Yes
Ensuite Bed 4	Plasterboard	Bulk Insulation R5	Yes
WIR Bed 4	Plasterboard	Bulk Insulation R5	Yes
Bedroom 4	Plasterboard	Bulk Insulation R5	Yes
Bedroom 3	Plasterboard	Bulk Insulation R5	Yes
E/S Bed 3	Plasterboard	Bulk Insulation R5	Yes
WIR Bed 3	Plasterboard	Bulk Insulation R5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R5	Yes
WIR Bed 2	Plasterboard	Bulk Insulation R5	Yes
Ensuite Bed 2	Plasterboard	Bulk Insulation R5	Yes
Mud Rm	Plasterboard	Bulk Insulation R5	Yes
Lndry	Plasterboard	Bulk Insulation R5	Yes
WIP	Plasterboard	Bulk Insulation R5	Yes
GYM	Plasterboard	Bulk Insulation R5	Yes
Pool WC	Plasterboard	Bulk Insulation R5	Yes
WC	Plasterboard	Bulk Insulation R5	Yes
Vanity	Plasterboard	Bulk Insulation R5	Yes

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Building features continued

Kitchen/Fam/Din	Plasterboard	Bulk Insulation R5	Yes
Entry	Plasterboard	Bulk Insulation R5	Yes
Bedrooms HWY	Plasterboard	Bulk Insulation R5	Yes
Theatre	Plasterboard	Bulk Insulation R5	Yes
Games room	Plasterboard	Bulk Insulation R5	Yes

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
WC	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.5	Light

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Additional information

Explanatory notes

About this report

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

General Information

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

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

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

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

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

Contact

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

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

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Assessor details

Accreditation

number: **VIC/BDAV/13/1641**

Name: **Zoran Cvetkovski**

Organisation: **Sustainability-Z**

Email: **mrrzoran@hotmail.com**

Phone: **0414273176**

Declaration of interest: **The Assessor has provided design advice to the Applicant**

Software: **BERS Pro v4.3.0.2a (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit Sec.Dw, 110-112 Mount Vernon Rd,**

Suburb: **Mount Vernon**

State: **NSW**

Postcode: **2178**

Type: **New Dwelling**

NCC Class: **1A**

NatHERS

climate zone: **28**

Lot/DP

number: **4/865818**

Exposure: **Open**

Key construction and insulation materials

(see following pages for details)

Construction: **Brick Veneer**

Corrugated Iron

Concrete Slab on Ground

Insulation:

No wall insulation

No ceiling insulation

No floor insulation

Glazing:

ALM-002-01 A Aluminium B SG Clear

Net floor area (m²)

Conditioned: **46.0**

Unconditioned: **118.0**

Garage: **112.0**

TOTAL: **164.0**

Annual thermal performance loads (MJ/m²)

Heating: **41.0**

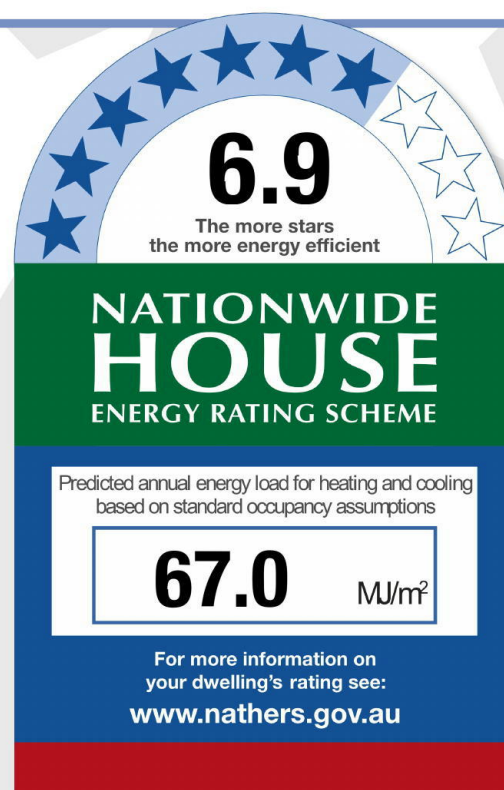
Cooling: **26.0**

TOTAL: **67.0**

Plan documents

Plan ref/date: **All Image Architects**

Prepared by: **MY**



Ceiling penetrations

(see following pages for details)

Sealed: **0**

Unsealed: **0**

TOTAL:** **0**

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

Principle downlight type: **Unknown**

Window selection - default windows only

Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

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

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



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Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
BRD-001-01 A	BRD-001-01 A ESS Sliding Window (52mm) SG 3Clr	6.4	0.76
BRD-001-20 A	BRD-001-20 A ESS Sliding Window (52mm) SG 4mmEnTec(SP10)	4.6	0.67
BRD-026-10 A	BRD-026-10 A ESS Awning Window (52mm) SG 652BLam	6.3	0.60
BRD-026-24 A	BRD-026-24 A ESS Awning Window (52mm) SG 4SP10	5.0	0.54
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
LNDY-SD	BRD-001-01 A	n/a	600	1500	W	No Shading
Bedroom 1	BRD-001-20 A	n/a	1500	2400	N	No Shading
Bedroom 2	BRD-001-20 A	n/a	1500	2400	N	No Shading
Bath	BRD-026-10 A	n/a	600	2000	W	No Shading
Kitchen/Living	BRD-026-24 A	n/a	2400	500	E	No Shading
Kitchen/Living	BRD-026-24 A	n/a	2400	500	E	No Shading
Garage 1	ALM-002-01 A	n/a	2600	500	S	No Shading
Garage 1	ALM-002-01 A	n/a	2600	500	S	No Shading
Garage 1	ALM-002-01 A	n/a	750	3500	W	No Shading
Garage 1	ALM-002-01 A	n/a	750	3500	W	No Shading
Garage 1	ALM-002-01 A	n/a	750	3500	W	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

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

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Brick Veneer	Reflective foil with bulk no gap R2	Yes
EW-2	Cavity Brick	No insulation	No
EW-3	Brick Veneer	No insulation	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
LNDY-SD	EW-1	1590	3000	W	No	725
Bedroom 1	EW-1	2995	3000	N	No	700
Bedroom 1	EW-1	3895	3000	W	No	700
Bedroom 2	EW-1	3495	3000	N	No	700
Bedroom 2	EW-1	2695	3000	E	No	1000
Bath	EW-1	2690	3000	W	No	725

Nationwide House Energy Rating Scheme* Certificate

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06 Sep 2017

★ Star rating:

6.9



Building features continued

Kitchen/Living	EW-1	5495	3000	E	No	0
Kitchen/Living	EW-1	400	3000	S	No	19600
Garage 1	EW-2	17995	3000	E	No	0
Garage 1	EW-3	1500	3000	S	No	500
Garage 1	EW-3	900	3000	E	No	15175
Garage 1	EW-3	3000	3000	S	No	300
Garage 1	EW-3	900	3000	W	No	2400
Garage 1	EW-3	1600	3000	S	No	500
Garage 1	EW-3	17995	3000	W	No	775

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	50.0	No insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	18.0	Bulk Insulation, No Air Gap R2	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
LNDY-SD	Concrete Slab on Ground 100mm	0.8	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab on Ground 100mm	11.4	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab on Ground 100mm	9.2	None	No Insulation	Carpet 10mm
Bath	Concrete Slab on Ground 100mm	4.6	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab on Ground 100mm	25.6	None	No Insulation	60/40 Carpet 10mm/Ceramic
Garage 1	Concrete Slab on Ground 100mm	112.2	None	No Insulation	Bare

Ceiling type

Location	Construction	Added insulation	Roof space above
LNDY-SD	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 1	Plasterboard	Bulk Insulation R3.5	Yes
Bedroom 2	Plasterboard	Bulk Insulation R3.5	Yes
Bath	Plasterboard	Bulk Insulation R3.5	Yes
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	Yes
Garage 1	Plasterboard	No insulation	Yes

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0001877653**

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06 Sep 2017

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6.9



Building features continued

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
None Present				

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1	Light

Nationwide House Energy Rating Scheme* Certificate



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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.

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

Accredited Assessors

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

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

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

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

Disclaimer

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

Contact

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

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

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* — Multiple-dwelling summary

Certificate number: **0001877680**

Certificate Date: **06 Sep 2017**

★ Average Star rating: **6.1**



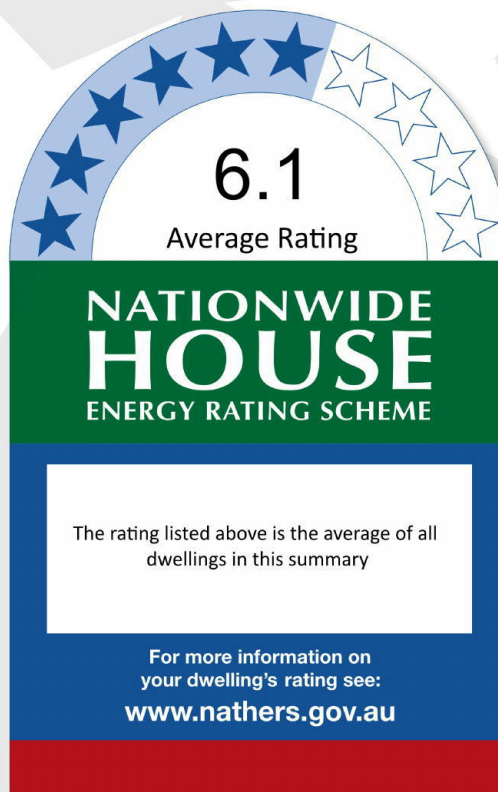
Assessor details

Accreditation number: **VIC/BDAV/13/1641**
Name: **Zoran Cvetkovski**
Organisation: **Sustainability-Z**
Email: **mrrzoran@hotmail.com**
Phone: **0414273176**
Declaration of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2a (3.13)**
AAO: **BDAV**

Dwelling details

Street: **110-112 Mount Vernon Rd,**
Suburb: **Mount Vernon**
State: **NSW**
Postcode: **2178**

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



Summary of all dwellings

Certificate Details

Certificate number	Dwelling/Unit number	Heating load	Cooling load	Total load	Star Rating
0001877661	House	53.0	52.0	105.0	5.3
0001877653	Sec.Dw	41.0	26.0	67.0	6.9

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For more details see www.nathers.gov.au