

Client: Damian Rogers
22 Laverton St
Williamstown, Vic, 3016

House Details: Proposed Townhouse Development
12 London Street
Bentleigh, Vic, 3204

Assessor Details: Emilio Verduci
VIC/BDAV/10/0050

Preliminary report based on town planning drawings. (Report subject to change on final approved town planning drawings)

Townhouse One

Rating:	6.4 Stars
Area Corrected Energy (Total):	110.8 MJ/m ²
Area Corrected Energy (Heating):	91.1 MJ/m ²
Area Corrected Energy (Cooling):	19.7 MJ/m ²

Roof Insulation: Provide R4.0 bulk insulation to ceiling/roof space (including garage)
Provide sarking foil to ground floor roof only (flat metal roof)

Wall Insulation: Provide R2.0 bulk insulation + 1 layer sisalation foil to all external walls (including garage)
Provide R2.0 bulk insulation + 1 layer sisalation foil to internal garage walls

Glazing

All windows to be Aluminium improved with double glazing U-value 3.58/ SHGC 0.68

Building Sealing

All external windows and doors must be sealed with a foam or rubber compressible strip, fibrous seal or the like
Exhaust fans to be sealed with a self closing damper or the like (where applicable)

NOTE: Refer to report for further details

Townhouse Two

Rating:	6.2 Stars
Area Corrected Energy (Total):	117.3 MJ/m ²
Area Corrected Energy (Heating):	103.6 MJ/m ²
Area Corrected Energy (Cooling):	13.7 MJ/m ²

Roof Insulation: Provide R4.0 bulk insulation to ceiling/roof space (including garage)
Provide sarking foil to ground floor roof only (flat metal roof)

Wall Insulation: Provide R2.0 bulk insulation + 1 layer sisalation foil to all external walls (including garage)
Provide R2.0 bulk insulation + 1 layer sisalation foil to internal garage walls

Glazing

All windows to be Aluminium improved with double glazing U-value 3.58/ SHGC 0.68

Building Sealing

All external windows and doors must be sealed with a foam or rubber compressible strip, fibrous seal or the like
Exhaust fans to be sealed with a self closing damper or the like (where applicable)

NOTE: Refer to report for further details