

## Disclosure Statement

Required Information	Comments / where information can be found
<p>Plans that show:</p> <ul style="list-style-type: none"> <li>the proposed location and dimensions of the unit in relation to other units and the common property in the units plan; and</li> <li>the internal floor plan of the unit; and</li> <li>the detail (including type and location) of any unit subsidiary for the unit that adjoins the unit (e.g. balcony or courtyard).</li> </ul>	<p>Refer to Plans as provided with Contract.</p>
<p>A statement about the proposed use of each unit in the units plan showing the full list of potential authorised uses under the lease for the unit</p>	<p>Refer to permitted uses in the Crown Lease.</p> <p>Residential (12 Units)</p>
<p>Does the developer propose to restrict the use of a unit to a subset of the potential authorised uses under the lease?</p>	<p>The developer does not intend to restrict the uses to which a unit may be put other than restrictions in the draft Crown Lease or the Territory Plan.</p>
<p>The proposed schedule of unit entitlement for the units plan</p>	<p>Refer to Budgets as provided with Contract.</p>
<p>Details of each proposed unit subsidiary in the units plan, including the potential uses of the subsidiary</p>	<p>Each residential unit will have a courtyard (refer to plans as provided with Contract).</p>
<p>A statement about the potential for, and type of, easements that may be required for the units plan</p>	<p>None other than those in the Crown Lease or required by legislation <b>OR</b> as contemplated in the Contract.</p>
<p>The proposed rules for the owners corporation for the units plan including any special privilege rule</p>	<p>Refer to Contract which includes the default rules provided.</p>
<p>Does the developer intend the owners corporation to enter into any contract?</p> <p>If yes, details, including the amount of the buyer's general fund contribution that will be used to service the contract and any personal or business relationship between the developer and another party to the contract</p>	<p>The developer does not intend for the owners corporation to enter into any contract.</p> <p>Budget will apply to all units.</p> <p>The developer discloses that there is no personal or business relationship with any of the other contracting parties.</p>
<p>Developer's estimate of the buyer's general fund contribution for 2 years after the units plan is registered</p>	<p>Refer to Budgets as provided with Contract.</p>
<p>The method proposed for working out the contribution to be paid into the sinking fund by each unit</p>	<p>Refer to Budgets as provided with Contract.</p>

## Disclosure Statement

Required Information	Comments / where information can be found
<p>Development approval (<b>DA</b>) details:</p> <ul style="list-style-type: none"> <li>• DA No.</li> <li>• statement about DA conditions</li> <li>• whether DA lodged and status of application</li> <li>• where the Buyer may find further information about the DA including information about how to find information about publicly notified amendments to the DA</li> </ul>	<p><u>DA Details</u></p> <ul style="list-style-type: none"> <li>• DA No. 2022440539 and was approved on 08/04/2024.</li> <li>• Further modifications to amend the Development Application referred to above may be lodged.</li> <li>• No conditions will exist after the date that the Units Plan is registered</li> <li>• Notifications in relation to any development application can be found at: <a href="https://www.planning.act.gov.au/applications-and-assessments/development-applications/browse-das">https://www.planning.act.gov.au/applications-and-assessments/development-applications/browse-das</a></li> </ul>
<p>Whether any sustainability infrastructure will be provided in the units plan</p>	<p>There are no current plans to provide for any sustainability infrastructure in the units plan.</p>
<p>Whether any units in the units plan will be individually metered for the purposes of cold water supply</p>	<p>There are no plans to individually meter any of the units for the purposes of cold water.</p>
<p>Whether facilities will be provided for charging electric vehicles in the units plan</p>	<p>There are no plans to provide any facilities for charging electric vehicles in the units plan.</p>

### Schedule

<b>Land</b>	The unexpired term of the Lease	Unit 1-12	UP No.	Block 3	Section 41	Division/District Lyneham
	and known as ,					
<b>Seller</b>	Full name	ABG DEVELOPMENT NO 2 PTY LTD				
	ACN/ABN	652 563 427				
	Address	13 Rigby Street, DENMAN PROSPECT ACT 2611				
<b>Seller Solicitor</b>	Firm	Clayton Utz				
	Email	conveyancing@claytonutz.com				
	Phone	02 6279 4000	Ref Adam Peppinck / Katy de Vries			
	DX/Address	GPO Box 9806, CANBERRA ACT 2601				
<b>Stakeholder</b>	Name	Clayton Utz Canberra Trust Account				
<b>Seller Agent</b>	Firm	Hive Property (ACT) Pty Ltd				
	Email	hello@hivecbr.com.au				
	Phone	0431 846 866	Ref Bree Prince			
	DX/Address	PO Box 819, DICKSON ACT 2602				
<b>Restriction on Transfer</b>	Mark as applicable	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> section 370 <input type="checkbox"/> section 280 <input type="checkbox"/> section 306 <input type="checkbox"/> section 351				
<b>Land Rent</b>	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease <input type="checkbox"/> Land Rent Lease				
<b>Occupancy</b>	Mark one	<input checked="" type="checkbox"/> Vacant possession <input type="checkbox"/> Subject to tenancy				
<b>Breach of covenant or unit articles</b>	Description (Insert other breaches)	As disclosed in the Required Documents and				
<b>Goods</b>	Description	As per attached Inclusions List				
<b>Date for Registration of Units Plan</b>	30 January 2026					
<b>Date for Completion</b>	Refer to Special Condition 60					
<b>Electronic Transaction?</b>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, using Nominated ELN: PEXA					
<b>Land Tax to be adjusted?</b>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes					
<b>Residential Withholding Tax</b>	New residential premises? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes					
	Potential residential land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes					
	Buyer required to make a withholding payment? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <small>(insert details on p.3)</small>					
<b>Foreign Resident Withholding Tax</b>	Relevant Price more than \$750,000.00? <input type="checkbox"/> No <input type="checkbox"/> Yes					
	Clearance Certificates attached for all the Sellers? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes					

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.

<b>Buyer</b>	Full name					
	ACN/ABN					
	Address					
<b>Buyer Solicitor</b>	Firm					
	Email					
	Phone		Ref			
	DX/Address					
<b>Price</b>	Price	(GST inclusive unless otherwise specified)				
	Less deposit		(10% of Price)	<input type="checkbox"/> Deposit by Instalments (clause 52 applies)		
	Balance					
<b>Date of this Contract</b>						

<b>Co-Ownership</b>	Mark one (show shares)	<input type="checkbox"/> Joint tenants	<input type="checkbox"/> Tenants in common in the following shares:
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**Read This Before Signing:** Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

<b>Seller signature</b> Signed by <b>Seller and Developer</b> by its attorney pursuant to Power of Attorney ACT Registration No.	<b>Buyer signature</b>
Seller witness name and signature	Buyer witness name and signature

## Seller Disclosure Documents

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- Crown lease of the Land (including variations)
- Current certified extract from the land titles register showing all registered interests affecting the Property
- Deposited Plan for the Land
- Energy Efficiency Rating Statement
- Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)
- If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- Lease Conveyancing Inquiry Documents for the Property
- Building Conveyancing Inquiry Document (except if:
  - the Property is a Class A Unit
  - the residence on the Property has not previously been occupied or sold as a dwelling; or
  - this Contract is an “off-the-plan purchase”)
- Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).
- Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).
- Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

### If the Property is off-the-plan:

- Proposed plan
- Inclusions list

### If the Property is a Unit where the Units Plan is not registered:

- Inclusions list
- Disclosure Statement

### If the Property is a Unit where the Units Plan is registered:

- Units Plan concerning the Property
- Current certified extract from the land titles register showing all registered interests affecting the Common Property
- Unit Title Certificate
- Registered variations to rules of the Owners Corporation
- (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time
- (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

### If the Property is a Lot that is part of a Community Title Scheme:

- Section 67 Statement, as first or top sheet
- Community Title Master Plan
- Community Title Management Statement

### If the Property is a Lot that will form part of a Community Title Scheme:

- Proposed Community Title Master Plan or sketch plan
- Proposed Community Title Management Statement

### GST

- Not applicable
- Input taxed supply of residential premises
- Taxable supply (including new residential premises)
- GST-free supply of going concern
- Margin scheme applies

### Tenancy

- Tenancy Agreement
- No written Tenancy Agreement exists

### Invoices

- Building and Compliance Inspection Report
- Pest Inspection Report

### Asbestos

- Asbestos Advice
- Current Asbestos Assessment Report

### Damages for delay in Completion – applicable interest rate and legal costs and disbursements amount (see clause 22)

Interest rate if the defaulting party is the Seller		% per annum
Interest rate if the defaulting party is the Buyer		% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	\$550.00	(GST inclusive)

### Tenancy Summary

Premises		Expiry date	
Tenant name		Rent	
Commencement date		Rent review date	
Term		Rent review mechanism	

### Managing Agent Details for Owners Corporation or Community Title Scheme (if no managing agent, secretary)

Name	ACT Strata Management Services admin@actstrata.com.au	Phone	02 5131 2600
Address	PO Box 3208, WESTON ACT 2611		

## RW Amount

(residential withholding payment) - further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Buyer is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

<b>Supplier</b>	Name	ABG Development No 2 Pty Ltd		
	ABN	21 652 563 427	Phone	0408 413 900
	Business address	13 Rigby Street, DENMAN PROSPECT, ACT, 2611		
	Email	adammoore@glossophill.au		
<b>Residential Withholding Tax</b>	Supplier's portion of the RW Amount:			\$ 100%
	RW Percentage:			One eleventh of the Price
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):			\$TBA
	Is any of the consideration not expressed as an amount in money?	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes
	If 'Yes', the GST inclusive market value of the non-monetary consideration:			\$ Not Applicable
	Other details (including those required by regulation or the ATO forms):			

## RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

<b>Supplier</b>	Name		
	ABN		Phone
	Business address		
	Email		
<b>Residential Withholding Tax</b>	Supplier's portion of the RW Amount:		\$
	RW Percentage:		%
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):		\$
	Is any of the consideration not expressed as an amount in money?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
	If 'Yes', the GST inclusive market value of the non-monetary consideration:		\$
	Other details (including those required by regulation or the ATO forms):		

## Cooling Off Period

(for residential property only)

- 1 The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.
- 2 There is no cooling off period if:
  - the Buyer is a corporation; or
  - the Property is sold by tender; or
  - the Property is sold by auction; or
  - before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
  - this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.
- 3 A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

## Warnings

- 1 The Lease may be affected by the *Residential Tenancies Act 1997 (ACT)* or the *Leases (Commercial & Retail) Act 2001 (ACT)*.
- 2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.
- 3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.
- 4 The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.
- 5 There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.
- 6 The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.
- 7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

## Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

## Exchange of Contract

- 1 An Agent, authorised by the Seller, may:
  - insert:
    - the name and address of, and contact details for, the Buyer;
    - the name and address of, and contact details for, the Buyer Solicitor;
    - the Price;
    - the Date of this Contract,
  - insert in, or delete from, the Goods; and
  - exchange this Contract.
- 2 An Agent must not otherwise insert, delete or amend this Contract.
- 3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

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The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

### 1. Definitions and interpretation

- 1.1 Definitions appear in the Schedule and as follows:
 

**Affecting Interests** means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

**Adaptable Housing Dwelling** has the meaning in the Sale of Residential Property Act;

**Agent** has the meaning in the Sale of Residential Property Act;

**ATO** means the Australian Taxation Office, and includes the Commissioner for Taxation;

**Balance of the Price** means the Price less the Deposit;

**Breach of Covenant** means:

  - a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
  - a breach of the Building and Development Provision;

- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

**Building Act** means the *Building Act 2004* (ACT);

**Building and Development Provision** has the meaning in the Planning Act;

**Building Conveyancing Inquiry Document** has the meaning in the Sale of Residential Property Act;

**Building and Compliance Inspection Report** has the meaning in the Sale of Residential Property Act;

**Building Management Statement** has the meaning in the Land Titles Act;

**Business Day** means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

**Class A Unit** has the meaning in the Sale of Residential Property Act;

**Common Property** for a Unit has the meaning in the Unit Titles Act;

**Common Property** for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

**Community Title Act** means the *Community Title Act 2001* (ACT);

**Community Title Body Corporate** means the entity referred to as such in the Community Title Act;

**Community Title Management Statement** has the meaning in the Community Title Act;

**Community Title Master Plan** has the meaning in the Community Title Act;

**Community Title Scheme** has the meaning in the Community Title Act;

**Completion** means the time at which this Contract is completed and **Completed** has a corresponding meaning;

**Compliance Certificate** means a certificate issued for the Lease under section 296 of the *Planning and Development Act 2007*, Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act 1936* or under section 180 of the Land Act;

**Covenant** includes a restrictive covenant;

**Default Notice** means a notice in accordance with clause 18.5 and clause;18.6

**Default Rules** has the meaning in the Unit Titles Management Act;

**Deposit** means the deposit forming part of the Price;

**Developer** in respect of a Lot has the meaning in the Community Title Act;

**Developer Control Period** has the meaning in the Unit Titles Management Act;

**Development** has the meaning in the Planning Act;

**Development Statement** has the meaning in the Unit Titles Act;

**Disclosure Statement** has the meaning in the Property Act;

**Disclosure Update Notice** has the meaning in section 260(2) of the Property Act;

**Encumbrance** has the meaning in the Sale of Residential Property Act but excludes a mortgage;

**Energy Efficiency Rating Statement** has the meaning in the Sale of Residential Property Act;

**Excluded Change** has the meaning in section 259A(4) of the Property Act;

**General Fund Contribution** has the meaning in section 78(1) of the Unit Titles Management Act;

**GST** has the meaning in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

**GST Rate** means the prevailing rate of GST specified as a percentage;

**Improvements** means the buildings, structures and fixtures erected on and forming part of the Land;

**Income** includes the rents and profits derived from the Property;

**Land Act** means the *Land (Planning & Environment) Act 1991* (ACT);

**Land Charges** means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

**Land Rent Act** means the *Land Rent Act 2008* (ACT);

**Land Rent Lease** means a Lease that is subject to the Land Rent Act;

**Land Titles Act** means the *Land Titles Act 1925* (ACT);

**Lease** means the lease of the Land having the meaning in the Planning Act;

**Lease Conveyancing Inquiry Document** has the meaning in the Sale of Residential Property Act;

**Legislation Act** means the *Legislation Act 2001*;

**Liability of the Owners Corporation** means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

**Lot** has the meaning in the Community Title Act;

**Non-Land Rent Lease** means a Lease that is not subject to the Land Rent Act;

**Notice to Complete** means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

**Owners Corporation** means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

**Pest Inspection Report** has the meaning in the Sale of Residential Property Act;

**Pest Treatment Certificate** has the meaning in the Sale of Residential Property Act;

**Planning Act** means the *Planning Act 2023* (ACT);

**Planning and Land Authority** has the meaning in the Legislation Act;

**Prescribed Building** has the meaning in the Building Act;

**Prescribed Terms** has the meaning in the Residential Tenancies Act;

**Property** means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

**Property Act** means *Civil Law (Property) Act 2006* (ACT);

**Required Documents** has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

**Rescission Notice** has the meaning in the Sale of Residential Property Act;

**Residential Tenancies Act** means the *Residential Tenancies Act 1997* (ACT);

**Sale of Residential Property Act** means the *Civil Law (Sale of Residential Property) Act 2003* (ACT);

- Section 56 Certificate** means a certificate for a Lot issued under section 56 of the Community Title Act;
- Section 67 Statement** means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;
- Service** includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;
- Staged Development** has the meaning given by section 17(4) of the Unit Titles Act;
- Tenancy Agreement** includes a lease for any term and whether for residential purposes or otherwise;
- Unapproved Structure** has the meaning in the Sale of Residential Property Act;
- Unit** means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;
- Unit Entitlement** for the Unit has the meaning in the Unit Titles Act;
- Unit Title** is the Lease together with the rights of the registered lessee of the Unit;
- Unit Title Certificate** means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;
- Unit Titles Act** means the *Unit Titles Act 2001* (ACT);
- Unit Titles Management Act** means the *Unit Titles (Management) Act 2011* (ACT);
- Units Plan** means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970*; and
- Withholding Law** means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.
- 1.2 In this Contract:
- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
  - the singular includes the plural, and the plural includes the singular;
  - a reference to a person includes a body corporate;
  - a term not otherwise defined has the meaning in the Legislation Act; and
  - a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.
- 1.3 Headings are inserted for convenience only and are not part of this Contract.
- 1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.
- 1.5 A reference to “this Contract” extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.
- 1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.
- 1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.
- 1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the *Electronic Transactions Act 1999* (Cth), this Contract may be signed and/or exchanged electronically.
- ## 2. Terms of payment
- 2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.
- 2.2 The Deposit becomes the Seller’s property on Completion.
- 2.3 The Deposit may be paid by cheque or in cash (up to \$3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.
- 2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.
- 2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.
- 2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to \$200.00).
- 2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.
- 2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

### 3. Title to the Lease

- 3.1 The Lease is or will before Completion be granted under the Planning Act.
- 3.2 The Lease is transferred subject to its provisions.
- 3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.
- 3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.
- 3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

### 4. Restrictions on transfer

- 4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.
- 4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to "section 370" refers to this restriction.
- 4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to "section 280" refers to this restriction.
- 4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to "section 306" refers to this restriction.
- 4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction.
- 4.4 Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

- 4.5 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

### 5. Particulars of title and submission of transfer

- 5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.
- 5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.
- 5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

### 6. Buyer rights and limitations

- 6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:
  - 6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and
  - 6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.
- 6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:
  - 6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or
  - 6.2.2 the Buyer is not entitled to vacant possession, then the Buyer may either:
    - 6.2.3 rescind; or
    - 6.2.4 complete and sue the Seller for damages.
- 6.3 The Buyer is not entitled to make any requisitions on the title to the Property.
- 6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:
  - 6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;
  - 6.4.2 a wall being or not being a party wall or the Property being affected by an

- easement for support or not having the benefit of an easement for support;
- 6.4.3 any change in the Property due to fair wear and tear before Completion;
- 6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;
- 6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;
- 6.4.6 the ownership or location of any dividing fence;
- 6.4.7 the ownership of any fuel storage tank; and
- 6.4.8 anything disclosed in this Contract (except an Affecting Interest).

## 7. Seller warranties

- 7.1 The Seller warrants that at the Date of this Contract:
  - 7.1.1 the Seller will be able to complete at Completion;
  - 7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;
  - 7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and
  - 7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.
- 7.2 The Seller warrants that on Completion:
  - 7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;
  - 7.2.2 the Seller will have the capacity to complete;
  - 7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;
  - 7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;
  - 7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;
  - 7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and
  - 7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a

Non-Land Rent Lease and not a Land Rent Lease.

- 7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

## 8. Adjustments

- 8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.
- 8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.
- 8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.
- 8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.
- 8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

## 9. Terms of possession

- 9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.
- 9.2 If the Property is sold subject to a tenancy, the Seller has:
  - 9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or
  - 9.2.2 completed the tenancy summary on page 2 of this Contract.
- 9.3 If the Property is sold subject to a tenancy:
  - 9.3.1 the Seller warrants that except as disclosed in this Contract:
    - (a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;
    - (b) if applicable, the Seller has complied with the Residential Tenancies Act;

- (c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;
  - (d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;
  - (e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and
  - (f) if applicable, the Tenancy Agreement incorporates:
    - (i) the Prescribed Terms; and
    - (ii) any other terms approved by the Residential Tenancies Tribunal.
- 9.3.2 The Seller must hand to the Buyer on Completion:
- (a) any written Tenancy Agreement to which this Contract is subject;
  - (b) a notice of attornment;
  - (c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and
  - (d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.
- 9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

## 10. Inspection and condition of Property

- 10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.
- 10.2 The Seller must leave the Property clean and tidy on Completion.

## 11. Inspection of building file

- 11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:
  - 11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

- 11.1.2 any notices issued by any authority in relation to the Land and Improvements.

## 12. Additional Seller obligations

- 12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:
  - 12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;
  - 12.1.2 obtain approval for any Development conducted on the Land;
  - 12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;
  - 12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and
  - 12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

## 13. Electronic transaction

- 13.1 In this clause 13, the following words mean:

**Adjustment Figures** mean details of the adjustments to be made to the Price under this Contract;

**Completion Time** means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

**Conveyancing Transaction** has the meaning given in the Participation Rules;

**Digitally Signed** has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

**Discharging Mortgagee** means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

**ECNL** means the *Electronic Conveyancing National Law (ACT) Act 2020 (ACT)*;

**Effective Date** means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;

**Electronic Document** means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

**Electronic Transaction** means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

**Electronic Transfer** means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

**Electronic Workspace** has the meaning given in the Participation Rules;

**Electronically Tradeable** means a land title dealing that can be lodged electronically;

**ELN** has the meaning given in the Participation Rules;

**FRCGW Remittance** means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

**GSTRW Payment** means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

**Incoming Mortgagee** means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

**Land Registry** has the meaning given in the Participation Rules;

**Lodgment Case** has the meaning given in the Participation Rules;

**Mortgagee Details** mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

**Nominated ELN** means the ELN specified in the Schedule;

**Participation Rules** mean the participation rules as determined by the ECNL;

**Populate** means to complete data fields in the Electronic Workspace;

**Prescribed Requirement** has the meaning given in the Participation Rules;

**Subscribers** has the meaning given in the Participation Rules; and

**Title Data** means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

- 13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:
- 13.2.1 this Contract says that it is an Electronic Transaction; or
- 13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.
- 13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible to be lodged electronically; or
- 13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.
- 13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.4.1 each party must:
- (a) bear equally any disbursements or fees; and
- (b) otherwise bear that party's own costs; incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and
- 13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.
- 13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:
- 13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;
- 13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;
- 13.5.3 the parties must conduct the Electronic Transaction:
- (a) in accordance with the Participation Rules and the ECNL; and
- (b) using the Nominated ELN, unless the parties otherwise agree;
- 13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

- Land Registry as a result of this transaction being an Electronic Transaction; and
- 13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.
- 13.6 The Seller must within 7 days of the Effective Date:
- 13.6.1 create an Electronic Workspace;
- 13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and
- 13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.
- 13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:
- 13.7.1 Populate the Electronic Workspace with Title Data;
- 13.7.2 create and Populate the Electronic Transfer;
- 13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and
- 13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.
- 13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:
- 13.8.1 join the Electronic Workspace;
- 13.8.2 create and Populate the Electronic Transfer;
- 13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and
- 13.8.4 Populate the Electronic Workspace with a nominated Completion Time.
- 13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:
- 13.9.1 join the Electronic Workspace;
- 13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and
- 13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.
- 13.10 To complete the financial settlement schedule in the Electronic Workspace:
- 13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;
- 13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and
- 13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.
- 13.11 Before Completion, the parties must ensure that:
- 13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;
- 13.11.2 all certifications required by the ECNL are properly given; and
- 13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.
- 13.12 If Completion takes place in the Electronic Workspace:
- 13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and
- 13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.
- 13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.
- 13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:
- 13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or

the Buyer's mortgagee at the time of financial settlement; and

13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.

13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:

13.15.1 holds them on Completion in escrow for the benefit of the other party; and

13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

#### 14. Off the plan purchase and Compliance Certificate

14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:

14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and

14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

#### 15. Goods

15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.

15.2 The Goods are included in the Price.

15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.

15.4 The Goods become the Buyer's property on Completion.

15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

#### 16. Errors and misdescriptions

16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:

16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and

16.1.2 if the error is not corrected before Completion:

(a) for an error that is material — rescind this Contract, or complete this Contract and make a claim for compensation; and

(b) for an error that is not material — complete this Contract and make a claim for compensation.

16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.

16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

#### 17. Compensation claims by Buyer

17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:

17.1.1 the Seller can rescind if in the case of a claim that is not a claim for delay:

(a) the total amount claimed exceeds 5% of the Price;

(b) the Seller gives notice to the Buyer of an intention to rescind; and

(c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and

17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:

(a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;

(b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interest-bearing account at call in the name of

the Stakeholder in trust for the Seller and the Buyer;

- (c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;
- (d) the decision of the arbitrator is final and binding;
- (e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;
- (f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;
- (g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and
- (h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.

## 18. Notice to Complete and Default Notice

- 18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.
- 18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14\* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.
- 18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:
  - 18.3.1 not be in default; and

18.3.2 be ready willing and able to complete but for some default or omission of the other party.

- 18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.
- 18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.
- 18.6 A Default Notice:
  - 18.6.1 must specify the default;
  - 18.6.2 must require the party served with the Default Notice to rectify the default within 7\* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and
  - 18.6.3 cannot be used to require a party to complete this Contract.
- 18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.
- 18.8 The time specified in a Default Notice to rectify the specified default is an essential term.
- 18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.
- 18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.
- 18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

## 19. Termination – Buyer default

- 19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:
  - 19.1.1 sue the Buyer for breach; or
  - 19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

\* Alter as necessary

recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.

- 19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

## 20. Termination – Seller default

- 20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:
- 20.1.1 terminate and seek damages; or
  - 20.1.2 enforce without further notice any other rights and remedies available to the Buyer.
- 20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

## 21. Rescission

- 21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:
- 21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and
  - 21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

## 22. Damages for delay in Completion

- 22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:
- 22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;
  - 22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and
  - 22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not

at fault if Completion occurs later than 7 days after the Date for Completion.

- 22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.
- 22.3 The parties agree that:
- 22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and
  - 22.3.2 the damages must be paid on Completion.

## 23. Foreign Buyer

- 23.1 The Buyer warrants the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer of the Lease under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).
- 23.2 This clause is an essential term.

## 24. GST

- 24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.
- 24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.
- 24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:
- 24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but
  - 24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.
- 24.4 If this Contract says this sale is the supply of a going concern:

- 24.4.1 the parties agree the supply of the Property is the supply of a going concern;
- 24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;
- 24.4.3 the Seller must carry on the enterprise until Completion;
- 24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and
- 24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:
- (a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and
  - (b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).
- 24.5 If this Contract says the margin scheme applies:
- 24.5.1 the Seller warrants that it can use the margin scheme; and
  - 24.5.2 the Buyer and Seller agree that the margin scheme is to apply,
- in respect of the sale of the Property.
- 24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.
- 24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.
- 25. Power of attorney**
- 25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.
- 26. Notices claims and authorities**
- 26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.
- 26.2 To serve a notice a party must:
- 26.2.1 leave it at; or
  - 26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to,
 

the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or
  - 26.2.3 serve it on that party's solicitor in any of the above ways; or
  - 26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or
  - 26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.
- 26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.
- 27. Unit title**
- 27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.
- 28. Definitions and interpretation**
- 28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.
- 28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".
- 29. Title to the Unit**
- 29.1 Clauses 3.1, 3.2 and 3.3 do not apply.
- 29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).
- 29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.
- 30. Buyer rights limited**
- 30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the

lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

### 31. Adjustment of contribution

31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

### 32. Inspection of Unit

32.1 For the purposes of clause 10.1 Property includes the Common Property.

### 33. Seller warranties

33.1 The Seller warrants that at the Date of this Contract:

- 33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:
  - (a) defects arising through fair wear and tear; and
  - (b) defects disclosed in this Contract;
- 33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;
- 33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;
- 33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;
- 33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;
- 33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and
- 33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:
  - (a) as set out in Schedule 4 to the Unit Titles Management Act; or

(b) in respect of a corporation established under the *Unit Titles Act 1970 (repealed)* and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or

(c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;

except for any alterations to those rules registered under section 108.

33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.

33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.

33.4 For the purposes of clause 7, Property includes the Common Property.

33.5 These warranties are in addition to those given in clause 7.

### 34. Damage or destruction before Completion

34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.

34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

### 35. Notice to Owners Corporation

35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

### 36. Unit Title Certificate

36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Unit Titles Management Act for the Unit Title Certificate attached.

### 37. Unregistered Units Plan

**Warning:** The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

- 37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.
- 37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.
- 37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.
- 37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.
- 37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:
- 37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or
- 37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.

- 37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.
- 37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners

Corporation from those set out in Schedule 4 of the Unit Title Management Act.

- 37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.
- 37.9 The parties acknowledge that the following must form part of the Contract:
- 37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and
- 37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved — details of the reservation, including the kind and number of animals.
- 37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

### 38. Rescission of Contract

- 38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:
- 38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or
- 38.1.2 there would be a breach of a warranty provided in clause 37.10:
- (a) were this Contract completed at the time it is rescinded; and
- (b) the Buyer is significantly prejudiced by the breach,
- and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.
- 38.2 A notice must be given:
- 38.2.1 under clause 38.1.1:
- (a) if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or
- (b) in any other case — not later than 14 days after the later of the following happens:
- (i) the Date of this Contract; and
- (ii) another period agreed between the Buyer and Seller ends; or

38.2.2 under clause 38.1.2 – at any time before the Buyer is required to complete this Contract.

38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

### 39. Claims for compensation

39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.

39.2 The Buyer may, by written notice given to the Seller:

39.2.1 tell the Seller:

- (a) about the breach; and
- (b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

39.3.1 if this Contract is entered before the Units Plan for the Unit is registered – not later than 3 days before the Buyer is required to complete this Contract; or

39.3.2 in any other case – not later than 14 days after the later of the following happens:

- (a) the Buyer's copy of the Contract is received by the Buyer;
- (b) another period agreed between the Buyer and Seller ends.

39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

### 40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

### 41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

### 42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for

compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

### 43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

### 44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

### 45. Unregistered Community Title Scheme

45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.

45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.

45.3 The Seller must attach a copy of the proposed Community Title Management Statement.

45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or

45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or

45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the

Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.

- 45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

#### **46. Incomplete development of Community Title Scheme**

- 46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.
- 46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.
- 46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

#### **47. Incomplete development of Lot**

- 47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.
- 47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.
- 47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.
- 47.4 The Buyer must:
- 47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and
- 47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the

Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

#### **48. Required first or top sheet**

- 48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.
- 48.2 The Section 67 Statement must:
- 48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;
- 48.2.2 state the name and address of:
- (a) the body corporate of the scheme; or
- (b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates — the manager;
- 48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;
- 48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;
- 48.2.5 be signed by the Seller or a person authorised by the Seller; and
- 48.2.6 be substantially complete.
- 48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.
- 48.4 The Buyer may rescind this Contract if:
- 48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and
- 48.4.2 Completion has not taken place.

#### **49. Notice to Community Title Body Corporate**

- 49.1 The parties must comply with the rules and by-laws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

#### **50. Section 56 Certificate**

- 50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.
- 50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.

## 51. Foreign Resident Withholding Tax

**Warning:** The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

**Warning:** The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

**CGT Asset** has the meaning in the *Income Tax Assessment Act 1997*;

**Clearance Certificate** means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

**Relevant Percentage** means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

**Relevant Price** means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

**Variation Certificate** means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

**Withholding Amount** means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

**Withholding Law** means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act 1953* and associated provisions.

51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.

51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.

51.4 If neither clauses 51.2 or 51.3 apply, then:

51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;

51.4.2 the Buyer must:

(a) lodge a purchaser payment notification form with the ATO; and

(b) give evidence of compliance with clause 51.4.2(a) to the Seller;

no later than 5 days before the Date for Completion;

51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount; and

51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.

51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:

51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and

51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.

51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.

51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.

51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

## 52. Deposit by Instalments

52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.

52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.

52.3 The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit in two instalments as follows:

- 52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and
- 52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);
- and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.
- 52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.
- 52.5 If the First Instalment of the Deposit is:
- 52.5.1 not paid on time and in accordance with clause 52.3; or
- 52.5.2 paid by cheque and the cheque is not honoured on first presentation,
- the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.
- 52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14\* days after service of the Default Notice (excluding the date of service).
- 52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.
- 52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

### 53. Residential Withholding Tax

**Warning:** The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

- 53.1 In this clause 53 the following words have the following meanings:
- RW Amount** means the amount which the Buyer must pay under section 14-250 of the Withholding Law;
- RW Amount Information** means the completed RW Amount details referred to on page 3 of this Contract; and
- RW Percentage** means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.
- 53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.
- 53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.
- 53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.
- 53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.
- 53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:
- 53.6.1 21 days after a written request from the Seller; or
- 53.6.2 7 days prior to the Date for Completion, whichever is the earlier.
- 53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

\* Alter as necessary

- 53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.
- 53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:
  - 53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and
  - 53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

Block 3 Section 41 Lyneham  
Units 1-12 "Keystone Terraces"

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## **54. General disclosures**

### **54.1 Development application**

The Seller discloses that a development application for the Land has been approved. An amendment to the development application will be lodged to reflect the plans attached to this Contract.

### **54.2 Easement**

The Seller discloses to the Buyer that it may register one or more easements to burden or benefit the Land in relation to structures, services and access so as to ensure the proper and efficient operation of the Land and surrounding land.

### **54.3 Transfer**

Clause 5.2 of the Contract is deleted and substituted with:

"No later than 7 days before the Date for Completion, the Seller must give to the Buyer a transfer of the Lease in the form prescribed by the Land Titles Act, to be held in escrow by the Buyer pending Completion."

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## **55. Building Works**

### **55.1 Seller to do Building Works**

- (a) The Seller is solely responsible for:
  - (i) the construction on the Land of the Building Works to complete the construction of the Unit; and
  - (ii) the installation of any inclusions in the Unit and Building.
- (b) The Seller discloses and the Buyer acknowledges that as at the date of this Contract, the Building Works have been substantially completed.

### **55.2 Plans**

The Building Works have been undertaken, by the Seller, in accordance with the Plans and Marketing Plans, and in a proper and workmanlike manner.

### **55.3 Variations**

In addition to clause 37.5 the Seller is permitted to make variations to:

- (a) the Plans and the Marketing Plans (including, without limitation, variations to the configuration of the Unit to accommodate services, riser ducts and structure, the location and size of columns) provided those variations:
  - (i) are in the Seller's opinion reasonably necessary to comply with the Building Code of Australia as applicable in the Australian Capital Territory; or
  - (ii) are approved by the architect of the Building; or
  - (iii) are required by any relevant authority;and which do not:
  - (iv) reduce the size of the Unit by more than 5%; or

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- (v) result in any room or unit subsidiary as shown on the Plans being deleted from the completed Unit;
- (b) the layout of the Unit (including any kitchen, bathroom and laundry) to accommodate services, riser ducts and other structures arising out of final detailed design;
- (c) the Building, and the Common Property, provided that the variation does not alter the location of the Unit.

**55.4 Measurement of Area**

The Seller discloses and the Buyer acknowledges that:

- (a) the areas of the Unit referred to in the Marketing Plans attached to this Contract have been calculated on a gross floor area basis and are measured from the centreline of any party wall and the external face of any external wall; and
- (b) the areas to be shown on the registered Units Plan will generally be measured from the centreline of all walls; and
- (c) as a consequence of the different methods of calculation that the areas shown on the Plans attached to this Contract will generally refer to a larger area than the area that will be shown on the registered Units Plan.

---

**56. Units Plan****56.1 Preparation of Units Plan**

The Seller agrees to prepare and promptly on completion of the Building Works, lodge for approval and registration, a Units Plan dividing the Building into units, together with the Common Property. The Seller agrees to sign such forms and attend to such matters as may be necessary for it to procure registration of the Units Plan.

**56.2 Unit entitlement**

The draft budget and levies attached to this Contract have been based on an estimate of the unit entitlements and the actual unit entitlement of the Unit and all other units in the Building will be in accordance with the allocation approved by the relevant authority.

**56.3 Units Plan Registration Date**

Despite the date set out in the Schedule for registration of the Units Plan and the provisions of clause 37, the Units Plan Registration Date may be extended by the Seller giving written notice to the Buyer if events occur beyond the Seller's reasonable control preventing registration of the Units Plan by the Units Plan Registration Date or following a request by the financier, including but not limited to:

- (a) civil commotion, strike or lockout of workmen;
- (b) weather sufficiently inclement to prevent the Seller proceeding with the Building Works;
- (c) accident to the Building Works for which the Seller or Seller is not responsible;
- (d) in consequence of proceedings being taken or threatened by, or disputes with adjoining or neighbouring owners;
- (e) in obtaining building approvals or finalising Arrangements; or
- (f) any other reasonable cause beyond the control of the Seller,

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but in any event if the Units Plan has not registered by **31 December 2026**, then either party may (to the extent permitted by law) within the 14 day period immediately following that date rescind this Contract and the provisions of clause 21 will apply.

### 56.4 Extension of Units Plan Registration Date

- (a) If the Buyer has provided a Bond as the Deposit and the Units Plan Registration Date is extended in accordance with special condition 56.3 then, as an essential term of this Contract, the Buyer must, within 14 days of the date of a written request from the Seller, arrange to provide a new Bond so that it has an expiry date no earlier than 14 days after the date notified by the Seller under special condition 56.3.
- (b) If the Buyer fails to comply with special condition 56.4(a) or special condition 58.7 then the Buyer is in default and the Seller may, sue the Buyer for the balance unpaid of the Deposit and/or terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies.

---

## 57. Payment of Deposit by instalments

### 57.1 Clauses deleted

Clauses 2.1, 2.2, 2.3, 2.4 and 52 of the Contract are deleted.

### 57.2 Instalments

The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit as follows if the Deposit is to be paid by way of cheque or electronic funds transfer:

- (a) the sum of 5% of the Price on the date of this Contract (**First Instalment**); and  
the balance of the Deposit (if it has not already been paid as cleared funds on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment of this special condition 57.2.

### 57.3 Completion

The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.

### 57.4 Failure to pay

If the Deposit or any instalment of the Deposit is:

- (a) not paid on time and in accordance with special condition 57.2; or
- (b) paid by cheque and the cheque is not honoured on first presentation,

the Buyer is in default and the Seller may sue the Buyer for the balance unpaid of the Deposit and/or terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract, then this Contract remains on foot, until either the Seller terminates the Contract, or waives the benefit of special condition 57.4 pursuant to special condition 57.6.

### 57.5 Benefit of clause

Special condition 57.4 is for the benefit of the Seller and the obligations imposed on the Buyer by special condition 57.4 are essential.

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### 57.6 Waiver

The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of special condition 57.4 is waived.

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### 58. Bond

#### 58.1 Payment by bond

At the sole and absolute discretion of the Seller, payment of the Deposit (in an amount equal to 10% of the Price) may be effected by the Buyer delivering a Bond to the Seller's Solicitor at the time or times required by special condition 57.2 of the Contract. For the purposes of this Contract, to the extent of the amount secured by the Bond, delivery of the Bond will be deemed to be payment of the Deposit in accordance with special condition 57.2 of the Contract.

#### 58.2 Seller to be beneficiary

The Bond must show the Seller as the beneficiary of the Bond.

#### 58.3 Buyer to pay on Completion

The Buyer must pay the amount stipulated in the Bond to the Seller by unendorsed bank cheque on the Date for Completion of this Contract, on expiry of the Bond or at such other time as may be provided for the Deposit to be accounted for to the Seller.

#### 58.4 Immediate payment of Deposit

If:

- (a) the Seller serves on the Buyer a notice in writing claiming to forfeit the Deposit; or
- (b) the term of the Bond expires before the date which is 14 days after the Units Plan Registration Date, or it is not renewed in accordance with special condition 56.4 or special condition 58.7; or
- (c) in the Seller's opinion, the provider of the Bond is unable to pay the amount referred to in the Bond,

then to the extent that the amount has not already been paid under the Bond, the Buyer must immediately pay the Deposit, (or so much of it as has not been paid), to the Stakeholder.

#### 58.5 Satisfaction of Deposit

The Seller acknowledges that payment under the Bond will, to the extent of the amount paid, be in satisfaction of the Buyer's obligation to pay the Deposit under special condition 57.2.

#### 58.6 External administration of relevant bank

If the provider of the Bond is placed under external administration of any nature before Completion, the Buyer must, within 24 hours, secure the Deposit to the Seller by either:

- (a) providing a replacement Bond by another bond provider reasonably acceptable to the Seller; or
- (b) payment of the Deposit in accordance with special condition 57.2 of the Contract,

and this special condition 58.6 is for the benefit of the Seller and the performance of the obligations by the Buyer pursuant to this special condition 58.6 is an essential condition of this Contract.

## 58.7 Extension of Bond

The Seller may by notice in writing, at any time, but subject to an obligation to act reasonably, require the Buyer to provide a new Bond with a different expiry date. The Buyer must comply with any such request within 14 days of being requested to do so.

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## 59. Adjustments

### 59.1 Clauses deleted

Clauses 8.1, 8.2, 8.4 and 8.5 of this Contract are deleted.

### 59.2 Adjustment of income

The Seller is entitled to the Income up to and including Completion after which the Buyer will be entitled to the Income. The Seller is liable for all Land Charges (including Owners Corporation contributions) up to the day of Completion after which the Buyer will be liable for the Land Charges. The parties must pay any adjustment of the Income and Land Charges calculated pursuant to this special condition 59 on Completion.

### 59.3 Adjustments of Land Charges

If separate assessments of Land Charges (including Owners Corporation contributions), in respect of the Unit are not issued on Completion, all necessary adjustments between the parties will be based upon the reasonable opinion of the Seller based upon likely amounts. When actual assessments are made any adjustments will be made promptly between the parties.

### 59.4 Land Tax

Despite clause 8 of the Contract, if the Land is liable to land tax (**Land Tax**) then the parties must apportion the Land Tax on Completion based on the unit entitlement of the Unit irrespective of whether the Buyer intends to reside in the Unit following Completion.

### 59.5 Buyer not to delay

The Buyer is not entitled to delay Completion due to separate assessments of Land Charges not having been made at Completion.

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## 60. Completion

### 60.1 Date for Completion

Completion of this Contract shall occur 21 days after the receipt by the Buyer of a copy of the registered Units Plan.

### 60.2 Place and time

Completion shall, unless otherwise agreed and if not able to be undertaken through an electronic settlements platform, take place at the ACT Law Society Settlements Room in Canberra at a time during normal business hours nominated by the Seller.

### 60.3 Buyer may inspect and list defects

- (a) The Buyer may on one occasion, within five (5) business days of notification that the Unit is ready for inspection, inspect the Unit and provide the Seller with a list of defects in relation to the Unit and in this respect time is of the essence (**Pre-Settlement Inspection**).

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- (b) The notification referred to in special condition 60.3(a) will be done by the Seller's Agent prior to notification under special condition 60.1, but if the Seller's Agent fails to do this, will be taken as being done when the Seller provides notification under special condition 60.1.
- (c) The Seller, or its appointed agent, will conduct the Pre-Settlement Inspection with the Buyer. The parties acknowledge that the Pre-Settlement Inspection will be limited to a maximum of two people, whom must have a relationship with the Buyer (i.e. no consultants are to attend).

#### 60.4 Rectification of defects

- (a) The Seller will use its best endeavours to rectify any reasonable defect notified to the Seller in accordance with special condition 60.3(a) prior to the Date for Completion calculated in accordance with special condition 60.1.
- (b) If the Seller has not completed any rectification work whether notified in accordance with special condition 60.3(a) or otherwise, prior to the Date for Completion. The Buyer may not delay Completion due to any such defects not having been rectified and any unrectified defects will be completed in accordance with special condition 62.
- (c) The submission of a defects list in accordance with special condition 60.3(a) or the failure to submit a list of defects in accordance with special condition 60.3(a) in no way derogates from the Buyer's rights under special condition 62.

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#### 61. Interest and Legal Fees

- (a) If the Buyer defaults in the Completion of this Contract, the Buyer must pay interest on the entire Price at a rate of 10% per annum calculated on daily balances from the day after the Date for Completion to the date on which Completion actually takes place.
- (b) Each time the Seller serves a default notice the Buyer must pay to the Seller a fee of \$550.00 (inclusive of GST) for issue of that notice. The Seller may include this fee in the amount payable by the Buyer on Completion.
- (c) Each time the Seller serves a notice to complete the Buyer must pay to the Seller a fee of \$550.00 (inclusive of GST) for issue of that notice. The Seller may include this fee in the amount payable by the Buyer on Completion.

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#### 62. Defects

##### 62.1 Make good defects

- (a) The Seller will cause all defects or faults (if any) in the Unit due to defective or improper materials or bad workmanship, as are notified in writing to it by the Buyer within the Defects Liability Period, to be made good in a proper and workmanlike manner, at no cost to the Buyer.
- (b) The Seller is not required to rectify:
  - (i) natural shrinkage in the Unit or defects caused by natural shrinkage in the Unit; or
  - (ii) minor defects or irregularities in natural materials used in the construction of the Unit; or
  - (iii) chips, cracks, marks or stains in paintwork, brickwork, tiles, carpets, concrete, paving or on walls, ceilings or windows, which are not notified by the Buyer prior to Completion.

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### 62.2 Timing of repairs

The Seller will make good defects notified during the Defects Liability Period:

- (a) if to or concerning:
  - (i) electricity or gas supplies or distribution;
  - (ii) sewerage or drainage; or
  - (iii) any portion of the Unit the fault or defect in which could materially restrict or interfere with the proper use and enjoyment of the Unit by the Buyer,as soon as practicable after receiving the notice;
- (b) in the case of any other defects or faults within 90 days from the date of receiving the notice,

PROVIDED that the Seller will not be liable to make good or repair any items within the Unit which are covered by a manufacturer's warranty the benefit of which has effectively been assigned to the Buyer.

- (c) Other than for matters directly covered by special condition 62.2(a) the Buyer may submit only one list of defects during the Defects Liability Period.
- (d) The list of defects must be submitted by email **only** to an email address notified to the Buyer on or before Completion. Submission by any other means will not be accepted.
- (e) The Buyer must make the Unit available, at the time or times notified by the Seller, to the Seller or the Seller's subcontractors to permit the defect rectification work to be completed in a prompt and timely manner. Failure to do so will result in the Seller being released from its obligations to rectify the defects.

### 62.3 Appliances and Fittings

- (a) Information in relation to warranties will be provided by the Seller on Completion and the Buyer acknowledges that it is responsible to read and submit the warranty cards (or similar) as required by the supplier or manufacturer, including submitting those within a particular time period and in a prescribed way.
- (b) The Seller has no obligation to take further steps where warranty information have been provided to the Buyer.
- (c) The Buyer acknowledges that if it lodges a warranty claim, the Buyer may be required to produce a copy of their settlement statement as "proof of purchase" evidence.

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## 63. Depreciation of the Unit

### 63.1 Seller to provide information

- (a) Within 6 months of the end of the taxation year in which Completion occurred, the Buyer may request the Seller to provide information in respect of the cost of capital works to the property, in accordance with Section 262A(4AJA) of the Income Tax Assessment Act.
- (b) The Buyer must pay the cost of the Seller's quantity surveyor providing this information prior to the information being provided.
- (c) The rights and obligations contained in this special condition 63 do not merge on Completion.

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**64. Colour Selection**

If the Buyer fails to provide the colour selection form on the date of this Contract then the Seller or Developer may make a selection on behalf of the Buyer.

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**65. Air conditioning**

Following Completion, the Buyer will be responsible for the repair and maintenance of the air conditioning system that services the Unit.

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**66. Unit Number, Address and Door Number**

The Seller discloses that the unit number, address and door number (where applicable) allocated to the Unit in this Contract and the Plans may differ from the unit number, address or door number allocated to the Unit in the Units Plan. If this is the case the Seller will advise the Buyer of the new unit number, address or door number allocated to the Unit in the Units Plan.

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**67. Caveat**

The Buyer may not lodge a caveat for registration in respect of the Land or the title to the Unit prior to Completion.

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**68. Marketing**

The Seller reserves the right to utilise the Unit for marketing purposes prior to Completion. The Seller warrants that the Unit will not be used for display and marketing purposes following the Buyer submitting a list in accordance with special condition 60.3(a).

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**69. Marketing Material for on sale or other purposes**

- (a) The Seller owns the intellectual property in the marketing material relating to the Unit, Land and the project including the plans and other material attached to this Contract and including elevations, level plans, and the unit plan (**Marketing Material**).
- (b) The use of the Marketing Material is expressly prohibited without the written consent of the Seller which may be withheld in their absolute discretion.
- (c) The Buyer acknowledges that a breach of this clause will result in the Seller suffering special damage and that, as a result, the Seller may seek urgent interlocutory relief preventing unauthorised use of the Marketing Material.

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**70. Personal Property Securities Act 2009 (PPSA)**

- (a) The Seller discloses and the Buyer acknowledges that on Completion the Seller may be subject to charge(s) or notifications under the PPSA. The Buyer cannot require the Seller to take any action in relation to such charge or notification.
- (b) The Seller warrants that notwithstanding special condition 70, any charge or notification in relation to the Seller will not have an adverse effect upon the Unit.
- (c) This special condition 70 will not merge on Completion.

---

**71. Representations**

**71.1 Entire agreement**

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The Buyer agrees that this Contract sets out the entire agreement of the parties on the subject matter of this Contract and supersedes any prior agreement, advice, material supplied to the Buyer or understanding on anything connected with the subject matter of this Contract.

### 71.2 No reliance

Each party has entered into this Contract without reliance upon any representation, statement or warranty (including sales and marketing material and preliminary art work), except as set out in this Contract.

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### 72. Assistance

The Buyer agrees to undertake or do all acts, matters and things required of it under, or contemplated by, this Contract in a timely manner and to provide all reasonable assistance to the Seller to assist in the timely completion of the Building Works, registration of the Units Plan and Completion of this Contract.

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### 73. Director's Guarantee

Where the Buyer is a corporation, each Director of that corporation shall guarantee that corporation's performance of its obligations under this Contract. The Director's Guarantee is to be in the form attached as Annexure A.

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### 74. Additional Disclosure Documents

#### 74.1 Disclosure

In addition to the Required Documents, the Seller discloses to the Buyer the following:

- (a) except as disclosed in this Contract, that the Seller do not intend the Owners Corporation to enter into any contract where there is a personal business relationship between the Seller and another party to the contract;
- (b) the Default Rules of the Owners Corporation;
- (c) the Seller reserves the right to approve during the Developer Control Period the keeping of not more than 3 small/medium quiet dogs or 3 cats per Unit subject to the following conditions:
  - (i) approval to keep the pet may be withdrawn if the dog or cat causes a nuisance;
  - (ii) the dog or cat must be on a leash when on Common Property; and
  - (iii) compliance with any other conditions of approval for keeping of the pet, and
- (d) The Owners Corporation reserves the right to approve the keeping of an animal or animals during the Developer Control Period.

#### 74.2 Reasonable grounds

The draft Buyer's contributions have been based on a draft budget prepared by a professional strata manager. The draft Buyer's contributions have then been calculated based on an assumption that the sale prices of the units will be equivalent to the unit entitlements. The Seller believes that the draft budget and Buyer's contributions attached to this Contract are based on reasonable grounds as required by the *Civil Law (Property) Act 2006 (ACT)*.

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## 75. Amendment to printed terms

The printed terms of the Contract are amended as follows:

- (a) delete clauses 9.2 and 9.3;
- (b) delete clause 10.1;
- (c) in clause 13.10.3 replace "2" with "5";
- (d) in clause 13.6 delete "within 7 days of the Effective Date" and insert "no later than 14 days before the Date for Completion";
- (e) delete clause 13.7;
- (f) delete clause 13.9;
- (g) delete clause 14;
- (h) delete clause 15.5;
- (i) delete clause 17.1.1(a);
- (j) in clause 18, insert a new clause 18.12 to read as follows:  

"18.12 Each time a Notice to Complete is served by the Seller in accordance with clause 18:

  - (a) the Seller may unilaterally extend the period for Completion under the Notice to Complete; or
  - (b) it may be withdrawn unilaterally by the Seller,

by written notice to the Buyer in the Seller's absolute discretion and with or without the consent of the Buyer."
- (k) in clause 20.2 insert ", due to a default of the Seller" after "terminates";
- (l) delete clause 22.1.1;
- (m) delete clause 22.1.2;
- (n) in clause 26.2.5 delete ".", insert "; or" and insert a new clause 26.2.6 as follows:  

"26.2.6 by email to an address of the person to be served as stated in the Schedule (as updated or notified by that person from time to time) and, unless a notification is received by the sending party that it is not delivered or that the email address is unattended, the notice is taken to have been received at the time it was sent and if not sent before 5:00pm on a Business Day, on the next Business Day." ; and
- (o) delete clause 37.5.2.

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## 76. Special Conditions Override Printed Terms

To the extent of any inconsistency between these Special Conditions and the Printed Terms of the Contract, these Special Conditions override the Printed Terms of the Contract.

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**77. No objection**

Subject to the Seller complying with its obligations under special condition 62 and unless otherwise permitted by this Contract, the Buyer shall not make any requisition, claim for compensation, delay Completion or rescind or terminate this Contract with respect to any matter disclosed in these Special Conditions .

---

**78. Investment of Deposit**

**78.1 Deposit to be Invested**

- (a) The Seller and the Buyer authorise the Stakeholder:
  - (i) to lodge the Deposit with an Australian bank in an interest bearing account in the name of the Stakeholder in trust for the Seller and the Buyer; and
  - (ii) to withdraw the Deposit and interest earned on Completion, rescission or termination of this Contract (whichever occurs); and
  - (iii) to pay the interest earned on the Deposit in accordance with this special condition 78.
- (b) Subject to special condition 78.1(f) if this Contract is completed then the Buyer and the Seller are entitled to share interest earned on the Deposit equally.
- (c) Subject to special condition 78.1(f), if the Seller terminates this Contract because of the Buyer's default, or the Contract is rescinded, then the Seller is entitled to all interest earned on the Deposit.
- (d) Subject to special condition 78.1(f), if the Buyer terminates this Contract because of the Seller's default then the Buyer is entitled to all interest earned on the Deposit.
- (e) The Stakeholder is authorised to deduct bank or other charges and a stakeholder's administration fee of not more than \$440.00 including GST per invested Deposit from the total amount of interest, if any, before the interest is paid under this special condition 78.
- (f) Each party acknowledges that if it does not provide its Tax File Number to the Stakeholder before the Deposit is invested then interest will be paid to the party that does provide its Tax File Number.
- (g) Each party acknowledges that if the cash component of the Deposit (if any) held by the Stakeholder is \$30,000.00 or less, the Stakeholder is not required to invest the Deposit in accordance with this special condition 78.
- (h) Each party also releases the Stakeholder from any liability if the Stakeholder fails to invest, delays investment or cancels the investment earlier than required.

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**79. Electronic Transaction**

**79.1 Electronic signature**

Each party warrants that immediately prior to entering into this Contract, it has unconditionally consented to:

- (a) the requirement for a signature under any law being met; and
- (b) any other party to this Contract executing it,

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by any method of electronic signature that other party uses (at that other party's discretion), including signing on an electronic device or by digital signature.

### 79.2 Counterparts and electronic communication

- (a) This Contract may be executed in any number of counterparts by a party and by the parties on separate counterparts.
- (b) Each counterpart constitutes an original of this Contract, and all together constitute one agreement.
- (c) Where this Contract is executed in counterparts, its date is taken to be the date on which the last of the parties to do so executes its counterpart(s).
- (d) Without limitation, the parties agree that their communication of an offer or acceptance of this Contract, including exchanging counterparts, may be by hand, post, facsimile or any electronic method that evidences that party's execution of this Contract.

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## 80. Foreign Acquisitions and Takeovers Act

- (a) As an essential condition of this Contract, the Buyer warrants:
  - (i) it is not a 'foreign person' as defined by section 5 of the FATA (**Foreign Person**);
  - (ii) it does not require the approval of the Foreign Investment Review Board to enter into this Contract; and
  - (iii) it does not require the approval of the Foreign Investment Review Board to complete this Contract.
- (b) In the event that the Buyer is unable to provide the warranties in Special Condition 80(a) or is in breach of any of those warranties, then the following applies:
  - (i) the Buyer declares that they are a Foreign Person for the purposes of the FATA;
  - (ii) on the Date of the Contract, the Buyer must provide the Seller with written confirmation that it is a Foreign Person for the purposes of the FATA; and
  - (iii) the Buyer must notify the Seller in writing:
    - A. on the Date of this Contract, of its application to the Treasurer of Australia made in accordance with Special Condition 80; and
    - B. within seven (7) days of the occurrence of an event in Special Condition 80(c)
- (c) Notwithstanding any other provision of this Contract, if the Buyer is a Foreign Person, Special Condition 80(a) is deleted and this Contract is conditional on any one (1) of the following events occurring within sixty (60) days of the Date of this Contract:
  - (i) the approval of the Treasurer of Australia to acquisition of the Unit by the Buyer, without imposing adverse conditions which the Buyer, acting reasonably, considers unacceptable;
  - (ii) the Treasurer of Australia indicating that there is no objection to the acquisition of the Unit by the Buyer; or

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- (iii) the expiration of the relevant period under the FATA without an order prohibiting the acquisition of the Unit having been made.
  - (d) If none of the events in Special Condition 80(c) have occurred within 60 days of the Date of this Contract, the Seller may, at any time thereafter, rescind this Contract in accordance with clause 21.
  - (e) Notwithstanding any other provision of this Contract, if the Buyer is Foreign Person:
    - (i) Special Condition 57.2(a) is deleted and replaced with a new Special Condition 57.2(a) as follows:
 

The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit as follows if the Deposit is to be paid by way of cheque or electronic funds transfer:

      - (i) the sum of 5% of the Price on the date of this Contract ("**First Instalment**"); and
      - (ii) the balance of the Deposit less the First Instalment on or before 30 days from the Date of this Contract ("**Second Instalment**").
- and in every respect time is of the essence for payment of the First and Second Instalment of this special condition 57.2(a).
- (f) Where the Buyer is a Foreign Person for the purposes of the FATA, the Buyer warrants that it has provided the following information to the Seller on the Date of the Contract:
    - (i) the Buyer's full name and residency status;
    - (ii) the address of the Buyer;
    - (iii) if the Buyer is a corporation, the name and place of ordinary residence of all substantial shareholders of the Buyer;
    - (iv) if the Buyer is a trustee of a trust, the name and place of ordinary residence of all major beneficiaries of the trust; and
    - (v) all other information requested by the Seller.
  - (g) The Buyer warrants that the information provided in accordance with Special Condition 80(f) is true and correct at the Date of the Contract.

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**81. Definitions****81.1 Definitions**

In these Special Conditions the following words have the following meanings:

**"Bond"** means either:

- (a) a deposit bond issued to the Seller at the request of the Buyer in form and substance satisfactory to the Seller; or
- (b) a bank guarantee issued by a bank operating in Australia in form and substance satisfactory to the Seller.

**"Building"** means the building to be constructed on the Land in which the Unit is to be situated.

**"Building Works"** means the construction of the Building on the Land, in accordance with the Plans (but subject to amendments as contemplated by this Contract).

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**"Common Property"** means that part of the Land and the improvements erected on it which on registration of the Units Plan will comprise the common property as defined in section 13 of the *Unit Titles Act 2001 (ACT)*.

**"Contract"** means this contract for sale including the Printed Terms and these Special Conditions and any annexure or schedules to it.

**"Defects Liability Period"** means the period of 90 days from but excluding the date of Completion, or from the date the Buyer takes occupation, whichever is earlier (time is essential).

**"Developer Control Period"** has the meaning given in the *Unit Titles (Management) Act 2011 (ACT)*.

**"Director"** means a director (if any) of the Buyer.

**"FATA"** means the *Foreign Acquisitions and Takeovers Act 1975 (Cth)*.

**"Foreign Investment Review Board"** means the 'Foreign Investment Review Board' responsible for administering the Commonwealth of Australia's foreign investment policy under the provisions of the FATA and includes the Treasurer of the Commonwealth of Australia.

**"Foreign Person"** means a 'Foreign Person' as defined in Section 5 or Section 21A of the FATA or person to whom section 21A of the FATA applies

**"Land"** means Block 3 Section 41 Lyneham in the Australian Capital Territory.

**"Marketing Plans"** means the plans for the individual Unit marked with "Mijoc Corporation" in the bottom left corner attached to this Contract.

**"Owners Corporation"** means the body corporate to be constituted pursuant to the *Unit Titles Act 2001 (ACT)* following registration of the Units Plan.

**"Plans"** means the plans and specifications attached to this Contract.

**"Printed Terms"** means the printed terms of the standard ACT Law Society Contract forming part of this Contract.

**"Unit"** means the Unit the subject of this Contract and includes the unit subsidiaries.

**"Units Plan"** means all of the documents forming part of the units plan registered in respect of the Land in accordance with the *Unit Titles Act 2001 (ACT)*.

**"Units Plan Registration Date"** means the Date for Registration of the Units Plan referred to in the Schedule.

### 81.2 Same meanings

For the avoidance of any doubt, unless otherwise stated, the terms that are defined in the Printed Terms of the Contract have the same meanings in these Special Conditions.

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**ABG Development No 2 Pty Ltd ACN 652 563 427 (Seller)**

**Annexure A Director's Guarantee** (special condition 73)

I/We, (name of Director/s) ..... of  
(address).....

agree as follows:

1. I/We am/are a Director/s of the Buyer.
2. In consideration of the Seller entering into this Contract at my/our request, I/we agree to guarantee to the Seller:
  - (a) the performance and observance by the Buyer of all its obligations under this Contract, before, on and after Completion of this Contract; and
  - (b) the payment of all money payable to the Seller or to third parties under this Contract or otherwise.
3. This is a continuing guarantee and binds me/us notwithstanding:
  - (a) my/our subsequent death, bankruptcy or liquidation or the subsequent death, bankruptcy or liquidation of any one or more of the Buyer or the Buyer's Directors;
  - (b) any indulgence, waiver or extension of time by the Seller to the Buyer or to me/us or to the Buyer's Directors; and
  - (c) Completion of this Contract.
4. In the event of any breach by the Buyer covered by this guarantee, including in the payment of any money payable to the Seller or to third parties under this Contract or otherwise, the Seller may proceed to recover the amount claimed as a debt or as damages from me/us without having instituted legal proceedings against the Buyer or any other of the Buyer's Directors and without first exhausting the Seller's remedies against the Buyer.
5. I/we agree to keep the Seller indemnified against any liability, loss, damage or claim due to the default of the Buyer which the Seller may incur in respect of this Contract.

Dated this                      day of                      20   .

**Signed sealed and delivered by**

in the presence of:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Witness in full

**NOTE: All directors of the Buyer are to sign this guarantee. If the Buyer is a sole director company please write "Sole Director" after that director's signature.**

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Proposed Budget & Contribution Schedule For:

# LYNEHAM TERRACES

**BLOCK 3 SECTION 41 LYNEHAM**

Prepared for

**ATTRACTIVE BUILDING GROUP**

Prepared by

**LJ Hooker Strata ACT | October 2024**

## Estimated Budget – Lyneham Terraces

### Block 3 Section 41 Lyneham

The developer's estimate, based on reasonable grounds of the corporation's Administrative Fund budget for 2 years after the units plan is registered.

Item	Year 1	Year 2
<b>BUDGET</b>		
<b>Caretaker - Cleaning &amp; Gardens</b>	\$8,000	\$8,400
<b>Common seal</b>	\$60	\$-
<b>Electricity</b>	\$2,000	\$2,100
<b>Insurance</b>	\$12,000	\$12,600
<b>R&amp;M Electrical</b>	\$500	\$525
<b>R&amp;M General</b>	\$1,000	\$1,050
<b>R&amp;M Plumbing</b>	\$1,000	\$1,050
<b>Sinking Fund forecast</b>	\$700	\$-
<b>Strata Management</b>	\$5,820	\$6,111
<b>Total Administrative Fund</b>	<b>\$31,080</b>	<b>\$31,836</b>

No Sinking Fund Budget has been allowed for due to the requirement for the Owners Corporation and there is no requirement for a Sinking Fund Forecast to be obtained due to the number of units within the development.

## Estimated Levies – Lyneham Terraces

### Block 3 Section 41 LYNEHAM

The developer's estimate, based on reasonable grounds of the corporation's Administrative Fund budget for 2 years after the units plan is registered.

Unit Number	Assumed Unit Entitlement	Year 1 Contribution	Year 1 Quarterly	Year 2 Contribution	Year 2 Quarterly	Unit Type
1	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
2	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
3	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
4	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
5	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
6	79	\$2,443	\$610.63	\$2,502	\$625.48	TH
7	84	\$2,619	\$654.87	\$2,683	\$670.80	TH
8	96	\$2,973	\$743.37	\$3,046	\$761.45	TH
9	83	\$2,584	\$646.03	\$2,647	\$661.74	TH
10	96	\$2,973	\$743.37	\$3,046	\$761.45	TH
11	83	\$2,584	\$646.03	\$2,647	\$661.74	TH
12	98	\$3,044	\$761.07	\$3,118	\$779.58	TH
<b>TOTAL</b>	<b>1000</b>	<b>\$31,080</b>	<b>\$7,770</b>	<b>\$31,836</b>	<b>\$7,959.00</b>	

No Sinking Fund Budget has been allowed as this is not a requirement for a development of this size.

The above schedule is based upon estimates of Unit Entitlements which rely on the sales prices provided at the time of preparing the budget. A licensed valuer will be required to update the actual schedule of entitlements prior to registration.

Pursuant to Section 260 (2) (c) of the Civil Law (Property) Act 2006; The contract for sale of a Unit within a Units Plan before the Unit Plan is registered must include; The developers estimate, based on reasonable grounds, of the buyers general fund contribution for 2 years after the Units Plan is registered.

## Schedule 1      Default rules

(see s 7A)

### 1.1      Definitions—default rules

- (1) In these rules:

*owner, occupier or user*, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.

- (2) A word or expression in these rules has the same meaning as in the *Unit Titles (Management) Act 2011*.

### 1.2      Payment of rates and taxes by unit owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

### 1.3      Repairs and maintenance

- (1) A unit owner must ensure that the unit is in a state of good repair.
- (2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a territory law.

### 1.4      Erections and alterations

- (1) A unit owner may erect or alter any structure in or on the unit or the common property only—
- (a) in accordance with the express permission of the owners corporation by special resolution; and
- (b) in accordance with the requirements of any applicable territory law (for example, a law requiring development approval to be obtained for the erection or alteration).
- (2) Permission may be given subject to conditions stated in the resolution.

- (3) However, if the structure is sustainability infrastructure, the owners corporation's permission must not be unreasonably withheld.

**Examples—permission not unreasonably withheld**

- safety considerations
- structural considerations

**Example—permission unreasonably withheld**

external appearance of a unit or the units plan

## 1.5 Pets in units

- (1) A unit owner or occupier (the *pet owner*) may keep an animal, or permit an animal to be kept, within the unit if—
- (a) the total number of animals kept within the unit (other than birds in a cage or fish in an aquarium) is not more than 3; and
  - (b) the pet owner ensures that the animal is appropriately supervised when the animal is on the common property; and
  - (c) the pet owner keeps the animal secure so that it cannot escape the unit unsupervised; and
  - (d) the pet owner cleans any area of the units plan that is soiled by the animal; and
  - (e) the pet owner takes reasonable steps to ensure the animal does not cause a nuisance or a risk to health or safety.
- (2) The pet owner must, within 14 days of the day the animal is first kept within the unit, tell the owners corporation, in writing, that the animal is being kept within the unit.

## 1.6 Assistance animals

The owners corporation may require a person who keeps an assistance animal to produce evidence that the animal is an assistance animal.

**1.7 Use of common property**

A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit, other than in accordance with a special privilege rule.

**1.8 Hazardous use of unit**

A unit owner must not use the unit, or permit it to be used, to cause a hazard to an owner, occupier or user of another unit.

**1.9 Use of unit—nuisance or annoyance**

- (1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.
- (2) This rule does not apply to a use of a unit if the executive committee has given an owner, occupier or user of the unit written permission for that use.
- (3) Permission may be given subject to stated conditions.
- (4) Permission may be withdrawn by special resolution of the owners corporation.

**1.10 Noise**

- (1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.
- (2) This rule does not apply to the making of a noise if the executive committee has given the person responsible for making the noise written permission to do so.

- (3) Permission may be given subject to stated conditions.
- (4) Permission may be withdrawn by special resolution of the owners corporation.

### **1.11 Illegal use of unit**

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the ACT.

### **1.12 What may an executive committee representative do?**

- (1) An executive committee representative may do any of the following in relation to a unit at all reasonable times:
  - (a) if the committee has reasonable grounds for suspecting that there is a breach of the Act or these rules in relation to a unit—inspect the unit to investigate the breach;
  - (b) carry out any maintenance required under the Act or these rules;
  - (c) do anything else the owners corporation is required to do under the Act or these rules.
- (2) An executive committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in subrule (1).
- (3) An executive committee representative is not authorised to do anything in relation to a unit mentioned in subrule (1) unless—
  - (a) the executive committee or the representative has given the owner, occupier or user of the unit reasonable notice of their intention to do the thing; or
  - (b) in an emergency, it is essential that it be done without notice.
- (4) The executive committee may give a written authority to a person to represent the corporation under this rule.

***executive committee representative*** means a person authorised, in writing, by the executive committee under rule 1.12 (4).

## Dictionary

(see s 2)

*Note 1* The [Legislation Act](#) contains definitions and other provisions relevant to this regulation.

*Note 2* For example, the [Legislation Act](#), dict, pt 1 defines the following terms:

- GST
- in relation to.

*Note 3* Terms used in this regulation have the same meaning that they have in the [Unit Titles \(Management\) Act 2011](#) (see [Legislation Act](#), s 148.) For example, the following terms are defined in the [Unit Titles \(Management\) Act 2011](#), dict:

- assistance animal
- corporate register (see s 113)
- manager
- owners corporation.

***executive committee representative***, for schedule 1 (Default rules)—see schedule 1, rule 1.1.

***owner, occupier or user***, of a unit, for schedule 1 (Default rules)—see schedule 1, rule 1.1.

***unit***—see the [Unit Titles Act 2001](#), section 9.

***units plan***—see the [Unit Titles Act 2001](#), dictionary.

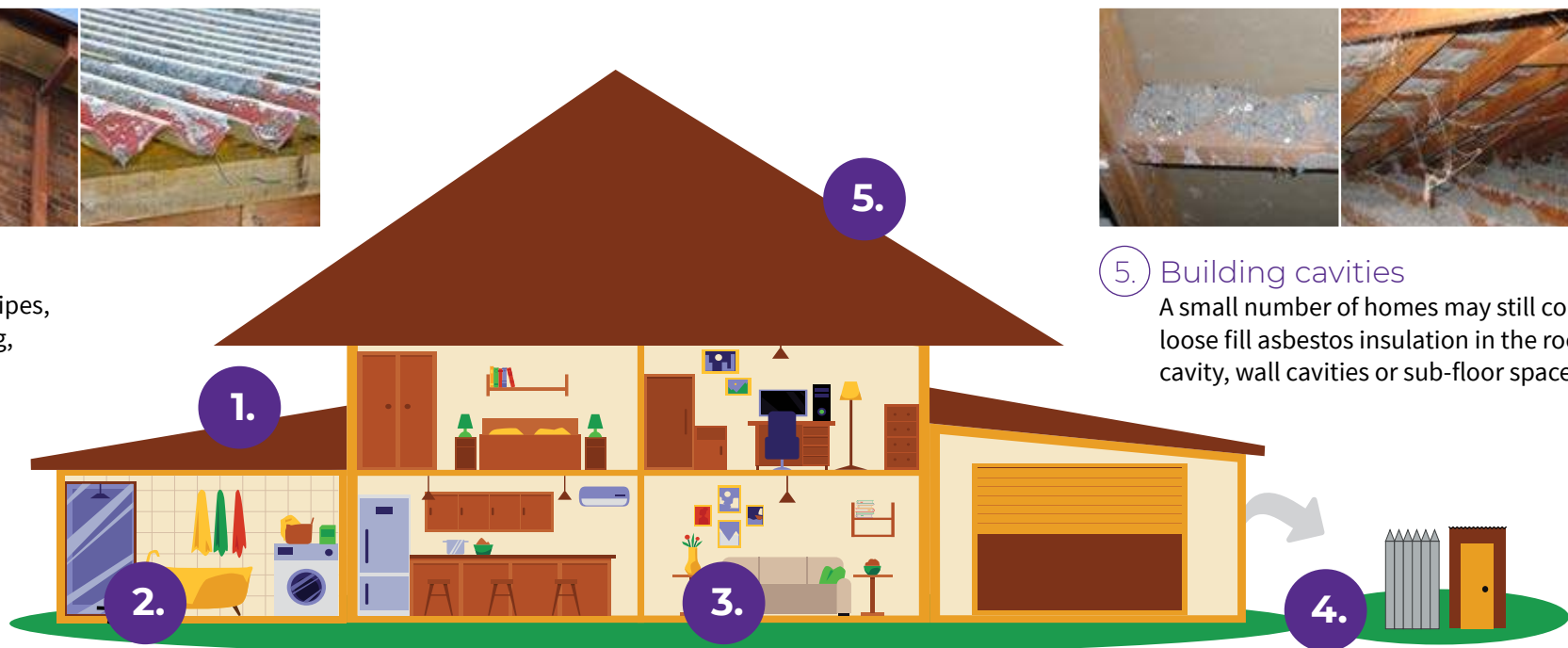
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# If a home was built before 1990 it may contain dangerous asbestos material

Identify where asbestos materials might be. Five common places are:



1. Exterior  
roof sheeting, gutters, downpipes,  
ridge capping, eaves, cladding,  
electrical switchboards



5. Building cavities  
A small number of homes may still contain  
loose fill asbestos insulation in the roof  
cavity, wall cavities or sub-floor space



2. Wet areas - bathroom, laundry and kitchen  
wall and ceiling panels, vinyl floor tiles, backing for wall tiles  
and splashbacks, hot water pipe insulation



3. Internal areas  
wall and ceiling panels, carpet underlay,  
textured paints, insulation in domestic  
heaters



4. Backyard  
fences, sheds, garages, carports, dog kennels, buried or  
dumped waste, letterboxes, swimming pools

# If a home was built before 1990 it may contain dangerous asbestos material

## Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

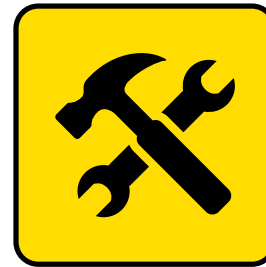
### Asbestos materials become dangerous when:



Broken or in poor condition



Damaged accidentally



Disturbed during renovation or repairs



Loose fill asbestos insulation



## Manage asbestos safely

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra.

## AUSTRALIAN CAPITAL TERRITORY TITLE SEARCH

### LAND

Lyneham Section 41 Block 3 on Deposited Plan 889

Lease commenced on 17/02/2022, granted on 17/02/2022, terminating on 11/05/2059

Area is 2123 square metres or thereabouts

### Proprietor

ABG DEVELOPMENT NO 2 PTY LTD

13 RIGBY STREET, DENMAN PROSPECT ACT 2611

### REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume 3010 Folio 350**

### Restrictions

Market Value Lease: Current

Purpose Clause: Refer Crown Lease

Registered Date	Dealing Number	Description
17/08/2023	3260682	Mortgage to Westpac Banking Corporation (ACN: 007 457 141)

### *End of interests*

## ADMINISTRATIVE INTERESTS

Administrative interests information is **not** guaranteed by the Registrar-General, and the Registrar-General nor an authorised entity incurs liability for any omission, misstatement or inaccuracy in the information.

**Territory Planning Authority** - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201222477	Development Application	23/10/2012	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	21/12/2012

### Description

LEASE VARIATION. Please see the application form for full Lease Variation details.

**Territory Planning Authority** - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.



Product	Title Details
Date/Time	23/09/2024 03:10PM
Customer Reference	81042223
Order ID	20240923001372
Cost	\$34.00

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Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201324312	Development Application	28/10/2013	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	12/03/2014

**Description**

Proposed amendments to DA approval - Amendments include: Amended height of proposed boundary fence. See report for full description of amendment.

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**Territory Planning Authority** - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

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Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
202240232	Development Application	04/08/2022	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	14/12/2022

**Description**

PROPOSAL FOR BOUNDARY WALL - construction of a new boundary wall located between blocks 3 and 6 and associated works.

This is a market value  
lease - s238(2)(a)(ii) Planning  
and Development Act 2007



**AUSTRALIAN CAPITAL TERRITORY**

03/03/2022

**PLANNING AND DEVELOPMENT ACT 2007**

**Australian Capital Territory (Planning and Land  
Management) Act 1988 (Cth) (ss 29, 30 & 31)**

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the  
 Regulations made under that Act on the Seventeenth day of February  
 Two thousand and Twenty Two WHEREBY THE PLANNING AND LAND  
 LESSEE AUTHORITY ("the Authority") ON BEHALF OF THE COMMONWEALTH OF  
 AUSTRALIA ("the Commonwealth") in exercising its judicial grants to  
 Ampol Property (Buildings) Pty Ltd ACN 000 126 938 a company having its  
 registered office at 29-33 Durack Road, Alexandria in the New South Wales ("the  
 Lessee") ALL THAT piece or parcel of land situate in the Australian Capital  
 LAND Territory containing an area of 2123 square metres or thereabouts and being  
 Block 3 Section 41 Division of Lyncham as delineated on Deposited Plan  
 Number 889 in the Registrar-General's Office in Canberra in the said Territory  
 ("the land") RESERVING unto the Territory all minerals and the right to the use,  
 use and control of ground water under the surface of the land TO HOLD unto  
 TERM the Lessee for the term commencing on the Seventeenth day of February  
Two thousand and Twenty Two ("the date of the commencement of the lease")  
 and terminating on the Eleventh day of May Two thousand and Eighty nine to be  
 used by the Lessee for the purpose set out in Clause 3(a) of this lease only  
 RENTING AND PAYING THEREFOR rent in the amount and in the manner and  
 at the times provided for in this lease and HEYON AND SUBJECT TO the  
 covenants, conditions and agreements recited in this lease.

## INTERPRETATION

1. IN THIS LEASE unless the contrary intention appears

- (a) "Authority" means the Planning and Local Authority established by section 10 of the Planning and Development Act 2000;
- (b) "building" means any building or structure, constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) "heavy goods retailing" means a shop which receives a loading dock within the building, and where the goods or materials sold or displayed are of such a size, shape or weight as to require:
  - (i) a large area for handling, storage or display; and/or
  - (ii) direct vehicular access to the site by members of the public, for the purpose of loading goods or materials into their vehicles after purchase, but does not include any shop used primarily for the sale of food or clothing;
- (d) "business agency" means the use of land for the purpose of providing a commercial service directly and regularly to the public;
- (e) "caretaker's residence" means any dwelling used for the residence of a caretaker, in connection with another land use, including, whether and commercial activity;
- (f) "class" for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (g) "community activity centre" means the use of land by a public authority or a body of persons associated for the purpose of providing for the social well being of the community;
- (h) "community theatre" means the use of land for a theatre, cinema, concert hall, auditorium or theatre run by non-profit organisations;
- (i) "community use" means child care centre, community activity centre, community theatre, cultural facility, educational establishment, health facility, hospital, place of worship, or other religious associated use;
- (j) "cultural facility" means the use of land for the purpose of cultural activities to which the public generally has access, but does not include a shop for art, craft or sculpture dealing;

- (k) "craft workshop" means the use of land for the manufacture of, primarily by manual methods, of small articles such as joinerywork, pottery, woodwork, hand woven goods and the like;
- (l) "department store" means a shop in which goods are sold by separate departments within the shop and from which a significant amount or proportion of retail sales occur from or for: four of the following types of goods:- furniture and floor coverings, fabrics and household textiles, clothing, footwear, household appliances, china, glassware, and domestic hardware;
- (m) "retail occupancy housing" means the use of land that was originally used or leased for the purposes of single dwelling housing; for two dwellings;
- (n) "dwelling" has the same meaning as in the [Planning and Development Regulation 2008](#);
- (o) "educational establishment" means the use of land for the purpose of tuition, training, or research directed towards the discovery or application of knowledge, whether or not for the purposes of gain, and may include associated residential accommodation;
- (p) "financial establishment" means the use of land for the primary purpose of providing finance, investing money, and providing services to lenders, borrowers and investors on a direct and regular basis;
- (q) "gross floor area" means the sum of the area of all floors of the building measured from the external faces of the exterior walls, or from the centre lines of walls separating the building from any other building, excluding any area used solely for rooftop fixed mechanical plant and/or basement car parking;
- (r) "health facility" means the use of land for providing health care services (including diagnosis, preventative care or counselling) or medical or surgical treatment to out-patients only;
- (s) "indoor recreation facility" means the use of land for sporting activities where such use is primarily indoor;
- (t) "industry" means the use of land for the principal purpose of manufacturing, assembling, drawing, equipping, renovating, commencing, finishing, cleaning, washing, winning of minerals, dismantling, processing, or adapting of any goods or any articles;

- (ii) "Lessee" shall:
- (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
  - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and
  - (iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;
- (v) "tight industry" means an industry, not being a general, offensive, hazardous or mining industry, in which the processes carried out the transportation involved or the machinery or materials used do not interfere with the proximity of the locality by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise. The use includes craft workshops.
- (w) "multi-unit housing" means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing and triple occupancy housing.
- (x) "non retail commercial use" means business agency, financial establishment, office, public agency;
- (y) "office" means the use of land for the purpose of administration, clerical, technical, professional or like business activities, including a government office, which does not include dealing with members of the public on a direct and regular basis except where this is ancillary to the main purpose of the office;
- (z) "personal services" means a shop used primarily for selling services and in which the sale of goods is ancillary to the services provided.
- (aa) "place of worship" means the use of land for the primary purposes of religious worship and associated activities by a congregation, religious group or members of the public whether or not the premises are also used for religious instruction, tuition, meetings, training and other community activities;
- (bb) "premises" means the land and any building or other improvement thereon on the land;

- (cc) "public agency" means the use of land for the purpose of providing a public service directly and regularly to the public and includes a government agency, which provides a commercial service to the public;
- (dd) "redevelopment" means construction of additional buildings, and/or demolition and construction of replacement building(s) on the premises;
- (ce) "religious associated use" means the use of land for the activities conducted by religious organisations other than for worship or for offices and may include residential accommodation by ministers of religion; "residential care accommodation" means the use of land by an agency or organisation that exists for the purposes of providing residential care services such as the provision of medical, domestic services and personal care for persons requiring support. Although services must be delivered on site, management and provision may be carried out at sites elsewhere;
- (ff) "residential use" means caretaker's residence, not-for-profit housing, residential care accommodation, retirement village, single dwelling housing, supportive housing;
- (gg) "restaurant" means the use of land for the primary purpose of providing food for consumption on the premises whether or not the premises are licensed premises under the Liquor Act 2010 and whether or not entertainment is provided;
- (hh) "retail plant nursery" means a shop used for the propagation and sale of plants, shrubs, trees and garden supplies;
- (ij) "retirement village" means premises where older members of the community or retired people live, or will live, in independent living units or serviced units, under a retirement village scheme;
- (ii) "retirement village scheme", in a retirement village, means a scheme under which a person may:
- (i) enter into a residence contract with the scheme operator for the retirement village; or
  - (ii) on payment of an ingoing contribution, acquire personally or for someone else a right to live in the retirement village, however the right arises; and
  - (iii) on payment of the relevant charge, acquire personally or for someone else a right to receive one (1) or more services in relation to the retirement village;

(kk) "service station" means the use of land for the fuelling, and/or servicing of motor vehicles, and others, and the land is also used for any one or more of the following purposes:

- (i) the sale by retail of spare parts and accessories for motor vehicles;
- (ii) washing and greasing of motor vehicles;
- (iii) installation of accessories;
- (iv) the retail sale of other goods, within an ancillary retail area not greater than 150 square metres of area;
- (v) providing toilet facilities, amenities and service for motorists;
- (vi) repairing of motor vehicles (other than body building, panel beating or spray painting); and
- (vii) the hiring of trailers;

(l) "shop" means the use of land for the purpose of selling, exposing or affixing the sale by retail or hire, goods and personal services and may include the use of the land for: bulky goods retailing, department store, personal service, retail plant nursery, supermarket, or take-away food shop;

(m) "single dwelling housing" means the use of land for residential purposes for a single dwelling only;

(n) "supermarket" means a large shop selling food and other household items where the selection of goods is organised on a self-service basis;

(oo) "supportive housing" means the use of land for residential accommodation for persons in need of support, which is managed by a Facility Approval Organisation that provides a range of support services such as counselling, domestic assistance and personal care for residents as required. Although such services must be able to be delivered on site, management and preparation may be carried out on site or elsewhere. Housing may be provided in the form of self-contained dwellings. The term does not include a retirement village or student accommodation;

(pp) "take-away food shop" means a shop, which is predominantly for the preparation of food and refreshments for consumption elsewhere;

(cc) "a body" means:

- (i) when used in a geographical sense the Australian Capital Territory; and
- (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C716);
- (m) "triple occupancy housing" means the use of land that was originally used or leased for the purposes of single dwellings housing or dual occupancy housing for three dwellings;
- (sa) words in the singular include the plural and vice versa;
- (sb) words importing one gender include the other genders;
- (iii) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

- |                           |  |
|---------------------------|--|
| RENT                      | (a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;                 |
| MANNER OF PAYMENT OF RENT | (b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorized by the Authority for that purpose in Cheques in the said Territory without any deduction whatsoever. |

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

- |         |   |
|---------|---|
| PURPOSE | (a) To use the premises only for one or more of the following purposes: <ul style="list-style-type: none"><li>(i) community use LIMITED TO community activity centre, community theatre, cultural facility, educational establishment, health facility, place of worship, nether religious associated use, PROVIDED THAT educational establishment DOES NOT INCLUDE pre-schools, schools and colleges;</li><li>(ii) indoor recreation facility LIMITED TO gymnasium and fitness centre;</li><li>(iii) light industry;</li></ul> |
|---------|---|

- (iv) not to all commercial use;
- (v) residential use;
- (vi) restaurant;
- (vii) service station; and
- (viii) shop.

**PROVIDED THAT:**

- (A) the land is not used concurrently for service station and residential use;
- (B) the maximum gross floor area of the building to be used for the sale and repair of bicycles shall not exceed 270 square metres; and

**NOISE MANAGEMENT PLAN**

- (h) That the Lessee shall provide a noise management plan to the Environmental Protection Authority or its successor, for assessment and approval, prior to the alteration or reconstruction of a building(s) on the land for indoor recreation facility, or restaurant, or the use of the premises for indoor recreation facility, or restaurant. The noise management plan must be prepared by a person suitably qualified in the assessment of environmental noise and state that building(s) to be constructed on the premises, and/or the use of the premises comply with all relevant Australian standards and all legislation in force at that time and detail the design and siting, and construction methods which will be used to maximise the impact of noise generated from activities conducted on the premises;

**PROVISION OF HYDRAULIC MAINS, STORMWATER DRAINS AND SEWER LINES**

- (c) That upon redevelopment of the premises for residential use the Lessee shall provide and thereafter maintain hydraulic mains, stormwater drains, sewer lines, hydraulic fire mains and hydrants on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

**PROVISION OF STORAGE AREAS, CARPARKING AND ILLUMINATION**

- (d) That upon redevelopment of the premises for residential use the Lessee shall provide and thereafter maintain storage areas, covered, unpavement hardstanding, carparking, adequately illuminated vehicle access roads, pedestrian pathways and vehicle access drives on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

**PROVISION OF FACILITIES FOR ELECTRICAL AND TELEPHONE CABLES**

- (e) That upon redevelopment of the premises for residential use the Lessee shall provide facilities on the land to a standard acceptable to the Authority to enable electrical and telephone cables and wires to be installed underground;

<b>CARPARKING</b>	(e) That the Lessee shall provide and maintain an approved, drained and sealed carparking area on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
<b>LANDSCAPING</b>	(g) That the Lessee shall provide and maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
<b>LIGHTING</b>	(h) That the Lessee shall illuminate and keep illuminated all public access areas, carparks and driveways on the land at the Lessee's cost during the evening hours of operation to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
<b>LOADING AND UNLOADING OF VEHICLES</b>	(i) That the Lessee shall provide and maintain an area for the loading and unloading of vehicles on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
<b>PRESERVATION OF TREES</b>	(j) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree: <ul style="list-style-type: none"> <li>(i) that has been identified in a development approval for retention during the period allowed for construction of the building; or</li> <li>(ii) to which the <u>Tree Protection Act 2005</u>, applies;</li> </ul>
<b>FACILITIES AND ACCESS FOR PERSONS WITH A DISABILITY</b>	(k) That the Lessee shall provide and maintain facilities and access on the land for persons with a disability in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
<b>SERVICE AREAS</b>	(l) That the Lessee shall service and keep serviced all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably serviced from public view;
<b>BUILDING SUBJECT TO APPROVAL</b>	(m) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building, on the land;
<b>REPAIR</b>	(n) That the Lessee shall at all times during the said term maintain, repair and keep in repair the premises to the satisfaction of the Authority;

**FAILURE TO REPAIR**

(o) If and whenever the Lessee is in breach of the Lessee's obligations to maintain, repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of its opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may also be the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

**RIGHT OF INSPECTION**

(p) Subject to the provisions of the Planning and Development Act 2007 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner.

**RATES AND CHARGES**

(q) To pay all rates, charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

**4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:**

**QUIET ENJOYMENT**

That the Lessee paying the rent and all other moneys due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

**5. IT IS MUTUALLY COVENANTED AND AGREED as follows:**

**TERMINATION**

(i) That if:  
(1) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent or other moneys shall have been formally demanded or not); or  
(ii) the site land is at any time not used for a period of one year for the purposes for which this lease is granted, or

- (d) the Lessee shall be obliged to observe or perform any other of the covenants herein contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach

the Authority or the People of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

**ACCEPTANCE OF RENT**

- (3) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses

**FURTHER LEASE**

- (c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning and Development Act 2007 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

**NOTICES**

- (d) That any notice requirement demand request or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or best-known address of the Lessee or a Trust in a conspicuous position on the premises;

**EXERCISE OF POWERS**

- (a) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
- (i) the Authority;
  - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
  - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

Signed by Karen Walker )  
a delegate authorized to execute this lease )  
on behalf of the Commonwealth in the )  
presence of Robert O'Byrne )

K Walker  
.....  
Delegate  
Robert O'Byrne  
.....  
Witness

Signed on behalf of Ampel Property )  
Holding Pty Ltd (A.C.N. 000 126 938) by )

[Signature]  
.....  
Signature  
JOANNE TAYLOR  
.....  
Name in full

[Signature]  
.....  
Signature  
Anthony Michael Rutherford Wood  
.....  
Name in Full

Director  
.....  
Director/Secretary

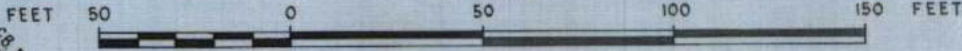
Secretary  
.....  
~~Director/Secretary~~

# DEPOSITED PLAN N<sup>o</sup>. S.P. 889

Plan of  
Block 3 Sec. 41

## DIVISION OF LYNEHAM CANBERRA CITY DISTRICT AUSTRALIAN CAPITAL TERRITORY

Scale



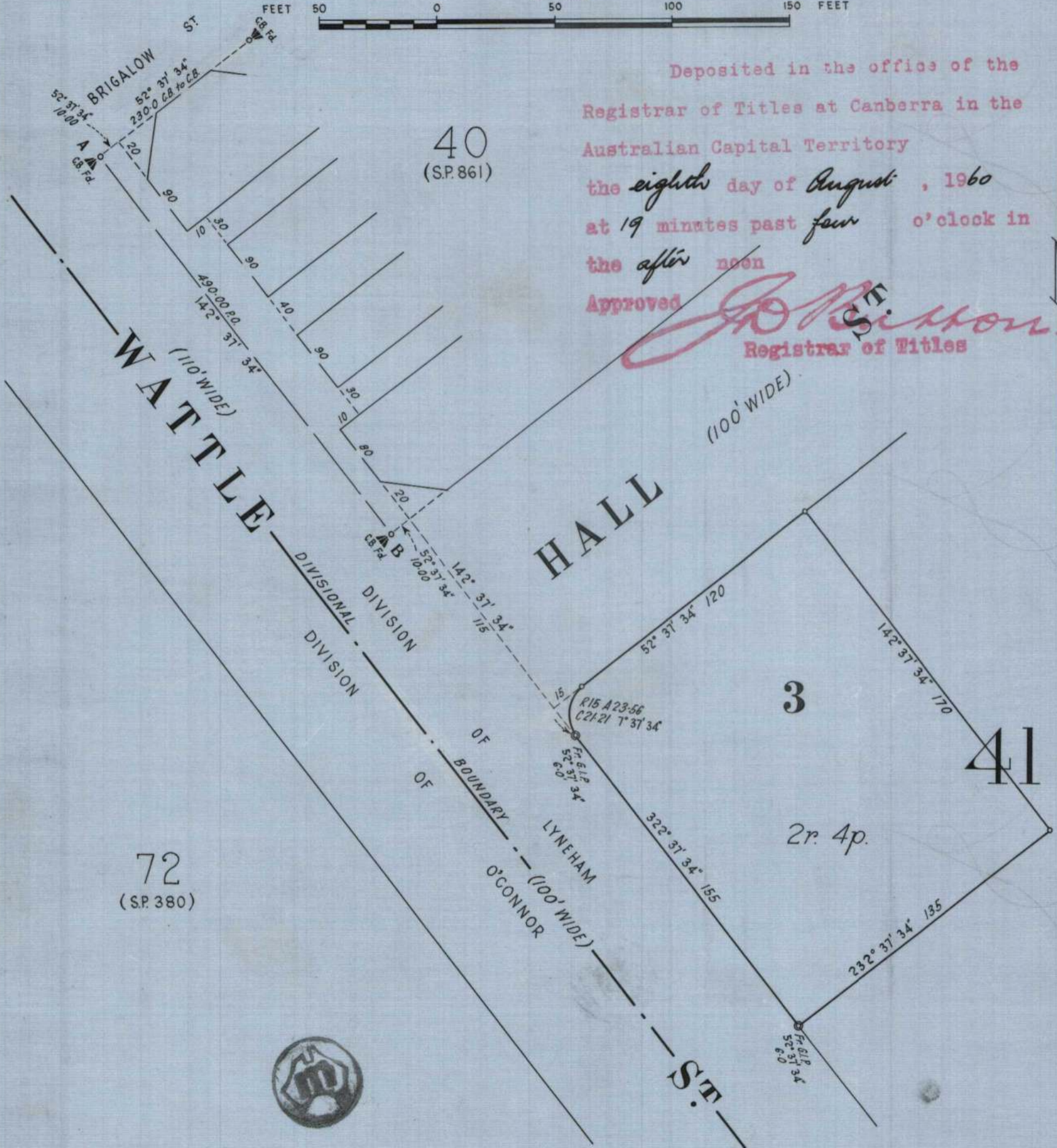
Deposited in the office of the  
Registrar of Titles at Canberra in the  
Australian Capital Territory  
the *eighth* day of *August*, 1960  
at 19 minutes past *four* o'clock in  
the *after* noon

Approved

*J. M. Simpson*  
Registrar of Titles

40  
(S.P. 861)

72  
(S.P. 380)



Declared at Canberra the 14<sup>th</sup> day of July, 1960  
before me

*A. McHenry*  
Commissioner for Declarations under  
the Statutory Declarations Act 1911/1922

I certify that this plan is the plan prepared in accordance  
with sub-section 1 of section nine of the Districts Ordinance 1927-49

*J. A. Commonwealth Surveyor General*  
Commonwealth Surveyor General

Drawn by D.B.S. Date 5-7-60  
Examined by *K/6* Date 5-7-60  
FIELD BOOK K1474

Azimuth A B  
Strom Meridian

I, John Walter Sleep of Canberra in the Territory for the Seat  
of Government of the Commonwealth of Australia, a surveyor specially licensed by  
the Commonwealth under the provisions of the Real Property Ordinance 1925-57 hereby  
solemnly and sincerely declare (a) that all boundaries and measurements shown on  
this plan are correct (b) that all survey marks found and relevant physical objects  
on or adjacent to the boundaries are correctly represented (c) that all physical objects  
indicated exist in the positions shown (d) that the whole of the material facts in relation  
to the land are correctly represented (e) that the survey has been made (1) by me (2)  
~~under my supervision~~, and completed on the 21<sup>st</sup> day of May, 1960 and the  
reference marks have been placed as shown hereon.  
And I make this solemn declaration by virtue of the Statutory Declarations Act  
1911-1922 conscientiously believing the statements contained therein to be true in every  
particular

*John Walter Sleep*  
Licensed Surveyor

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**CUSTOMER SERVICE CENTRE  
DAME PATTIE MENZIES HOUSE  
16 CHALLIS STREET  
DICKSON ACT 2602**

**PHONE: 62071923**

## LEASE CONVEYANCING ENQUIRY

Your response is sought to the following questions in relation to:

LAND: Please provide details of the land you are enquiring about.

<b>Unit</b>	<b>0</b>	<b>Block</b>	<b>3</b>	<b>Section</b>	<b>41</b>	<b>Suburb</b>	<b>LYNEHAM</b>
-------------	----------	--------------	----------	----------------	-----------	---------------	----------------

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991 and Planning & Development Act 2007

- |  | No    | Yes              |
|--|-------|------------------|
| 1. Have any notices been issued relating to the Crown Lease?   | ( X ) | ( )              |
| 2. Is the Lessor aware of any notice of a breach of the Crown Lease?   | ( X ) | ( )              |
| 3. Has a Certificate of Compliance been issued? (N/A ex-Government House) <input type="checkbox"/>   | ( )   | ( X )            |
| Certificate Number:  |       | Dated: 27-OCT-61 |
| 4. Has an application for Subdivision been received under the Unit Titles Act?   |       | (see report)     |
| 5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004?  |       | (see report)     |
| 6. If an application has been determined, is the land subject to a Preliminary Assessment, an Assessment or an Enquiry under Party IV of the Land Act 1991, or an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007? |       | (see report)     |
| 7. Has a development application been received, or approval granted for development under the Land Act 1991, or the Planning & Development Act 2007 in respect of the Land?  |       | (see report)     |
| 8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included)   |       | (see report)     |
| 9. Has an Order been made in respect of the Land pursuant to Section 254, 254A, 255 and 256 of the Land Act 1991 or Part 11.3 of the Planning & Development Act 2007?  |       | (see report)     |
| 10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land?   |       | (see report)     |

Customer Service Centre

Date: 23-SEP-24 16:23:11

Applicant's Name :

E-mail Address :

Client Reference :

Varey, Mackenzie

mzarey@claytonutz.com

81042223

**Did you know? Lease Conveyancing enquiries can be lodged electronically at [www.canberraconnect.act.gov.au](http://www.canberraconnect.act.gov.au)  
For further information, please contact the Lease Conveyancing Officer on 62071923**



Dame Pattie Menzies Building  
16 Challis Street  
Dickson, ACT 2602

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23-SEP-2024 16:23

**PLANNING AND LEASE MANAGER (PaLM)**  
**LEASE CONVEYANCING ENQUIRY REPORT**

Page 1 of 6

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**INFORMATION ABOUT THE PROPERTY**

---

**LYNEHAM Section 41/Block 3**

**Area(m2):** 2,127.6

**Unimproved Value:** \$1,000,000

**Year:** 2024

**Subdivision Status:** Application not received under the Unit Titles Act.

**Heritage Status:** Nil.

**Assessment Status:** The Land is not subject to a Preliminary Assessment, an Assessment or an Enquiry under Part IV of the Act concerning the Land.



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23-SEP-2024 16:23

**PLANNING AND LEASE MANAGER (PaLM)  
 LEASE CONVEYANCING ENQUIRY REPORT**

Page 2 of 6

**DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)**

**Application** DA202240539      **Lodged** 27-JUL-23      **Type** See Subclass

**-- Application Details -----**

**Description**

PROPOSAL FOR MULTI UNIT DEVELOPMENT - construction of 12 townhouses comprising two and three-storeys with attached garages, new verge crossing and internal driveway, on-street visitor carparking, landscaping and associated works.

**-- Site Details -----**

District	Division	Section	Block(s)	Unit
Canberra Central	Lyneham	41	3-3	

**-- Involved Parties -----**

Role	Name
Lessee	Ampol Property (Holdings) Pty
Applicant	Purdon Planning Pty Ltd
Representor	Davidson, Geoff
Representor	Body Mind Empowerment Centre
Representor	Melillo, Felicia
Representor	Jamieson, Anthony
Representor	Summers, Carmel

**-- Activities -----**

Activity Name	Status
Da - Reconsideration	Refused

**Application** DA202240232      **Lodged** 04-AUG-22      **Type** See Subclass

**-- Application Details -----**

**Description**

PROPOSAL FOR BOUNDARY WALL - construction of a new boundary wall located between blocks 3 and 6 and associated works.

**-- Site Details -----**

District	Division	Section	Block(s)	Unit
Canberra Central	Lyneham	41	3-3	
Canberra Central	Lyneham	41	6-6	

**-- Involved Parties -----**

Role	Name
Lessee	Ampol Property (Holdings) Pty
Lessee	The Owners - Units Plan No 206
Lessee	Georgina Newhouse
Applicant	Capital Crown Leasing Pty Ltd

**-- Activities -----**

Activity Name	Status
Merit Track	Approval Conditional



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**PLANNING AND LEASE MANAGER (PaLM)**  
**LEASE CONVEYANCING ENQUIRY REPORT**

Page 3 of 6

**Application** DA201324312      **Lodged** 28-OCT-13      **Type** See Subclass

**-- Application Details -----**

**Description**

AMENDMENT TO APPROVED DA201324312 . Amendment to the development application for demolition of buildings and structures, remediation of site and associated works - the amendment is changes to the common boundary fences.

**-- Site Details -----**

<b>District</b>	<b>Division</b>	<b>Section</b>	<b>Block(s)</b>	<b>Unit</b>
Canberra Central	Lyneham	41	3-3	

**-- Involved Parties -----**

<b>Role</b>	<b>Name</b>
Lessee	Caltex Australia Petroleum Pty
Applicant	Ross Redmond
Representor	Petition-John Haydon
Representor	Miriam Jamieson
Representor	Haydon, J&O
Representor	Kilby, Patrick
Representor	Icon-Njl Projects Pty Ltd

**-- Activities -----**

<b>Activity Name</b>	<b>Status</b>
Merit Track	Approval Conditional



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 Dickson, ACT 2602

23-SEP-2024 16:23

**PLANNING AND LEASE MANAGER (PaLM)  
 LEASE CONVEYANCING ENQUIRY REPORT**

Page 4 of 6

**Application** DA201222477      **Lodged** 23-OCT-12      **Type** See Subclass

**-- Application Details -----**

**Description**

LEASE VARIATION. Please see the application form for full Lease Variation details.

**-- Site Details -----**

District	Division	Section	Block(s)	Unit
Canberra Central	Lynham	41	3-3	

**-- Involved Parties -----**

Role	Name
Lessee	Total Oil Products (Australia)
Applicant	Cbre (V) Pty Limited
Representor	Richard Griffiths
Representor	John Haydon
Representor	Richard Griffiths
Representor	Ross Reid
Representor	Michelle Symons & Serge Ou

**-- Activities -----**

Activity Name	Status
Merit Track	Approval Conditional

**Application** DA20013614      **Lodged** 03-SEP-01      **Type** Sign

**-- Application Details -----**

**Description**

Upgrade of business signage

**-- Site Details -----**

District	Division	Section	Block(s)	Unit
Canberra Central	Lynham	41	3-3	

**-- Involved Parties -----**

Role	Name
Applicant	Caltex Australia Petroleum Pty
Contact	Hoy
Lessee	Caltex Australia Petroleum Pty

**-- Activities -----**

Activity Name	Status
Da - (Dap)	Approval Conditional



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**PLANNING AND LEASE MANAGER (PaLM)  
 LEASE CONVEYANCING ENQUIRY REPORT**

Page 5 of 6

The information on development applications on adjacent blocks is to assist purchasers to be aware of possible nearby development activity. Please note however, it doesn't cover all development activity. Since the introduction of the Planning and Development Act 2007, a significant range of development activity can be undertaken without development approval. Exempt activities include but are not limited to, new residences, additions to residences, certain sheds, carports and pergolas etc. Information on exempt developments can be found at [http://www.planning.act.gov.au/topics/design\\_build/da\\_assessment/exempt\\_work](http://www.planning.act.gov.au/topics/design_build/da_assessment/exempt_work)

<u>Sect</u>	<u>Blk</u>	<u>DA No.</u>	<u>Description</u>	<u>Overlay Policy</u>	<u>Status</u>
8	2	202442791	PLANNING ACT 2023 - PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT - demolition of the existing façade, reconfiguration of existing shop to form two tenancies and internal fitout, addition of indoor recreation facility, strip lighting, signage, temporary fencing, external façade paint and associated works.	FOApproval Conditional	22-MAY-24

**LAND USE POLICIES**

To check the current land use policy in the suburb that you are buying a property in, please check the Territory Plan online at <http://www.legislation.act.gov.au/ni/2008-27/current/default.asp>

**CONTAMINATED LAND SEARCH**

Information is recorded by the Environment Protection Authority (EPA) regarding the contamination status of the land. This information is available via the EPA Contaminated Land Search. For further information on how to perform a search, please go to:

[https://www.canberraconnect.act.gov.au/app/answers/detail/a\\_id/1564/kw/contaminated](https://www.canberraconnect.act.gov.au/app/answers/detail/a_id/1564/kw/contaminated) . For general information on land contamination in the ACT, please contact the Environment Protection Authority on 13 22 81.

**ASBESTOS SEARCH**

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, you should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose-fill asbestos insulation (and other forms of asbestos e.g. bonded asbestos) on the premises.

**CAT CONTAINMENT AREAS**

Residents within cat containment areas are required to keep their cats confined to their premises at all times. The ACT Government pursuant to Section 81 of the Domestic Animals Act 2000, has declared the following areas to be cat containment areas: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA (from 1 January 2017) LAWSON, MOLONGLO, MONCRIEFF, THE FAIR in north WATSON, THROSBY and WRIGHT. More information on cat containment is available at [www.tams.act.gov.au](http://www.tams.act.gov.au) or by phoning Access Canbe



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23-SEP-2024 16:23

**PLANNING AND LEASE MANAGER (PaLM)**  
**LEASE CONVEYANCING ENQUIRY REPORT**

Page 6 of 6

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**TREE PROTECTION ACT 2005**

The Tree Protection Act 2005 protects individual trees of importance and urban forest areas that require particular protection. A Tree Register has been established and can be found on the Territory and Municipal Services website [http://www.tams.act.gov.au/parks-recreation/trees\\_and\\_forests/act\\_tree\\_register](http://www.tams.act.gov.au/parks-recreation/trees_and_forests/act_tree_register) or for further information please call Access Canberra on 132281

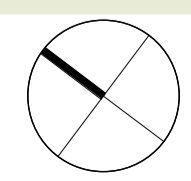
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L	ISSUE FOR DA RECONSIDERATION	28.05.24
M	ISSUE FOR INFORMATION	08.07.24
N	ISSUE FOR INFORMATION	06.08.24
O	ISSUE FOR INFORMATION	19.08.24
P	ISSUE FOR INFORMATION	29.08.24
Q	ISSUE FOR INFORMATION	10.09.24

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**STEWART ARCHITECTURE**

10 / 285 CANBERRA AVENUE FYSHWICK 2609  
PO BOX 3469 MANUKA ACT 2603  
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATTLE STREET TERRACES**  
BLOCK 3 SECTION 41 LYNEHAM  
PROJECT No. **2156**

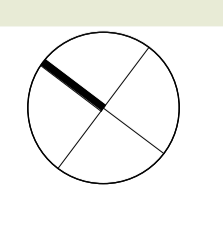
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DATE **2023**



REV	DESCRIPTION	DATE
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H	ISSUE FOR DA RECONSIDERATION	15.02.24
I	ISSUE FOR INFORMATION	08.07.24
J	ISSUE FOR INFORMATION	06.08.24
K	ISSUE FOR INFORMATION	19.08.24
L	ISSUE FOR INFORMATION	29.08.24

DATE  
 19.10.23  
 15.02.24  
 08.07.24  
 06.08.24  
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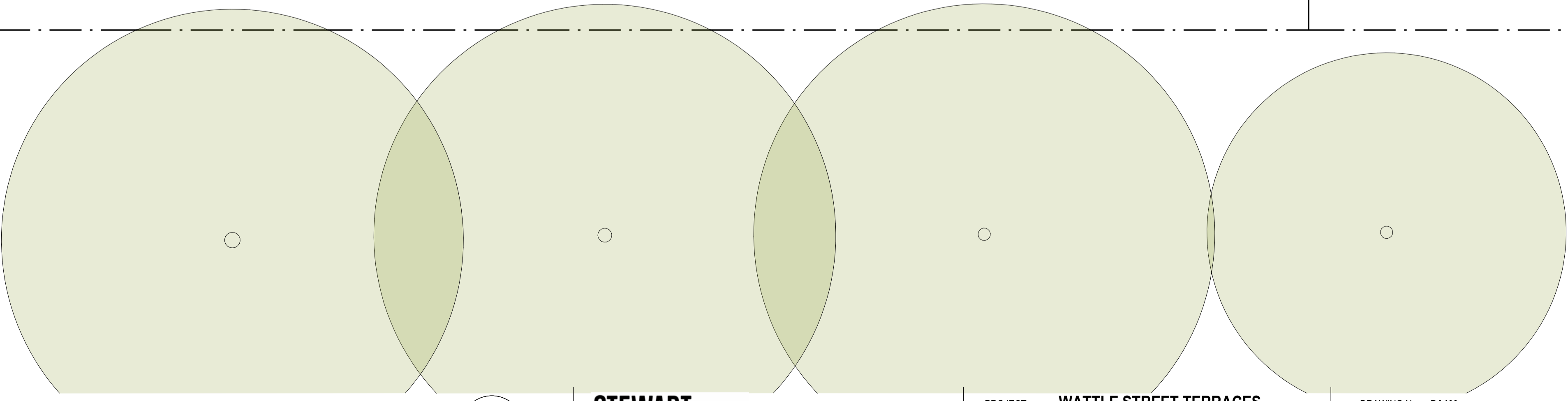
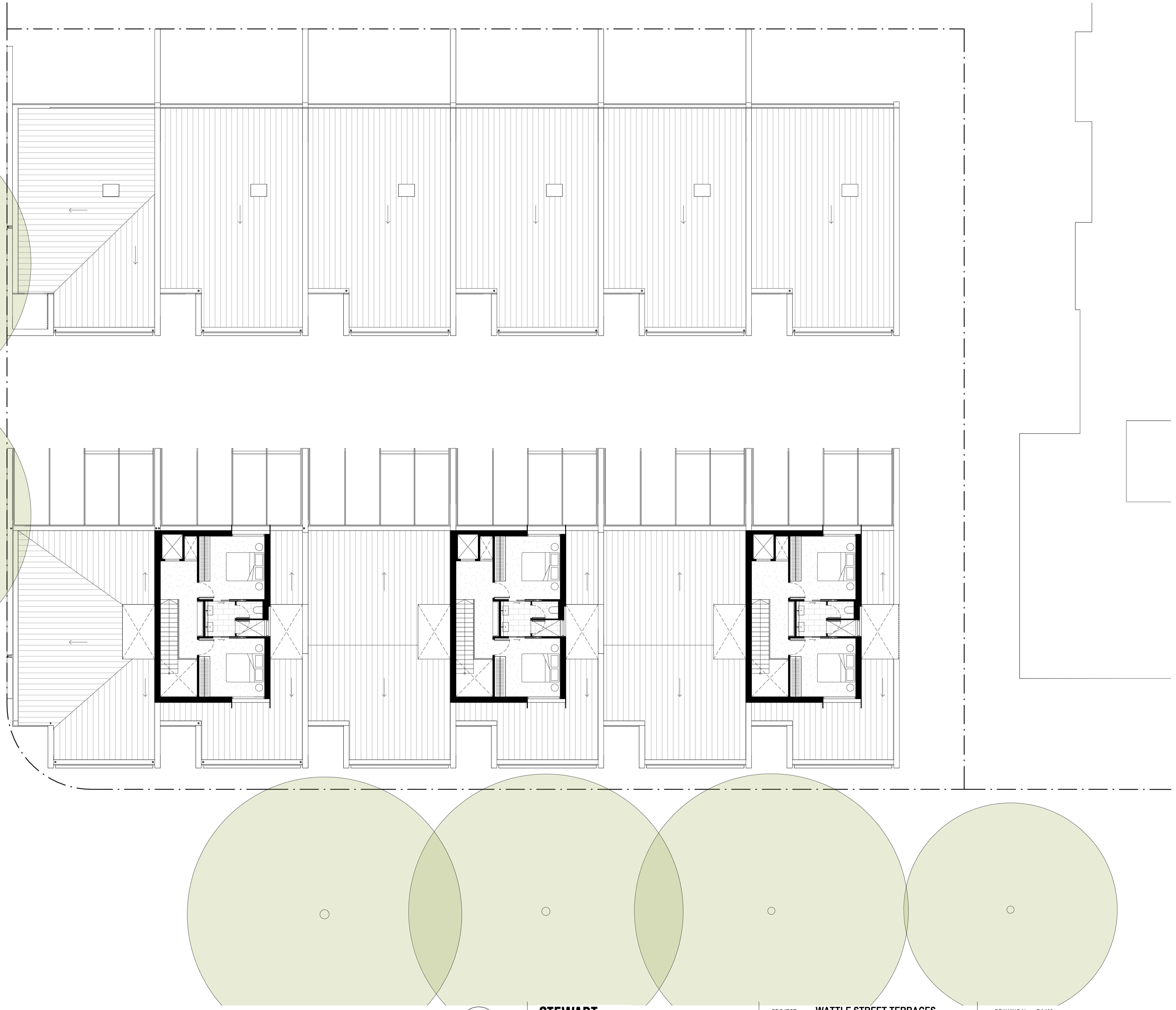
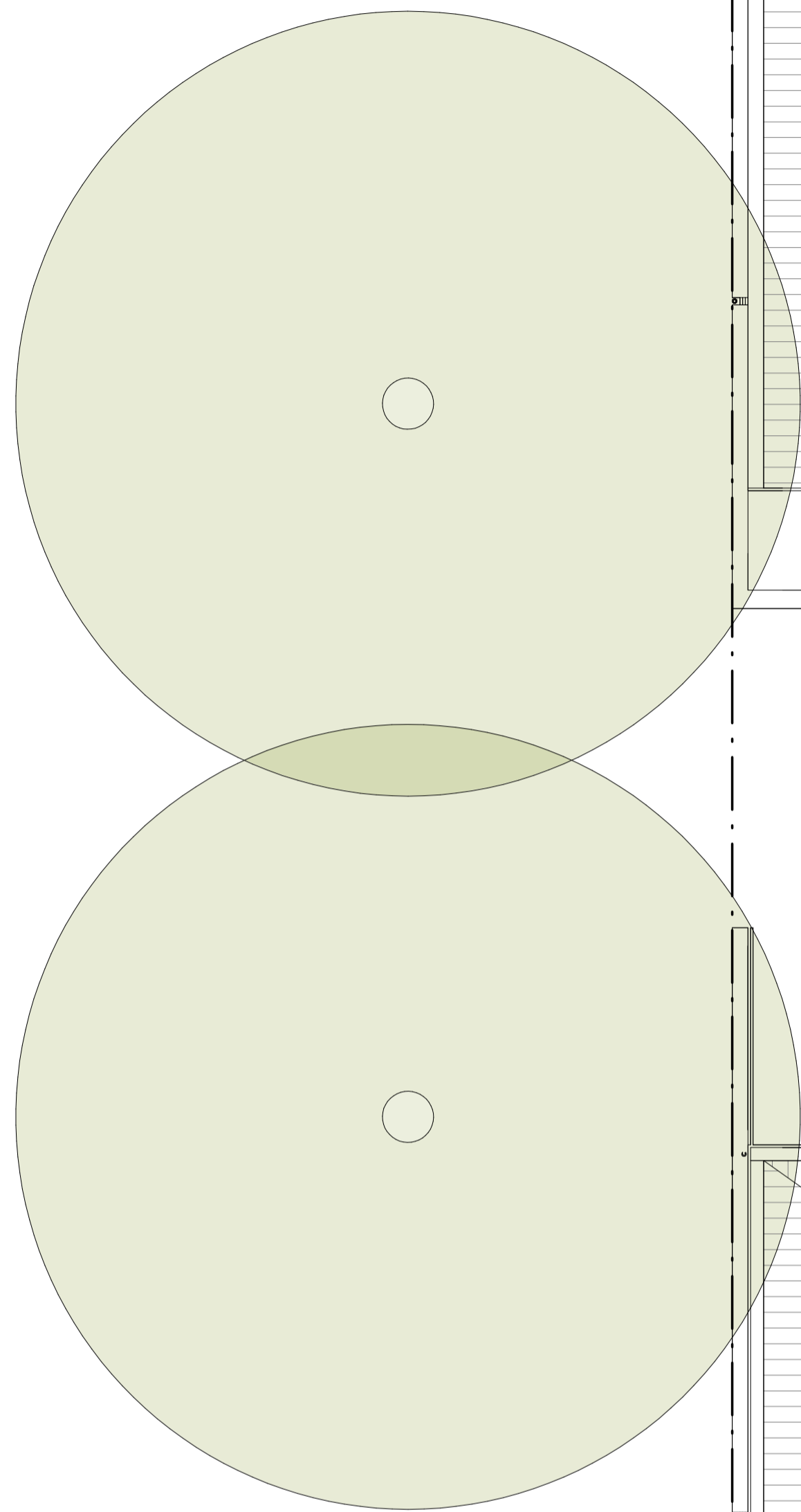
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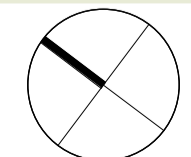
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 BLOCK 3 SECTION 41 LYNEHAM  
 PROJECT No. **2156**

DRAWING No. **DA102**  
 DRAWING TITLE **PLAN - LEVEL 1**  
 SCALE **1 : 100 @ A1**  
 DATE **2023**



REV	DESCRIPTION	DATE
E	ISSUE FOR DA	08.07.22
F	ISSUE FOR GARAGE AREA UPDATE	27.07.22
G	ISSUE FOR DA	29.08.22
H	ISSUE FOR DA	19.10.23
I	ISSUE FOR DA RECONSIDERATION	15.02.24
J	ISSUE FOR INFORMATION	08.07.24

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PROJECT **WATTLE STREET TERRACES**  
BLOCK 3 SECTION 41 LYNEHAM  
PROJECT No. **2156**

DRAWING No. **DA103**  
DRAWING TITLE **PLAN - LEVEL 2**  
SCALE **1 : 100 @ A1**  
DATE **2023**

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H I V E

# KEYSTONE

TERRACES ————— LYNEHAM

The Inclusions

## GENERAL

Minimum energy efficiency rating (EER) 7.0

---

German Appliances (AEG) and Sanitary fixtures and taps (Villery & Boch)

---

## SITE WORKS

Reinforced concrete driveway to street kerb with special banding

---

Pavers to courtyards as per courtyard plan

---

Wall mounted clothesline

---

## EXTERNAL FINISHES

Double glazed windows (LOW E GLASS) with THERMAL BREAK aluminium frames

---

Fly screens to all opening windows and sliding doors.

---

Metal roof, gutters, fascia and downpipes

---

Garden taps (front and rear) mounted to external walls.

---

External sensor light to courtyard

---

## HEATING | HOT WATER | INSULATION

VRV reverse ducted cycle air conditioning throughout. With mechanical ventilation to wet areas and kitchen

---

Continuous hot water system (electric)

---

Insulation as specified on EER certificate, plus internal acoustic insulation to bathroom walls

---

## ELECTRICAL – GENERAL

Security and intercom system

---

1 x Weatherproofed double power point to Balcony and/or Private Courtyard

---

## FLOORING

Engineered timber floor to Living, Dining and Kitchen

---

Carpet to all bedrooms

---

Porcelain floor tiling to wet areas

---

## ENTRY

Front door: 920mm x 2400mm high solid timber door

---

Door furniture to be Samsung smart lock or similar.

---

## MAIN LIVING AND LEVEL 1 LIVING

LED downlights

---

1 x TV point and 1 x data point each area

---

3 x Double power points

---

## DINING

LED pendant light

---

2 x Double power points

---

## KITCHEN

LED downlights and pendant light

---

Custom kitchen joinery and stone bench top as per colour selections

---

Kitchen appliances –AEG German Appliances - 800 mm min. rangehood, 800 mm min. induction cooktop, 600 mm oven and 600 mm built-in microwave oven and 600 mm integrated dishwasher

---

Water connection for refrigerator

---

3 x Double power points

---

Single power point for microwave, fridge, dishwasher and other kitchen appliances if applicable

---

## HALLWAYS | LINEN | CLOAK (WHERE APPLICABLE)

LED downlights

---

Linen and cloak to have shelves with hinge doors – cloak with hanging space. (if applicable)

---

1 x Double power points (if applicable)

---

## MASTER BEDROOM

LED downlights

---

3 x Double power points

---

1 x TV point

---

1 x data point

---

Robes – joinery doors with 3 banks of adjustable shelves and drawers and single hanging space OR walk-in robe with 3 banks of adjustable shelves and drawers and single hanging space

---

## BATHROOM AND ENSUITE

LED downlights

---

Mechanical exhaust fan fully ducted to outside air

---

1 x Double power point

---

Full height wall tiles

---

Bathroom fixtures and fittings – Villeroy & Boch

---

Frameless shower screen and door

---

Wall mounted basin or basin with vanity unit

---

Mirrored shaving cabinet as per selections. (if applicable) otherwise mirror only.

---

Wall faced toilet suite

---

Free-standing bathtub

---

Main Bathroom – 1 x toilet paper holder and 2 x single towel rail

---

## SEPARATE SHOWER

LED downlights

---

Mechanical exhaust fan fully ducted to outside air

---

Full height wall tiles

---

Bathroom fixtures and fittings – Villeroy & Boch or similar quality

---

Frameless shower screen and door

---

2 x single towel rail

---

Clothes hooks where applicable

---

Heated floor

---

## POWDER ROOM

LED downlight

---

Mechanical exhaust fan fully ducted to outside air

---

Bathroom fixtures and fittings – Villeroy & Boch or similar quality

---

Tile skirtings

---

Wall faced toilet suite

---

1 x toilet paper holder and 1 x towel ring

---

Heated floor

---

## BEDROOM 2 | 3 | 4

LED downlights

---

2 x Double power points

---

Robes – Joinery Doors with 1 bank of adjustable shelves and drawers and single hanging space.

---

## LAUNDRY

LED downlights

---

2 x Double power points

---

Porcelain floor tiles, wall skirting tiles and splash back tiling above laundry tub and bench as per selections

---

Drop- in laundry tub 35 litres and laundry mixer

---

## GARAGE

LED lights

---

2 x Double power points; 1 x Single power point for garage door motor

---

Double width garage door with remote controls and smart control

---

## INTERNAL FINISHES

High ceiling throughout living areas and bedrooms where possible

---

Plasterboard lining to walls, bulkheads and ceiling

---

Square set cornices

---

100mm aluminium skirtings

---

3 coat paint system

---

Door stops to all swinging doors

---

All doors - width 920 mm and height 2350 mm high

---

## IMPORTANT INFORMATION

The builder reserves the right to substitute any specified inclusion with that of equal or higher quality if unavailability.

---

The plans or inclusions list cannot be varied without the builder's agreement.

---

Floor plans and selections schedule supersede the inclusions list.

---



H I V E

# KEYSTONE

TERRACES ————— LYNEHAM

The Floorplans



HALL STREET



WATTLE STREET

# Site Plan

A space to  
downsize  
without  
compromise.

ARCHITECT

**StewartArchitecture**

SALES & MARKETING

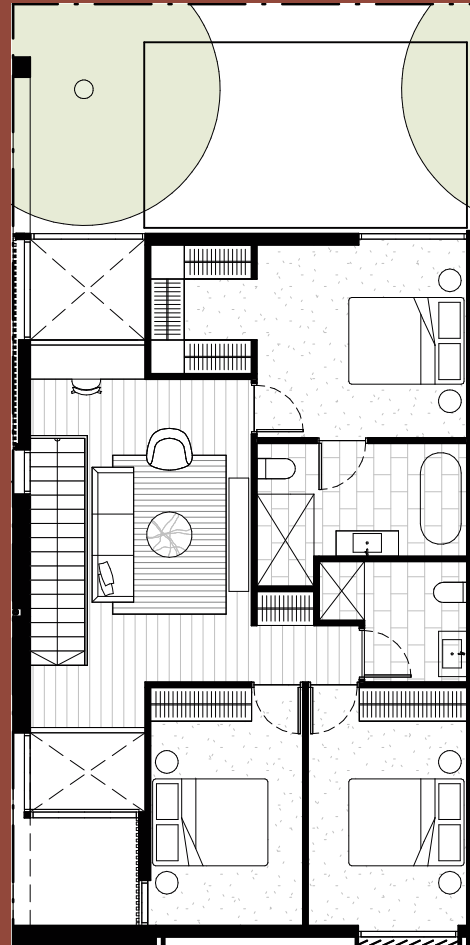
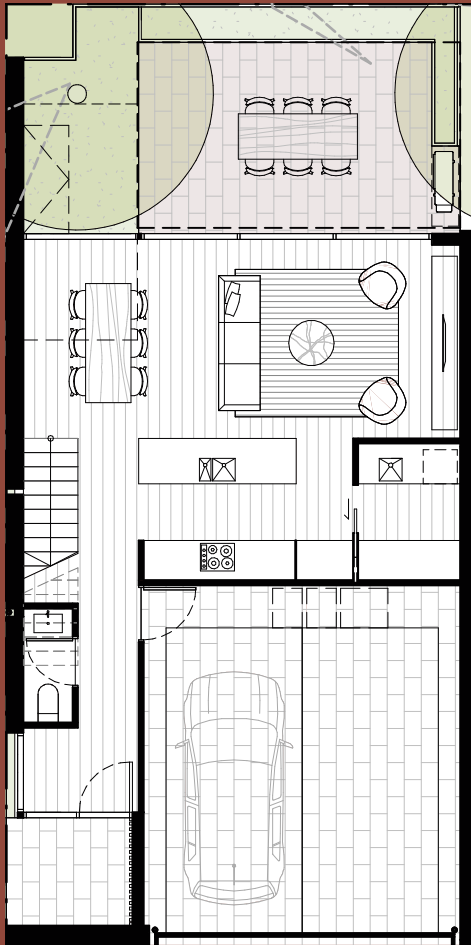
**HIVE**

ADDRESS

66 WATTLE STREET  
LYNEHAM ACT 2602

Disclaimer: Whilst all care has been taken for errors or omissions, details may be subject to change without notice. Any dimensions and areas shown are approximate. Prospective buyers are advised that they must rely on their own enquiries and should seek further information and obtain appropriate expert advice. Artwork, plans and images are indicative only, and are not to be relied upon as a definitive reference. The vendor, agent, and related consultants are not be responsible for any loss or damage that may be incurred as a result of your reliance upon these documents.

# KEYSTONE



GROUND

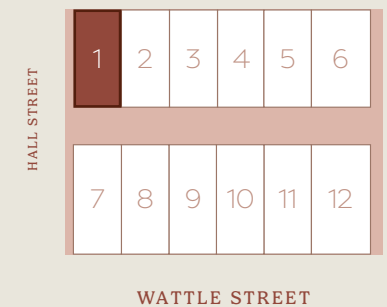
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## TYPE 1

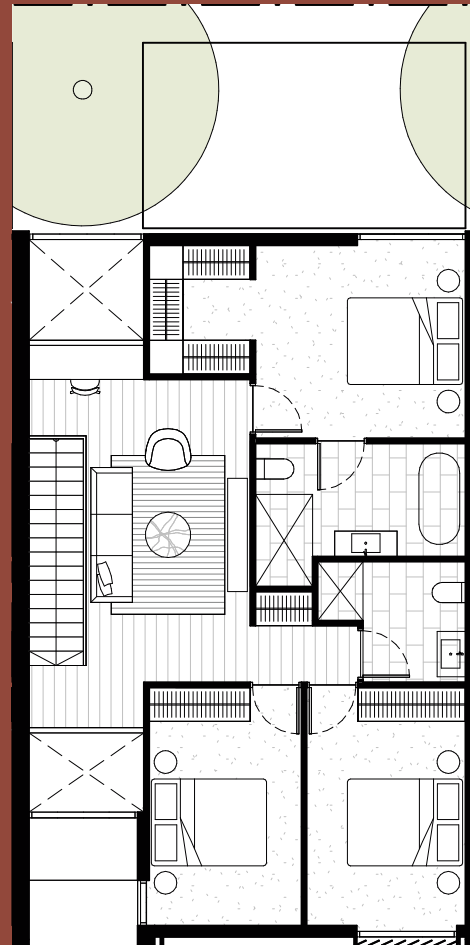
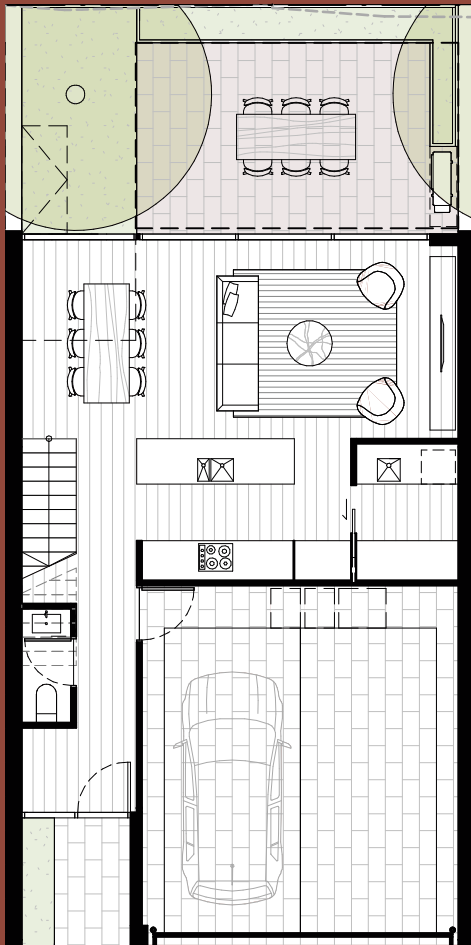
# No. 1

66 Wattle Street, Lyneham

Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Internal	144 - 146m <sup>2</sup>
Courtyard	24m <sup>2</sup>
Garage	37.3m <sup>2</sup>
<b>Total</b>	<b>205 - 206m<sup>2</sup></b>



# KEYSTONE



GROUND

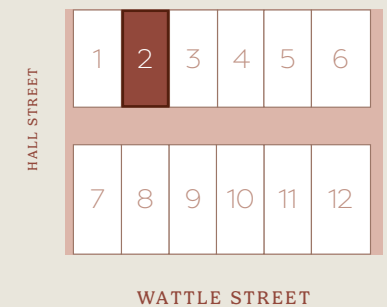
FIRST

## TYPE 1

# No. 2

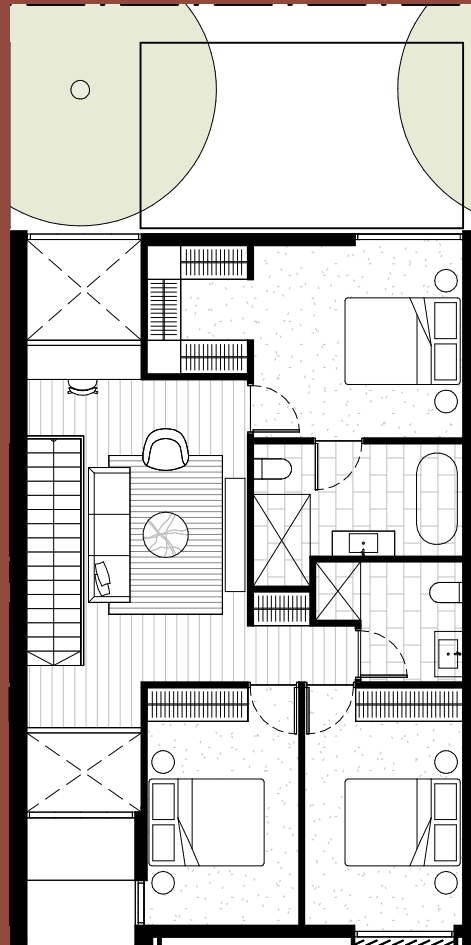
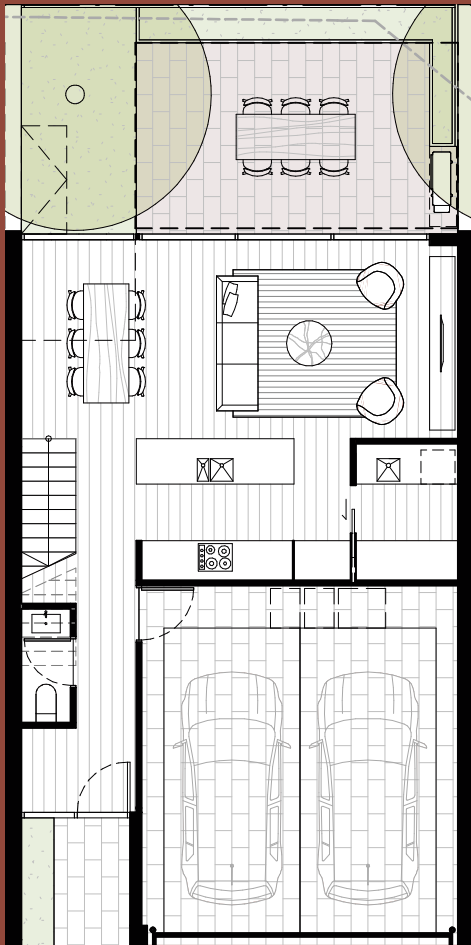
66 Wattle Street, Lyneham

Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Internal	144 - 146m <sup>2</sup>
Courtyard	24m <sup>2</sup>
Garage	37.3m <sup>2</sup>
<b>Total</b>	<b>205 - 206m<sup>2</sup></b>



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# KEYSTONE



GROUND

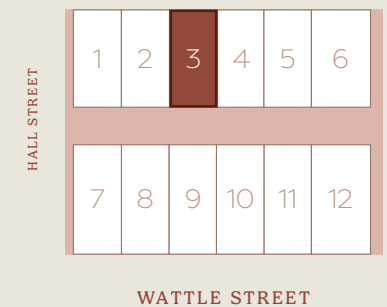
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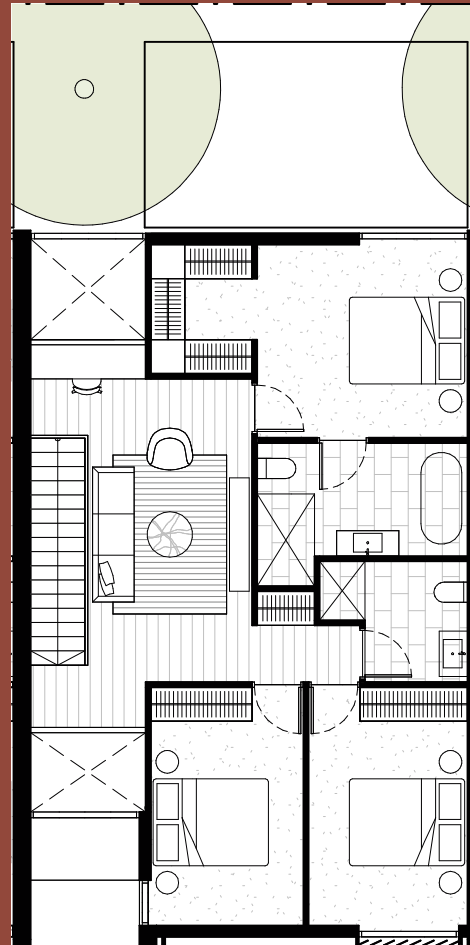
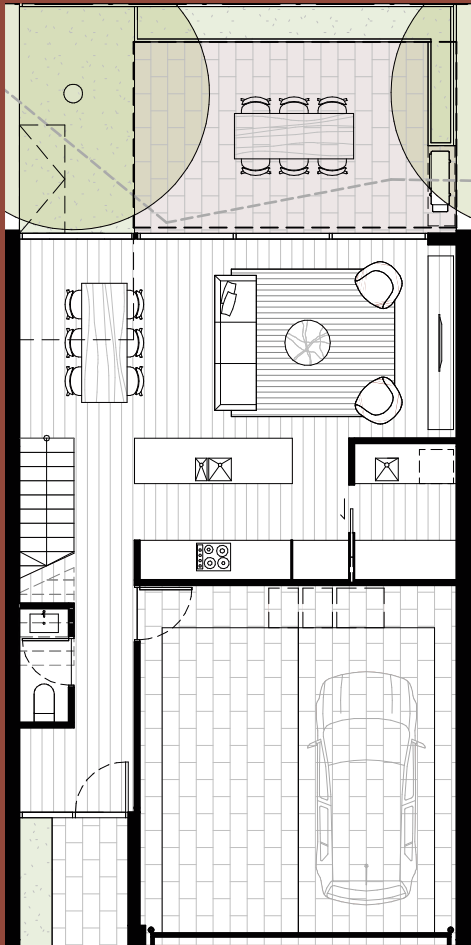
# No. 3

66 Wattle Street, Lyneham

Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Internal	144 - 146m <sup>2</sup>
Courtyard	24m <sup>2</sup>
Garage	37.3m <sup>2</sup>
Total	205 - 206m <sup>2</sup>



# KEYSTONE



GROUND

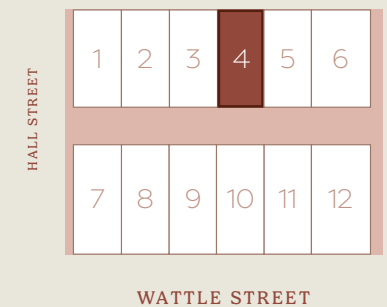
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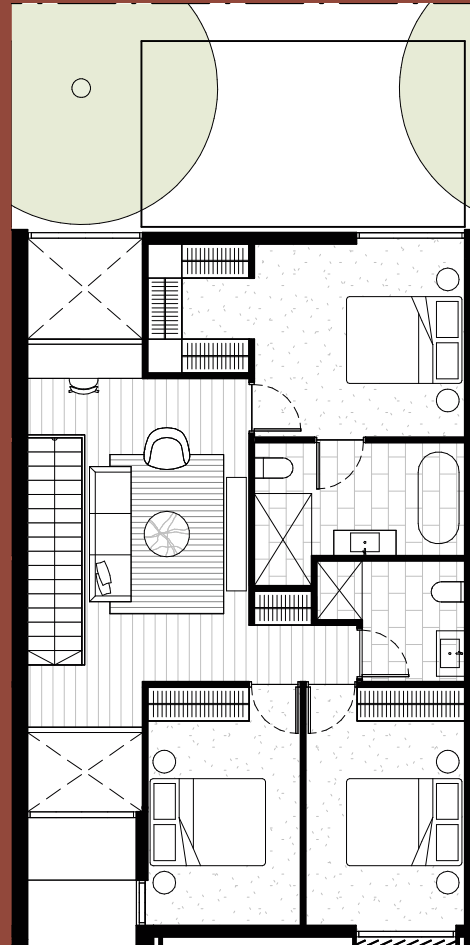
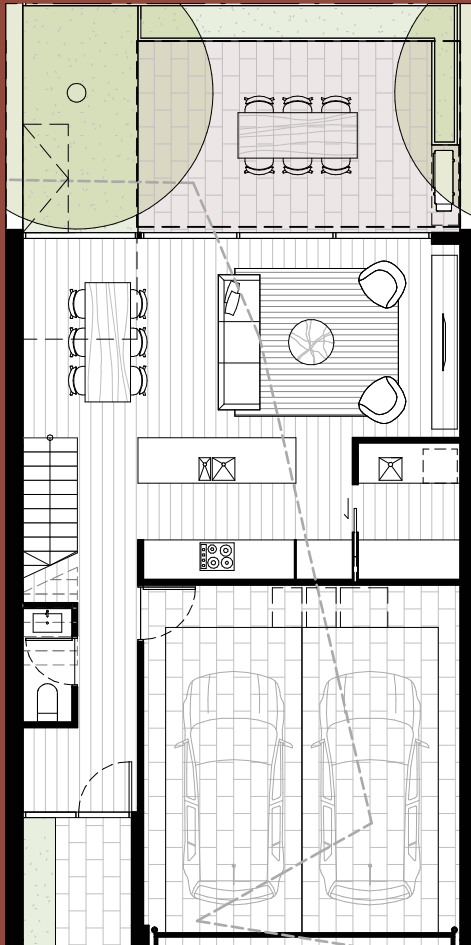
# No. 4

66 Wattle Street, Lyneham

Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Internal	144 - 146m <sup>2</sup>
Courtyard	24m <sup>2</sup>
Garage	37.3m <sup>2</sup>
Total	205 - 206m <sup>2</sup>



# KEYSTONE



GROUND

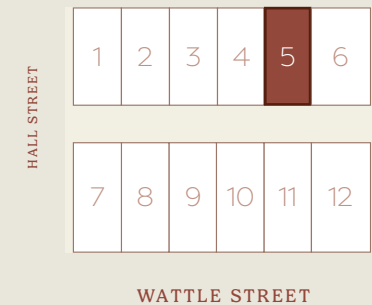
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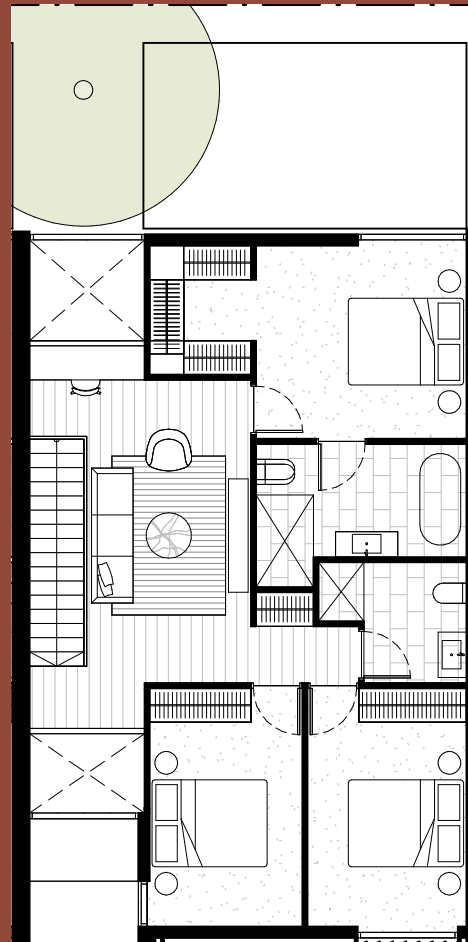
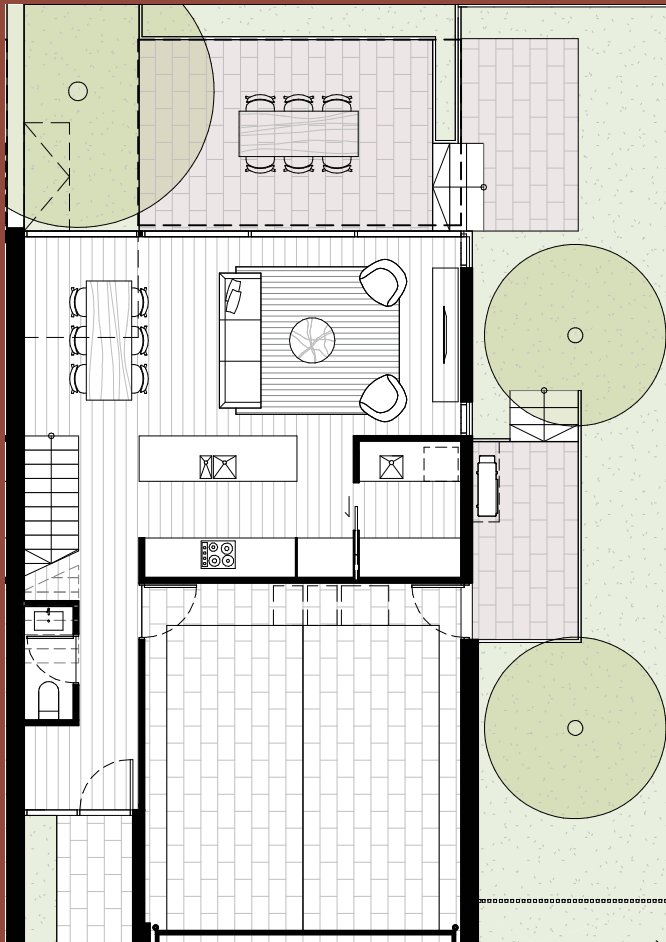
# No. 5

66 Wattle Street, Lyneham

Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Internal	144 - 146m <sup>2</sup>
Courtyard	24m <sup>2</sup>
Garage	37.3m <sup>2</sup>
Total	205 - 206m <sup>2</sup>



# KEYSTONE



GROUND

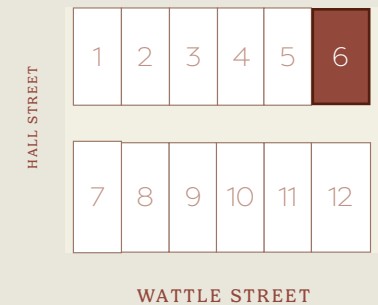
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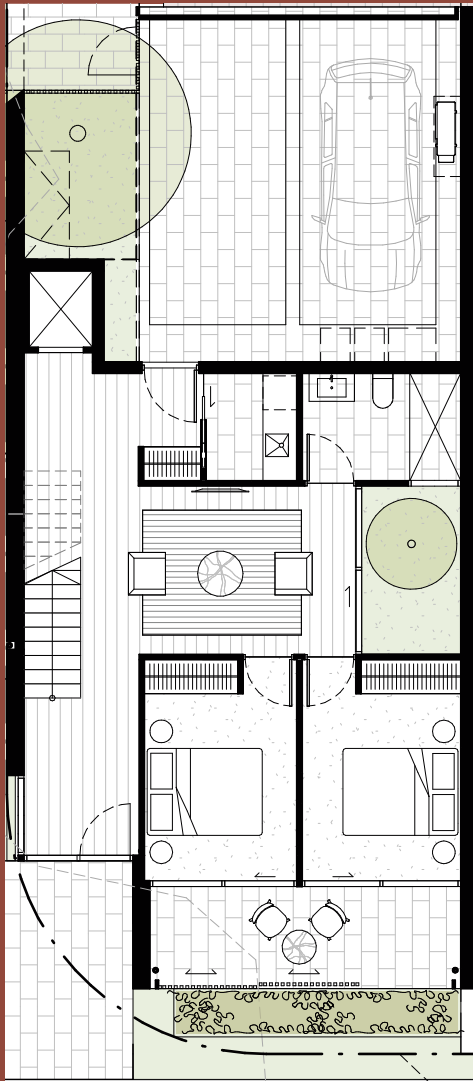
# No. 6

66 Wattle Street, Lyneham

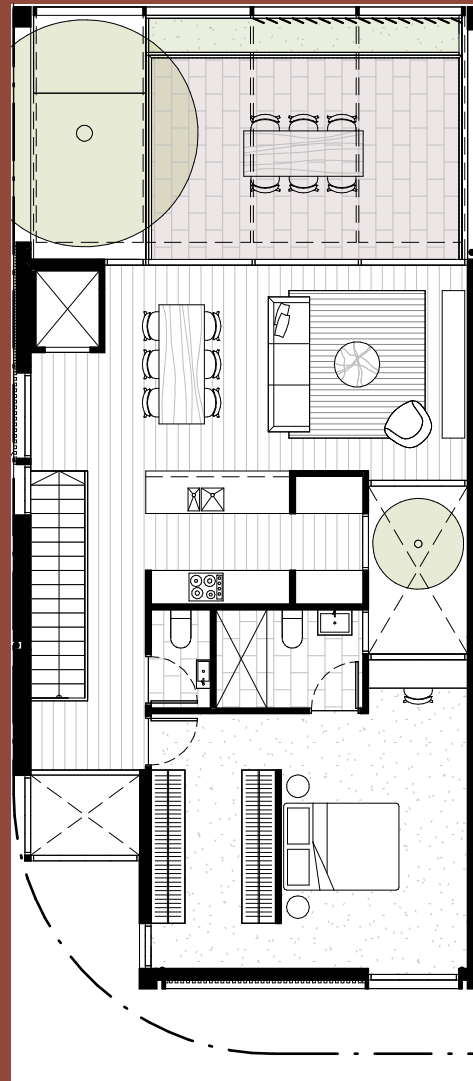
Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Internal	144 - 146m <sup>2</sup>
Courtyard	24m <sup>2</sup>
Garage	37.3m <sup>2</sup>
<b>Total</b>	<b>205 - 206m<sup>2</sup></b>



# KEYSTONE



GROUND



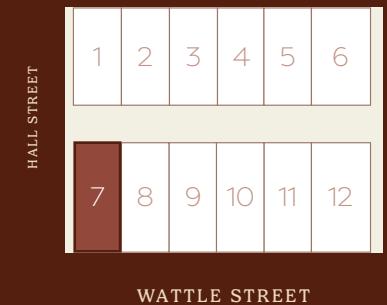
FIRST

TYPE 2 | LIFT ENABLED

## No. 7

66 Wattle Street, Lyneham

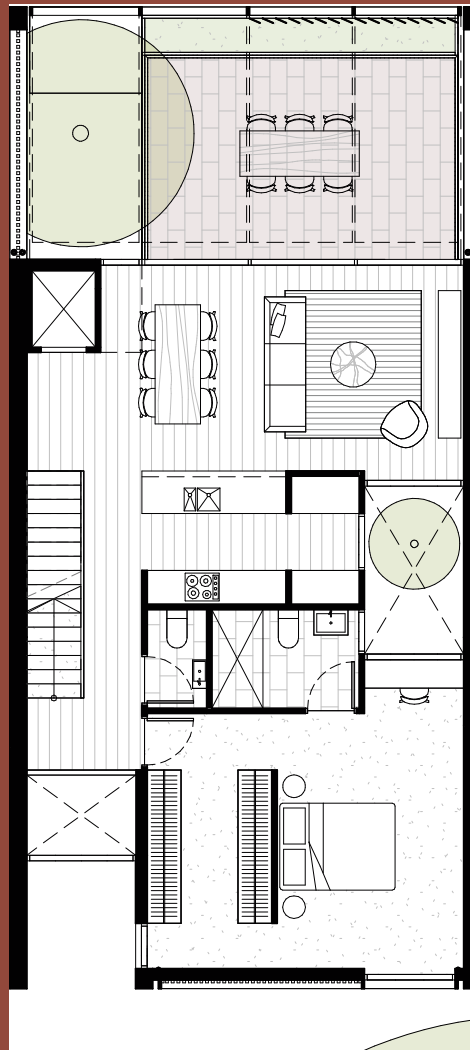
Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Internal	154 - 155m <sup>2</sup>
Balcony	37m <sup>2</sup>
Garage	37m <sup>2</sup>
<b>Total</b>	<b>228 - 229m<sup>2</sup></b>



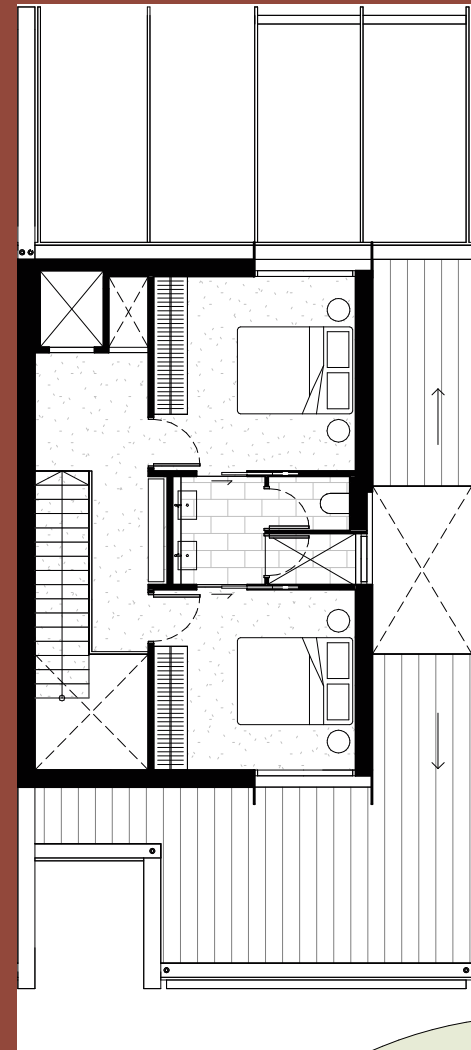
# KEYSTONE



GROUND\*



FIRST



SECOND

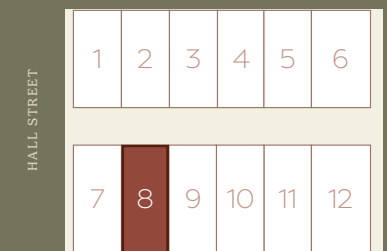
TYPE 3 | FLEX TERRACE + LIFT

## No. 8

66 Wattle Street, Lyneham

Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Media   Retreat	1

Internal	201 - 202m <sup>2</sup>
Balcony	37m <sup>2</sup>
Garage	37m <sup>2</sup>
<b>Total</b>	<b>275 - 276m<sup>2</sup></b>



WATTLE STREET

# KEYSTONE

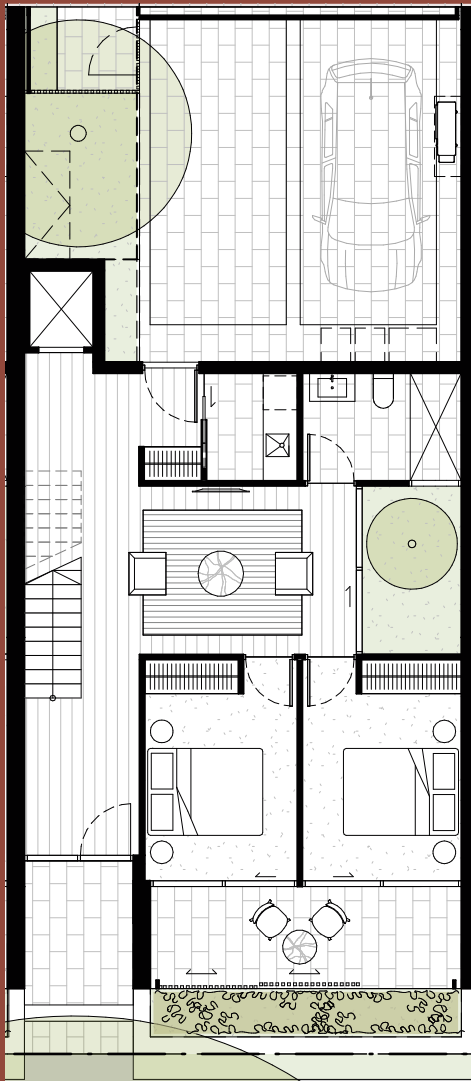


TYPE 2 | LIFT ENABLED

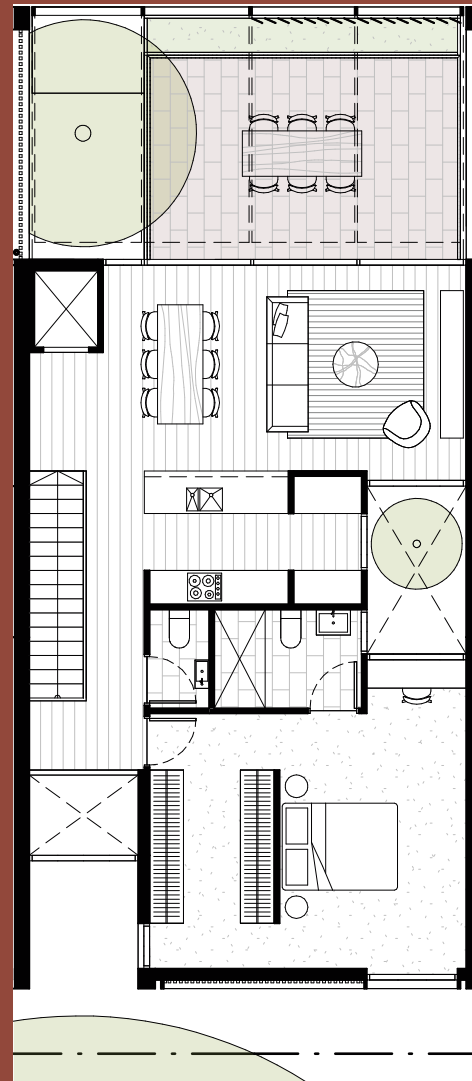
## No. 9

66 Wattle Street, Lyneham

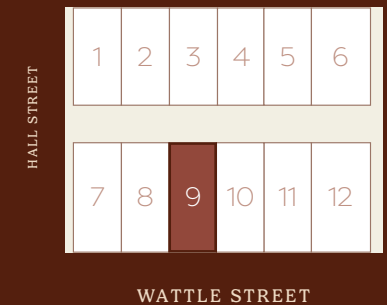
Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Internal	154 - 155m <sup>2</sup>
Balcony	37m <sup>2</sup>
Garage	37m <sup>2</sup>
<b>Total</b>	<b>228 - 229m<sup>2</sup></b>



GROUND

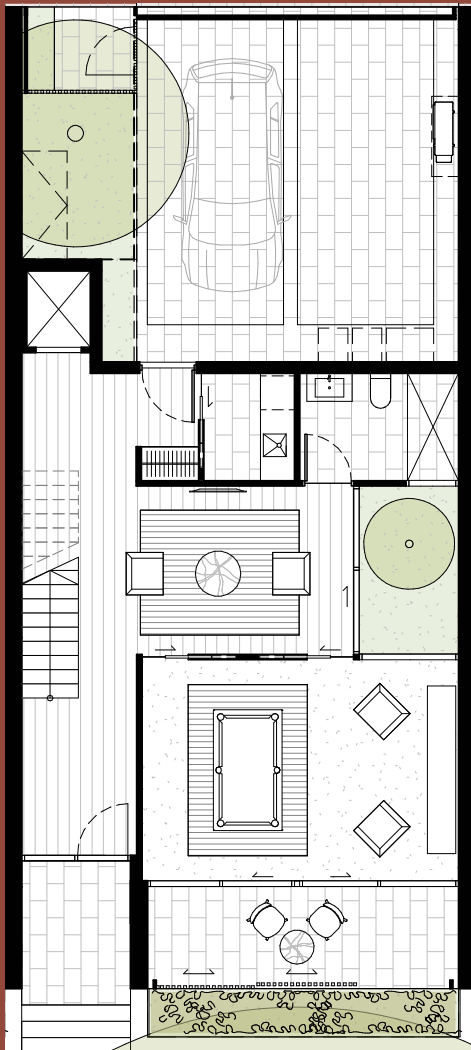


FIRST

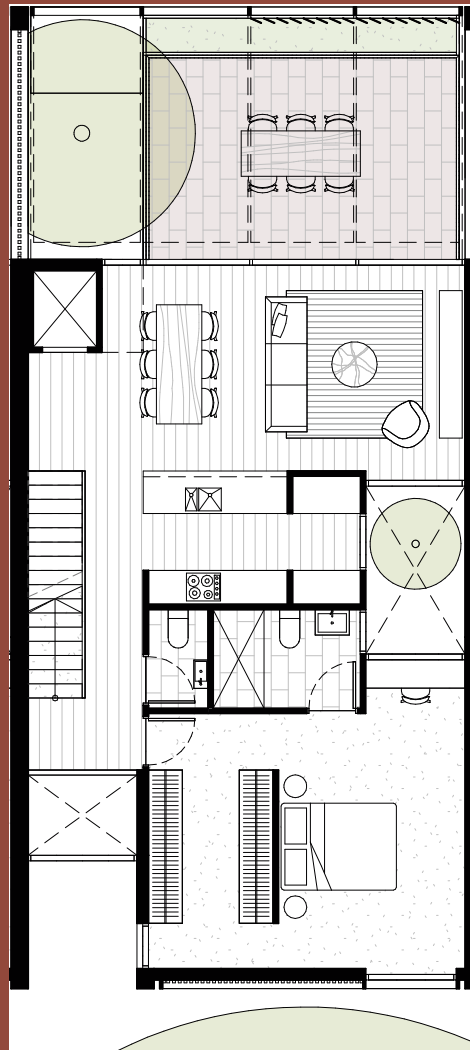


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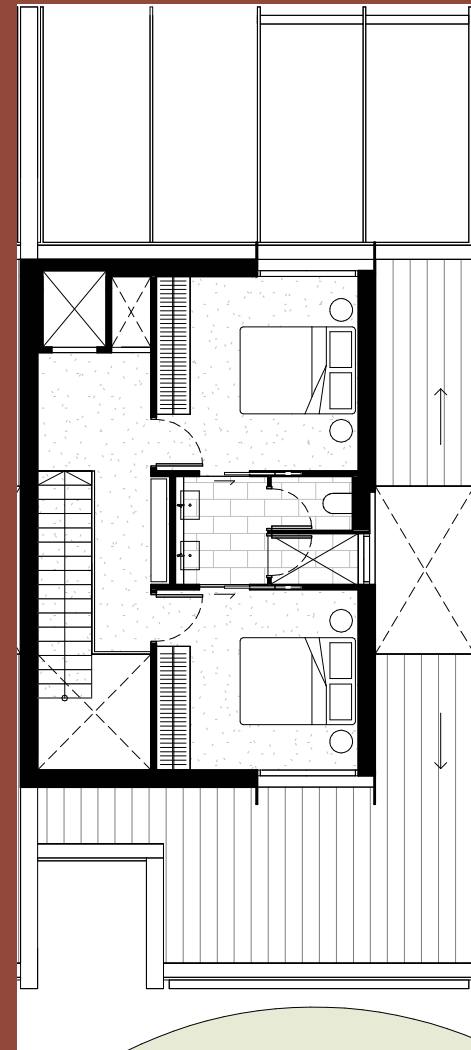
# KEYSTONE



GROUND\*



FIRST



SECOND

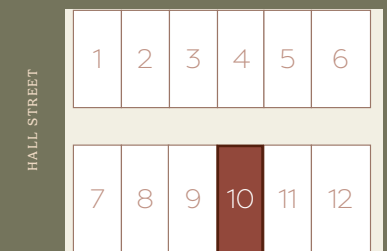
TYPE 3 | FLEX TERRACE + LIFT

## No. 10

66 Wattle Street, Lyneham

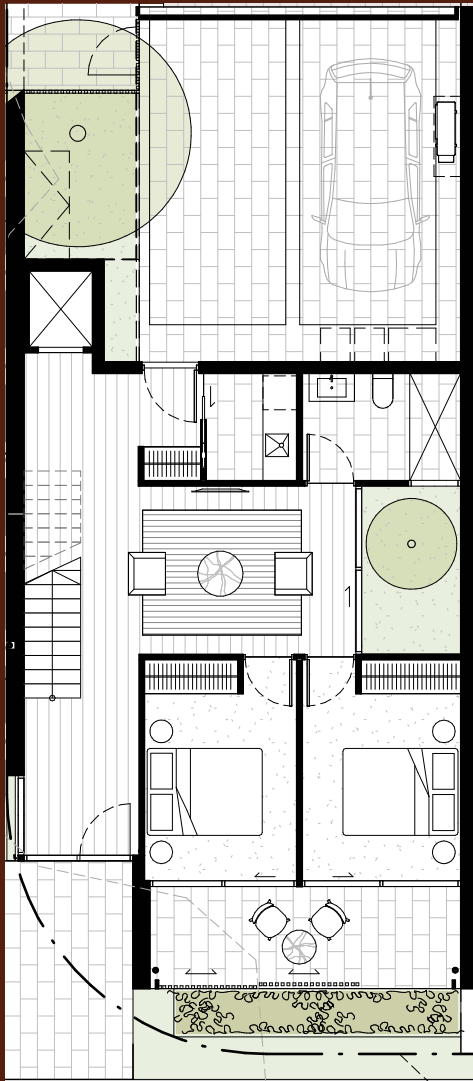
Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Media   Retreat	1

Internal	201 - 202m <sup>2</sup>
Balcony	37m <sup>2</sup>
Garage	37m <sup>2</sup>
<b>Total</b>	<b>275 - 276m<sup>2</sup></b>

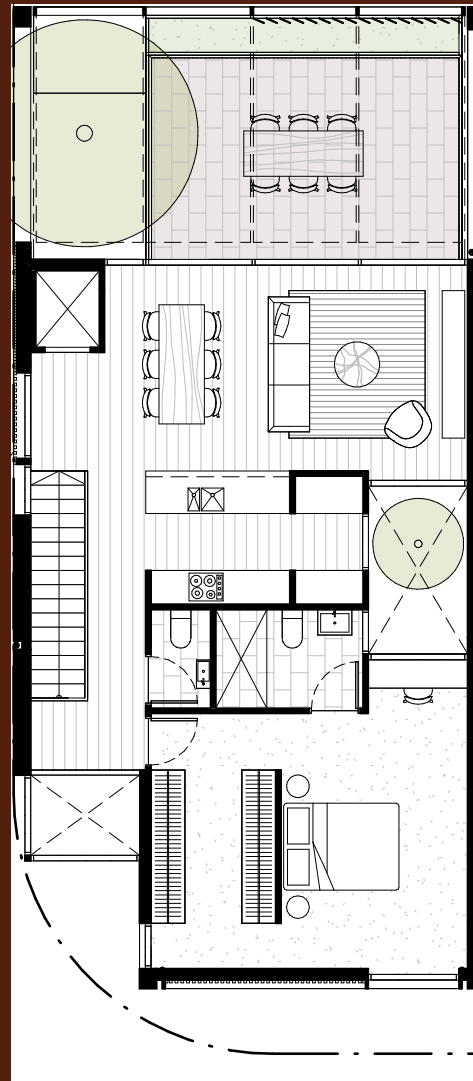


WATTLE STREET

# KEYSTONE



GROUND



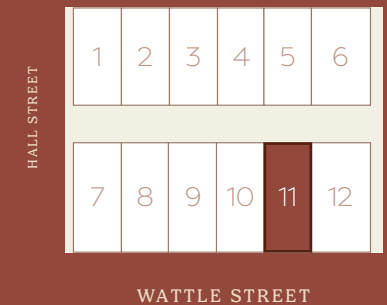
FIRST

TYPE 2 | LIFT ENABLED

## No. 11

66 Wattle Street, Lyneham

Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Internal	154 - 155m <sup>2</sup>
Balcony	37m <sup>2</sup>
Garage	37m <sup>2</sup>
Total	228 - 229m <sup>2</sup>



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# KEYSTONE



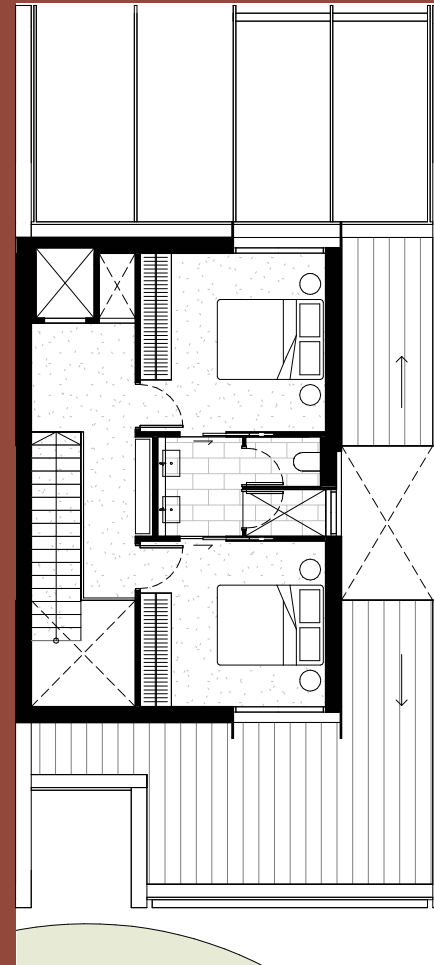
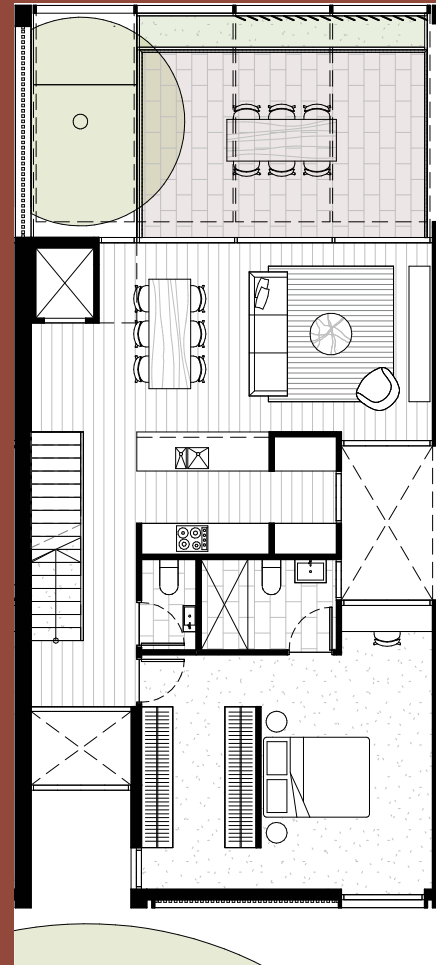
TYPE 3 | FLEX TERRACE + LIFT

## No. 12

66 Wattle Street, Lyneham

Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Media   Retreat	1

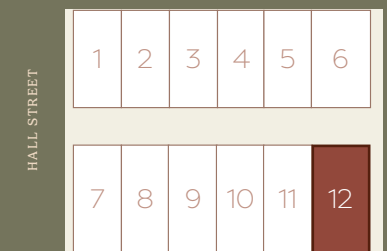
Internal	201 - 202m <sup>2</sup>
Balcony	37m <sup>2</sup>
Garage	37m <sup>2</sup>
<b>Total</b>	<b>275 - 276m<sup>2</sup></b>



GROUND\*

FIRST

SECOND



WATTLE STREET



H I V E

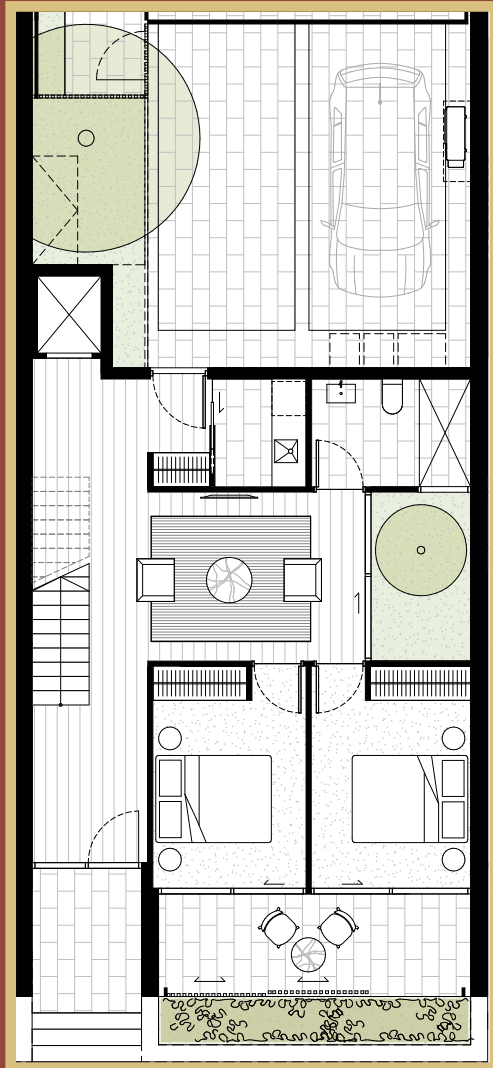
# KEYSTONE

TERRACES ————— LYNEHAM

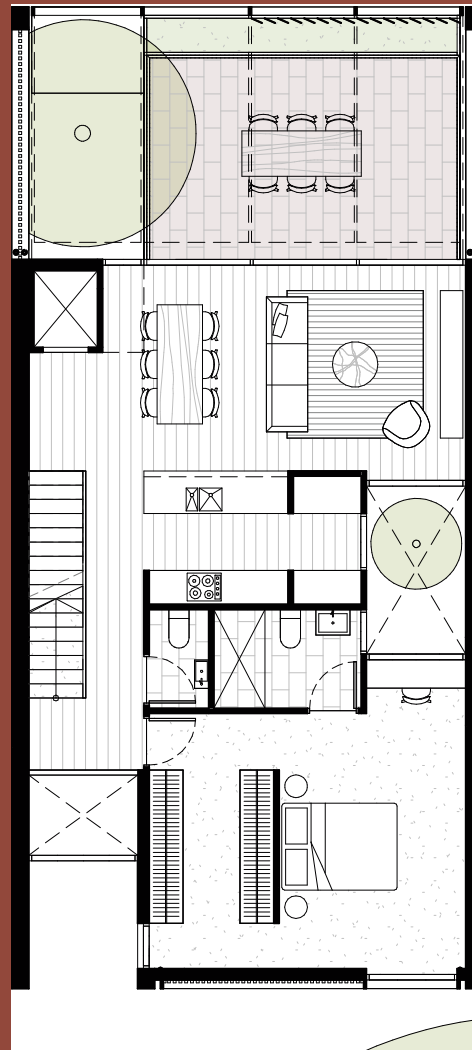
3 Bedroom Flex Terrace + Lift

GROUND FLOOR FLEX OPTIONS

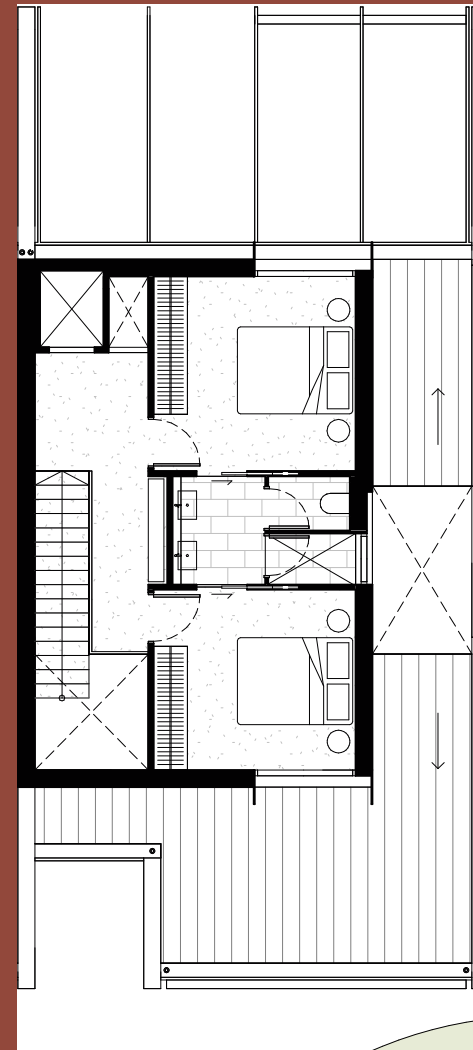
# KEYSTONE



GROUND - FLEX OPTION 1



FIRST



SECOND

TYPE 3 | FLEX TERRACE + LIFT

## Flex #1

66 Wattle Street, Lyneham

Bedrooms 5

Bathrooms 2.5

Car Spaces 2

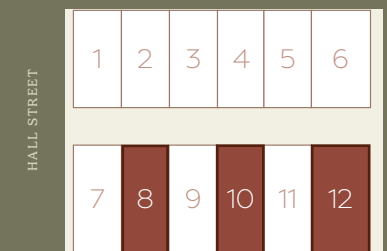
Internal 201 - 202m<sup>2</sup>

Balcony 37m<sup>2</sup>

Garage 37m<sup>2</sup>

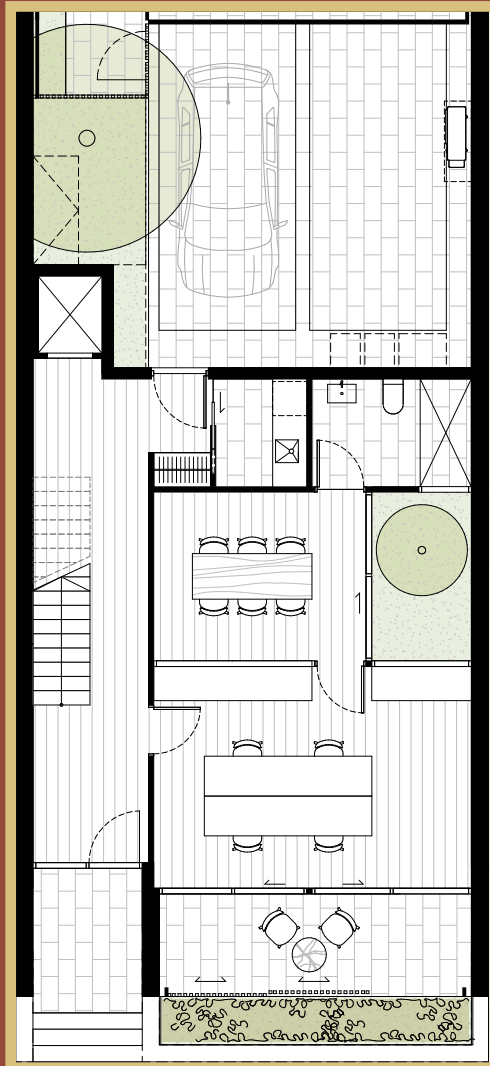
Total 275 - 276m<sup>2</sup>

FLEX TERRACES: 8, 10 & 12



WATTLE STREET

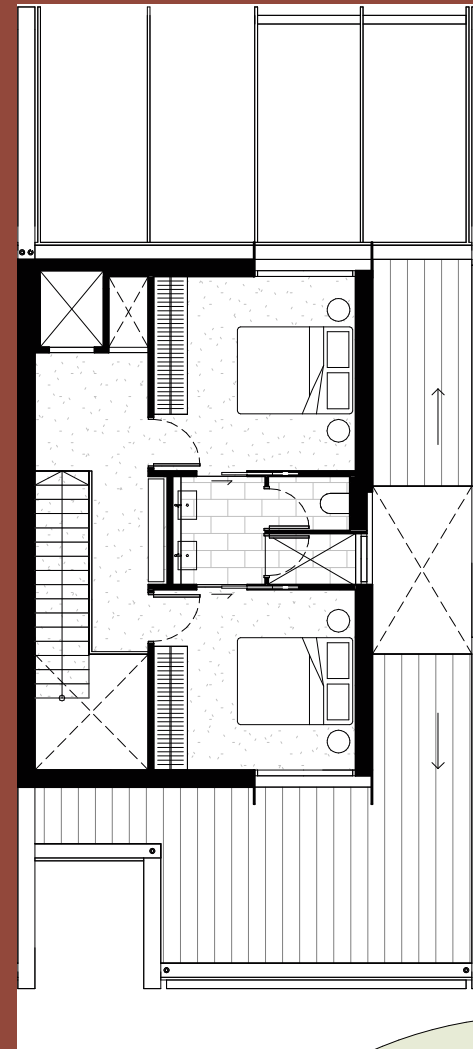
# KEYSTONE



GROUND - FLEX OPTION 2



FIRST



SECOND

TYPE 3 | FLEX TERRACE + LIFT

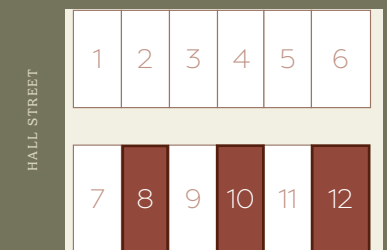
## Flex #2

66 Wattle Street, Lyneham

Bedrooms	3
Bathrooms	2.5
Car Spaces	2
Office + Meeting Room	1

Internal	201 - 202m <sup>2</sup>
Balcony	37m <sup>2</sup>
Garage	37m <sup>2</sup>
Total	275 - 276m <sup>2</sup>

FLEX TERRACES: 8, 10 & 12



WATTLE STREET

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# Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary NatHERS® Certificate No. U2OCGDMH3W

Generated on 10 Oct 2024 using FirstRate5 v5.5.5a

## Property

**Address** 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP**

**NatHERS Climate Zone** 24



## Accredited assessor

**Name** Jihang Cheng

**Business name**

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**

HERA



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=U2OCGDMH3W&GrpCert=1>  
When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).



## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

## Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m <sup>2</sup> /p.a.]	Cooling load (load limit) [MJ/m <sup>2</sup> /p.a.]	Total load [MJ/m <sup>2</sup> /p.a.]	Star rating	Whole of Home Rating
M8N624T6F5	1	88.7 ( 129 )	31.7 ( 34 )	120.4	7	60
YPCY7Z7D2R	10	94.1 ( 129 )	26.8 ( 34 )	120.9	7	60



## Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m <sup>2</sup> /p.a.]	Cooling load (load limit) [MJ/m <sup>2</sup> /p.a.]	Total load [MJ/m <sup>2</sup> /p.a.]	Star rating	Whole of Home Rating
4L3GX8IO8Z	11	89.2 ( 129 )	22.2 ( 34 )	111.4	7.3	61
SJSST5CUVV	12	94.2 ( 129 )	25.2 ( 34 )	119.4	7.1	60
XV5ZQ3CNBZ	2	74.8 ( 129 )	29.0 ( 34 )	103.8	7.4	62
YK9VMF17OA	3	74.8 ( 129 )	29.0 ( 34 )	103.8	7.4	62
R7KCO03ENK	4	74.9 ( 129 )	28.8 ( 34 )	103.7	7.4	62
JH9K5KH6SG	5	73.8 ( 129 )	28.4 ( 34 )	102.2	7.5	62
BFVQDYR9MH	6	87.5 ( 129 )	28.5 ( 34 )	116.0	7.2	60
28LTHOJEJ8	7	86.4 ( 129 )	34.1 ( 34 )	120.5	7	60
UYPMGCQ5N7	8	93.8 ( 129 )	27.0 ( 34 )	120.8	7	60
W42SFL2YCS	9	93.1 ( 129 )	24.4 ( 34 )	117.5	7.1	60

## Explanatory notes

### About this report

This is a summary of NCC Class 1 dwellings in a development. For more details of each dwelling refer to the individual dwelling's certificate using the certificate number in summary of all dwellings table

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value\*. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the home's energy value\*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link)

### Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. M8N624T6F5

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 1, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

## Plans

**Main plan** -

**Prepared by** -

## Construction and environment

<b>Assessed floor area [m<sup>2</sup>]*</b>	<b>Exposure type</b>
Conditioned* 122.8	suburban
Unconditioned* 36.4	<b>NatHERS climate zone</b>
Total 159.2	24 Canberra Airport
Garage 34.5	



## Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME®

**120.4 MJ/m<sup>2</sup>**

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on  
your dwelling's rating see:  
[www.nathers.gov.au](http://www.nathers.gov.au)

## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

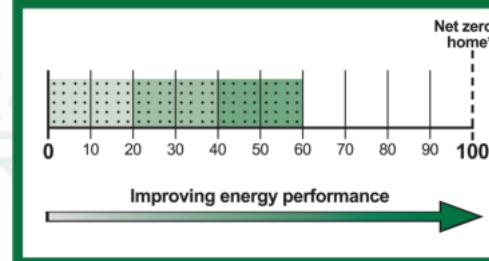
	Heating	Cooling
<b>Modelled</b>	88.7	31.7
<b>Load limits</b>	129	34

## Features determining load limits

Floor type	CSOG
(lowest conditioned area)	
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

**60 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=M8N624T6F5>  
When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).



\*Refer to glossary.



## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

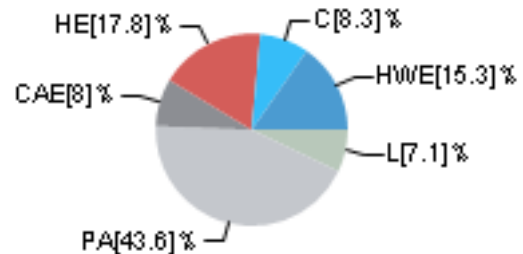
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

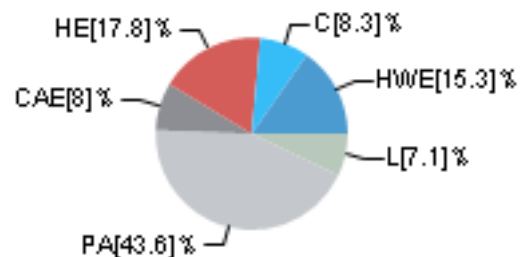
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

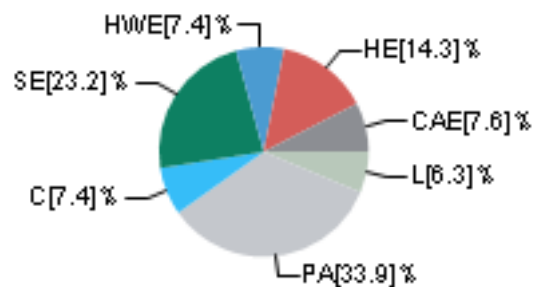
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
[Red]	HE	Heating	electric
[Light Red]	HG	Heating	gas
[Pink]	HW	Heating	wood
[Light Blue]	C	Cooling	electric
[Blue]	HWE	Hot water	electric
[Dark Blue]	HWG	Hot water	gas
[Dark Blue]	HWW	Hot water	wood
[Light Green]	L	Lights	electric
[Light Blue]	P	Pool/Spa equipment	electric
[Light Grey]	PA	Plug-in appliances	electric
[Dark Grey]	CAE	Cooking appliances	electric
[Dark Grey]	CAG	Cooking appliances	gas
[Green]	SG	Supply charge	gas
[Dark Green]	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **60 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
925kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	

### Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Thermal performance check

#### Windows and glazed doors

Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### External walls

Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling penetrations\*

Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Roof

Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Apartment entrance doors (NCC Class 2 assessments only)

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Exposure\*

Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Heating and cooling load limits\*

Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R 2.0 for each side



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Garage	garage	34.5
Unconditioned 136	unconditioned	1.9
WIP	dayTime	4.3
Kitchen/Living	kitchen	34.1
ENTRY & STARIS	dayTime	11.5
WIR	nightTime	4
MASTER	bedroom	12.7
ENS	nightTime	8.2
BATH	dayTime	4.7
Bedroom	bedroom	11.7
Bedroom	bedroom	11.2
VOID	doubleHeightVoid	3.5
VOID	doubleHeightVoid	2.8
HALLWAY & STARIS	dayTime	26

## Window and glazed door

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
SHU-002-42 A	Aluminium Window System 50 Fixed DG LightBridge_GyS0_5-12-5	1.94	0.3	0.28	0.32
REY-002-06 B	CP 50 Thermally Broken Sliding Door DG 6EG-12Ar-6EA	2.3	0.27	0.26	0.28
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57
BRD-108-35 A	Signature Fixed Lite INT 100TB DG 004_AGG PRIME Gy 4_12_4	2.2	0.41	0.39	0.43

## Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	SHU-002-42 A	W10	2400	1930	fixed	0.0	NE	No



Kitchen/Living	REY-002-06 B	W09	2400	4835	sliding	60.0	NE	No
ENTRY & STARIS	SHU-002-42 A	W05	2400	1410	fixed	0.0	NW	No
ENTRY & STARIS	TND-014-07 W	W04	2400	1743	casement	60.0	SW	No
MASTER	BRD-108-35 A	W19	2400	1930	awning	30.0	NE	No
Bedroom	BRD-108-35 A	W18	2400	1750	awning	30.0	SW	No
Bedroom	BRD-108-35 A	W11	2400	900	awning	30.0	NW	No
VOID	SHU-002-42 A	W20	2400	1950	fixed	0.0	NW	No
VOID	SHU-002-42 A	W10	2400	1930	fixed	0.0	NE	No
VOID	SHU-002-42 A	W05	2400	1410	fixed	0.0	NW	No
VOID	SHU-002-42 A	W14	2400	1743	fixed	0.0	SW	No
HALLWAY & STARIS	SHU-002-42 A	W21	2400	900	fixed	0.0	NW	No

## Roof window performance

### Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
Velux:VEL-012-01 W	VELUX FCM - Fixed Curb Mount Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	3.97	0.27	0.26	0.28

## Roof window\*

Location	Window ID	Window no.	Opening %	Area [m <sup>2</sup> ]	Width [mm]	Orientation	Outdoor shade	Indoor shade
ENS	Velux:VEL-012-01 W	Element 3	0.0	0.5	0	N	None	None

## Skylight\* performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

## Skylight\* rule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m <sup>2</sup> ]	Orientation	Outdoor shade	Diffuser
No Data Available							



## External door

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2400	5200	100.0	SW

## External wall

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
4	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
5	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
6	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes

## External wall

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Garage	1	2700	2114	NW	0	Yes
Garage	2	2700	5582	SW	0	No
Garage	1	2700	2048	SE	0	No
Garage	3	2700	4123	SE	0	No
Unconditioned 136	1	2700	2121	NW	0	No
WIP	3	2700	2416	SE	0	No
Kitchen/Living	3	2700	3344	SE	0	No
Kitchen/Living	2	2700	7667	NE	0	Yes
Kitchen/Living	1	2700	3056	NW	0	No
ENTRY & STARIS	1	2700	3131	NW	0	No
ENTRY & STARIS	2	2700	1414	NW	0	No
ENTRY & STARIS	2	2700	1996	SW	0	Yes
WIR	2	2700	1773	NE	0	No
MASTER	4	2700	3356	SE	0	No
MASTER	2	2700	3781	NE	0	No
ENS	4	2700	1994	SE	0	No
BATH	4	2700	2192	SE	0	No



Bedroom	2	2700	2826	SW	0	Yes
Bedroom	5	2700	1940	SE	0	No
Bedroom	4	2700	2201	SE	0	No
Bedroom	6	2700	1994	NW	0	Yes
Bedroom	2	2700	2693	SW	0	Yes
VOID	2	2700	1760	NW	0	No
VOID	2	2700	2001	NE	0	No
VOID	2	2700	1410	NW	0	No
VOID	2	2700	1987	SW	0	Yes
HALLWAY & STARIS	2	2700	1648	NW	0	No
HALLWAY & STARIS	6	2700	5074	NW	0	No

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	25.7	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	127.7	

## Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.5	Enclosed	R0.0	Tiles
Unconditioned 136	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.9	Enclosed	R0.0	Tiles
WIP	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	4.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.1	Enclosed	R0.0	Timber
ENTRY & STARIS	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	11.5	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	4	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	12.7	Enclosed	R0.0	Carpet
ENS	FR5 - 250mm concrete slab	8.2	Enclosed	R0.0	Tiles
BATH	FR5 - 250mm concrete slab	4.7	Enclosed	R0.0	Tiles
Bedroom	FR5 - 250mm concrete slab	11.7	Enclosed	R0.0	Carpet
Bedroom	FR5 - 250mm concrete slab	11.2	Enclosed	R0.0	Carpet
VOID	No Floor	3.5	Enclosed	R0.0	No Floor
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
HALLWAY & STARIS	FR5 - 250mm concrete slab	26	Enclosed	R0.0	Carpet

## Ceiling



Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Garage	FR5 - 250mm concrete slab	R0.0	No
Unconditioned 136	FR5 - 250mm concrete slab	R0.0	No
WIP	FR5 - 250mm concrete slab	R0.0	No
Kitchen/Living	FR5 - 250mm concrete slab	R0.0	No
ENTRY & STARIS	FR5 - 250mm concrete slab	R0.0	No
WIR	Plasterboard	R5.0	No
MASTER	Plasterboard	R5.0	No
ENS	Plasterboard	R5.0	No
BATH	Plasterboard	R5.0	No
Bedroom	Plasterboard	R5.0	No
Bedroom	Plasterboard	R5.0	No
VOID	Plasterboard	R5.0	No
VOID	Plasterboard	R5.0	No
HALLWAY & STARIS	Plasterboard	R5.0	No

## Ceilings

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	9	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed
ENTRY & STARIS	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	2	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
Bedroom	2	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
HALLWAY & STARIS	7	Downlights	50	50	Sealed

## Ceilings

Location	Quantity	Diameter [mm]
No Data Available		



## Roof

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

## for steel Thermal bridging

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
No Data Available				

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	13.1kW
Unknown or none (Default - Room refrigerative - variable capacity)	Ens, Bath, Wip, WIR	Electricity	2 Star (ZERL)	2.4kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	8.2kW
Unknown or none (Default - Room RAC - variable capacity)	Ens, Bath, Wip, WIR	Electricity	1 Star (ZERL)	1.5kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
Heat pump (off-peak)	Electricity	20 STCs	5	20	115L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			



## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Data Available	



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	is applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

# Nationwide House Energy Rating Scheme<sup>®</sup>

## NatHERS<sup>®</sup> Certificate No. XV5ZQ3CNBZ

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

### Property

**Address** 2, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

### Plans

**Main plan** -

**Prepared by** -

### Construction and environment

<b>Assessed floor area [m<sup>2</sup>]*</b>		<b>Exposure type</b>
Conditioned*	122.8	suburban
Unconditioned*	36.4	<b>NatHERS climate zone</b>
Total	159.2	24 Canberra Airport
Garage	34.5	



### Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

### NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

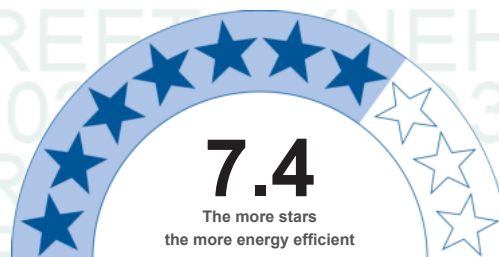
### National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME<sup>®</sup>

**103.8 MJ/m<sup>2</sup>**

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:  
[www.nathers.gov.au](http://www.nathers.gov.au)

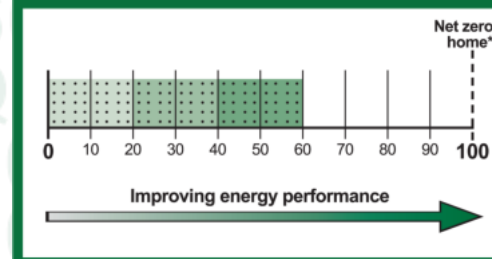
### Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	74.8	29
<b>Load limits</b>	129	34
<b>Features determining load limits</b>		
Floor type		CSOG
(lowest conditioned area)		
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

### Whole of Home performance rating

**62 out of 100**



### Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=XV5ZQ3CNBZ>. When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).





## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

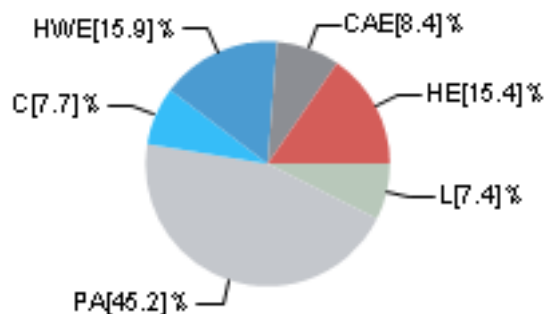
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

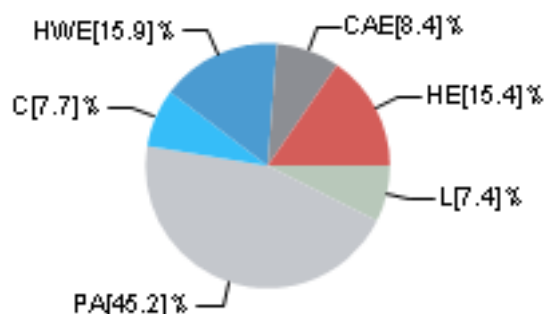
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

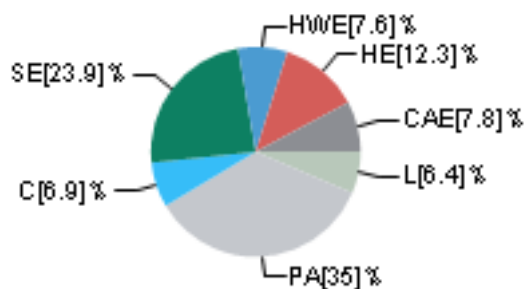
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
[Red]	HE	Heating	electric
[Light Red]	HG	Heating	gas
[Pink]	HW	Heating	wood
[Light Blue]	C	Cooling	electric
[Blue]	HWE	Hot water	electric
[Dark Blue]	HWG	Hot water	gas
[Dark Blue]	HWW	Hot water	wood
[Light Green]	L	Lights	electric
[Light Blue]	P	Pool/Spa equipment	electric
[Grey]	PA	Plug-in appliances	electric
[Dark Grey]	CAE	Cooking appliances	electric
[Dark Grey]	CAG	Cooking appliances	gas
[Green]	SG	Supply charge	gas
[Dark Green]	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **62 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
891kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Genuine certificate check</b>					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thermal performance check</b>					
<b>Windows and glazed doors</b>					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External walls</b>					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor</b>					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling penetrations*</b>					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling</b>					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Apartment entrance doors (NCC Class 2 assessments only)</b>					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Exposure*</b>					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Heating and cooling load limits*</b>					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Garage	garage	34.5
Unconditioned 136	unconditioned	1.9
WIP	dayTime	4.3
Kitchen/Living	kitchen	34.1
ENTRY & STARIS	dayTime	11.5
WIR	nightTime	4
MASTER	bedroom	12.7
ENS	nightTime	8.2
BATH	dayTime	4.7
Bedroom	bedroom	11.7
Bedroom	bedroom	11.2
VOID	doubleHeightVoid	3.5
VOID	doubleHeightVoid	2.8
HALLWAY & STARIS	dayTime	26

## Window and glazed door

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ANE-012-27 W	TB Tim Sashless Horizontal Slider DG 015_AGG PLUS Clr 4_14_4	1.95	0.47	0.45	0.49
IMP-003-05 B	Thermally Broken Hinged Door DG 6mmEnTech-14-6mmClr	2.39	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57
BRD-108-35 A	Signature Fixed Lite INT 100TB DG 004_AGG PRIME Gy 4_12_4	2.2	0.41	0.39	0.43

## Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No



Kitchen/Living	IMP-003-05 B	W09	2400	4835	sliding	60.0	NE	No
ENTRY & STARIS	TND-014-07 W	W03	2400	1717	casement	60.0	SW	No
MASTER	BRD-108-35 A	W19	2400	1930	awning	30.0	NE	No
Bedroom	BRD-108-35 A	W18	2400	1750	awning	30.0	SW	No
Bedroom	BRD-108-35 A	W11	2400	900	awning	30.0	NW	No
VOID	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No
VOID	ANE-012-27 W	W13	2400	1717	fixed	0.0	SW	No

perform **Roof window\***

Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
Velux:VEL-012-01 W	VELUX FCM - Fixed Curb Mount Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	3.97	0.27	0.26	0.28

sched **Roof window\***

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
ENS	Velux:VEL-012-01 W	Element 3	0.0	0.5	0	N	None	None

type **Skylight\***

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

sc **Skylight\***

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External **door\***

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2400	5200	100.0	SW

External **wall\***

\*Refer to glossary.



Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
4	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
5	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
6	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes

## External wall

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Garage	1	2700	2114	NW	0	Yes
Garage	2	2700	5582	SW	0	No
Garage	1	2700	2048	SE	0	No
Garage	3	2700	4123	SE	0	No
Unconditioned 136	3	2700	2121	NW	0	No
WIP	3	2700	2416	SE	0	No
Kitchen/Living	3	2700	3344	SE	0	No
Kitchen/Living	2	2700	7667	NE	0	Yes
Kitchen/Living	3	2700	3056	NW	0	No
ENTRY & STARIS	3	2700	3131	NW	0	No
ENTRY & STARIS	3	2700	1414	NW	0	No
ENTRY & STARIS	2	2700	1996	SW	0	Yes
WIR	2	2700	1773	NE	0	No
MASTER	4	2700	3356	SE	0	No
MASTER	2	2700	3781	NE	0	No
ENS	4	2700	1994	SE	0	No
BATH	4	2700	2192	SE	0	No
Bedroom	2	2700	2826	SW	0	Yes
Bedroom	5	2700	1940	SE	0	No
Bedroom	4	2700	2201	SE	0	No
Bedroom	6	2700	1994	NW	0	Yes
Bedroom	2	2700	2693	SW	0	Yes

\*Refer to glossary.



VOID	4	2700	1760	NW	0	No
VOID	2	2700	2001	NE	0	No
VOID	4	2700	1410	NW	0	No
VOID	2	2700	1987	SW	0	Yes
HALLWAY & STARIS	4	2700	6721	NW	0	No

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	25.7	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	127.7	

## Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.5	Enclosed	R0.0	Tiles
Unconditioned 136	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.9	Enclosed	R0.0	Tiles
WIP	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	4.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.1	Enclosed	R0.0	Timber
ENTRY & STARIS	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	11.5	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	4	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	12.7	Enclosed	R0.0	Carpet
ENS	FR5 - 250mm concrete slab	8.2	Enclosed	R0.0	Tiles
BATH	FR5 - 250mm concrete slab	4.7	Enclosed	R0.0	Tiles
Bedroom	FR5 - 250mm concrete slab	11.7	Enclosed	R0.0	Carpet
Bedroom	FR5 - 250mm concrete slab	11.2	Enclosed	R0.0	Carpet
VOID	No Floor	3.5	Enclosed	R0.0	No Floor
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
HALLWAY & STARIS	FR5 - 250mm concrete slab	26	Enclosed	R0.0	Carpet

## tyCeiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Garage	FR5 - 250mm concrete slab	R0.0	No
Unconditioned 136	FR5 - 250mm concrete slab	R0.0	No
WIP	FR5 - 250mm concrete slab	R0.0	No



Kitchen/Living	FR5 - 250mm concrete slab	R0.0	No
ENTRY & STARIS	FR5 - 250mm concrete slab	R0.0	No
WIR	Plasterboard	R4.0	No
MASTER	Plasterboard	R4.0	No
ENS	Plasterboard	R4.0	No
BATH	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
HALLWAY & STARIS	Plasterboard	R4.0	No

### Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	9	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed
ENTRY & STARIS	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	2	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
Bedroom	2	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
HALLWAY & STARIS	7	Downlights	50	50	Sealed

### fans Ceiling

Location	Quantity	Diameter [mm]
No Data Available		

### type Roof

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

### Thermal bridging schedule for steel frame elements

\*Refer to glossary.



Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
No Data Available				

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	11.3kW
Unknown or none (Default - Room refrigerative - variable capacity)	Ens, Bath, Wip, WIR	Electricity	2 Star (ZERL)	2.2kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	7kW
Unknown or none (Default - Room RAC - variable capacity)	Ens, Bath, Wip, WIR	Electricity	1 Star (ZERL)	1.4kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
Heat pump (off-peak)	Electricity	20 STCs	5	20	115L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery schedule



(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

**System type**

**Size [battery storage capacity]**

No Data Available



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	is applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

\*Refer to glossary.

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. YK9VMF17OA

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 3, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

## Plans

**Main plan** -

**Prepared by** -

## Construction and environment

<b>Assessed floor area [m<sup>2</sup>]*</b>	<b>Exposure type</b>
Conditioned* 122.8	suburban
Unconditioned* 36.4	<b>NatHERS climate zone</b>
Total 159.2	24 Canberra Airport
Garage 34.5	



## Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



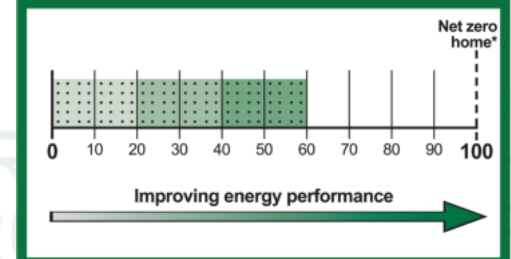
## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	74.8	29
<b>Load limits</b>	129	34
<b>Features determining load limits</b>		
Floor type		CSOG
(lowest conditioned area)		
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

## Whole of Home performance rating

**62 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=YK9VMF17OA>. When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).



\*Refer to glossary.



## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

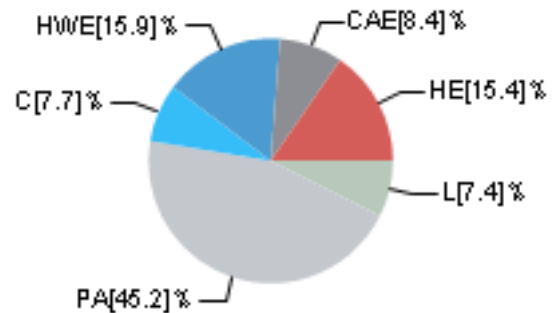
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

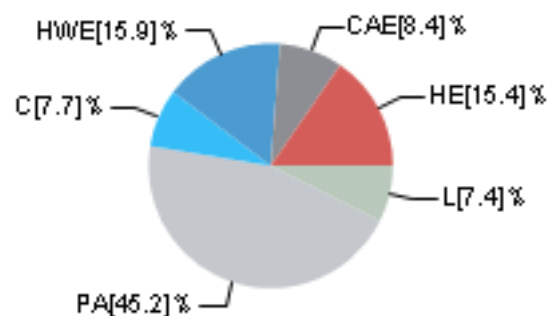
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

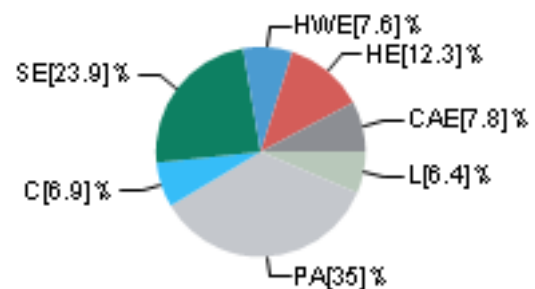
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	electric
Light Red	HG	Heating	gas
Light Blue	HW	Heating	wood
Blue	C	Cooling	electric
Dark Blue	HWE	Hot water	electric
Light Blue	HWG	Hot water	gas
Dark Blue	HWW	Hot water	wood
Light Green	L	Lights	electric
Light Blue	P	Pool/Spa equipment	electric
Light Grey	PA	Plug-in appliances	electric
Dark Grey	CAE	Cooking appliances	electric
Dark Grey	CAG	Cooking appliances	gas
Dark Green	SG	Supply charge	gas
Dark Green	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **62 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
891kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Genuine certificate check</b>					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thermal performance check</b>					
<b>Windows and glazed doors</b>					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External walls</b>					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor</b>					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling penetrations*</b>					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling</b>					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Apartment entrance doors (NCC Class 2 assessments only)</b>					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Exposure*</b>					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Heating and cooling load limits*</b>					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side

\*Refer to glossary.



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Garage	garage	34.5
Unconditioned 136	unconditioned	1.9
WIP	dayTime	4.3
Kitchen/Living	kitchen	34.1
ENTRY & STARIS	dayTime	11.5
WIR	nightTime	4
MASTER	bedroom	12.7
ENS	nightTime	8.2
BATH	dayTime	4.7
Bedroom	bedroom	11.7
Bedroom	bedroom	11.2
VOID	doubleHeightVoid	3.5
VOID	doubleHeightVoid	2.8
HALLWAY & STARIS	dayTime	26

## Window and glazed door

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ANE-012-27 W	TB Tim Sashless Horizontal Slider DG 015_AGG PLUS Clr 4_14_4	1.95	0.47	0.45	0.49
IMP-003-05 B	Thermally Broken Hinged Door DG 6mmEnTech-14-6mmClr	2.39	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57
BRD-108-35 A	Signature Fixed Lite INT 100TB DG 004_AGG PRIME Gy 4_12_4	2.2	0.41	0.39	0.43

## Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No



Kitchen/Living	IMP-003-05 B	W09	2400	4835	sliding	60.0	NE	No
ENTRY & STARIS	TND-014-07 W	W03	2400	1717	casement	60.0	SW	No
MASTER	BRD-108-35 A	W19	2400	1930	awning	30.0	NE	No
Bedroom	BRD-108-35 A	W18	2400	1750	awning	30.0	SW	No
Bedroom	BRD-108-35 A	W11	2400	900	awning	30.0	NW	No
VOID	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No
VOID	ANE-012-27 W	W13	2400	1717	fixed	0.0	SW	No

perform **Roof window\***

Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
Velux:VEL-012-01 W	VELUX FCM - Fixed Curb Mount Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	3.97	0.27	0.26	0.28

sched **Roof window\***

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
ENS	Velux:VEL-012-01 W	Element 3	0.0	0.5	0	N	None	None

type **Skylight\***

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

sc **Skylight\***

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External **door\***

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2400	5200	100.0	SW

External **wall\***

\*Refer to glossary.



Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
4	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
5	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
6	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes

## External wall

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Garage	1	2700	2114	NW	0	Yes
Garage	2	2700	5582	SW	0	No
Garage	1	2700	2048	SE	0	No
Garage	3	2700	4123	SE	0	No
Unconditioned 136	3	2700	2121	NW	0	No
WIP	3	2700	2416	SE	0	No
Kitchen/Living	3	2700	3344	SE	0	No
Kitchen/Living	2	2700	7667	NE	0	Yes
Kitchen/Living	3	2700	3056	NW	0	No
ENTRY & STARIS	3	2700	3131	NW	0	No
ENTRY & STARIS	3	2700	1414	NW	0	No
ENTRY & STARIS	2	2700	1996	SW	0	Yes
WIR	2	2700	1773	NE	0	No
MASTER	4	2700	3356	SE	0	No
MASTER	2	2700	3781	NE	0	No
ENS	4	2700	1994	SE	0	No
BATH	4	2700	2192	SE	0	No
Bedroom	2	2700	2826	SW	0	Yes
Bedroom	5	2700	1940	SE	0	No
Bedroom	4	2700	2201	SE	0	No
Bedroom	6	2700	1994	NW	0	Yes
Bedroom	2	2700	2693	SW	0	Yes



VOID	4	2700	1760	NW	0	No
VOID	2	2700	2001	NE	0	No
VOID	4	2700	1410	NW	0	No
VOID	2	2700	1987	SW	0	Yes
HALLWAY & STARIS	4	2700	6721	NW	0	No

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	25.7	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	127.7	

## Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.5	Enclosed	R0.0	Tiles
Unconditioned 136	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.9	Enclosed	R0.0	Tiles
WIP	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	4.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.1	Enclosed	R0.0	Timber
ENTRY & STARIS	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	11.5	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	4	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	12.7	Enclosed	R0.0	Carpet
ENS	FR5 - 250mm concrete slab	8.2	Enclosed	R0.0	Tiles
BATH	FR5 - 250mm concrete slab	4.7	Enclosed	R0.0	Tiles
Bedroom	FR5 - 250mm concrete slab	11.7	Enclosed	R0.0	Carpet
Bedroom	FR5 - 250mm concrete slab	11.2	Enclosed	R0.0	Carpet
VOID	No Floor	3.5	Enclosed	R0.0	No Floor
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
HALLWAY & STARIS	FR5 - 250mm concrete slab	26	Enclosed	R0.0	Carpet

## tyCeiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Garage	FR5 - 250mm concrete slab	R0.0	No
Unconditioned 136	FR5 - 250mm concrete slab	R0.0	No
WIP	FR5 - 250mm concrete slab	R0.0	No



Kitchen/Living	FR5 - 250mm concrete slab	R0.0	No
ENTRY & STARIS	FR5 - 250mm concrete slab	R0.0	No
WIR	Plasterboard	R4.0	No
MASTER	Plasterboard	R4.0	No
ENS	Plasterboard	R4.0	No
BATH	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
HALLWAY & STARIS	Plasterboard	R4.0	No

## Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	9	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed
ENTRY & STARIS	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	2	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
Bedroom	2	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
HALLWAY & STARIS	7	Downlights	50	50	Sealed

## fans Ceiling

Location	Quantity	Diameter [mm]
No Data Available		

## type Roof

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

## Thermal bridging schedule for steel frame elements



Building element	Steel section dimensions		Steel thickness	Thermal break
	[height x width, mm]	Frame spacing [mm]	[BMT,mm]	[R-value]
No Data Available				

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m<sup>2</sup> is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	11.3kW
Unknown or none (Default - Room refrigerative - variable capacity)	Ens, Bath, Wip, WIR	Electricity	2 Star (ZERL)	2.2kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	7kW
Unknown or none (Default - Room RAC - variable capacity)	Ens, Bath, Wip, WIR	Electricity	1 Star (ZERL)	1.4kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	20 STCs	5	20	115L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery schedule



(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

**System type**

**Size [battery storage capacity]**

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No Data Available

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## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

\*Refer to glossary.

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. R7KCO03ENK

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 4, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

## Plans

**Main plan** -

**Prepared by** -

## Construction and environment

**Assessed floor area [m<sup>2</sup>]\***

Conditioned*	122.8	<b>Exposure type</b>	suburban
Unconditioned*	36.4	<b>NatHERS climate zone</b>	24 Canberra Airport
Total	159.2		
Garage	34.5		



## Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

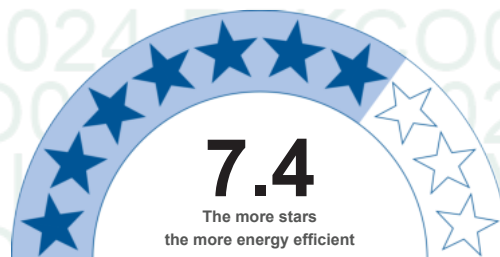
## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME®

**103.7 MJ/m<sup>2</sup>**

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on  
your dwelling's rating see:  
[www.nathers.gov.au](http://www.nathers.gov.au)

## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

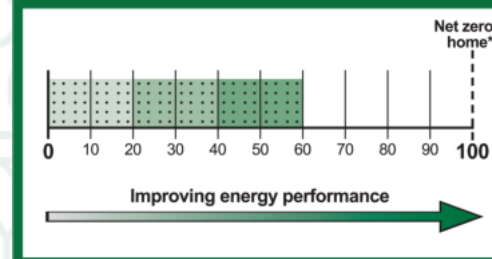
	Heating	Cooling
<b>Modelled</b>	74.9	28.8
<b>Load limits</b>	129	34

## Features determining load limits

Floor type	CSOG
(lowest conditioned area)	
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

**62 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=R7KCO03ENK>. When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).



\*Refer to glossary.



## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **62 out of 100**

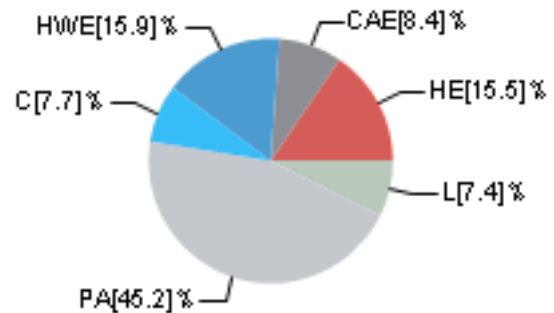
**This home's annual greenhouse gas emissions: N/A (with solar)  
891kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

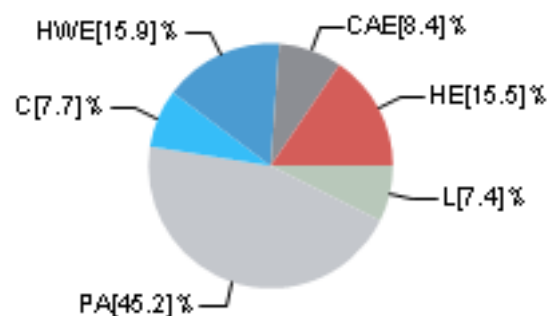
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

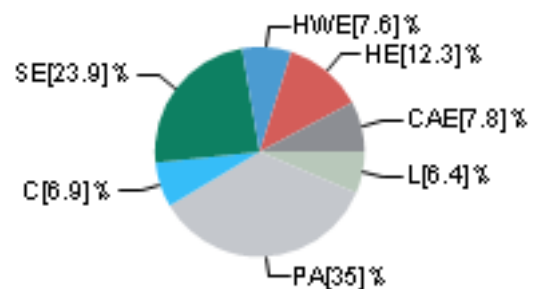
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	electric
Light Red	HG	Heating	gas
Light Blue	HW	Heating	wood
Blue	C	Cooling	electric
Dark Blue	HWE	Hot water	electric
Light Blue	HWG	Hot water	gas
Dark Blue	HWW	Hot water	wood
Light Green	L	Lights	electric
Light Blue	P	Pool/Spa equipment	electric
Light Grey	PA	Plug-in appliances	electric
Dark Grey	CAE	Cooking appliances	electric
Dark Grey	CAG	Cooking appliances	gas
Light Green	SG	Supply charge	gas
Dark Green	SE	Supply charge	electric

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Genuine certificate check</b>					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thermal performance check</b>					
<b>Windows and glazed doors</b>					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External walls</b>					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor</b>					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling penetrations*</b>					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling</b>					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Apartment entrance doors (NCC Class 2 assessments only)</b>					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Exposure*</b>					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Heating and cooling load limits*</b>					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Garage	garage	34.5
Unconditioned 136	unconditioned	1.9
WIP	dayTime	4.3
Kitchen/Living	kitchen	34.1
ENTRY & STARIS	dayTime	11.5
WIR	nightTime	4
MASTER	bedroom	12.7
ENS	nightTime	8.2
BATH	dayTime	4.7
Bedroom	bedroom	11.7
Bedroom	bedroom	11.2
VOID	doubleHeightVoid	3.5
VOID	doubleHeightVoid	2.8
HALLWAY & STARIS	dayTime	26

## Window and glazed door

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ANE-012-27 W	TB Tim Sashless Horizontal Slider DG 015_AGG PLUS Clr 4_14_4	1.95	0.47	0.45	0.49
IMP-003-05 B	Thermally Broken Hinged Door DG 6mmEnTech-14-6mmClr	2.39	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57
BRD-108-35 A	Signature Fixed Lite INT 100TB DG 004_AGG PRIME Gy 4_12_4	2.2	0.41	0.39	0.43

## Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No



Kitchen/Living	IMP-003-05 B	W09	2400	4835	sliding	60.0	NE	No
ENTRY & STARIS	TND-014-07 W	W03	2400	1717	casement	60.0	SW	No
MASTER	BRD-108-35 A	W19	2400	1930	awning	30.0	NE	No
Bedroom	BRD-108-35 A	W18	2400	1750	awning	30.0	SW	No
Bedroom	BRD-108-35 A	W11	2400	900	awning	30.0	NW	No
VOID	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No
VOID	ANE-012-27 W	W13	2400	1717	fixed	0.0	SW	No

perform **Roof window\***

Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
Velux:VEL-012-01 W	VELUX FCM - Fixed Curb Mount Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	3.97	0.27	0.26	0.28

sched **Roof window\***

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
ENS	Velux:VEL-012-01 W	Element 3	0.0	0.5	0	N	None	None

type **Skylight\***

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

sc **Skylight\***

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

**External door**

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2400	5200	100.0	SW

**External wall**

\*Refer to glossary.



Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
4	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
5	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
6	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes

## External wall

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Garage	1	2700	2114	NW	0	Yes
Garage	2	2700	5582	SW	0	No
Garage	1	2700	2048	SE	0	No
Garage	3	2700	4123	SE	0	No
Unconditioned 136	3	2700	2121	NW	0	No
WIP	3	2700	2416	SE	0	No
Kitchen/Living	3	2700	3344	SE	0	No
Kitchen/Living	2	2700	7667	NE	0	Yes
Kitchen/Living	3	2700	3056	NW	0	No
ENTRY & STARIS	3	2700	3131	NW	0	No
ENTRY & STARIS	3	2700	1414	NW	0	No
ENTRY & STARIS	2	2700	1996	SW	0	Yes
WIR	2	2700	1773	NE	0	No
MASTER	4	2700	3356	SE	0	No
MASTER	2	2700	3781	NE	0	No
ENS	4	2700	1994	SE	0	No
BATH	4	2700	2192	SE	0	No
Bedroom	2	2700	2826	SW	0	Yes
Bedroom	5	2700	1940	SE	0	No
Bedroom	4	2700	2201	SE	0	No
Bedroom	6	2700	1994	NW	0	Yes
Bedroom	2	2700	2693	SW	0	Yes



VOID	4	2700	1760	NW	0	No
VOID	2	2700	2001	NE	0	No
VOID	4	2700	1410	NW	0	No
VOID	2	2700	1987	SW	0	Yes
HALLWAY & STARIS	4	2700	6721	NW	0	No

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	25.7	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	127.7	

## Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.5	Enclosed	R0.0	Tiles
Unconditioned 136	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.9	Enclosed	R0.0	Tiles
WIP	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	4.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.1	Enclosed	R0.0	Timber
ENTRY & STARIS	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	11.5	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	4	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	12.7	Enclosed	R0.0	Carpet
ENS	FR5 - 250mm concrete slab	8.2	Enclosed	R0.0	Tiles
BATH	FR5 - 250mm concrete slab	4.7	Enclosed	R0.0	Tiles
Bedroom	FR5 - 250mm concrete slab	11.7	Enclosed	R0.0	Carpet
Bedroom	FR5 - 250mm concrete slab	11.2	Enclosed	R0.0	Carpet
VOID	No Floor	3.5	Enclosed	R0.0	No Floor
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
HALLWAY & STARIS	FR5 - 250mm concrete slab	26	Enclosed	R0.0	Carpet

## tyCeiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Garage	FR5 - 250mm concrete slab	R0.0	No
Unconditioned 136	FR5 - 250mm concrete slab	R0.0	No
WIP	FR5 - 250mm concrete slab	R0.0	No



Kitchen/Living	FR5 - 250mm concrete slab	R0.0	No
ENTRY & STARIS	FR5 - 250mm concrete slab	R0.0	No
WIR	Plasterboard	R4.0	No
MASTER	Plasterboard	R4.0	No
ENS	Plasterboard	R4.0	No
BATH	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
HALLWAY & STARIS	Plasterboard	R4.0	No

## Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	9	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed
ENTRY & STARIS	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	2	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
Bedroom	2	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
HALLWAY & STARIS	7	Downlights	50	50	Sealed

## fans Ceiling

Location	Quantity	Diameter [mm]
No Data Available		

## type Roof

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

## Thermal bridging schedule for steel frame elements



Building element	Steel section dimensions		Steel thickness	Thermal break
	[height x width, mm]	Frame spacing [mm]	[BMT,mm]	[R-value]
No Data Available				

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m<sup>2</sup> is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	11.3kW
Unknown or none (Default - Room refrigerative - variable capacity)	Ens, Bath, Wip, WIR	Electricity	2 Star (ZERL)	2.2kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	7kW
Unknown or none (Default - Room RAC - variable capacity)	Ens, Bath, Wip, WIR	Electricity	1 Star (ZERL)	1.4kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	20 STCs	5	20	115L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery schedule



(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

**System type**

**Size [battery storage capacity]**

No Data Available



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

# Nationwide House Energy Rating Scheme<sup>®</sup> NatHERS<sup>®</sup> Certificate No. JH9K5KH6SG

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 5, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

## Plans

**Main plan** -

**Prepared by** -

## Construction and environment

Assessed floor area [m <sup>2</sup> ]*	Exposure type
Conditioned* 122.8	suburban
Unconditioned* 36.4	<b>NatHERS climate zone</b>
Total 159.2	24 Canberra Airport
Garage 34.5	



## Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

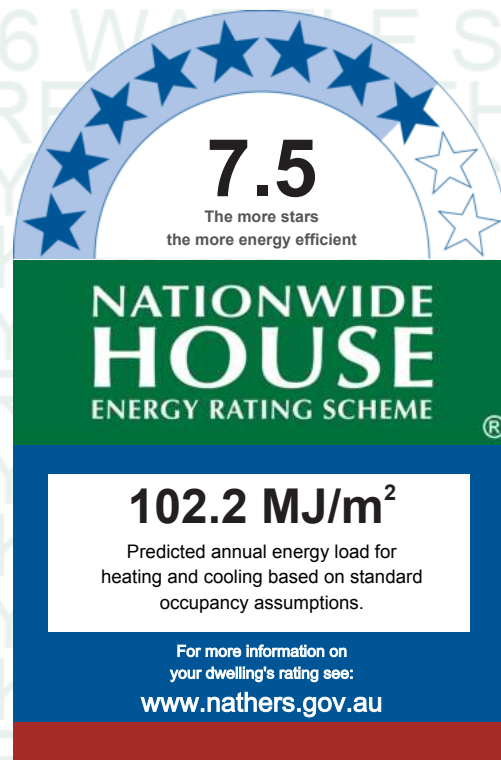
## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

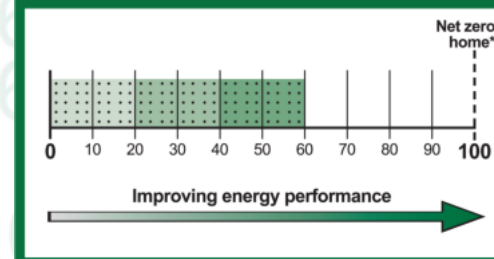
	Heating	Cooling
<b>Modelled</b>	73.8	28.4
<b>Load limits</b>	129	34

## Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

**62 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=JH9K5KH6SG>  
When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).



\*Refer to glossary.



## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

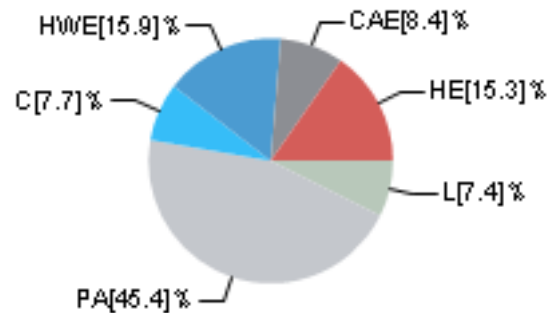
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

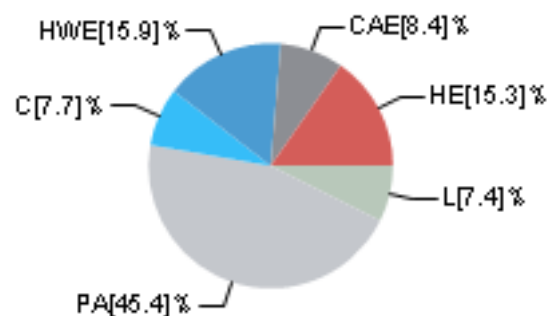
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

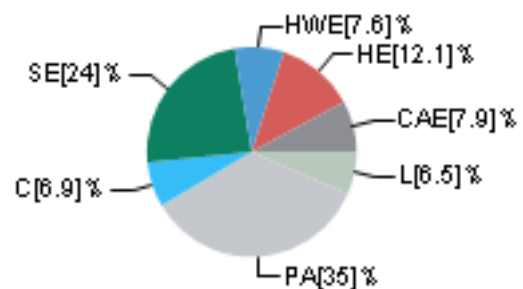
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	electric
Light Red	HG	Heating	gas
Orange	HW	Heating	wood
Light Blue	C	Cooling	electric
Blue	HWE	Hot water	electric
Dark Blue	HWG	Hot water	gas
Dark Blue	HWW	Hot water	wood
Light Green	L	Lights	electric
Light Blue	P	Pool/Spa equipment	electric
Light Grey	PA	Plug-in appliances	electric
Dark Grey	CAE	Cooking appliances	electric
Dark Grey	CAG	Cooking appliances	gas
Green	SG	Supply charge	gas
Dark Green	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **62 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
888kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	

### Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Thermal performance check

#### Windows and glazed doors

Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### External walls

Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling penetrations\*

Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Roof

Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Apartment entrance doors (NCC Class 2 assessments only)

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Exposure\*

Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Heating and cooling load limits\*

Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side

\*Refer to glossary.



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Garage	garage	34.5
Unconditioned 136	unconditioned	1.9
WIP	dayTime	4.3
Kitchen/Living	kitchen	34.1
ENTRY & STARIS	dayTime	11.5
WIR	nightTime	4
MASTER	bedroom	12.7
ENS	nightTime	8.2
BATH	dayTime	4.7
Bedroom	bedroom	11.7
Bedroom	bedroom	11.2
VOID	doubleHeightVoid	3.5
VOID	doubleHeightVoid	2.8
HALLWAY & STARIS	dayTime	26

## Window and glazed door

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ANE-012-27 W	TB Tim Sashless Horizontal Slider DG 015_AGG PLUS Clr 4_14_4	1.95	0.47	0.45	0.49
IMP-003-05 B	Thermally Broken Hinged Door DG 6mmEnTech-14-6mmClr	2.39	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57
BRD-108-35 A	Signature Fixed Lite INT 100TB DG 004_AGG PRIME Gy 4_12_4	2.2	0.41	0.39	0.43

## Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No

\*Refer to glossary.



Kitchen/Living	IMP-003-05 B	W09	2400	4835	sliding	60.0	NE	No
ENTRY & STARIS	TND-014-07 W	W03	2400	1717	casement	60.0	SW	No
MASTER	BRD-108-35 A	W19	2400	1930	awning	30.0	NE	No
Bedroom	BRD-108-35 A	W18	2400	1750	awning	30.0	SW	No
Bedroom	BRD-108-35 A	W11	2400	900	awning	30.0	NW	No
VOID	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No
VOID	ANE-012-27 W	W13	2400	1717	fixed	0.0	SW	No

perform **Roof window\***

Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
Velux:VEL-012-01 W	VELUX FCM - Fixed Curb Mount Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	3.97	0.27	0.26	0.28

sched **Roof window\***

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
ENS	Velux:VEL-012-01 W	Element 3	0.0	0.5	0	N	None	None

type **Skylight\***

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

sc **Skylight\***

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External **door**

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2400	5200	100.0	SW

External **wall**

\*Refer to glossary.



Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	Yes
4	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	Yes
5	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
6	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes

### External wall

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Garage	1	2700	2114	NW	0	Yes
Garage	2	2700	5582	SW	0	No
Garage	1	2700	2048	SE	0	No
Garage	3	2700	4123	SE	0	No
Unconditioned 136	3	2700	2121	NW	0	No
WIP	3	2700	2416	SE	0	No
Kitchen/Living	3	2700	3344	SE	0	No
Kitchen/Living	2	2700	7667	NE	0	Yes
Kitchen/Living	3	2700	3056	NW	0	No
ENTRY & STARIS	3	2700	3131	NW	0	No
ENTRY & STARIS	3	2700	1414	NW	0	No
ENTRY & STARIS	2	2700	1996	SW	0	Yes
WIR	2	2700	1773	NE	0	No
MASTER	4	2700	3356	SE	0	No
MASTER	2	2700	3781	NE	0	No
ENS	4	2700	1994	SE	0	No
BATH	4	2700	2192	SE	0	No
Bedroom	2	2700	2826	SW	0	Yes
Bedroom	5	2700	1940	SE	0	No
Bedroom	4	2700	2201	SE	0	No
Bedroom	6	2700	1994	NW	0	Yes
Bedroom	2	2700	2693	SW	0	Yes

\*Refer to glossary.



VOID	4	2700	1760	NW	0	No
VOID	2	2700	2001	NE	0	No
VOID	4	2700	1410	NW	0	No
VOID	2	2700	1987	SW	0	Yes
HALLWAY & STARIS	4	2700	6721	NW	0	No

### Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	25.7	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	127.7	

### Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.5	Enclosed	R0.0	Tiles
Unconditioned 136	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.9	Enclosed	R0.0	Tiles
WIP	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	4.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.1	Enclosed	R0.0	Timber
ENTRY & STARIS	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	11.5	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	4	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	12.7	Enclosed	R0.0	Carpet
ENS	FR5 - 250mm concrete slab	8.2	Enclosed	R0.0	Tiles
BATH	FR5 - 250mm concrete slab	4.7	Enclosed	R0.0	Tiles
Bedroom	FR5 - 250mm concrete slab	11.7	Enclosed	R0.0	Carpet
Bedroom	FR5 - 250mm concrete slab	11.2	Enclosed	R0.0	Carpet
VOID	No Floor	3.5	Enclosed	R0.0	No Floor
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
HALLWAY & STARIS	FR5 - 250mm concrete slab	26	Enclosed	R0.0	Carpet

### tyCeiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Garage	FR5 - 250mm concrete slab	R0.0	No
Unconditioned 136	FR5 - 250mm concrete slab	R0.0	No
WIP	FR5 - 250mm concrete slab	R0.0	No

\*Refer to glossary.



Kitchen/Living	FR5 - 250mm concrete slab	R0.0	No
ENTRY & STARIS	FR5 - 250mm concrete slab	R0.0	No
WIR	Plasterboard	R4.0	No
MASTER	Plasterboard	R4.0	No
ENS	Plasterboard	R4.0	No
BATH	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
HALLWAY & STARIS	Plasterboard	R4.0	No

### Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	9	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed
ENTRY & STARIS	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	2	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
Bedroom	2	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
HALLWAY & STARIS	7	Downlights	50	50	Sealed

### fans Ceiling

Location	Quantity	Diameter [mm]
No Data Available		

### type Roof

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

### Thermal bridging schedule for steel frame elements

\*Refer to glossary.



Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
No Data Available				

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	11.5kW
Unknown or none (Default - Room refrigerative - variable capacity)	Ens, Bath, Wip, WIR	Electricity	2 Star (ZERL)	2.2kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3 Star (ZERL)	7kW
Unknown or none (Default - Room RAC - variable capacity)	Ens, Bath, Wip, WIR	Electricity	1 Star (ZERL)	1.4kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
Heat pump (off-peak)	Electricity	20 STCs	5	20	115L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery schedule



(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

**System type**

**Size [battery storage capacity]**

---

No Data Available

---



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	is applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

\*Refer to glossary.

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. BFVQDYR9MH

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 6, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

## Plans

**Main plan** -

**Prepared by** -

## Construction and environment

Assessed floor area [m <sup>2</sup> ]*	Exposure type
Conditioned* 122.8	suburban
Unconditioned* 36.4	<b>NatHERS climate zone</b>
Total 159.2	24 Canberra Airport
Garage 34.5	



## Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

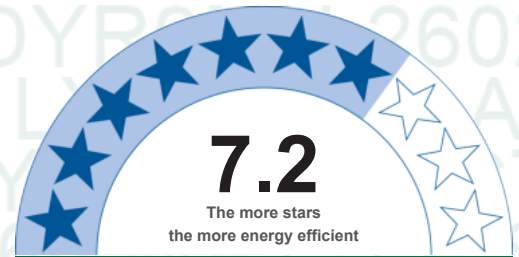
## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME®

**116 MJ/m<sup>2</sup>**

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:  
[www.nathers.gov.au](http://www.nathers.gov.au)

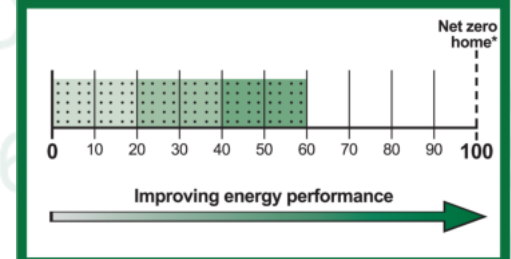
## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	87.5	28.5
<b>Load limits</b>	129	34
<b>Features determining load limits</b>		
Floor type (lowest conditioned area)		CSOG
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

## Whole of Home performance rating

**60 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=BFVQDYR9MH> When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).



\*Refer to glossary.



## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

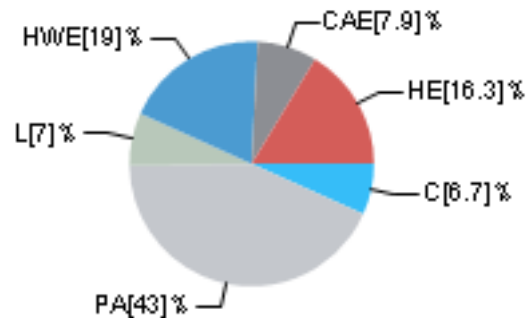
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

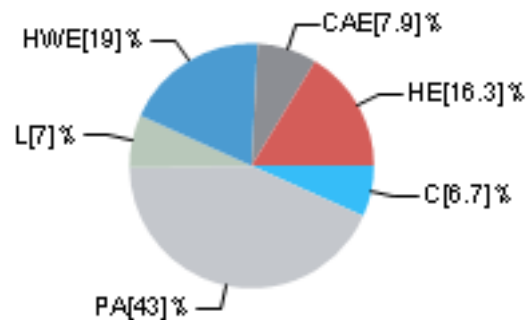
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

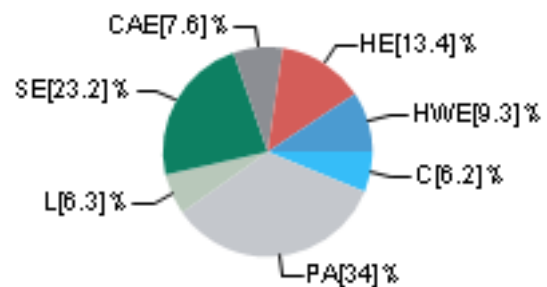
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	electric
Light Red	HG	Heating	gas
Orange	HW	Heating	wood
Light Blue	C	Cooling	electric
Blue	HWE	Hot water	electric
Dark Blue	HWG	Hot water	gas
Dark Blue	HWW	Hot water	wood
Light Green	L	Lights	electric
Light Blue	P	Pool/Spa equipment	electric
Grey	PA	Plug-in appliances	electric
Dark Grey	CAE	Cooking appliances	electric
Dark Grey	CAG	Cooking appliances	gas
Green	SG	Supply charge	gas
Dark Green	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **60 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
937kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	

### Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Thermal performance check

#### Windows and glazed doors

Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### External walls

Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling penetrations\*

Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Roof

Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Apartment entrance doors (NCC Class 2 assessments only)

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Exposure\*

Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Heating and cooling load limits\*

Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side

\*Refer to glossary.



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Garage	garage	34.5
Unconditioned 136	unconditioned	1.9
WIP	dayTime	4.3
Kitchen/Living	kitchen	34.1
ENTRY & STARIS	dayTime	11.5
WIR	nightTime	4
MASTER	bedroom	12.7
ENS	nightTime	8.2
BATH	dayTime	4.7
Bedroom	bedroom	11.7
Bedroom	bedroom	11.2
VOID	doubleHeightVoid	3.5
VOID	doubleHeightVoid	2.8
HALLWAY & STARIS	dayTime	26

## Window and glazed door

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ANE-012-27 W	TB Tim Sashless Horizontal Slider DG 015_AGG PLUS Clr 4_14_4	1.95	0.47	0.45	0.49
IMP-003-05 B	Thermally Broken Hinged Door DG 6mmEnTech-14-6mmClr	2.39	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57
BRD-108-35 A	Signature Fixed Lite INT 100TB DG 004_AGG PRIME Gy 4_12_4	2.2	0.41	0.39	0.43

## Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No

\*Refer to glossary.



Kitchen/Living	IMP-003-05 B	W09	2400	4835	sliding	60.0	NE	No
ENTRY & STARIS	TND-014-07 W	W03	2400	1717	casement	60.0	SW	No
MASTER	BRD-108-35 A	W19	2400	1930	awning	30.0	NE	No
Bedroom	BRD-108-35 A	W18	2400	1750	awning	30.0	SW	No
Bedroom	BRD-108-35 A	W11	2400	900	awning	30.0	NW	No
VOID	ANE-012-27 W	W10	2400	1930	fixed	0.0	NE	No
VOID	ANE-012-27 W	W13	2400	1717	fixed	0.0	SW	No

perform **Roof window\***

Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
Velux:VEL-012-01 W	VELUX FCM - Fixed Curb Mount Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	3.97	0.27	0.26	0.28

sched **Roof window\***

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
ENS	Velux:VEL-012-01 W	Element 3	0.0	0.5	0	N	None	None

type **Skylight performance**

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

sc **Skylight\***

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External **door**

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2400	5200	100.0	SW
Garage	2340	920	100.0	SE

\*Refer to glossary.



## External wall

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
4	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
5	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes

## External wall

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Garage	1	2700	2114	NW	0	Yes
Garage	2	2700	5582	SW	0	No
Garage	1	2700	6171	SE	0	No
Unconditioned 136	3	2700	2121	NW	0	No
WIP	1	2700	2416	SE	0	No
Kitchen/Living	1	2700	3344	SE	0	No
Kitchen/Living	2	2700	7667	NE	0	Yes
Kitchen/Living	3	2700	3056	NW	0	No
ENTRY & STARIS	3	2700	3131	NW	0	No
ENTRY & STARIS	3	2700	1414	NW	0	No
ENTRY & STARIS	2	2700	1996	SW	0	Yes
WIR	2	2700	1773	NE	0	No
MASTER	4	2700	3356	SE	0	No
MASTER	2	2700	3781	NE	0	No
ENS	4	2700	1994	SE	0	No
BATH	4	2700	2192	SE	0	No
Bedroom	2	2700	2826	SW	0	Yes
Bedroom	4	2700	4141	SE	0	No
Bedroom	4	2700	1994	NW	0	Yes
Bedroom	2	2700	2693	SW	0	Yes
VOID	5	2700	1760	NW	0	No
VOID	2	2700	2001	NE	0	No

\*Refer to glossary.



VOID	5	2700	1410	NW	0	No
VOID	2	2700	1987	SW	0	Yes
HALLWAY & STARIS	5	2700	6721	NW	0	No

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	25.7	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	127.7	

## Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.5	Enclosed	R0.0	Tiles
Unconditioned 136	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.9	Enclosed	R0.0	Tiles
WIP	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	4.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	34.1	Enclosed	R0.0	Timber
ENTRY & STARIS	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	11.5	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	4	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	12.7	Enclosed	R0.0	Carpet
ENS	FR5 - 250mm concrete slab	8.2	Enclosed	R0.0	Tiles
BATH	FR5 - 250mm concrete slab	4.7	Enclosed	R0.0	Tiles
Bedroom	FR5 - 250mm concrete slab	11.7	Enclosed	R0.0	Carpet
Bedroom	FR5 - 250mm concrete slab	11.2	Enclosed	R0.0	Carpet
VOID	No Floor	3.5	Enclosed	R0.0	No Floor
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
HALLWAY & STARIS	FR5 - 250mm concrete slab	26	Enclosed	R0.0	Carpet

## typeCeiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Garage	FR5 - 250mm concrete slab	R0.0	No
Unconditioned 136	FR5 - 250mm concrete slab	R0.0	No
WIP	FR5 - 250mm concrete slab	R0.0	No
Kitchen/Living	FR5 - 250mm concrete slab	R0.0	No



ENTRY & STARIS	FR5 - 250mm concrete slab	R0.0	No
WIR	Plasterboard	R4.0	No
MASTER	Plasterboard	R4.0	No
ENS	Plasterboard	R4.0	No
BATH	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
Bedroom	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
VOID	Plasterboard	R4.0	No
HALLWAY & STARIS	Plasterboard	R4.0	No

### Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	9	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed
ENTRY & STARIS	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	2	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
Bedroom	2	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
HALLWAY & STARIS	7	Downlights	50	50	Sealed

### fans Ceiling

Location	Quantity	Diameter [mm]
No Data Available		

### typeRoof

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

### Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
------------------	---	--------------------	--------------------------	-------------------------

\*Refer to glossary.



No Data Available

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3.5 Star (ZERL)	11.6kW
Unknown or none (Default - Room refrigerative - variable capacity)	Ens, Bath, Wip, WIR	Electricity	2 Star (ZERL)	2.3kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Bedroom , Hallway & Staris, Kitchen/Living , Entry & Staris, Master	Electricity	3.5 Star (ZERL)	7.6kW
Unknown or none (Default - Room RAC - variable capacity)	Ens, Bath, Wip, WIR	Electricity	1 Star (ZERL)	1.7kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
Heat pump (off-peak)	Electricity	18 STCs	5	18	115L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery schedule

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)



**System type**

**Size [battery storage capacity]**

No Data Available



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. 28LTHOJEJ8

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 7, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

## Plans

**Main plan** -

**Prepared by** -

## Construction and environment

<b>Assessed floor area [m<sup>2</sup>]*</b>	<b>Exposure type</b>
Conditioned* 125.6	suburban
Unconditioned* 5.3	<b>NatHERS climate zone</b>
Total 130.9	24 Canberra Airport
Garage -	



## Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

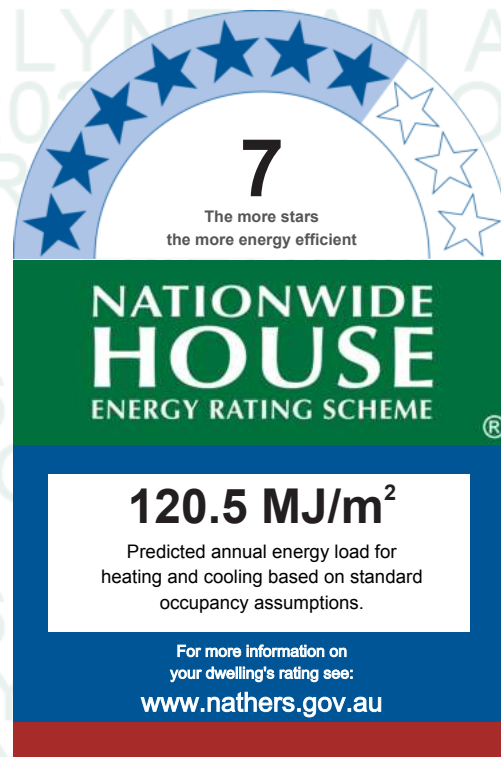
## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



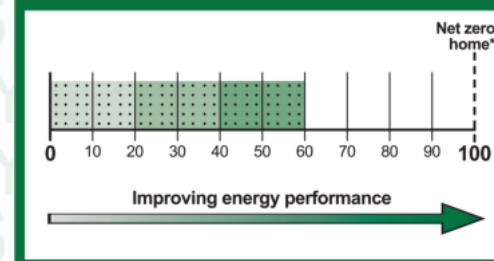
## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	86.4	34.1
<b>Load limits</b>	129	34
<b>Features determining load limits</b>		
Floor type		CSOG
(lowest conditioned area)		
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

## Whole of Home performance rating

**60 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLandIng?PublicId=28LTHOJEJ8>  
When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).



\*Refer to glossary.



## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

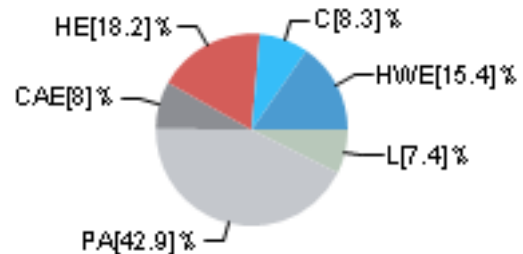
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

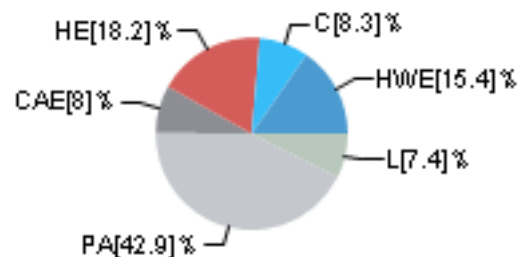
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

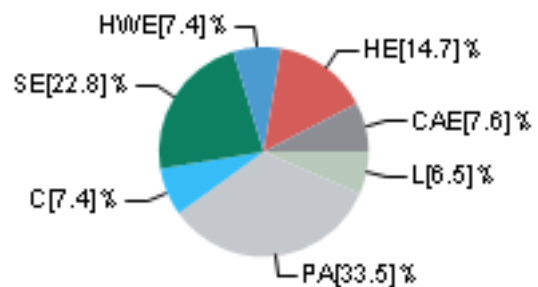
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
[Red]	HE	Heating	electric
[Light Red]	HG	Heating	gas
[Pink]	HW	Heating	wood
[Light Blue]	C	Cooling	electric
[Blue]	HWE	Hot water	electric
[Dark Blue]	HWG	Hot water	gas
[Dark Blue]	HWW	Hot water	wood
[Light Green]	L	Lights	electric
[Light Blue]	P	Pool/Spa equipment	electric
[Light Grey]	PA	Plug-in appliances	electric
[Dark Grey]	CAE	Cooking appliances	electric
[Dark Grey]	CAG	Cooking appliances	gas
[Green]	SG	Supply charge	gas
[Dark Green]	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **60 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
945kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Genuine certificate check</b>					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thermal performance check</b>					
<b>Windows and glazed doors</b>					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External walls</b>					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor</b>					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling penetrations*</b>					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling</b>					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Apartment entrance doors (NCC Class 2 assessments only)</b>					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Exposure*</b>					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Heating and cooling load limits*</b>					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Bedroom	bedroom	10.5
Bedroom	bedroom	10.8
BATH	unconditioned	5.3
STORAGE	dayTime	3
LIFT	dayTime	1.7
LOUNGE	living	10.8
ENTRY & HALLWAY	dayTime	19.3
LIFT	dayTime	1.7
WIR	nightTime	5.4
MASTER	bedroom	20.8
VOID	doubleHeightVoid	2.8
PWD	dayTime	1.8
ENS	nightTime	4.4
HALLWAY	dayTime	16
WIP	dayTime	2.9
Kitchen/Living	kitchen	25.6

## Window and glazed door

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AVA-001-02 A	Alum Sliding Door Embedded Sill DG 6mmSolTech_24Ar_6mmClr	2.74	0.44	0.42	0.46
AVA-001-07 A	Alum Sliding Door Embedded Sill DG 6mmGrn_24Ar_6mmCoolECI	2.5	0.32	0.3	0.34
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57

## Window and glazed door

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom	AVA-001-02 A	W01	2400	2690	sliding	45.0	SW	No



Bedroom	AVA-001-02 A	W02	2400	2804	sliding	45.0	SW	No
BATH	AVA-001-02 A	w08	600	900	awning	90.0	SW	No
LOUNGE	AVA-001-02 A	W07	2400	2617	sliding	45.0	SE	No
ENTRY & HALLWAY	AVA-001-07 A	W05	2400	1410	fixed	0.0	NW	No
ENTRY & HALLWAY	TND-014-07 W	W04	2400	1743	casement	60.0	SW	No
MASTER	AVA-001-02 A	W11	2400	900	awning	30.0	NW	No
MASTER	AVA-001-07 A	W12	2400	1600	fixed	0.0	SW	No
MASTER	AVA-001-02 A	W06	2400	1569	awning	30.0	NE	No
VOID	AVA-001-07 A	W05	2400	1410	fixed	0.0	NW	No
VOID	AVA-001-07 A	W14	2400	1743	fixed	0.0	SW	No
HALLWAY	AVA-001-07 A	W22	2400	1785	fixed	0.0	NW	No
HALLWAY	AVA-001-07 A	W21	2400	900	fixed	0.0	NW	No
WIP	AVA-001-07 A	W16	2400	1000	fixed	0.0	SE	No
Kitchen/Living	AVA-001-02 A	W06	2400	1569	awning	30.0	SW	No
Kitchen/Living	AVA-001-02 A	W17	2400	5425	sliding	60.0	NE	No

## Roof window type and performance value

### Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

## Roof window\*

Location	Window ID	Window no.	Opening %	Area [m <sup>2</sup> ]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

## Skylight performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

## Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m <sup>2</sup> ]	Orientation	Outdoor shade	Diffuser
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No Data  
Available

## External door

Location	Height [mm]	Width [mm]	Opening %	Orientation
ENTRY & HALLWAY	2340	870	100.0	NE

## External wall

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
4	METAL CLAD DINCEL	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
5	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
6	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
7	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
8	PARTY WALL 13	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes

## Internal wall

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom	1	2700	409	NW	0	Yes
Bedroom	2	2700	2679	SW	0	Yes
Bedroom	2	2700	2785	SW	0	Yes
Bedroom	3	2700	3879	SE	0	No
Bedroom	2	2700	1797	NE	0	Yes
BATH	2	2700	1788	SW	0	No
BATH	3	2700	1886	SE	0	No
BATH	4	2700	2785	NE	0	Yes
STORAGE	4	2700	1631	NE	0	Yes
LIFT	4	2700	1388	SE	0	Yes
LIFT	4	2700	1200	NE	0	No
LIFT	1	2700	1388	NW	0	No

\*Refer to glossary.



LOUNGE	2	2700	2875	SE	0	Yes
ENTRY & HALLWAY	1	2700	8795	NW	0	No
ENTRY & HALLWAY	2	2700	2003	SW	0	Yes
ENTRY & HALLWAY	4	2700	1903	NE	0	Yes
ENTRY & HALLWAY	4	2700	381	SE	0	Yes
LIFT	2	2700	1396	NW	0	Yes
LIFT	2	2700	1184	NE	0	Yes
WIR	5	2700	1026	NW	0	Yes
MASTER	5	2700	190	NE	0	Yes
MASTER	2	2700	900	NW	0	Yes
MASTER	2	2700	5711	SW	0	No
MASTER	6	2700	2012	SE	0	No
MASTER	7	2700	3433	SE	0	No
MASTER	2	2700	1715	NE	0	Yes
VOID	2	2700	1395	NW	0	No
VOID	2	2700	2038	SW	0	Yes
ENS	2	2700	889	SE	0	Yes
HALLWAY	2	2700	767	NE	0	Yes
HALLWAY	2	2700	2731	NW	0	Yes
HALLWAY	5	2700	4547	NW	0	No
WIP	2	2700	2017	SE	0	Yes
Kitchen/Living	2	2700	1617	SW	0	Yes
Kitchen/Living	7	2700	2385	SE	0	No
Kitchen/Living	8	2700	1437	SE	0	No
Kitchen/Living	2	2700	5578	NE	0	Yes

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	154.9	

## Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.5	Enclosed	R0.0	Carpet
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Carpet
BATH	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	5.3	Enclosed	R0.0	Tiles
STORAGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	3	Enclosed	R0.0	Timber



LIFT	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.7	Enclosed	R0.0	Timber
LOUNGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Timber
ENTRY & HALLWAY	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	19.3	Enclosed	R0.0	Timber
LIFT	FR5 - 250mm concrete slab	1.7	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	1.2	Open	R0.0	Carpet
WIR	FR5 - 250mm concrete slab	4.1	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	7.2	Open	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	13.6	Enclosed	R0.0	Carpet
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
PWD	FR5 - 250mm concrete slab	1.8	Enclosed	R0.0	Tiles
ENS	FR5 - 250mm concrete slab	4.4	Enclosed	R0.0	Tiles
HALLWAY	FR5 - 250mm concrete slab	1.1	Enclosed	R0.0	Timber
HALLWAY	FR5 - 250mm concrete slab	14.9	Enclosed	R0.0	Timber
WIP	FR5 - 250mm concrete slab	2.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	9.2	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	16.3	Enclosed	R0.0	Timber

## Ceiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom	FR5 - 250mm concrete slab	R0.0	No
Bedroom	FR5 - 250mm concrete slab	R0.0	No
BATH	FR5 - 250mm concrete slab	R0.0	No
STORAGE	FR5 - 250mm concrete slab	R0.0	No
LIFT	FR5 - 250mm concrete slab	R0.0	No
LOUNGE	FR5 - 250mm concrete slab	R0.0	No
ENTRY & HALLWAY	FR5 - 250mm concrete slab	R0.0	No
LIFT	Plasterboard	R5.0	Yes
WIR	Plasterboard	R5.0	Yes
WIR	Plasterboard	R5.0	Yes
MASTER	Plasterboard	R5.0	Yes
MASTER	Plasterboard	R5.0	Yes
VOID	Plasterboard	R5.0	Yes

\*Refer to glossary.



PWD	Plasterboard	R5.0	Yes
ENS	Plasterboard	R5.0	Yes
HALLWAY	Plasterboard	R5.0	Yes
HALLWAY	Plasterboard	R5.0	Yes
WIP	Plasterboard	R5.0	Yes
Kitchen/Living	Plasterboard	R5.0	Yes
Kitchen/Living	Plasterboard	R5.0	Yes

## Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom	2	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
STORAGE	1	Downlights	50	50	Sealed
LOUNGE	4	Downlights	50	50	Sealed
ENTRY & HALLWAY	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	4	Downlights	50	50	Sealed
PWD	1	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
HALLWAY	4	Downlights	50	50	Sealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	7	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed

## fans Ceiling

Location	Quantity	Diameter [mm]
No Data Available		

## type Roof

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	1.5	0.5	Medium

## Thermal bridging module for steel frame elements

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
Ceiling	90 x 40	900	0.75	0



## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway	Electricity	3 Star (ZERL)	17.2kW
Unknown or none (Default - Room refrigerative - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift	Electricity	2 Star (ZERL)	2.9kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway	Electricity	3 Star (ZERL)	8.3kW
Unknown or none (Default - Room RAC - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift	Electricity	1 Star (ZERL)	1.9kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	20 STCs	5	20	118L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Data Available	



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. UYPMGCQ5N7

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 8, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

## Plans

**Main plan** -

**Prepared by** -

## Construction and environment

**Assessed floor area [m<sup>2</sup>]\***

Conditioned*	155.8	<b>Exposure type</b>	suburban
Unconditioned*	11.5	<b>NatHERS climate zone</b>	24 Canberra Airport
Total	167.3		
Garage	-		



## Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

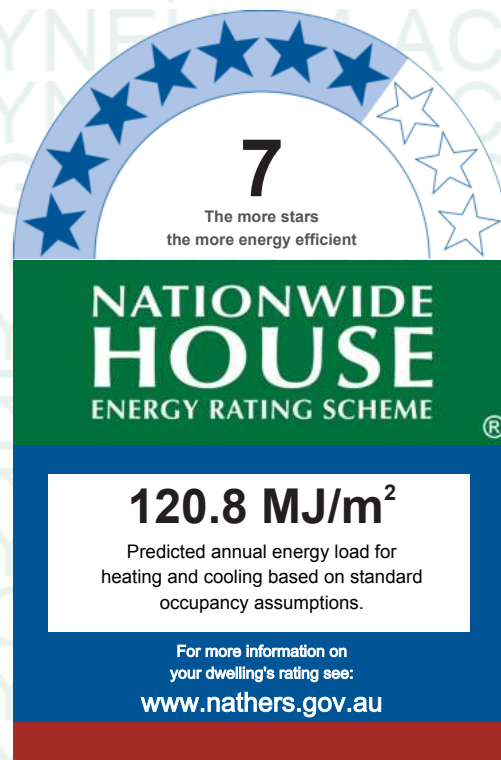
## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

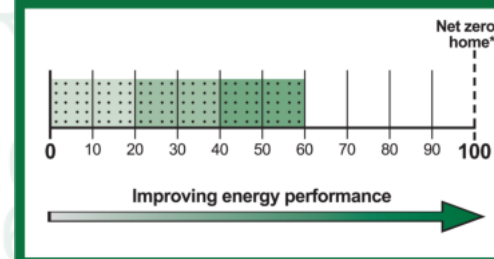
	Heating	Cooling
<b>Modelled</b>	93.8	27
<b>Load limits</b>	129	34

### Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

**60 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=UYPMGCQ5N7> When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).





## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

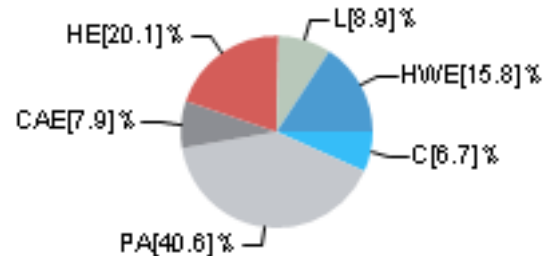
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

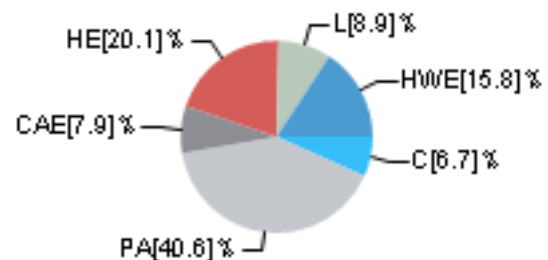
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

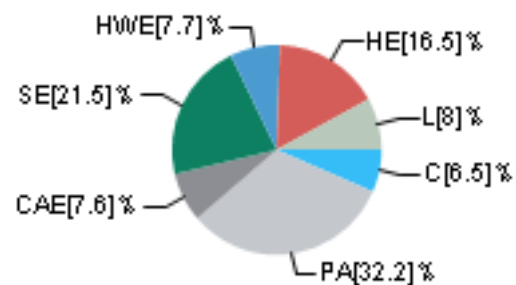
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
[Red]	HE	Heating	electric
[Light Red]	HG	Heating	gas
[Pink]	HW	Heating	wood
[Light Blue]	C	Cooling	electric
[Blue]	HWE	Hot water	electric
[Dark Blue]	HWG	Hot water	gas
[Dark Blue]	HWW	Hot water	wood
[Light Green]	L	Lights	electric
[Light Blue]	P	Pool/Spa equipment	electric
[Light Grey]	PA	Plug-in appliances	electric
[Dark Grey]	CAE	Cooking appliances	electric
[Dark Grey]	CAG	Cooking appliances	gas
[Green]	SG	Supply charge	gas
[Dark Green]	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **60 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
1019kg CO<sub>2</sub>e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	

### Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Thermal performance check

#### Windows and glazed doors

Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### External walls

Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling penetrations\*

Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Roof

Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Apartment entrance doors (NCC Class 2 assessments only)

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Exposure\*

Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Heating and cooling load limits\*

Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Bedroom	bedroom	10.5
Bedroom	bedroom	10.8
BATH	unconditioned	5.3
STORAGE	dayTime	3
LIFT	dayTime	1.7
LOUNGE	living	10.8
ENTRY & HALLWAY	dayTime	19.3
LIFT	dayTime	1.7
WIR	nightTime	5.4
MASTER	bedroom	20.8
VOID	doubleHeightVoid	2.8
PWD	dayTime	1.8
ENS	nightTime	4.4
HALLWAY	dayTime	16
WIP	dayTime	2.9
Kitchen/Living	kitchen	25.6
LIFT	dayTime	1.7
Bedroom	bedroom	11.9
BATH	unconditioned	6.3
Bedroom	bedroom	11.8
VOID	doubleHeightVoid	1.1
VOID	doubleHeightVoid	4.2
HALLWAY	dayTime	10.8

## Window and glazed door performance

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AVA-001-02 A	Alum Sliding Door Embedded Sill DG 6mmSolTech_24Ar_6mmClr	2.74	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57



SOV-028-02 W	300 Tilt and Turn-Super Spacer 4/14Ar/4EA	1.95	0.49	0.47	0.51
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## Window and glazed door

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom	AVA-001-02 A	W01	2400	2690	sliding	45.0	SW	No
Bedroom	AVA-001-02 A	W02	2400	2804	sliding	45.0	SW	No
BATH	AVA-001-02 A	w08	600	900	awning	90.0	SW	No
LOUNGE	AVA-001-02 A	W07	2400	2617	sliding	45.0	SE	No
ENTRY & HALLWAY	TND-014-07 W	W04	2400	1743	casement	60.0	SW	No
MASTER	AVA-001-02 A	W11	2400	900	awning	30.0	NW	No
MASTER	SOV-028-02 W	W12	2400	1600	fixed	0.0	SW	No
MASTER	AVA-001-02 A	W06	2400	1569	awning	30.0	NE	No
VOID	SOV-028-02 W	W13	2400	1717	fixed	0.0	SW	No
WIP	SOV-028-02 W	W16	2400	1000	fixed	0.0	SE	No
Kitchen/Living	AVA-001-02 A	W06	2400	1569	awning	30.0	SW	No
Kitchen/Living	AVA-001-02 A	W17	2400	5425	sliding	60.0	NE	No
Bedroom	AVA-001-02 A	W23	2400	1840	awning	30.0	NE	No
BATH	AVA-001-02 A	W08	600	900	awning	90.0	SE	No
Bedroom	AVA-001-02 A	W23	2400	1840	awning	30.0	SW	No

## Roof window\* type and performance

Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

## Roof window\* type and performance

Location	Window ID	Window no.	Opening %	Area [m <sup>2</sup> ]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

## Skylight\* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
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\*Refer to glossary.



No Data Available

### Skylight\*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m <sup>2</sup> ]	Orientation	Outdoor shade	Diffuser
No Data Available							

### External door

Location	Height [mm]	Width [mm]	Opening %	Orientation
ENTRY & HALLWAY	2340	870	100.0	NE

### External wall

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	Yes
4	METAL CLAD DINCEL	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
5	PARTY WALL 13	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
6	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
7	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
8	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	Yes
9	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	Yes
10	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
11	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.5 (R2.5)	Yes
12	EXTERNAL WALL 12	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes

### External window schedule

\*Refer to glossary.



Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom	1	2700	409	NW	0	Yes
Bedroom	2	2700	2679	SW	0	Yes
Bedroom	2	2700	2785	SW	0	Yes
Bedroom	3	2700	3879	SE	0	No
Bedroom	2	2700	1797	NE	0	Yes
BATH	2	2700	1788	SW	0	No
BATH	3	2700	1886	SE	0	No
BATH	4	2700	2785	NE	0	Yes
STORAGE	4	2700	1631	NE	0	Yes
LIFT	4	2700	1388	SE	0	Yes
LIFT	4	2700	1200	NE	0	No
LIFT	1	2700	1388	NW	0	No
LOUNGE	2	2700	2875	SE	0	Yes
ENTRY & HALLWAY	3	2700	8795	NW	0	No
ENTRY & HALLWAY	2	2700	2003	SW	0	Yes
ENTRY & HALLWAY	4	2700	1903	NE	0	Yes
ENTRY & HALLWAY	4	2700	381	SE	0	Yes
LIFT	5	2700	1396	NW	0	Yes
LIFT	2	2700	1184	NE	0	Yes
WIR	6	2700	1026	NW	0	Yes
MASTER	6	2700	190	NE	0	Yes
MASTER	2	2700	900	NW	0	Yes
MASTER	2	2700	5711	SW	0	No
MASTER	7	2700	2012	SE	0	No
MASTER	8	2700	3433	SE	0	No
MASTER	2	2700	1715	NE	0	Yes
VOID	9	2700	1395	NW	0	No
VOID	2	2700	2038	SW	0	Yes
ENS	2	2700	889	SE	0	Yes
HALLWAY	2	2700	767	NE	0	Yes
HALLWAY	9	2700	2731	NW	0	Yes
HALLWAY	10	2700	2342	NW	0	No
HALLWAY	11	2700	2205	NW	0	No
WIP	2	2700	2017	SE	0	Yes
Kitchen/Living	2	2700	1617	SW	0	Yes
Kitchen/Living	8	2700	2385	SE	0	No
Kitchen/Living	5	2700	1437	SE	0	No



Kitchen/Living	2	2700	5578	NE	0	Yes
LIFT	12	2700	1382	NW	0	No
LIFT	12	2700	1204	NE	0	No
Bedroom	12	2700	3367	SE	0	No
Bedroom	12	2700	3527	NE	0	No
BATH	12	2700	1892	SE	0	No
Bedroom	12	2700	3552	SW	0	No
Bedroom	12	2700	3311	SE	0	No
VOID	12	2700	749	NE	0	No
VOID	12	2700	2047	NW	0	No
VOID	12	2700	2072	SW	0	No
HALLWAY	12	2700	5101	NW	0	No

### Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	207.9	

### Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.5	Enclosed	R0.0	Carpet
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Carpet
BATH	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	5.3	Enclosed	R0.0	Tiles
STORAGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	3	Enclosed	R0.0	Timber
LIFT	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.7	Enclosed	R0.0	Timber
LOUNGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Timber
ENTRY & HALLWAY	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	19.3	Enclosed	R0.0	Timber
LIFT	FR5 - 250mm concrete slab	1.7	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	1.2	Open	R0.0	Carpet
WIR	FR5 - 250mm concrete slab	4.1	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	7.2	Open	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	4	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	9.7	Enclosed	R0.0	Carpet
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
PWD	FR5 - 250mm concrete slab	1.8	Enclosed	R0.0	Tiles



ENS	FR5 - 250mm concrete slab	4.4	Enclosed	R0.0	Tiles
HALLWAY	FR5 - 250mm concrete slab	1.1	Enclosed	R0.0	Timber
HALLWAY	FR5 - 250mm concrete slab	14.9	Enclosed	R0.0	Timber
WIP	FR5 - 250mm concrete slab	2.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	6.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	2.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	3.8	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	12.5	Enclosed	R0.0	Timber
LIFT	FR5 - Timber Lined	1.7	Enclosed	R0.0	Timber (Mountain ash)
Bedroom	FR5 - Timber Lined	11.9	Enclosed	R0.0	Carpet
BATH	FR5 - Timber Lined	6.3	Enclosed	R0.0	Tiles
Bedroom	FR5 - Timber Lined	11.8	Enclosed	R0.0	Carpet
VOID	No Floor	1.1	Enclosed	R0.0	No Floor
VOID	No Floor	4.2	Enclosed	R0.0	No Floor
HALLWAY	FR5 - Timber Lined	10.8	Enclosed	R0.0	Carpet

### Ceiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom	FR5 - 250mm concrete slab	R0.0	No
Bedroom	FR5 - 250mm concrete slab	R0.0	No
BATH	FR5 - 250mm concrete slab	R0.0	No
STORAGE	FR5 - 250mm concrete slab	R0.0	No
LIFT	FR5 - 250mm concrete slab	R0.0	No
LOUNGE	FR5 - 250mm concrete slab	R0.0	No
ENTRY & HALLWAY	FR5 - 250mm concrete slab	R0.0	No
LIFT	FR5 - Timber Lined	R0.0	No
WIR	Plasterboard	R5.0	No
WIR	Plasterboard	R5.0	No
MASTER	Plasterboard	R5.0	No
MASTER	FR5 - Timber Lined	R0.0	No
MASTER	Plasterboard	R5.0	No
VOID	Plasterboard	R5.0	No
PWD	FR5 - Timber Lined	R0.0	No

\*Refer to glossary.



ENS	FR5 - Timber Lined	R0.0	No
HALLWAY	FR5 - Timber Lined	R0.0	No
HALLWAY	FR5 - Timber Lined	R0.0	No
WIP	FR5 - Timber Lined	R0.0	No
Kitchen/Living	FR5 - Timber Lined	R0.0	No
Kitchen/Living	Plasterboard	R5.0	No
Kitchen/Living	Plasterboard	R5.0	No
Kitchen/Living	FR5 - Timber Lined	R0.0	No
LIFT	Plasterboard	R5.0	No
Bedroom	Plasterboard	R5.0	No
BATH	Plasterboard	R5.0	No
Bedroom	Plasterboard	R5.0	No
VOID	Plasterboard	R5.0	No
VOID	Plasterboard	R5.0	No
HALLWAY	Plasterboard	R5.0	No

### Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
STORAGE	1	Downlights	50	50	Sealed
LOUNGE	4	Downlights	50	50	Sealed
ENTRY & HALLWAY	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	4	Downlights	50	50	Sealed
PWD	1	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
HALLWAY	4	Downlights	50	50	Sealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	7	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed

### Ceiling

Location	Quantity	Diameter [mm]
No Data Available		

### Roof

\*Refer to glossary.



Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

Thermal bridging

Building element	Steel section dimensions		Steel thickness [BMT,mm]	Thermal break [R-value]
	[height x width, mm]	Frame spacing [mm]		
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway, Bedroom , Hallway, Bedroom	Electricity	3.5 Star (ZERL)	23.1kW
Unknown or none (Default - Room refrigerative - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift, Lift	Electricity	2 Star (ZERL)	3.3kW

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway, Bedroom , Hallway, Bedroom	Electricity	3.5 Star (ZERL)	11kW
Unknown or none (Default - Room RAC - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift, Lift	Electricity	1 Star (ZERL)	2.2kW

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	20 STCs	5	20	134L

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

\*Refer to glossary.



## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Data Available	



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	is applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

\*Refer to glossary.

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. W42SFL2YCS

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 9, 66 WATTLE STREET,  
Lyneham, ACT, 2602  
**Lot/DP** -  
**NCC Class\*** Class 1a  
**Floor/all Floors**  
**Type** New Home

## Plans

**Main plan** -  
**Prepared by** -

## Construction and environment

<b>Assessed floor area [m<sup>2</sup>]*</b>	<b>Exposure type</b>
Conditioned* 125.6	suburban
Unconditioned* 5.3	<b>NatHERS climate zone</b>
Total 130.9	24 Canberra Airport
Garage -	



## Accredited assessor

**Name** Jihang Cheng  
**Business name** Jihang Cheng  
**Email** chengjihang@gmail.com  
**Phone** 0406057799  
**Accreditation No.** HERA10207  
**Assessor Accrediting Organisation**  
HERA  
**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2  
**State/Territory variation** Yes

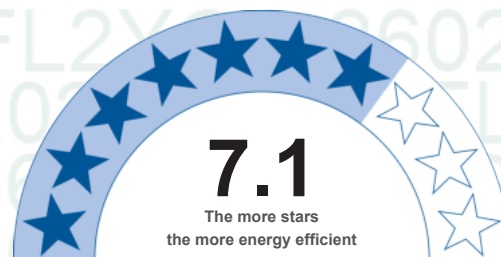
## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME®

**117.5 MJ/m<sup>2</sup>**

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:  
[www.nathers.gov.au](http://www.nathers.gov.au)

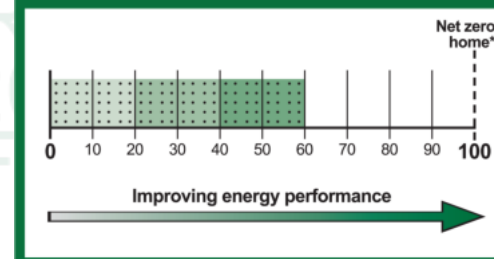
## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	93.1	24.4
<b>Load limits</b>	129	34
<b>Features determining load limits</b>		
Floor type (lowest conditioned area)		CSOG
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

## Whole of Home performance rating

**60 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=W42SFL2YCS>. When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).





## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

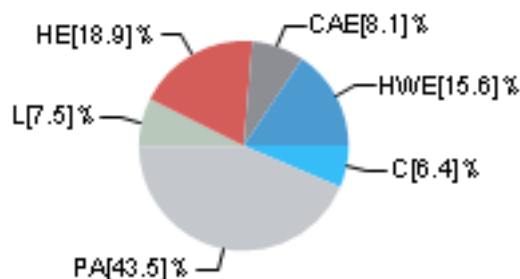
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

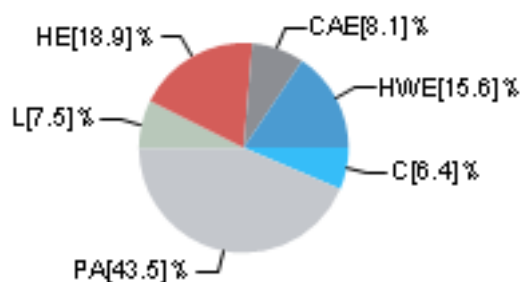
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

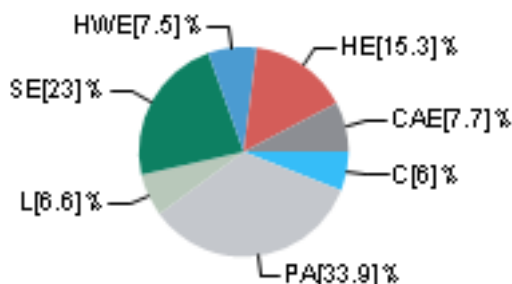
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	electric
Light Red	HG	Heating	gas
Light Blue	HW	Heating	wood
Blue	C	Cooling	electric
Dark Blue	HWE	Hot water	electric
Light Blue	HWG	Hot water	gas
Dark Blue	HWW	Hot water	wood
Light Green	L	Lights	electric
Light Blue	P	Pool/Spa equipment	electric
Light Grey	PA	Plug-in appliances	electric
Dark Grey	CAE	Cooking appliances	electric
Dark Grey	CAG	Cooking appliances	gas
Dark Green	SG	Supply charge	gas
Dark Green	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **60 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
931kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Genuine certificate check</b>					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thermal performance check</b>					
<b>Windows and glazed doors</b>					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External walls</b>					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor</b>					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling penetrations*</b>					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling</b>					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Apartment entrance doors (NCC Class 2 assessments only)</b>					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Exposure*</b>					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Heating and cooling load limits*</b>					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Bedroom	bedroom	10.5
Bedroom	bedroom	10.8
BATH	unconditioned	5.3
STORAGE	dayTime	3
LIFT	dayTime	1.7
LOUNGE	living	10.8
ENTRY & HALLWAY	dayTime	19.3
LIFT	dayTime	1.7
WIR	nightTime	5.4
MASTER	bedroom	20.8
VOID	doubleHeightVoid	2.8
PWD	dayTime	1.8
ENS	nightTime	4.4
HALLWAY	dayTime	16
WIP	dayTime	2.9
Kitchen/Living	kitchen	25.6

## Window and glazed door

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AVA-001-02 A	Alum Sliding Door Embedded Sill DG 6mmSolTech_24Ar_6mmClr	2.74	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57
CTD-006-25 W	Westech Series 7600 uPVC Double Hung DG 5EA-14-5 (Pilk NAM & Pilk Shanghai)	1.93	0.47	0.45	0.49

## Window and glazed door

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
----------	-----------	------------	-------------	------------	-------------	-----------	-------------	------------------------



Bedroom	AVA-001-02 A	W01	2400	2690	sliding	45.0	SW	No
Bedroom	AVA-001-02 A	W02	2400	2804	sliding	45.0	SW	No
BATH	AVA-001-02 A	w08	600	900	awning	90.0	SW	No
LOUNGE	AVA-001-02 A	W07	2400	2617	sliding	45.0	SE	No
ENTRY & HALLWAY	TND-014-07 W	W04	2400	1743	casement	60.0	SW	No
MASTER	AVA-001-02 A	W11	2400	900	awning	30.0	NW	No
MASTER	CTD-006-25 W	W12	2400	1600	fixed	0.0	SW	No
MASTER	AVA-001-02 A	W06	2400	1569	awning	30.0	NE	No
VOID	CTD-006-25 W	W14	2400	1743	fixed	0.0	SW	No
WIP	CTD-006-25 W	W16	2400	1000	fixed	0.0	SE	No
Kitchen/Living	AVA-001-02 A	W06	2400	1569	awning	30.0	SW	No
Kitchen/Living	AVA-001-02 A	W17	2400	5425	sliding	60.0	NE	No

## Roof window value

### Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

## Roof window\*

Location	Window ID	Window no.	Opening %	Area [m <sup>2</sup> ]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

## Skylight performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

## Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m <sup>2</sup> ]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

## External door

Location	Height [mm]	Width [mm]	Opening %	Orientation
----------	-------------	------------	-----------	-------------



ENTRY & HALLWAY	2340	870	100.0	NE
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## External wall

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
4	METAL CLAD DINCEL	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
5	PARTY WALL 13	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
6	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
7	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
8	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
9	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
10	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
11	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.5 (R2.5)	Yes

## External wall

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom	1	2700	409	NW	0	Yes
Bedroom	2	2700	2679	SW	0	Yes
Bedroom	2	2700	2785	SW	0	Yes
Bedroom	3	2700	3879	SE	0	No
Bedroom	2	2700	1797	NE	0	Yes
BATH	2	2700	1788	SW	0	No
BATH	3	2700	1886	SE	0	No
BATH	4	2700	2785	NE	0	Yes
STORAGE	4	2700	1631	NE	0	Yes
LIFT	4	2700	1388	SE	0	Yes



LIFT	4	2700	1200	NE	0	No
LIFT	1	2700	1388	NW	0	No
LOUNGE	2	2700	2875	SE	0	Yes
ENTRY & HALLWAY	3	2700	8795	NW	0	No
ENTRY & HALLWAY	2	2700	2003	SW	0	Yes
ENTRY & HALLWAY	4	2700	1903	NE	0	Yes
ENTRY & HALLWAY	4	2700	381	SE	0	Yes
LIFT	5	2700	1396	NW	0	Yes
LIFT	2	2700	1184	NE	0	Yes
WIR	6	2700	1026	NW	0	Yes
MASTER	6	2700	190	NE	0	Yes
MASTER	2	2700	900	NW	0	Yes
MASTER	2	2700	5711	SW	0	No
MASTER	7	2700	2012	SE	0	No
MASTER	8	2700	3433	SE	0	No
MASTER	2	2700	1715	NE	0	Yes
VOID	9	2700	1395	NW	0	No
VOID	2	2700	2038	SW	0	Yes
ENS	2	2700	889	SE	0	Yes
HALLWAY	2	2700	767	NE	0	Yes
HALLWAY	9	2700	2731	NW	0	Yes
HALLWAY	10	2700	2342	NW	0	No
HALLWAY	11	2700	2205	NW	0	No
WIP	2	2700	2017	SE	0	Yes
Kitchen/Living	2	2700	1617	SW	0	Yes
Kitchen/Living	8	2700	2385	SE	0	No
Kitchen/Living	5	2700	1437	SE	0	No
Kitchen/Living	2	2700	5578	NE	0	Yes

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	154.9	

## typEfloor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.5	Enclosed	R0.0	Carpet
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Carpet



BATH	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	5.3	Enclosed	R0.0	Tiles
STORAGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	3	Enclosed	R0.0	Timber
LIFT	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.7	Enclosed	R0.0	Timber
LOUNGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Timber
ENTRY & HALLWAY	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	19.3	Enclosed	R0.0	Timber
LIFT	FR5 - 250mm concrete slab	1.7	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	1.2	Open	R0.0	Carpet
WIR	FR5 - 250mm concrete slab	4.1	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	7.2	Open	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	13.6	Enclosed	R0.0	Carpet
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
PWD	FR5 - 250mm concrete slab	1.8	Enclosed	R0.0	Tiles
ENS	FR5 - 250mm concrete slab	4.4	Enclosed	R0.0	Tiles
HALLWAY	FR5 - 250mm concrete slab	1.1	Enclosed	R0.0	Timber
HALLWAY	FR5 - 250mm concrete slab	14.9	Enclosed	R0.0	Timber
WIP	FR5 - 250mm concrete slab	2.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	9.2	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	16.3	Enclosed	R0.0	Timber

## Ceiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom	FR5 - 250mm concrete slab	R0.0	No
Bedroom	FR5 - 250mm concrete slab	R0.0	No
BATH	FR5 - 250mm concrete slab	R0.0	No
STORAGE	FR5 - 250mm concrete slab	R0.0	No
LIFT	FR5 - 250mm concrete slab	R0.0	No
LOUNGE	FR5 - 250mm concrete slab	R0.0	No
ENTRY & HALLWAY	FR5 - 250mm concrete slab	R0.0	No
LIFT	Plasterboard	R4.0	Yes
WIR	Plasterboard	R4.0	Yes
WIR	Plasterboard	R4.0	Yes



MASTER	Plasterboard	R4.0	Yes
MASTER	Plasterboard	R4.0	Yes
VOID	Plasterboard	R4.0	Yes
PWD	Plasterboard	R4.0	Yes
ENS	Plasterboard	R4.0	Yes
HALLWAY	Plasterboard	R4.0	Yes
HALLWAY	Plasterboard	R4.0	Yes
WIP	Plasterboard	R4.0	Yes
Kitchen/Living	Plasterboard	R4.0	Yes
Kitchen/Living	Plasterboard	R4.0	Yes

## Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom	2	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
STORAGE	1	Downlights	50	50	Sealed
LOUNGE	4	Downlights	50	50	Sealed
ENTRY & HALLWAY	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	4	Downlights	50	50	Sealed
PWD	1	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
HALLWAY	4	Downlights	50	50	Sealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	7	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed

## fanCeiling

Location	Quantity	Diameter [mm]
No Data Available		

## tyRoof

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	1.0	0.5	Medium

## Thermal bridging schedule for steel frame elements



Building element	Steel section dimensions		Steel thickness	Thermal break
	[height x width, mm]	Frame spacing [mm]	[BMT,mm]	[R-value]
Ceiling	90 x 40	900	0.75	0

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway	Electricity	3 Star (ZERL)	15.8kW
Unknown or none (Default - Room refrigerative - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift	Electricity	2 Star (ZERL)	2.7kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway	Electricity	3 Star (ZERL)	7.9kW
Unknown or none (Default - Room RAC - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift	Electricity	1 Star (ZERL)	2kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	20 STCs	5	20	118L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery schedule



(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

**System type**

**Size [battery storage capacity]**

---

No Data Available

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## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	is applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

# Nationwide House Energy Rating Scheme<sup>®</sup> NatHERS<sup>®</sup> Certificate No. YPCY7Z7D2R

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 10, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

## Plans

**Main plan** -

**Prepared by** -

## Construction and environment

<b>Assessed floor area [m<sup>2</sup>]*</b>		<b>Exposure type</b>
Conditioned*	155.8	suburban
Unconditioned*	11.5	<b>NatHERS climate zone</b>
Total	167.3	24 Canberra Airport
Garage	-	



## Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

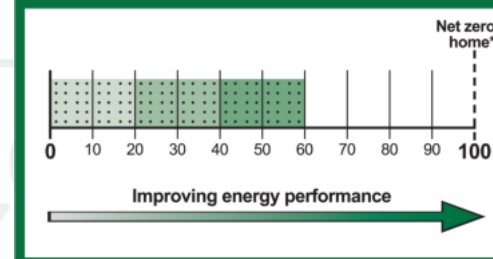
	Heating	Cooling
<b>Modelled</b>	94.1	26.8
<b>Load limits</b>	129	34

## Features determining load limits

Floor type	CSOG
(lowest conditioned area)	
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

**60 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLandIng?PublicId=YPCY7Z7D2R>  
When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).



\*Refer to glossary.



## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

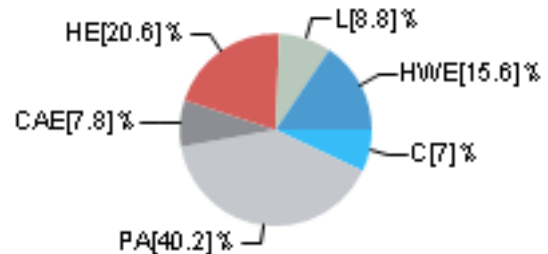
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

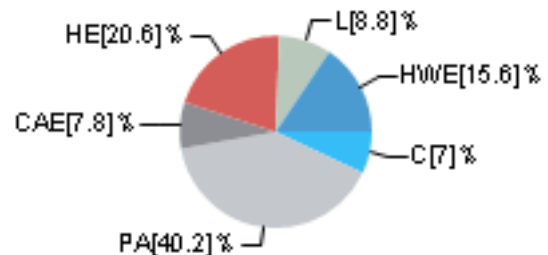
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

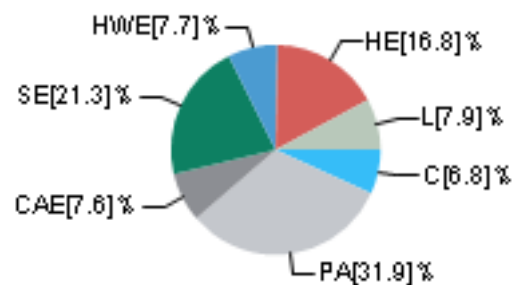
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
[Red]	HE	Heating	electric
[Light Red]	HG	Heating	gas
[Pink]	HW	Heating	wood
[Light Blue]	C	Cooling	electric
[Blue]	HWE	Hot water	electric
[Dark Blue]	HWG	Hot water	gas
[Dark Blue]	HWW	Hot water	wood
[Light Green]	L	Lights	electric
[Light Blue]	P	Pool/Spa equipment	electric
[Light Grey]	PA	Plug-in appliances	electric
[Dark Grey]	CAE	Cooking appliances	electric
[Dark Grey]	CAG	Cooking appliances	gas
[Green]	SG	Supply charge	gas
[Dark Green]	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **60 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
1029kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Genuine certificate check</b>					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thermal performance check</b>					
<b>Windows and glazed doors</b>					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External walls</b>					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor</b>					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling penetrations*</b>					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling</b>					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Apartment entrance doors (NCC Class 2 assessments only)</b>					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Exposure*</b>					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Heating and cooling load limits*</b>					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side

\*Refer to glossary.



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Bedroom	bedroom	10.5
Bedroom	bedroom	10.8
BATH	unconditioned	5.3
STORAGE	dayTime	3
LIFT	dayTime	1.7
LOUNGE	living	10.8
ENTRY & HALLWAY	dayTime	19.3
LIFT	dayTime	1.7
WIR	nightTime	5.4
MASTER	bedroom	20.8
VOID	doubleHeightVoid	2.8
PWD	dayTime	1.8
ENS	nightTime	4.4
HALLWAY	dayTime	16
WIP	dayTime	2.9
Kitchen/Living	kitchen	25.6
LIFT	dayTime	1.7
Bedroom	bedroom	11.9
BATH	unconditioned	6.3
Bedroom	bedroom	11.8
VOID	doubleHeightVoid	1.1
VOID	doubleHeightVoid	4.2
HALLWAY	dayTime	10.8

## Window and glazed door performance

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AVA-001-02 A	Alum Sliding Door Embedded Sill DG 6mmSolTech_24Ar_6mmClr	2.74	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57

\*Refer to glossary.



SOV-028-02 W	300 Tilt and Turn-Super Spacer 4/14Ar/4EA	1.95	0.49	0.47	0.51
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### Module Window and glazed door

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom	AVA-001-02 A	W01	2400	2690	sliding	45.0	SW	No
Bedroom	AVA-001-02 A	W02	2400	2804	sliding	45.0	SW	No
BATH	AVA-001-02 A	w08	600	900	awning	90.0	SW	No
LOUNGE	AVA-001-02 A	W07	2400	2617	sliding	45.0	SE	No
ENTRY & HALLWAY	TND-014-07 W	W04	2400	1743	casement	60.0	SW	No
MASTER	AVA-001-02 A	W11	2400	900	awning	30.0	NW	No
MASTER	SOV-028-02 W	W12	2400	1600	fixed	0.0	SW	No
MASTER	AVA-001-02 A	W06	2400	1569	awning	30.0	NE	No
VOID	SOV-028-02 W	W13	2400	1717	fixed	0.0	SW	No
WIP	SOV-028-02 W	W16	2400	1000	fixed	0.0	SE	No
Kitchen/Living	AVA-001-02 A	W06	2400	1569	awning	30.0	SW	No
Kitchen/Living	AVA-001-02 A	W17	2400	5425	sliding	60.0	NE	No
Bedroom	AVA-001-02 A	W23	2400	1840	awning	30.0	NE	No
BATH	AVA-001-02 A	W08	600	900	awning	90.0	SE	No
Bedroom	AVA-001-02 A	W23	2400	1840	awning	30.0	SW	No

### Roof window type and performance value

Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Roof window type and performance

Location	Window ID	Window no.	Opening %	Area [m <sup>2</sup> ]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

### Skylight type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

\*Refer to glossary.



No Data Available

### Skylight\*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m <sup>2</sup> ]	Orientation	Outdoor shade	Diffuser
No Data Available							

### External door

Location	Height [mm]	Width [mm]	Opening %	Orientation
ENTRY & HALLWAY	2340	870	100.0	NE

### External wall

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
4	METAL CLAD DINCEL	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
5	PARTY WALL 13	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
6	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
7	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
8	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
9	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
10	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
11	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.5 (R2.5)	Yes
12	EXTERNAL WALL 12	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes

### External window schedule

\*Refer to glossary.



Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom	1	2700	409	NW	0	Yes
Bedroom	2	2700	2679	SW	0	Yes
Bedroom	2	2700	2785	SW	0	Yes
Bedroom	3	2700	3879	SE	0	No
Bedroom	2	2700	1797	NE	0	Yes
BATH	2	2700	1788	SW	0	No
BATH	3	2700	1886	SE	0	No
BATH	4	2700	2785	NE	0	Yes
STORAGE	4	2700	1631	NE	0	Yes
LIFT	4	2700	1388	SE	0	Yes
LIFT	4	2700	1200	NE	0	No
LIFT	1	2700	1388	NW	0	No
LOUNGE	2	2700	2875	SE	0	Yes
ENTRY & HALLWAY	3	2700	8795	NW	0	No
ENTRY & HALLWAY	2	2700	2003	SW	0	Yes
ENTRY & HALLWAY	4	2700	1903	NE	0	Yes
ENTRY & HALLWAY	4	2700	381	SE	0	Yes
LIFT	5	2700	1396	NW	0	Yes
LIFT	2	2700	1184	NE	0	Yes
WIR	6	2700	1026	NW	0	Yes
MASTER	6	2700	190	NE	0	Yes
MASTER	2	2700	900	NW	0	Yes
MASTER	2	2700	5711	SW	0	No
MASTER	7	2700	2012	SE	0	No
MASTER	8	2700	3433	SE	0	No
MASTER	2	2700	1715	NE	0	Yes
VOID	9	2700	1395	NW	0	No
VOID	2	2700	2038	SW	0	Yes
ENS	2	2700	889	SE	0	Yes
HALLWAY	2	2700	767	NE	0	Yes
HALLWAY	9	2700	2731	NW	0	Yes
HALLWAY	10	2700	2342	NW	0	No
HALLWAY	11	2700	2205	NW	0	No
WIP	2	2700	2017	SE	0	Yes
Kitchen/Living	2	2700	1617	SW	0	Yes
Kitchen/Living	8	2700	2385	SE	0	No
Kitchen/Living	5	2700	1437	SE	0	No



Kitchen/Living	2	2700	5578	NE	0	Yes
LIFT	12	2700	1382	NW	0	No
LIFT	12	2700	1204	NE	0	No
Bedroom	12	2700	3367	SE	0	No
Bedroom	12	2700	3527	NE	0	No
BATH	12	2700	1892	SE	0	No
Bedroom	12	2700	3552	SW	0	No
Bedroom	12	2700	3311	SE	0	No
VOID	12	2700	749	NE	0	No
VOID	12	2700	2047	NW	0	No
VOID	12	2700	2072	SW	0	No
HALLWAY	12	2700	5101	NW	0	No

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	207.9	

## Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.5	Enclosed	R0.0	Carpet
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Carpet
BATH	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	5.3	Enclosed	R0.0	Tiles
STORAGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	3	Enclosed	R0.0	Timber
LIFT	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.7	Enclosed	R0.0	Timber
LOUNGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Timber
ENTRY & HALLWAY	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	19.3	Enclosed	R0.0	Timber
LIFT	FR5 - 250mm concrete slab	1.7	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	1.2	Open	R0.0	Carpet
WIR	FR5 - 250mm concrete slab	4.1	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	7.2	Open	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	4	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	9.7	Enclosed	R0.0	Carpet
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
PWD	FR5 - 250mm concrete slab	1.8	Enclosed	R0.0	Tiles



ENS	FR5 - 250mm concrete slab	4.4	Enclosed	R0.0	Tiles
HALLWAY	FR5 - 250mm concrete slab	1.1	Enclosed	R0.0	Timber
HALLWAY	FR5 - 250mm concrete slab	14.9	Enclosed	R0.0	Timber
WIP	FR5 - 250mm concrete slab	2.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	6.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	2.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	3.8	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	12.5	Enclosed	R0.0	Timber
LIFT	FR5 - Timber Lined	1.7	Enclosed	R0.0	Timber (Mountain ash)
Bedroom	FR5 - Timber Lined	11.9	Enclosed	R0.0	Carpet
BATH	FR5 - Timber Lined	6.3	Enclosed	R0.0	Tiles
Bedroom	FR5 - Timber Lined	11.8	Enclosed	R0.0	Carpet
VOID	No Floor	1.1	Enclosed	R0.0	No Floor
VOID	No Floor	4.2	Enclosed	R0.0	No Floor
HALLWAY	FR5 - Timber Lined	10.8	Enclosed	R0.0	Carpet

### Ceiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom	FR5 - 250mm concrete slab	R0.0	No
Bedroom	FR5 - 250mm concrete slab	R0.0	No
BATH	FR5 - 250mm concrete slab	R0.0	No
STORAGE	FR5 - 250mm concrete slab	R0.0	No
LIFT	FR5 - 250mm concrete slab	R0.0	No
LOUNGE	FR5 - 250mm concrete slab	R0.0	No
ENTRY & HALLWAY	FR5 - 250mm concrete slab	R0.0	No
LIFT	FR5 - Timber Lined	R0.0	No
WIR	Plasterboard	R5.0	No
WIR	Plasterboard	R5.0	No
MASTER	Plasterboard	R5.0	No
MASTER	FR5 - Timber Lined	R0.0	No
MASTER	Plasterboard	R5.0	No
VOID	Plasterboard	R5.0	No
PWD	FR5 - Timber Lined	R0.0	No

\*Refer to glossary.



ENS	FR5 - Timber Lined	R0.0	No
HALLWAY	FR5 - Timber Lined	R0.0	No
HALLWAY	FR5 - Timber Lined	R0.0	No
WIP	FR5 - Timber Lined	R0.0	No
Kitchen/Living	FR5 - Timber Lined	R0.0	No
Kitchen/Living	Plasterboard	R5.0	No
Kitchen/Living	Plasterboard	R5.0	No
Kitchen/Living	FR5 - Timber Lined	R0.0	No
LIFT	Plasterboard	R5.0	No
Bedroom	Plasterboard	R5.0	No
BATH	Plasterboard	R5.0	No
Bedroom	Plasterboard	R5.0	No
VOID	Plasterboard	R5.0	No
VOID	Plasterboard	R5.0	No
HALLWAY	Plasterboard	R5.0	No

### Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
STORAGE	1	Downlights	50	50	Sealed
LOUNGE	4	Downlights	50	50	Sealed
ENTRY & HALLWAY	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	4	Downlights	50	50	Sealed
PWD	1	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
HALLWAY	4	Downlights	50	50	Sealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	7	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed

### Ceiling

Location	Quantity	Diameter [mm]
No Data Available		

### Roof

\*Refer to glossary.



Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

or steel/Thermal bridging

Building element	Steel section dimensions		Steel thickness	Thermal break
	[height x width, mm]	Frame spacing [mm]	[BMT,mm]	[R-value]
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway, Bedroom , Hallway, Bedroom	Electricity	3.2 Star (ZERL)	23kW
Unknown or none (Default - Room refrigerative - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift, Lift	Electricity	2 Star (ZERL)	3.3kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway, Bedroom , Hallway, Bedroom	Electricity	3.3 Star (ZERL)	11kW
Unknown or none (Default - Room RAC - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift, Lift	Electricity	1 Star (ZERL)	2.1kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	20 STCs	5	20	134L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			



## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Data Available	



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	is applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

\*Refer to glossary.

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. 4L3GX8IO8Z

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 11, 66 WATTLE STREET,  
Lyneham, ACT, 2602

**Lot/DP** -

**NCC Class\*** Class 1a

**Floor/all Floors**

**Type** New Home

## Plans

**Main plan** -

**Prepared by** -

## Construction and environment

<b>Assessed floor area [m<sup>2</sup>]*</b>	<b>Exposure type</b>
Conditioned* 125.6	suburban
Unconditioned* 5.3	<b>NatHERS climate zone</b>
Total 130.9	24 Canberra Airport
Garage -	



## Accredited assessor

**Name** Jihang Cheng

**Business name** Jihang Cheng

**Email** chengjihang@gmail.com

**Phone** 0406057799

**Accreditation No.** HERA10207

**Assessor Accrediting Organisation**  
HERA

**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2

**State/Territory variation** Yes

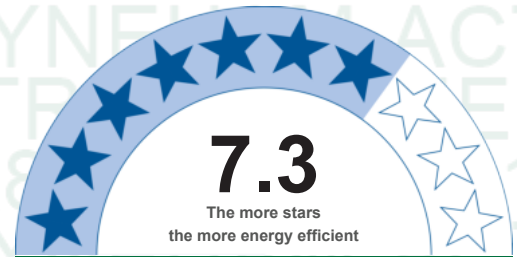
## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME®

**111.4 MJ/m<sup>2</sup>**

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:  
[www.nathers.gov.au](http://www.nathers.gov.au)

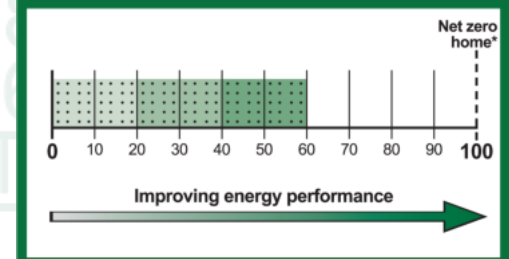
## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	89.2	22.2
<b>Load limits</b>	129	34
<b>Features determining load limits</b>		
Floor type (lowest conditioned area)		CSOG
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

## Whole of Home performance rating

**61 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=4L3GX8IO8Z>. When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).





## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

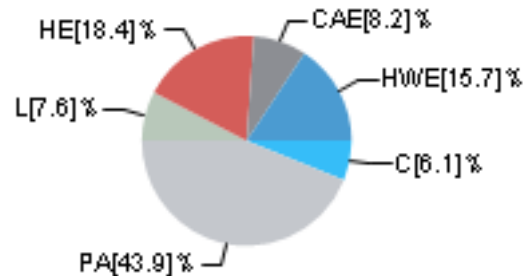
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

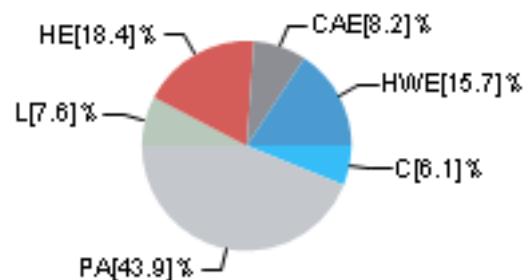
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

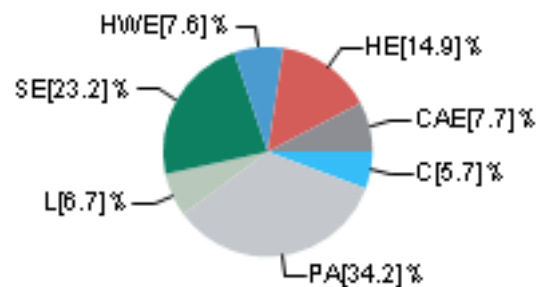
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	electric
Light Red	HG	Heating	gas
Light Blue	HW	Heating	wood
Light Green	C	Cooling	electric
Blue	HWE	Hot water	electric
Dark Blue	HWG	Hot water	gas
Dark Green	HWW	Hot water	wood
Light Yellow	L	Lights	electric
Light Purple	P	Pool/Spa equipment	electric
Light Grey	PA	Plug-in appliances	electric
Dark Grey	CAE	Cooking appliances	electric
Dark Blue	CAG	Cooking appliances	gas
Light Green	SG	Supply charge	gas
Dark Green	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **61 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
922kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Genuine certificate check</b>					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thermal performance check</b>					
<b>Windows and glazed doors</b>					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External walls</b>					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor</b>					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling penetrations*</b>					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling</b>					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Apartment entrance doors (NCC Class 2 assessments only)</b>					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Exposure*</b>					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Heating and cooling load limits*</b>					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Bedroom	bedroom	10.5
Bedroom	bedroom	10.8
BATH	unconditioned	5.3
STORAGE	dayTime	3
LIFT	dayTime	1.7
LOUNGE	living	10.8
ENTRY & HALLWAY	dayTime	19.3
LIFT	dayTime	1.7
WIR	nightTime	5.4
MASTER	bedroom	20.8
VOID	doubleHeightVoid	2.8
PWD	dayTime	1.8
ENS	nightTime	4.4
HALLWAY	dayTime	16
WIP	dayTime	2.9
Kitchen/Living	kitchen	25.6

## Window and glazed doorance

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AVA-001-02 A	Alum Sliding Door Embedded Sill DG 6mmSolTech_24Ar_6mmClr	2.74	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57
AVA-001-07 A	Alum Sliding Door Embedded Sill DG 6mmGrn_24Ar_6mmCoolEClr	2.5	0.32	0.3	0.34

## Window and glazed doorule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom	AVA-001-02 A	W01	2400	2690	sliding	45.0	SW	No



Bedroom	AVA-001-02 A	W02	2400	2804	sliding	45.0	SW	No
BATH	AVA-001-02 A	w08	600	900	awning	90.0	SW	No
LOUNGE	AVA-001-02 A	W07	2400	2617	sliding	45.0	SE	No
ENTRY & HALLWAY	TND-014-07 W	W04	2400	1743	casement	60.0	SW	No
MASTER	AVA-001-02 A	W11	2400	900	awning	30.0	NW	No
MASTER	AVA-001-07 A	W12	2400	1600	fixed	0.0	SW	No
MASTER	AVA-001-02 A	W06	2400	1569	awning	30.0	NE	No
VOID	AVA-001-07 A	W14	2400	1743	fixed	0.0	SW	No
WIP	AVA-001-07 A	W16	2400	1000	fixed	0.0	SE	No
Kitchen/Living	AVA-001-02 A	W06	2400	1569	awning	30.0	SW	No
Kitchen/Living	AVA-001-02 A	W17	2400	5425	sliding	60.0	NE	No

and performance

Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof/window\*

Location	Window ID	Window no.	Opening %	Area [m <sup>2</sup> ]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight\*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m <sup>2</sup> ]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door

Location	Height [mm]	Width [mm]	Opening %	Orientation
ENTRY & HALLWAY	2340	870	100.0	NE

\*Refer to glossary.



## External wall

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
3	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
4	METAL CLAD DINCEL	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
5	PARTY WALL 13	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
6	1000 - BRICK VENEER ANTIGLARE + R2.0	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
7	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
8	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
9	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
10	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
11	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.5 (R2.5)	Yes

## External wall

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom	1	2700	409	NW	0	Yes
Bedroom	2	2700	2679	SW	0	Yes
Bedroom	2	2700	2785	SW	0	Yes
Bedroom	3	2700	3879	SE	0	No
Bedroom	2	2700	1797	NE	0	Yes
BATH	2	2700	1788	SW	0	No
BATH	3	2700	1886	SE	0	No
BATH	4	2700	2785	NE	0	Yes
STORAGE	4	2700	1631	NE	0	Yes
LIFT	4	2700	1388	SE	0	Yes
LIFT	4	2700	1200	NE	0	No

\*Refer to glossary.



LIFT	1	2700	1388	NW	0	No
LOUNGE	2	2700	2875	SE	0	Yes
ENTRY & HALLWAY	3	2700	8795	NW	0	No
ENTRY & HALLWAY	2	2700	2003	SW	0	Yes
ENTRY & HALLWAY	4	2700	1903	NE	0	Yes
ENTRY & HALLWAY	4	2700	381	SE	0	Yes
LIFT	5	2700	1396	NW	0	Yes
LIFT	2	2700	1184	NE	0	Yes
WIR	6	2700	1026	NW	0	Yes
MASTER	6	2700	190	NE	0	Yes
MASTER	2	2700	900	NW	0	Yes
MASTER	2	2700	5711	SW	0	No
MASTER	7	2700	2012	SE	0	No
MASTER	8	2700	3433	SE	0	No
MASTER	2	2700	1715	NE	0	Yes
VOID	9	2700	1395	NW	0	No
VOID	2	2700	2038	SW	0	Yes
ENS	2	2700	889	SE	0	Yes
HALLWAY	2	2700	767	NE	0	Yes
HALLWAY	9	2700	2731	NW	0	Yes
HALLWAY	10	2700	2342	NW	0	No
HALLWAY	11	2700	2205	NW	0	No
WIP	2	2700	2017	SE	0	Yes
Kitchen/Living	2	2700	1617	SW	0	Yes
Kitchen/Living	8	2700	2385	SE	0	No
Kitchen/Living	5	2700	1437	SE	0	No
Kitchen/Living	2	2700	5578	NE	0	Yes

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	154.9	

## typFloor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.5	Enclosed	R0.0	Carpet
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Carpet
BATH	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	5.3	Enclosed	R0.0	Tiles



STORAGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	3	Enclosed	R0.0	Timber
LIFT	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.7	Enclosed	R0.0	Timber
LOUNGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Timber
ENTRY & HALLWAY	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	19.3	Enclosed	R0.0	Timber
LIFT	FR5 - 250mm concrete slab	1.7	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	1.2	Open	R0.0	Carpet
WIR	FR5 - 250mm concrete slab	4.1	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	7.2	Open	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	13.6	Enclosed	R0.0	Carpet
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
PWD	FR5 - 250mm concrete slab	1.8	Enclosed	R0.0	Tiles
ENS	FR5 - 250mm concrete slab	4.4	Enclosed	R0.0	Tiles
HALLWAY	FR5 - 250mm concrete slab	1.1	Enclosed	R0.0	Timber
HALLWAY	FR5 - 250mm concrete slab	14.9	Enclosed	R0.0	Timber
WIP	FR5 - 250mm concrete slab	2.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	9.2	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	16.3	Enclosed	R0.0	Timber

## Ceiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom	FR5 - 250mm concrete slab	R0.0	No
Bedroom	FR5 - 250mm concrete slab	R0.0	No
BATH	FR5 - 250mm concrete slab	R0.0	No
STORAGE	FR5 - 250mm concrete slab	R0.0	No
LIFT	FR5 - 250mm concrete slab	R0.0	No
LOUNGE	FR5 - 250mm concrete slab	R0.0	No
ENTRY & HALLWAY	FR5 - 250mm concrete slab	R0.0	No
LIFT	Plasterboard	R5.0	Yes
WIR	Plasterboard	R5.0	Yes
WIR	Plasterboard	R5.0	Yes
MASTER	Plasterboard	R5.0	Yes

\*Refer to glossary.



MASTER	Plasterboard	R5.0	Yes
VOID	Plasterboard	R5.0	Yes
PWD	Plasterboard	R5.0	Yes
ENS	Plasterboard	R5.0	Yes
HALLWAY	Plasterboard	R5.0	Yes
HALLWAY	Plasterboard	R5.0	Yes
WIP	Plasterboard	R5.0	Yes
Kitchen/Living	Plasterboard	R5.0	Yes
Kitchen/Living	Plasterboard	R5.0	Yes

## Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom	2	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
STORAGE	1	Downlights	50	50	Sealed
LOUNGE	4	Downlights	50	50	Sealed
ENTRY & HALLWAY	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	4	Downlights	50	50	Sealed
PWD	1	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
HALLWAY	4	Downlights	50	50	Sealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	7	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed

## fansCeiling

Location	Quantity	Diameter [mm]
No Data Available		

## typRoof

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	1.5	0.5	Medium

## Thermal bridging schedule for steel frame elements



Building element	Steel section dimensions		Steel thickness	Thermal break
	[height x width, mm]	Frame spacing [mm]	[BMT,mm]	[R-value]
Ceiling	90 x 40	900	0.75	0

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway	Electricity	3 Star (ZERL)	15.6kW
Unknown or none (Default - Room refrigerative - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift	Electricity	2 Star (ZERL)	2.9kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway	Electricity	3 Star (ZERL)	7.6kW
Unknown or none (Default - Room RAC - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift	Electricity	1 Star (ZERL)	1.9kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	20 STCs	5	20	118L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery schedule



(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

**System type**

**Size [battery storage capacity]**

No Data Available



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	is applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. SJSST5CUVV

Thermal performance  
star rating

Generated on 1 Oct 2024 using FirstRate5: 5.5.5a (3.22)

## Property

**Address** 12, 66 WATTLE STREET,  
Lyneham, ACT, 2602  
**Lot/DP** -  
**NCC Class\*** Class 1a  
**Floor/all Floors**  
**Type** New Home

## Plans

**Main plan** -  
**Prepared by** -

## Construction and environment

<b>Assessed floor area [m<sup>2</sup>]*</b>	<b>Exposure type</b>
Conditioned* 155.8	suburban
Unconditioned* 11.5	<b>NatHERS climate zone</b>
Total 167.3	24 Canberra Airport
Garage -	



## Accredited assessor

**Name** Jihang Cheng  
**Business name** Jihang Cheng  
**Email** chengjihang@gmail.com  
**Phone** 0406057799  
**Accreditation No.** HERA10207  
**Assessor Accrediting Organisation**  
HERA  
**Declaration of interest** No

## NCC Requirements

**NCC provisions** Volume 2  
**State/Territory variation** Yes

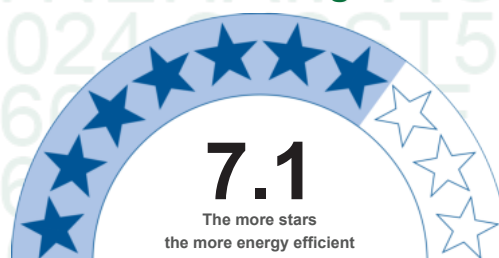
## National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME®

**119.4 MJ/m<sup>2</sup>**

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:  
[www.nathers.gov.au](http://www.nathers.gov.au)

## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

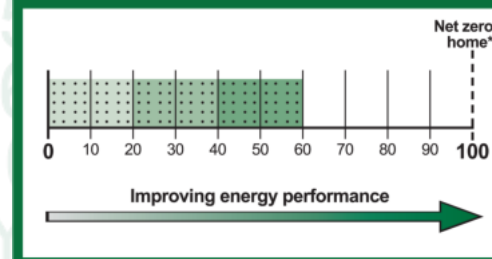
	Heating	Cooling
<b>Modelled</b>	94.2	25.2
<b>Load limits</b>	129	34

### Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

**60 out of 100**



## Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLandIng?Publclid=SJSST5CUVV>. When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).





## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

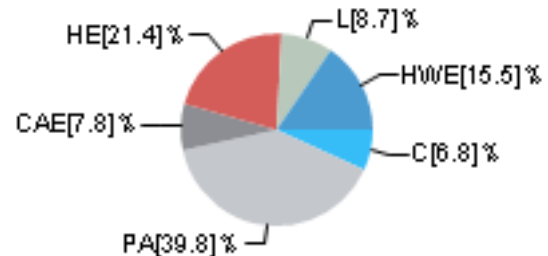
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

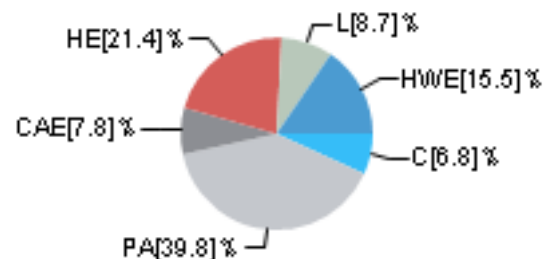
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

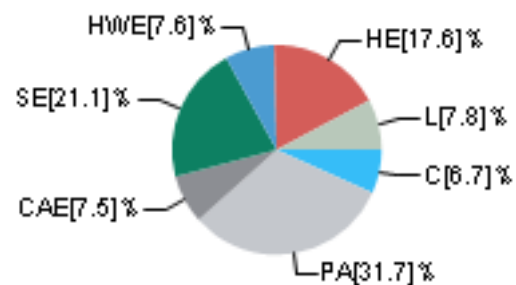
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	electric
Light Red	HG	Heating	gas
Orange	HW	Heating	wood
Light Blue	C	Cooling	electric
Blue	HWE	Hot water	electric
Dark Blue	HWG	Hot water	gas
Dark Blue	HWW	Hot water	wood
Light Green	L	Lights	electric
Light Blue	P	Pool/Spa equipment	electric
Light Grey	PA	Plug-in appliances	electric
Dark Grey	CAE	Cooking appliances	electric
Dark Grey	CAG	Cooking appliances	gas
Green	SG	Supply charge	gas
Dark Green	SE	Supply charge	electric



## Predicted onsite renewable energy impact

Your Whole of Home energy use\* rating excluding onsite renewable energy generation is **60 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)  
1039kg CO2e (without solar)**

Predicted annual electricity generated: N/A  
Exported to the grid: N/A  
Used by the home: N/A

\*Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	

### Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Thermal performance check

#### Windows and glazed doors

Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### External walls

Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling penetrations\*

Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Roof

Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### Apartment entrance doors (NCC Class 2 assessments only)

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Exposure\*

Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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#### Heating and cooling load limits\*

Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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\*Refer to glossary.



## Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
<b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>					
<b>Thermal bridging</b>					
Does the dwelling meet the NCC requirement for thermal bridging?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insulation installation method</b>					
Has the insulation been installed according to the NCC requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building sealing</b>					
Does the dwelling meet the NCC requirements for Building Sealing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>					
<b>Appliances</b>					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>					
Does the lighting meet the artificial lighting requirements specified in the NCC?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provisional values* check</b>					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

### Additional notes

Using the window U value and SHGC, Don't need the same Window ID

R4.0 for party wall means R2.0 for each side

\*Refer to glossary.



## Room

Room	Zone Type	Area [m <sup>2</sup> ]
Bedroom	bedroom	10.5
Bedroom	bedroom	10.8
BATH	unconditioned	5.3
STORAGE	dayTime	3
LIFT	dayTime	1.7
LOUNGE	living	10.8
ENTRY & HALLWAY	dayTime	19.3
LIFT	dayTime	1.7
WIR	nightTime	5.4
MASTER	bedroom	20.8
VOID	doubleHeightVoid	2.8
PWD	dayTime	1.8
ENS	nightTime	4.4
HALLWAY	dayTime	16
WIP	dayTime	2.9
Kitchen/Living	kitchen	25.6
LIFT	dayTime	1.7
Bedroom	bedroom	11.9
BATH	unconditioned	6.3
Bedroom	bedroom	11.8
VOID	doubleHeightVoid	1.1
VOID	doubleHeightVoid	4.2
HALLWAY	dayTime	10.8

## Window and glazed door performance

### Default\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AVA-001-02 A	Alum Sliding Door Embedded Sill DG 6mmSolTech_24Ar_6mmClr	2.74	0.44	0.42	0.46
TND-014-07 W	Trend Synergy uPVC Sliding Door DG 4/16Ar/4EA	2.26	0.54	0.51	0.57

\*Refer to glossary.



AVA-001-07 A	Alum Sliding Door Embedded Sill DG 6mmGrn_24Ar_6mmCoolECI	2.5	0.32	0.3	0.34
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## Window and glazed door

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom	AVA-001-02 A	W01	2400	2690	sliding	45.0	SW	No
Bedroom	AVA-001-02 A	W02	2400	2804	sliding	45.0	SW	No
BATH	AVA-001-02 A	w08	600	900	awning	90.0	SW	No
LOUNGE	AVA-001-02 A	W07	2400	2617	sliding	45.0	SE	No
ENTRY & HALLWAY	TND-014-07 W	W04	2400	1743	casement	60.0	SW	No
MASTER	AVA-001-02 A	W11	2400	900	awning	30.0	NW	No
MASTER	AVA-001-07 A	W12	2400	1600	fixed	0.0	SW	No
MASTER	AVA-001-02 A	W06	2400	1569	awning	30.0	NE	No
VOID	AVA-001-07 A	W13	2400	1717	fixed	0.0	SW	No
WIP	AVA-001-07 A	W16	2400	1000	fixed	0.0	SE	No
Kitchen/Living	AVA-001-02 A	W06	2400	1569	awning	30.0	SW	No
Kitchen/Living	AVA-001-02 A	W17	2400	5425	sliding	60.0	NE	No
Bedroom	AVA-001-02 A	W23	2400	1840	awning	30.0	NE	No
BATH	AVA-001-02 A	W08	600	900	awning	90.0	SE	No
Bedroom	AVA-001-02 A	W23	2400	1840	awning	30.0	SW	No

## Roof window\* performance value

Default\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom\* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

## Roof window\* details

Location	Window ID	Window no.	Opening %	Area [m <sup>2</sup> ]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

## Skylight\* and performance

Skylight ID	Skylight description	Skylight shaft reflectance
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No Data Available

## Skylight\*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m <sup>2</sup> ]	Orientation	Outdoor shade	Diffuser
No Data Available							

## External door

Location	Height [mm]	Width [mm]	Opening %	Orientation
ENTRY & HALLWAY	2340	870	100.0	NE

## External wall

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
2	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
3	METAL CLAD DINCEL	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
4	CONCRETE BRICK 05	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
5	PARTY WALL 03	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
6	METAL CLAD DINCEL	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
7	PARTY WALL 13	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes
8	1000 - BRICK VENEER ANTIGLARE + R2.5	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
9	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	Yes
10	BRICK WALL 09	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
11	PARTY WALL 04	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.5 (R2.5)	Yes
12	EXTERNAL WALL 12	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes

## External wall window

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
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Bedroom	1	2700	409	NW	0	Yes
Bedroom	2	2700	2679	SW	0	Yes
Bedroom	2	2700	2785	SW	0	Yes
Bedroom	1	2700	3879	SE	0	No
Bedroom	2	2700	1797	NE	0	Yes
BATH	2	2700	1788	SW	0	No
BATH	1	2700	1886	SE	0	No
BATH	3	2700	2785	NE	0	Yes
STORAGE	3	2700	1631	NE	0	Yes
LIFT	3	2700	1388	SE	0	Yes
LIFT	3	2700	1200	NE	0	No
LIFT	4	2700	1388	NW	0	No
LOUNGE	2	2700	2875	SE	0	Yes
ENTRY & HALLWAY	5	2700	8795	NW	0	No
ENTRY & HALLWAY	2	2700	2003	SW	0	Yes
ENTRY & HALLWAY	3	2700	1903	NE	0	Yes
ENTRY & HALLWAY	6	2700	381	SE	0	Yes
LIFT	7	2700	1396	NW	0	Yes
LIFT	2	2700	1184	NE	0	Yes
WIR	8	2700	1026	NW	0	Yes
MASTER	8	2700	190	NE	0	Yes
MASTER	2	2700	900	NW	0	Yes
MASTER	2	2700	5711	SW	0	No
MASTER	8	2700	5445	SE	0	No
MASTER	2	2700	1715	NE	0	Yes
VOID	9	2700	1395	NW	0	No
VOID	2	2700	2038	SW	0	Yes
ENS	2	2700	889	SE	0	Yes
HALLWAY	2	2700	767	NE	0	Yes
HALLWAY	9	2700	2731	NW	0	Yes
HALLWAY	10	2700	2342	NW	0	No
HALLWAY	11	2700	2205	NW	0	No
WIP	2	2700	2017	SE	0	Yes
Kitchen/Living	2	2700	1617	SW	0	Yes
Kitchen/Living	8	2700	3822	SE	0	No
Kitchen/Living	2	2700	5578	NE	0	Yes
LIFT	12	2700	1382	NW	0	No
LIFT	12	2700	1204	NE	0	No
Bedroom	12	2700	3367	SE	0	No



Bedroom	12	2700	3527	NE	0	No
BATH	12	2700	1892	SE	0	No
Bedroom	12	2700	3552	SW	0	No
Bedroom	12	2700	3311	SE	0	No
VOID	12	2700	749	NE	0	No
VOID	12	2700	2047	NW	0	No
VOID	12	2700	2072	SW	0	No
HALLWAY	12	2700	5101	NW	0	No

## Internal wall

Wall ID	Wall type	Area [m <sup>2</sup> ]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	207.9	

## Floor

Location	Construction	Area [m <sup>2</sup> ]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.5	Enclosed	R0.0	Carpet
Bedroom	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Carpet
BATH	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	5.3	Enclosed	R0.0	Tiles
STORAGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	3	Enclosed	R0.0	Timber
LIFT	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	1.7	Enclosed	R0.0	Timber
LOUNGE	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	10.8	Enclosed	R0.0	Timber
ENTRY & HALLWAY	FR5 - 225mm waffle pod, 100mm concrete (R0.60)	19.3	Enclosed	R0.0	Timber
LIFT	FR5 - 250mm concrete slab	1.7	Enclosed	R0.0	Timber
WIR	FR5 - 250mm concrete slab	1.2	Open	R0.0	Carpet
WIR	FR5 - 250mm concrete slab	4.1	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	7.2	Open	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	4	Enclosed	R0.0	Carpet
MASTER	FR5 - 250mm concrete slab	9.7	Enclosed	R0.0	Carpet
VOID	No Floor	2.8	Enclosed	R0.0	No Floor
PWD	FR5 - 250mm concrete slab	1.8	Enclosed	R0.0	Tiles
ENS	FR5 - 250mm concrete slab	4.4	Enclosed	R0.0	Tiles
HALLWAY	FR5 - 250mm concrete slab	1.1	Enclosed	R0.0	Timber
HALLWAY	FR5 - 250mm concrete slab	14.9	Enclosed	R0.0	Timber
WIP	FR5 - 250mm concrete slab	2.9	Enclosed	R0.0	Timber



Kitchen/Living	FR5 - 250mm concrete slab	6.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	2.9	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	3.8	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 250mm concrete slab	12.5	Enclosed	R0.0	Timber
LIFT	FR5 - Timber Lined	1.7	Enclosed	R0.0	Timber (Mountain ash)
Bedroom	FR5 - Timber Lined	11.9	Enclosed	R0.0	Carpet
BATH	FR5 - Timber Lined	6.3	Enclosed	R0.0	Tiles
Bedroom	FR5 - Timber Lined	11.8	Enclosed	R0.0	Carpet
VOID	No Floor	1.1	Enclosed	R0.0	No Floor
VOID	No Floor	4.2	Enclosed	R0.0	No Floor
HALLWAY	FR5 - Timber Lined	10.8	Enclosed	R0.0	Carpet

## Ceiling

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom	FR5 - 250mm concrete slab	R0.0	No
Bedroom	FR5 - 250mm concrete slab	R0.0	No
BATH	FR5 - 250mm concrete slab	R0.0	No
STORAGE	FR5 - 250mm concrete slab	R0.0	No
LIFT	FR5 - 250mm concrete slab	R0.0	No
LOUNGE	FR5 - 250mm concrete slab	R0.0	No
ENTRY & HALLWAY	FR5 - 250mm concrete slab	R0.0	No
LIFT	FR5 - Timber Lined	R0.0	No
WIR	Plasterboard	R6.0	No
WIR	Plasterboard	R6.0	No
MASTER	Plasterboard	R6.0	No
MASTER	FR5 - Timber Lined	R0.0	No
MASTER	Plasterboard	R6.0	No
VOID	Plasterboard	R6.0	No
PWD	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
HALLWAY	FR5 - Timber Lined	R0.0	No
HALLWAY	FR5 - Timber Lined	R0.0	No
WIP	FR5 - Timber Lined	R0.0	No



Kitchen/Living	FR5 - Timber Lined	R0.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	FR5 - Timber Lined	R0.0	No
LIFT	Plasterboard	R6.0	No
Bedroom	Plasterboard	R6.0	No
BATH	Plasterboard	R6.0	No
Bedroom	Plasterboard	R6.0	No
VOID	Plasterboard	R6.0	No
VOID	Plasterboard	R6.0	No
HALLWAY	Plasterboard	R6.0	No

## Ceiling

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	150	150	Sealed
STORAGE	1	Downlights	50	50	Sealed
LOUNGE	4	Downlights	50	50	Sealed
ENTRY & HALLWAY	4	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
MASTER	4	Downlights	50	50	Sealed
PWD	1	Downlights	50	50	Sealed
ENS	1	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	150	150	Sealed
HALLWAY	4	Downlights	50	50	Sealed
WIP	1	Downlights	50	50	Sealed
Kitchen/Living	7	Downlights	50	50	Sealed
Kitchen/Living	1	Exhaust Fans	150	150	Sealed
Bedroom	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
Bedroom	2	Downlights	50	50	Sealed
HALLWAY	2	Downlights	50	50	Sealed

## Ceiling

Location	Quantity	Diameter [mm]
No Data Available		

## Roof



Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

## Thermal bridging

Building element	Steel section dimensions		Steel thickness [BMT,mm]	Thermal break [R-value]
	[height x width, mm]	Frame spacing [mm]		
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

## Appliance

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

### Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway, Bedroom , Hallway, Bedroom	Electricity	3 Star (ZERL)	22.5kW
Unknown or none (Default - Room refrigerative - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift, Lift	Electricity	2 Star (ZERL)	3.2kW

### Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bedroom , Master, Entry & Hallway, Bedroom , Lounge, Kitchen/Living , Hallway, Bedroom , Hallway, Bedroom	Electricity	3 Star (ZERL)	10.9kW
Unknown or none (Default - Room RAC - variable capacity)	WIR, Pwd, Ens, Wip, Storage, Lift, Lift, Lift	Electricity	1 Star (ZERL)	2.1kW

### Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	20 STCs	5	20	134L

### Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			



## Onsite renewable energy

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Data Available		

## Battery

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Data Available	



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>AFRC</b>	Australian Fenestration Rating Council
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>COP</b>	Coefficient of performance
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>EER</b>	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
<b>Energy use</b>	This is your homes rating without solar or batteries.
<b>Energy value</b>	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Net zero home</b>	a home that achieves a net zero energy value*.
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Recommended capacity</b>	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
<b>Reflective wrap (also known as foil)</b>	is applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight (also known as roof lights)</b>	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

\*Refer to glossary.



<b>STCs</b>	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
<b>Thermal breaks</b>	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
<b>Window shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)