

DISCLOSURE STATEMENT – OFF THE PLAN CONTRACTS FOR A UNIT DEVELOPMENT

Section 260 of the *Civil Law (Property) Act 2006* (ACT)

Seller: Azimut No 6 Pty Ltd ACN 650 153 478
Property: Blocks 23 & 24 Section 62 Turner

Required Information	Comments
A Plan that shows: - the proposed location and dimensions of the unit in relation to other units and the common property in the units plan; and - the internal floor plan of the unit; - anything else prescribed by regulation, including the detail (including type and location) of any unit subsidiary for the unit that adjoins the unit (e.g. balcony or courtyard).	Refer to the Plans attached to this Contract
Is a building management statement required or proposed for a building, or part of a building, subdivided by the units plan?	No - a building management statement is not required or proposed
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	Refer to the permitted uses in the Crown Lease attached to this Contract
Does the developer propose to restrict the use of a unit to a subset of the potential authorised uses under the lease?	The Seller 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
The proposed schedule of unit entitlement for the units plan	Refer to the Budgets attached to this Contract - the unit entitlements in the Units Plan will be in accordance with the allocations approved by the relevant Authority.
Details of each proposed unit subsidiary in the units plan, including the potential uses of the subsidiary	Refer to the Plans attached to this Contract.
A statement about the potential for, and type of, easements that may be required for the units plan	None other than those disclosed in the Crown Lease or required by legislation. The Seller reserves the right to register any easement, right of way, encumbrance or covenant if required by any Authority.
The proposed rules for the owners corporation for the units plan including any special privilege rule	Refer to the Default Rules attached to this Contract
Does the developer intend the owners corporation to enter into any contract? If yes, details of any contract the developer intends the owners corporation to enter, 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	Yes – refer to the Budgets attached to this Contract in relation to the Buyer's general fund contributions to service the contract(s). The Developer discloses that there is no personal or business relationship with any of the other contracting parties

The developer's estimate, based on reasonable grounds, of the buyer's general fund contribution for 2 years after the units plan is registered;	Refer to the Budgets attached to this Contract
The method proposed for working out the contribution to be paid into the sinking fund by each unit	The Buyer acknowledges that the contributions payable for the general fund and sinking fund for each unit will be in accordance with the <i>Unit Titles Management Act 2011</i> (ACT).
Is a staged development of the units proposed?	No - a staged development is not proposed
Has Development Approval (DA) been obtained?	No
If no, the Seller must provide a statement confirming the current DA status. The Seller must also provide an undertaking to notify the Buyer when the DA is lodged.	The Development Application has been lodged with the Environment, Planning and Sustainable Development Directorate, but has not yet been approved.
If yes, DA details are as follows: • DA number; • is the DA subject to any conditions; and • has the DA been lodged.	To be advised
In all cases, the Seller must provide a statement about where the Buyer may find further information about the DA including information about how to find information about publicly notified amendments to the DA	The Buyer may find further information about the DA from: • Environment, Planning and Sustainable Development Directorate • Website: www.planning.act.gov.au/gatewayteam • Phone: 02 6205 2888 • General Enquiries: 02 6207 1923 • Address: 16 Challis Street, Dickson ACT.
Provision of utility services – will there be any units in the units plan individually metered for the purpose of cold water supply?	The Seller discloses that the utility services for the Units and Owners Corporation are as per the Plans in the Contract.
Sustainability infrastructure – will there be any facilities provided for charging electric vehicles in the units plan	The Seller does not intend to install any sustainability infrastructure, including facilities for charging electric vehicle in the units plan.

Note:

1. The Buyer should seek independent legal advice regarding the information provided in this disclosure statement.
2. The Buyer should be aware of their rights in relation to disclosure statements under Division 2.9.2 of the *Civil Law (Property) Act 2006* (ACT). The Buyer may have the right to rescind a contract for sale in certain circumstances, such as if the disclosure statement is not provided to the Buyer, is provided late, or if the Buyer suffers significant prejudice because of certain, material changes to the matters set out in this disclosure statement. The Buyer should seek independent legal advice in relation to their rights.

The Law Society of the Australian Capital Territory: Contract for Sale

Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
			TBC	23 & 24	62	Turner
and known as 'Zarah', 60-62 Macleay Street, Turner ACT 2612						
Seller	Full name	Azimut No 6 Pty Ltd				
	ACN/ABN	ACN 650 153 478				
	Address	Level 1, 39 Vulcan Street, Moruya NSW 2537				
Seller Solicitor	Firm	Terracon Legal				
	Email	conveyancing@terraconlegal.com.au				
	Phone	02 6128 0755	Ref:	Rhys Mitchell		
	DX/Address	PO Box 3709, Manuka ACT 2603				
Stakeholder	Name	Hive Property (ACT) Pty Ltd Trust Account				
Seller Agent	Firm	Hive Property				
	Email	matt@hivecbr.com.au				
	Phone	02 6182 1802	Ref:	Matt Shipard		
	DX/Address	Level 1, 4 Campion Street, Deakin ACT 2600				
Restriction on Transfer	Mark as applicable	☒ Nil ☐ section 251 ☐ section 265 ☐ section 298				
Land Rent	Mark one	☒ Non-Land Rent Lease ☐ Land Rent Lease				
Occupancy	Mark one	☒ Vacant possession ☐ Subject to tenancy				
Breach of covenant or unit articles	Description (Insert other breaches)	As disclosed in the Required Documents and this Contract for Sale (if any)				
Goods	Description	As per the Inclusions List				
Date for Registration of Units Plan						
Date for Completion						
Refer to Special Condition 7						
Electronic Transaction?						
☐ No ☒ Yes, using Nominated ELN: PEXA						
Land Tax to be adjusted?						
☐ No ☒ Yes						
Residential Withholding Tax	New residential premises?		☐ No		☒ Yes	
	Potential residential land?		☒ No		☐ Yes	
	Buyer required to make a withholding payment?		☐ No		☒ Yes (insert details on p.3)	
Foreign Resident Withholding Tax	Relevant Price more than \$750,000.00?		☐ No		☐ Yes	
	Clearance Certificates attached for all the Sellers?		☒ No		☐ Yes	

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

Buyer	Full name					
	ACN/ABN					
	Address					
Buyer Solicitor	Firm		Ref			
	Email					
	Phone					
	DX/Address					
Price	Price	\$	(GST inclusive unless otherwise specified)			
	Less deposit	\$	(10% of Price)	☐ Deposit by Instalments (clause 52 applies)		
	Balance	\$				
Date of this Contract						

Co-Ownership	Mark one (show shares)	☐ Joint tenants	☐ 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.

Seller signature	Buyer signature
Refer to Execution Page	
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).

If the Property is off-the-plan:

- ☐ Proposed plan
- ☐ Inclusions list

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

- ☐ Units Plan concerning the Property
- ☐ Current certified extract from the land titles register showing all registered interests affecting the Common Property
- ☐ Section 119 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 Unit where the Units Plan has not registered:

- ☒ Proposed Units Plans or sketch plan
- ☒ Inclusions list
- ☒ The Default Rules
- ☒ Details of any contract the Developer intends the Owners Corporation to enter, 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
- ☒ The Developer's estimate, based on reasonable grounds, of the Buyer's General Fund Contribution for 2 years after the Units Plan is registered
- ☐ If a Staged Development of the Units is proposed — the proposed Development Statement and any amendment to the statement
- ☒ Disclosure 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	0% per annum
Interest rate if the defaulting party is the Buyer	10% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	\$660.00 (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		Phone	
Address			

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.

Supplier	Name			
	ABN		Phone	
	Business address			
	Email			
Residential Withholding Tax	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?	☐ No	☐ 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.**

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 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 Unit has the meaning in the Unit Titles Act; 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 *Civil Law (Property) Act 2006* (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;

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 and Development Act 2007* (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;

Required Documents has the meaning in the Sale of Residential Property Act and includes a Section 119 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 119 Certificate means a certificate for the Unit issued under section 119 of the Unit Titles Management 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 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;
- 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 unconditional consent referred to in section 298 of the Planning Act. A Restriction on Transfer referring to "section 298" refers to this restriction.
- 4.3 If the Lease is granted under the Planning Act and is a lease of the type referred to in section 251 of the Planning Act then this Contract is subject to the grant of the unconditional consent in section 251 and section 252 of the Planning Act. A Restriction on Transfer referring to "section 251" refers to this restriction.
- 4.3A If the Lease is subject to a Restriction on Transfer under section 265 of the Planning Act, then this Contract is subject to the grant of the unconditional consent in sections 265 and 266 of the Planning Act. A Restriction on Transfer referring to "section 265" 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 or 4.3A 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; and

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 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

* Alter as necessary

** Alter as necessary

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;

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.

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; 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 materially 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. Section 119 Certificate

- 36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(5) for the Section 119 Certificate attached.

37. Unregistered Units Plan

- 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 Section 119 Certificate at the Buyer's expense at least 7 days before Completion.
- 37.9 The parties acknowledge that the following must form part of this Contract:
- 37.9.1 the Default Rules;
 - 37.9.2 details of any contract the Developer intends the Owners Corporation to enter, including:
 - (a) the amount of the Buyer's General Fund Contribution that will be used to service the contract; and
 - (b) any personal or business relationship between the Developer and another party to the contract;
 - 37.9.3 the Developer's estimate, based on reasonable grounds, of the Buyer's General Fund Contribution for 2 years after the Units Plan is registered;

37.9.4 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; and

37.9.5 if a Staged Development of the Units is proposed — the proposed Development Statement and any amendment to the statement.

37.10 The Developer warrants that the information disclosed under the items referred to in clauses 37.9.1 to 37.9.5 inclusive is accurate.

37.11 The Buyer may, by written notice given to the Developer, cancel this Contract before Completion if:

- 37.11.1 the information disclosed within the items referred to in clauses 37.9.1 to 37.9.5 inclusive is incomplete or inaccurate; and
- 37.11.2 the Buyer is significantly prejudiced because the disclosure is incomplete or inaccurate.

38. Cancellation of Contract

- 38.1 The Buyer may, by written notice given to the Seller, cancel this Contract if 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 33.3.1, were this Contract completed at the time it is cancelled.
- 38.2 A notice under clause 38.1 must be given:
- 38.2.1 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
 - 38.2.2 in any other case — not later than 14 days after the later of the following happens:
 - (a) the Date of this Contract;
 - (b) another period agreed between the Buyer and Seller ends.
- 38.3 If the Buyer cancels 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 or 33.3.1 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.

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.
- 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.

* Alter as necessary

SPECIAL CONDITIONS

1. GENERAL

To the extent that the printed terms of the ACT Law Society Contract 2021 (**General Conditions**) are inconsistent with these special conditions, these special conditions override the General Conditions.

In this contract:

- (a) **Arrangements** means:
 - i. the Seller becoming the registered proprietor of the Land;
 - ii. any development approvals in order to undertake and complete the Building Works and the Development on the Land on conditions acceptable to the Seller (including any required statutory approvals);
 - iii. development funding or related financing;
 - iv. any other approvals, consents, applications, arrangements registration, permits, authorities, insurances or exemptions;
- (b) **Arrangements Date** means 31 December 2023
- (c) **Authority** includes any government or public, governmental, semi-government, local government, administrative, fiscal, statutory or judicial body, department, commission, tribunal, agency, entity or authority and includes a Minister of the Crown (in any right) and any person, body, department, commission, tribunal, agency, entity or authority exercising a power pursuant to any statute or regulation;
- (d) **Builder** means the builder or builders selected by the Seller (in its absolute discretion) to carry out the Building Works;
- (e) **Building** means the Building or Buildings to be constructed on the Land;
- (f) **Building Works** means the completion of all construction works to construct the Unit as contemplated by the Plans and installation of the Inclusions, subject to the Seller's rights to make variations to the Plans and Inclusions under this Contract;
- (g) **Business Day** means any day on which banks are open for business in Canberra, ACT excluding Saturdays and Sundays;
- (h) **Contract** means this Contract including the General Conditions, these Special Conditions and any schedule, appendix or annexure;
- (i) **Date for Registration of the Units Plan** means the 'Date for Registration of Units Plan' shown on the Schedule to this Contract (subject to any extensions in accordance with these special conditions);
- (j) **Default Rules** means the rules attached to this Contract;
- (k) **Defects Period** means the period of 90 days after Completion, or from the date the Buyer takes occupation, whichever is earlier;
- (l) **Developer Control Period** has the meaning given to it in the *Unit Titles (Management) Act 2011* (ACT);

- (m) **Development** means the proposed development of the Land generally in accordance with the Plans (subject to any variations or amendments which may be made under the Contract);
- (n) **GST** means GST within the meaning of the GST Act;
- (o) **GST Act** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth);
- (p) **Inclusions** means the inclusions listed in the Inclusions List;
- (q) **Inclusions List** means the list of inclusions attached to this Contract;
- (r) **Loss** includes any cost, liability, loss, fine, penalty, suit, claim, damage or proceeding;
- (s) **Owners Corporation** means the owners corporation or owners corporation of which, on registration of the Units Plan, the owner of the Land will be a member;
- (t) **Plans** means the plans (as varied by the Seller from time to time in accordance with the terms of this Contract) a copy of which are attached;
- (u) **Raise Issue** means any of (and any combination of) the following:
 - i. make any claim (for damages or otherwise);
 - ii. make any requisition;
 - iii. object;
 - iv. deduct, or seek to deduct, from any monies otherwise payable to the Seller;
 - v. retain, or seek to retain, any monies otherwise payable to the Seller;
 - vi. rescind this Contract;
 - vii. terminate this Contract;
 - viii. require works to be undertaken to the Building or Land;
 - ix. require any documents, certificates, approvals or similar; or
 - x. delay Completion;
- (v) **Unit** means the unit the subject of this Contract; and
- (w) **Units Plan** means the units plan to be prepared by the Seller and registered, as defined in the *Units Titles Act 2001* (ACT).

2. ENTIRE AGREEMENT

- (a) The Buyer agrees that this Contract sets out the entire understanding between the parties concerning the subject matter of this Contract and that it supersedes any prior arrangement, contract, advice or material provided to the Buyer.
- (b) The Buyer acknowledges and agrees that it has not relied on any warranty or representation from the Seller or the Agent or any other person acting on behalf of the Seller concerning the Property.

3. ARRANGEMENTS & DELAYS

- (a) The Buyer specifically acknowledges and agrees that the Seller is not yet the registered proprietor of the Land although they are entitled to purchase it and become the registered proprietor.
- (b) The Seller must use all reasonable endeavours to obtain the Arrangements by the Arrangements Date.
- (c) If any Arrangements have not been obtained by the Arrangements Date or become incapable of being obtained or are reasonably unlikely to be obtained by the Arrangements Date, then the Seller may in its sole discretion:
 - i. extend the Arrangements Date by giving notice to the Buyer; or
 - ii. the Seller shall be entitled to rescind this Contract in accordance with General Condition 21, subject to the requirements of Part 2A of the Sale of Residential Property Act.
- (d) Any extension of the Arrangements Date in accordance with this Special Condition 3 will automatically, and without further notice to the Buyer, extend the Units Plan Registration Date by an equivalent period of time.
- (e) Subject to compliance with any legislative requirements, if the Seller or Builder are prevented from completing the Building Works due to anything outside of the control of the Seller (**Delay**), the Seller may rescind this Contract by providing written notice to the Buyer if the Delay continues for longer than 90 days provided the Seller has taken all reasonable steps to remove or rectify the cause of the Delay. Nothing in this Special Condition requires the Seller to commence legal proceedings to remove the cause of the Delay.

4. CONSTRUCTION OF UNITS

- (a) The Seller has engaged, or will engage, the Builder to undertake the Building Works substantially in accordance with the Plans and Inclusions in a proper and workmanlike manner.
- (b) In addition to clause 37.5 of the General Conditions, the Seller may make variations to:
 - i. the Plans (including, without limitation, variations to the configuration of the Unit to accommodate services, riser ducts and structure) provided those variations:
 - 1. are in the Seller's reasonable opinion necessary to comply with the Building Code of Australia or any other law; or
 - 2. are required by any Authority,
 and do not:
 - 3. reduce the area of the Unit by more than 5%; or
 - 4. result in any room or unit subsidiary being deleted;
 - ii. the layout of the Unit to accommodate services, riser ducts and other structures arising out of final detailed design;
 - iii. the Inclusions, provided that the inclusions provided on Completion are of similar value and quality;

- iv. the energy efficiency rating of the Unit to accommodate any variations arising out of this clause or clause 37.5 of the General Conditions; and
 - v. the Building, provided that the variation does not alter the location of the Unit.
- (c) The Buyer must not Raise Issue as a result of any variation, alteration or substitution to the Plans and Inclusions made in accordance with this Special Condition 4.

5. COLOUR SELECTION

- (a) The Buyer acknowledges that the colour selection board is available for inspection at the office of the Seller's Agent or as otherwise notified to them.
- (b) The Buyer must provide a completed colour selection form to the Seller's Agent on or before the Date of this Contract.
- (c) If the Buyer fails to comply with its obligation under Special Condition 5(b), then the Seller may make a colour selection on behalf of the Buyer.
- (d) The Buyer may make no claim, objection or refuse to complete in relation to this Special Condition 5.

6. VARIATION WORKS

- (a) If the Seller and Buyer agree in writing that additional works are to be undertaken by the Seller or Builder to the Unit which are not included in the Plans and Inclusions (**Variation Works**), then this Special Condition 6 applies.
- (b) The Buyer must pay the agreed cost of any Variation Works (plus GST) on the earlier of:
 - i. this Contract ending (whether by completion, termination, rescission or otherwise);
 - ii. this Contract being assigned by the Buyer in accordance with these Special Conditions;
 - iii. upon written demand by the Seller;
 - iv. Completion; and
 - v. the Buyer taking access of the Unit.
- (c) Time is of the essence for the payment of any monies due under this Special Condition 6.

7. REGISTRATION OF UNITS PLAN

- (a) The Date for Completion will be 21 days from the date the Seller provides the Buyer with written notice that the Units Plan has registered.
- (b) Completion will, unless otherwise agreed by the parties and if not able to be undertaken through the Nominated ELN, take place at the ACT Law Society Settlements Room in Canberra at a time during normal business hours nominated by the Seller.
- (c) The Seller must use all reasonable endeavours to register the Units Plan by the Date for Registration of the Units Plan. The Seller may extend the Date for Registration of the Units Plan for any delays caused or contributed to by:

- i. any action, notice or threatened action by any Authority;
 - ii. dispute with any neighbours or surrounding residents;
 - iii. weather preventing the Seller or the Builder from undertaking the Building Works;
 - iv. damage to the Land or works on the Land for which the Seller is not responsible;
 - v. civil action (including strikes, lockouts or riots);
 - vi. difficulties in obtaining any of the Arrangements; or
 - vii. any other issue that is outside of the Seller's control.
- (d) The Seller will not be permitted to extend the Date for Registration of the Units Plan under Special Condition 7(c) for a period longer than two (2) years.

8. ADJUSTMENTS

- (a) The Seller is liable for all Land Charges up to and including the day prior to the date that the Units Plan registers. The Buyer is liable for all Land Charges from and including the date that the Units Plan registers.
- (b) The parties acknowledge that the Land Charges may not be available on or prior to Completion. Adjustments will be made between the parties based on the Seller's reasonable opinion of the Land Charges. When the Land Charges are made available, the parties will promptly make any necessary adjustment. The Buyer must not Raise Issue with respect to this Special Condition or the unavailability of any assessment for any Land Charges.
- (c) If the Unit is subject to land tax, then the parties just adjust land tax on Completion regardless of whether the Buyer would be liable for land tax or not.

9. DEFECTS

- (a) Prior to Completion, the Seller will provide the Buyer with the opportunity to inspect the Unit on one occasion (**Pre-Completion Inspection**). The Buyer will be permitted to provide the Seller with one list of written defects to the Seller within 3 days of the Pre-Completion Inspection (**Pre-Completion Defect Notice**).
- (b) The Seller will use all reasonable endeavours to rectify any reasonable defect notified to the Seller in the Pre-Completion Defect Notice prior to Completion.
- (c) If the Seller cannot remedy the defects in the Pre-Completion Defect Notice prior to Completion, the Buyer must not Raise Issue and any such defects will be completed in accordance with the remainder of this Special Condition 9.
- (d) The Buyer may make and deliver a written list of defects in the construction of the Unit to the Seller within the Defects Period.
- (e) The Seller must remedy all defects in the Unit due to defective or improper materials or bad workmanship in a proper and workmanlike manner at the Seller's cost:
 - i. as soon as reasonably practicable after receiving the notice if the defects concern:
 - 1. electricity supply or distribution;

- 2. sewerage or drainage; or
- 3. any proportion of the Unit the defect in which could, or might, lead to damage to any chattels in the Unit or could restrict or interfere with the proper occupation and use of the Unit; and
- ii. otherwise, within 90 days of the Seller receiving the notice.
- (f) The Seller is not liable to remedy or repair:
 - i. any items of equipment within the Unit which are covered by a manufacturer's warranty (the benefit of which is transferred to the Buyer); or
 - ii. chips, cracks, marks or stains in paint work, brickwork, tiles, carpets, concrete, painting on walls, ceilings or windows, which are not notified by the Buyer to the Seller prior to Completion.
- (g) The Buyer is only permitted to submit one list of defects during the Defects Period by email only to an email address notified to the Buyer on or before Completion. Submission of the list of defects by any other means will not be accepted.
- (h) The Buyer must provide access to the Seller, the Builder and any tradesman to permit the rectification of any defects.
- (i) The Buyer must not delay Completion due to any minor defects or omission in the construction of the Unit or other buildings or common areas on the Land.

10. NATURAL PRODUCTS AND OTHER FINISHES

- (a) The Buyer acknowledges and agrees that the materials:
 - i. used in construction of the Unit (particularly in the finishes and fittings) may comprise natural products (such as stone, timber and the like);
 - ii. may exhibit variations in the shade, colour, texture, surface, finish, markings or the like that contain natural fissures, lines, indentations or the like, and may fade or change colour over time;
 - iii. may expand, contract, or distort over time as a result of exposure to heat, cold, weather or the like;
 - iv. may mark or stain if exposed to certain substances;
 - v. may be damaged or disfigured by impact or scratching or other means; and
 - vi. may be subject to shade variations and manufacture batching (for example: in carpet, tiles and other finishes).
- (b) The Buyer must not Raise Issue because of any of the occurrences referred to in this Special Condition 10.

11. UNIT NUMBER

The Buyer acknowledges that the door number, address and unit number of the Unit as shown in this Contract may differ from the unit number, address and door number allocated to the Unit in the Units

Plan. The Buyer must not make any claim, delay Completion or otherwise raise an issue with a change in the unit number, address or door number.

12. AIR CONDITIONING

The Buyer will be responsible for the repair and maintenance of any air conditioning unit which services the Unit on and from the earlier of Completion and the date which the Buyer begins to occupy the Unit with the consent of the Seller.

13. SELLER DISCLOSURE

The Seller discloses the following:

- (a) the Default Rules of the Owners Corporation are attached to this Contract;
- (b) the Seller intends the Owners Corporation to enter into contracts for the provision of services such as body corporate management, cleaning and so on as set out in the budget attached to this Contract (**BC Contracts**);
- (c) aside from the BC Contracts attached to this Contract, the BC Contracts are not available because the Building Works have not been completed as at the Date of this Contract;
- (d) the BC Contracts will not be for a period longer than 2 years;
- (e) the amount of the Buyer's contribution to the administrative fund of the Owners Corporation will be used to pay the BC Contracts, the details of which are provided in the budget attached to this Contract;
- (f) the Seller does not intend the Owners Corporation to enter any BC Contract where the Seller has a personal or business relationship with any party to that contract;
- (g) the estimates provided in this Contract for the Buyer's contribution to the Owners Corporation fund for 2 years after the Units Plan is registered have been preferred by a professional strata manager and the Seller believes they are based on reasonable grounds (as required by the *Civil Law (Property) Act 2006 (ACT)*);
- (h) the unit number assigned to the property will be assessed by the relevant authorities and the address of the property, including the street number of the property, may change after the Date of this Contract;
- (i) the unit entitlements in the Units Plan will be in accordance with the allocations approved by the relevant Authority.

14. EMBEDDED NETWORK

- (a) The Seller discloses that the Builder and Seller may enter into an agreement with a utility or service provider for the provision of an embedded network (including, for example, for gas, electricity, telecommunications and internet) (**Embedded Network Agreement**).
- (b) The Buyer acknowledges that the Seller may enter into an Embedded Network Agreement which requires the Owners Corporation for the Units Plan to enter into a similar agreement at its inaugural meeting for the provision of the relevant services or utilities which will not exceed two years.

- (c) The Buyer agrees and acknowledges that any Embedded Network Agreement entered into by the Seller or Builder may confer benefits on the Seller or the Builder (and a business relationship existing between these parties).
- (d) The Seller is not able to attach any proposed Embedded Network Agreement at this stage given the terms of any such contract have not yet been negotiated or agreed with any service provider as at the Date of this Contract.
- (e) The Seller does not expect any Embedded Network Agreement to result in higher charges for services or utilities payable by the Buyer or Owners Corporation during the term of that agreement.
- (f) The Buyer must not Raise Issue with respect to any Embedded Network Agreement entered into by the Builder or Seller.

15. EASEMENTS

- (a) The Buyer permits the Seller to register any easement, right of way, encumbrance or covenant that any Authority may require.
- (b) The Buyer must not Raise Issue with respect to the existence of any easement, right of way, encumbrance or covenant registered on the title, deposited plan or Units Plan relating to the Unit on Completion that was a requirement of any Authority or does not otherwise substantially interfere with the Unit or the Buyer's use and enjoyment of the Unit.

16. AGENT

- (a) The Buyer warrants that it was not introduced directly or indirectly to either the Seller or the Property by any person other than the Seller's Agent or in circumstances that would otherwise give rise to any Claim or demand for commission or remuneration with respect to the sale of the Property.
- (b) The Buyer indemnifies the Seller against any Claim or demand for commission or remuneration by any person other than the Seller's Agent arising from a breach of the warranty given in Special Condition 16(a) of this Contract.

17. RESTRICTION ON RE-SALES

- (a) The Buyer must not until after Completion sell, transfer, assign or otherwise in any way whatsoever deal with its interest in the Unit or any of the Buyer's right or interest in, to or under this Contract without the prior written consent of the Seller (which may be given or withheld in the absolute discretion of the Seller). This is an essential term of the Contract.
- (b) Despite Special Condition 17(a), the Buyer may sell the Unit after the Date of this Contract but prior to Completion only if:
 - i. the Buyer uses the agency services of the Seller Agent to sell the Unit; and
 - ii. the Unit is not offered for a price lower than the Price on this Contract; and
 - iii. any contract for sale between the Buyer and a purchaser for the Unit must include a clause similar to Special Condition 17 for the benefit of the Seller.
- (c) The Seller may waive the requirements in Special Condition 17(b) on written request from the Buyer in its absolute discretion.

18. BUYER WARRANTY

The Buyer warrants:

- (a) they are not prohibited by any legislation or laws from entering this Contract; and
- (b) that each Buyer has the authority and power to enter this Contract.

19. FIRB APPROVAL

The Buyer warrants to the Seller that it does not require any approvals under the Australian Governments foreign investment policy to acquire the Property and warrants that the Treasurer cannot make an order under the *Foreign Acquisitions and Takeovers Act 1975* (Cth) regarding the acquisition of the Property by the Buyer.

20. DEATH & MENTAL ILLNESS

- (a) If the Buyer (or one of the buyers, if there are multiple buyers) dies or becomes mentally ill, then the Seller may rescind this Contract by issuing a notice in writing to the Buyer or its solicitor.
- (b) If this Contract is rescinded in accordance with this clause, then General Condition 21 will apply.

21. INSOLVENCY EVENT

- (a) For the purposes of this clause, an '**Insolvency Event**' will be if the Buyer is declared bankrupt, resolves to go into liquidation, enters into any scheme of arrangement for the benefit of its creditors, or a liquidator, provisional liquidator, receiver, receiver and manager is appointed to it.
- (b) If an Insolvency Event occurs, the Seller will be permitted to terminate this Contract by providing written notice effective immediately and General Condition 19 will apply.

22. NO CAVEAT

- (a) The Buyer must not lodge nor cause or allow any person claiming through it or acting on its behalf to lodge any caveat over any certificate of title relating to the Development, the Land or the land of which the Property forms a part.
- (b) The Buyer irrevocably appoints the Seller and each director, officer and manager of the Seller as its joint and several attorney to sign and lodge a withdrawal of any caveat lodged by the Buyer in breach of Special Condition 22(a).

23. DEPRECIATION

Upon receiving a written request from the Buyer within 6 months of Completion, the Seller must:

- (a) provide the Buyer with information regarding the cost of capital works to the property in accordance with section 262A(4AJA) of the *Income Assessment Act 1936* (Cth); and
- (b) the Buyer must pay the cost of the Seller's quantity surveyor in providing this information.

24. ASSIGNMENT

- (a) The Buyer must not assign its interest in this Contract without the written consent of the Seller. The Seller may withhold its consent to any proposed assignment in its absolute discretion and, if consent is granted, may impose any conditions on that consent that the Seller's considers appropriate.
- (b) The Seller may assign or transfer its interest or rights and obligations under this Contract to another entity at its sole discretion without the consent of the Buyer. If any assignment or transfer takes place, the Seller will provide the Buyer with written notice as soon as practicable (and the assignment or transfer will not be effective until such notice has been provided to the Buyer).
- (c) For the purposes of this Special Condition 24, "assignment" or "assign" includes a change in effective Control if the Buyer is a company (noting "control" will have the same meaning given to it in the Corporations Act 2001 (Cth) in this regard).

25. ASSISTANCE

- (a) The Buyer must perform all acts, or do all things, required under this Contract in a timely manner.
- (b) The Buyer must provide all reasonable assistance to the Seller to assist with the Seller complying with its obligations under this Contract.

26. NON MERGER

The Buyer agrees that their obligations in relation to payment of any moneys due under this Contract for Sale shall not merge on Completion.

27. GENERAL CONDITION AMENDMENTS

To the extent as permitted by law the General Conditions are amended as follows:

- (a) clause 2.3 is amended by deleting the words "or in cash (up to \$3,000)" and inserting in its place "electronic funds transfer (noting payment is received once cleared in the recipient's account and not at the time of transfer from the payee's account)";
- (b) clause 2.6 is amended by deleting the words "or in cash (up to \$200)";
- (c) clauses 4.2 to clause 4.5 (inclusive) are deleted;
- (d) clauses 8.2 to 8.5 (inclusive) are deleted;
- (e) clause 10.1 is deleted;
- (f) clauses 12.1.3 to 12.1.5 (inclusive) are deleted;
- (g) clause 13.6 is amended by deleting the words 'within 7 days of the Effective Date' and inserting 'no later than 14 days before the Date for Completion';
- (h) clause 13.7 is deleted;
- (i) clause 13.9 is deleted;
- (j) clauses 13.10.1 and 13.10.2 (inclusive) are deleted in their entirety;
- (k) clause 14 is deleted;

- (l) clause 16 is deleted;
- (m) clause 17.1.1(a) is amended by deleting the words '5% of the Price' and inserting '\$1,000.00';
- (n) clause 17.1.2(a) is amended by deleting the words '5% of the Price' and inserting '\$1,000.00';
- (o) clause 22.1.1 is deleted;
- (p) clause 22.1.2 the words "date 7 days after the" are deleted;
- (q) clause 22.1.3 is amended by replacing the words "if Completion occurs later than 7 days after the Date for Completion" with ", however, this clause 22.1.3 does not apply for the benefit of the Buyer";
- (r) clause 33 is deleted;
- (s) clauses 37.2, 37.6 to 37.8 (inclusive), 37.10 and 37.11 are deleted;
- (t) clause 38 is deleted;
- (u) clauses 40 to 50 (inclusive) are deleted.

28. GST WITHHOLDING REGIME

- (a) The parties agree that General Condition 53 is amended as follows:

- i. The RW Amount table is inserted as follows:

Supplier	Name	Azimut No 6 Pty Ltd		
	ABN	67 650 153 478	Phone	0457 710 243
	Business address	Level 1, 39 Vulcan Street, Moruya NSW 2537		
	Email	josh@liebkeandco.com.au		
Residential Withholding Tax	Supplier's portion of the RW Amount			100%
	RW Percentage			7%
	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?			☒ No ☐ 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):			

- ii. clause 53.1: Amend the definition of "RW Amount" to delete "the Buyer must pay" and replace with "must be paid".
- iii. clause 53.2: Delete "no later than 7 days after the Date of this Contract" and replace with "not later than 28 days before the Date for Completion".
- iv. clauses 53.3 and 53.4: Replace "Buyer required to make a withholding payment?" with "RW Amount to be paid".

- v. clause 53.6.1: deleted, along with the words “whichever is the earlier”.
- vi. clause 53.8: replace “retain” with “provide to the Seller or Seller Solicitor or settlement agent”.
- vii. clause 53.9: replace “the Buyer must” with “the Seller must”.
- viii. clause 53.9.2: Replace “Seller” with “Buyer”.
- (b) The parties agree that the Seller may provide the Buyer with updated RW Amount Information at any time prior to Completion. If provided, the Buyer must within 7 days provide the Seller a copy of the withholding notification online form issued to the Buyer by the ATO including the updated RW Amount Information.
- (c) The Buyer and Seller must do all things reasonably necessary to ensure compliance with the requirements under the Withholding Law. If it is necessary to ensure compliance with the Withholding Law and clause 53.6 of the General Conditions, the Buyer appoints the Seller Solicitor as its agent for the purposes of completing any notification required to be given by the Buyer to the ATO.

29. GENERAL

- (a) This Deed cannot be varied, except by a later written document executed by all parties.
- (b) A right created by this Deed cannot be waived except in writing signed by the party entitled to that right.
- (c) Delay by a party in exercising a right does not constitute a waiver of that right, nor will a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or any other right of that party.
- (d) Each party must promptly execute all documents and do all things necessary or desirable to give full effect to the arrangements contained in this Deed.
- (e) The laws applicable in the Australian Capital Territory govern this Deed, and the parties submit to the non- exclusive jurisdiction of the courts of the State and any courts competent to hear appeals from those courts.
- (f) If a clause or part of a clause is unenforceable, voidable, invalid or illegal, it must be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is taken to be severed from this Deed without affecting the enforceability, validity or legality of the remaining clauses (or parts of the clauses) which will continue in full force and effect. This Special Condition has no effect if the severance alters the basic nature of this contract or is contrary to public policy.
- (g) A right or obligation of a party that can operate or have effect on or after the completion, expiration, termination or rescission of this Deed will not merge on the occurrence of that event but will remain in full force and effect.
- (h) This Contract is properly executed if each party executes either this document or an identical document.
- (i) In the latter case, this Contract takes effect when the separately executed documents are exchanged between the parties.
- (j) The provisions of this Contract, which are intended to have application after Completion, continue to apply from Completion and do not merge on completion of this Contract.

30. NOTICES

- (a) A notice must be in writing and must be given to the recipient by being:
 - i. hand delivered;
 - ii. sent by email;
 - iii. sent by prepaid ordinary mail within Australia; or
 - iv. sent by prepaid Express Post International airmail, if the Address for Service of the sender and recipient are in different countries.
- (b) A notice is given if:
 - i. hand delivered, on the date of delivery;
 - ii. sent by email, at the time that the email is received by the recipient's email server;
 - iii. sent by prepaid ordinary mail within Australia, on the date being 2 Business Days after the date of posting; or
 - iv. sent by prepaid Express Post International airmail between countries, on the date that is 7 Business Days after the date of posting.

31. DIRECTOR GUARANTEE AND INDEMNITY

- (a) If the Buyer is a corporation that is not listed on the Australian Stock Exchange or is a company limited by guarantee under the *Corporations Act 2001* (Cth), then each director of the Buyer must provide a personal guarantee in the form of the Deed of Guarantee and Indemnity attached as Annexure A (**Guarantee & Indemnity Deed**).
- (b) If any Guarantor has not signed the Guarantee & Indemnity Deed within 7 days from the Date of this Contract, the Seller may immediately terminate this Contract by serving a written notice to the Buyer or its solicitor.

ANNEXURE A – GUARANTEE & INDEMNITY

In this Deed:

- (a) Guarantor means each director of the Buyer as at the Date of this Contract.
- (b) Any capitalised terms used in this Deed which are not defined have the corresponding meaning given to them in the Contract for Sale which this Deed forms an Annexure to.
- (c) In consideration of the Seller entering the Contract at the request of each Guarantor, each Guarantor guarantees to the Seller the payment of all money payable by the Buyer under this Contract and the performance of all other obligations imposed on the Buyer under this Contract.
- (d) Each Guarantor indemnifies the Seller against any loss, claim, damage, action, cost, liability, expense or payment incurred by the Seller in connection with or arising from any breach or default by the Buyer of its obligations under this Contract.
- (e) Each Guarantor must pay on demand any money due to the Seller under the indemnity in clause (b).
- (f) Each Guarantor is jointly and severally liable with the Buyer to the Seller for the performance of the Buyer's obligations under this Contract and any damage incurred by the Seller due to the Buyer's failure to perform its obligations under this Contract.
- (g) Each and every guarantee and indemnity provided under the terms of this Deed is continuing and binds each Guarantor despite:
 - i. the death, bankruptcy or liquidation of any Guarantor;
 - ii. the resignation of any Guarantor as a director of the Buyer;
 - iii. any waiver or extension of time granted from the Seller to the Buyer;
 - iv. the Contract being held invalid or incomplete for any reason;
 - v. Completion of the Contract; or
 - vi. improper execution by the Buyer to the Contract.
- (h) Each Guarantor warrants that their obligations under this Deed are valid and binding, they are entering this Deed as an adult above the age of 18 and are not acting in any capacity as a trustee and have been given an opportunity to seek independent legal and financial advice before entering this Deed.



Executed as a Deed

DATED:

SIGNED AND SEALED by the **GUARANTOR** in
the presence of:

Signature of **GUARANTOR**

Signature of Witness

Name of **GUARANTOR**

Name of Witness

SIGNED AND SEALED by the **GUARANTOR** in
the presence of:

Signature of **GUARANTOR**

Signature of Witness

Name of **GUARANTOR**

Name of Witness



SELLER EXECUTION PAGE

EXECUTED by **AZIMUT NO 6 PTY LTD ACN 650 153 478** in accordance with section 127 of the *Corporations Act 2001*(Cth):

Signature of Sole Director/Company Secretary

ROWAN WAYNE LIEBKE

Name of Sole Director/Company Secretary

Volume 115 Folio 44 Edition 1

AUSTRALIAN CAPITAL TERRITORY TITLE SEARCH

LAND

Turner Section 62 Block 23 on Deposited Plan 297

Lease commenced on 15/11/1962, granted on 27/02/1963, terminating on 14/11/2061

Area is 1049 square metres or thereabouts

Proprietor

Robert Denis Coen

Address not available

Jennifer Elizabeth Coen

Address not available

as Joint Tenants

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume 115 Folio 44**

Restrictions

Purpose Clause: Refer Crown Lease

S.28A City Area Leases Act 1936: 5 Years From Grant Date

Registered Date	Dealing Number	Description
23/09/1993	865184	Mortgage to WESTPAC BANKING CORPORATION
17/05/2001	1207481	Mortgage to WESTPAC BANKING CORPORATION

End of interests

AUSTRALIAN CAPITAL TERRITORY TITLE SEARCH

LAND

Turner Section 62 Block 24 on Deposited Plan 297

Lease commenced on 05/05/1955, granted on 01/07/1955, terminating on 04/05/2054

Area is 1106 square metres or thereabouts

Proprietor

David Colin McDonald

Address not available

Fiona Jane McDonald

Address not available

as Joint Tenants

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume 37 Folio 3644**

Restrictions

Purpose Clause: Refer Crown Lease

S.28A City Area Leases Act 1936: 5 Years From Grant Date

Registered Date	Dealing Number	Description
18/09/1996	1008480	Mortgage to Westpac Banking Corporation
02/03/2010	1675642	Vesting - changed dealing 1008480 from 'Mortgage to ST GEORGE BANK LIMITED' to 'Mortgage to Westpac Banking Corporation'. Effective from 2/3/2010.

End of interests

Plan of
SECTIONS 40-43, DIVISION OF O'CONNOR
SECTIONS 60-64, DIVISION OF TURNER
CANBERRA CITY DISTRICT
AUSTRALIAN CAPITAL TERRITORY

DEPOSITED PLAN No. S.P. 297

Scale
Feet 100 0 100 200 300 400 Feet

MACARTHUR RADIAL AV.
[200 FT WIDE]



AMENDED
BY D.P. No. 2809
ON 22-2-1972

AMENDED
BY D.P. No. 3799
ON 13-12-1974

AMENDED
BY D.P. No. 3800
ON 13-12-1974

AMENDED
BY D.P. No. 9697
ON 21 September 2001

AMENDED
BY D.P. No. 9505, 9506, 9507
ON 1 March 2000

AMENDED
BY D.P. No. 9581
ON 25 August 2000

AMENDED
BY D.P. No. 9989
ON 30 JANUARY 2004

AMENDED
BY D.P. No. 10033
ON 20th DECEMBER 2004
AMENDED
BY D.P. No. 10106
ON 6th MARCH 2005
April

AMENDED
BY D.P. No. 10366
ON 20th AUGUST 2007

AMENDED
BY D.P. No. 10407
ON 1st DECEMBER 2007

AMENDED
BY D.P. No. 11304
ON 5th MAY 2016

Note: GIP's are 20' from Building Line & at Centres of 15' Curves.

Amendments

a, b, c, d, e, f, g, h, i Area R1, M1, M2, M3 Date: 24.4.80
j, k. Bearing R1, M1, M2, M3 Date: 24.4.80

* PROPOSED ELECTRIC SUPPLY (M) SERVICE EASEMENT 8' WIDE

PROPOSED ELECTRIC SUPPLY (L) SERVICE EASEMENT VARIABLE WIDTH

(L) AMENDED BY REQUEST OF L.I.O.
REF. FOLIO No. 542 ON FILE No. 82-2611

Nomenclature Amended To 17-5-56

Drawn by: R.J.C. Date: 3rd February 50

Examined by: H.P.S. Date: 7th February 50

Date of survey: 26th October 1949

Strom. Meridian.

Field Books: S2168, S2233

(L) AMENDED BY REQUEST OF L.I.O.
REF. FOLIO No. 795 ON FILE No. 82-2611

Antenna 6-10-50 2/11/50

AMENDED
BY D.P. No. 10843
ON 9 September 2011

Blocks 17, 18, 19, 20, 21 Amended By DP 11527
On 19 January 2018

Section 60 Blocks 2, 3, 4 Amended by DP 11730
on the 20th of April 2020

AMENDED
BY D.P. No. 10230
ON 14th October 2006

AMENDED
BY D.P. No. 10276
ON 13/11/2006

AMENDED
SEE D.P. No. 534.

AMENDED
SEE D.P. No. 544.

AMENDED
SEE D.P. No. 723.

AMENDED
SEE D.P. No. 984.

AMENDED
SEE D.P. No. 1025

AMENDED
SEE D.P. No. 1172

AMENDED
SEE D.P. No. 1355

Deposited in the office of the
Registrar of Titles at Canberra in the
Australian Capital Territory

the day of , 19
at minutes past o'clock in
the noon

Approved *J. B. Burton*
Registrar of Titles

AMENDED
SEE D.P. No. 1644

AMENDED
BY D.P. No. 1724

ON 14th October 1966

AMENDED
BY D.P. No. 1710

ON 14th September 1966

AMENDED
BY D.P. No. 1759

ON 6th January 1967

AMENDED
BY D.P. No. 9566
ON 14 July 2000

AMENDED
BY D.P. No. 9671
ON 17 July 2001

AMENDED
BY D.P. No. 1857
ON 20th July 1967

I, Harold Preston-Stanley 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 do 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 by me and completed on the 26th day of October, 1949 and the reference marks have been placed as shown hereon.

And I make this solemn declaration by virtue of the Statutory Declarations Act, 1912 conscientiously believing the statements contained herein to be true in every particular.

H. Preston-Stanley
Licensed Surveyor

Declared at Canberra the 10th day of February, 1950, before me

Commissioner for Declarations
Commissioner for Declarations under the
Statutory Declarations Act, 1911-1922

(c) For the purposes of the definition of "lawful permanent resident" in section 101(a)(20)(A)(i), the term "lawful permanent resident" shall mean an alien who is lawfully admitted to the United States for permanent residence, and who is not a conditional permanent resident.

1. IT IS HEREBY COVENANTED AND AGREED as follows:-

(a) That

(i) the said rights under the land shall remain subject to the right of the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

(ii) and that the said land shall be held by the said land after the first option for payment thereof

the Commission shall be the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

(b) That the said rights under the land shall remain subject to the right of the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

(c) That the said rights under the land shall remain subject to the right of the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

(d) That the said rights under the land shall remain subject to the right of the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

(e) That the said rights under the land shall remain subject to the right of the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

(f) That the said rights under the land shall remain subject to the right of the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

(g) That the said rights under the land shall remain subject to the right of the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

(h) That the said rights under the land shall remain subject to the right of the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

(i) That the said rights under the land shall remain subject to the right of the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

The WITNESSES above the said land have been named in the name of the Commission as follows:-

SIGNED AND DELIVERED
by the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

SIGNED AND DELIVERED
by the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

SIGNED AND DELIVERED
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by the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

SIGNED AND DELIVERED
by the said land after the first option for payment thereof (whether such right shall have been or not) demanded or not;

THE COMMONWEALTH OF AUSTRALIA

The Clean Air (Leases) Ordinance 1954-1951

U.S. 911 file pursuant to the 1988 Anti-Smuggling Statute (1980-1991) and the Regulations
 1st of July

WHENEVER the Government of America intervenes called the "Communist" press as JAMES EARL RAY, of 400 Madison Avenue, New York, told a New York Times reporter.

was delivered on Feb-14-1902 and numbered 197. In the office of the Brigadier of Police at
Oaxaca in the said Territory and along the land shown by him as being the same enclosed herewith
THIS CERTIFICATE under the Government seal at Mexico City MARCH under the Index for the term of
sixty nine years commencing on the 1st of 1902. 1902-1971-1902

during the last two or three years of the coal boom, at the rate of—first, one, and then two—

[illegible]

1. 1991-1992 season: 12,000 km² (100,000 ha) of forest

and, using the following table, day of week

and the Fifth day of January —
and the Fifth day of January — In as-
surance to the Minister of the said person or persons, from
time to time, as authorized by the Minister for Lands
and Forests, Eastern Provinces, and the said person or persons
whenever the first of each quarterly payments to
the said person or persons, the said person or persons.

On 4/20/2006, Jim Leventhal said:

3. That the Agents and pay in the amount on behalf of the Government, all or any such persons as may be authorized as aforesaid at Yukon or in the said Territory (and) find such persons to be not eligible to be an agent of the Government of any province under the laws which may remain in force for some selected non-fishing days reported to be made there, (excepted) from the operation of the said statute in such cases, and may be a local Indian and with the good name of the agent.

25th Nov 2012

[illegible][illegible]

(g) That the lessee pay at any time upon payment of all rent and other moneys due to the Commissioner, a number of the same amounting to one per cent of the Government tax subject to any use of the Territory in the contrary, the lessee shall not be entitled to receive any compensation from the Government except in respect of the surrender of the mineral and buildings existing or improvements upon the said land;

15) That the estimated value of the said item shall be so approved for the purpose of determining the rent payable under this lease only in the event that your said item of this lease and in any event in your sole belief.

ix) Trans-

10. Any rent payable under this lease shall remain unpaid for twelve calendar months after the date specified for payment thereof, whereupon the same shall have been formally demanded as arrears.

[illegible]

The Government of the Minister on behalf of the Commonwealth may determine: this House has without prejudice to act along with the Government of the Minister on behalf of the Commonwealth may have against the second in respect of 177 lines of the schedule on the part of the House to be original or transferred;

3. That acceptance of a policy of the House will be observed or enforced;

- By WILLIAM F. FLYNN, Chairman, and JAMES H. HARRIS, Secretary, of the Committee on the Administration of the Federal Reserve System, and by the Board.

- 12 -

Ad. 2001

No. 1040) F-101 (Date when communication received) 10/10/50
 Address to Director of Alien Detection Panel
 From: 10/10/50 L. B. Nichols, 1925 or 1926 Minors, 1925
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 Date, August 1945 - or 1946 10/10/50 10/10/50 10/10/50
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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.

Unit	0	Block	23	Section	62	Suburb	TURNER
------	---	-------	----	---------	----	--------	--------

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) ☒ | () | () |

Certificate Number: N/A

Dated:

- | | |
|--|--------------|
| 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

Applicant's Name :

InfoTrack, InfoTrack

Date: 07-AUG-23 14:53:57

E-mail Address :

actenquiries@infotrack.com.au

Client Reference :

20235414 - 120885452

**Did you know? Lease Conveyancing enquiries can be lodged electronically at 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

07-AUG-2023 14:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 4

INFORMATION ABOUT THE PROPERTY

TURNER Section 62/Block 23

Area(m2): 1,053.5

Unimproved Value: \$1,924,000

Year: 2022

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.



Dame Pattie Menzies Building
16 Challis Street
Dickson, ACT 2602

07-AUG-2023 14:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 4

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

Application DA202341755 **Lodged** 09-JUN-23 **Type** See Subclass

-- Application Details -----

Description

PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing two dwellings on block 23 and 24 and the construction of three-storey multi-unit housing consists of 11 units, basement car parking, tree removal and associated works. Lease variation to consolidate the existing leases.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Canberra Central	Turner	62	23-23	
Canberra Central	Turner	62	24-24	

-- Involved Parties -----

Role	Name
Lessee	Fiona Jane McDonald
Lessee	Jennifer Elizabeth Coen
Lessee	Robert Denis Coen
Lessee	David Colin McDonald
Applicant	Purdon Planning Pty Ltd
Representor	Robens, David
Representor	Bowes, Matthew
Representor	Hertel, Marilyn

-- Activities -----

Activity Name	Status
Merit Track	Active

Application DA200404266 **Lodged** 17-SEP-04 **Type** Single Dwelling

-- Application Details -----

Description

Single level additions to rear

-- Site Details -----

District	Division	Section	Block(s)	Unit
Canberra Central	Turner	62	23-23	

-- Involved Parties -----

Role	Name
Applicant	Allan Spira Architect

-- Activities -----

Activity Name	Status
Ba Single Hse (Neighbour Cons)	Approved



Dame Pattie Menzies Building
16 Challis Street
Dickson, ACT 2602

07-AUG-2023 14:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 3 of 4

DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)

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

<u>Sect</u>	<u>Blk</u>	<u>DA No.</u>	<u>Description</u>	<u>Overlay Policy</u>	<u>Status</u>
62	24	202341755	PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing two dwellings on block 23 and 24 and the construction of three-storey multi-unit housing consists of 11 units, basement car parking, tree removal and associated works. Lease variation to consolidate the existing leases.	Active	
9	3	202139516	PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT - Upgrade and maintenance to the existing carpark, including construction of extension, demolition of carports and storage sheds to promote ease of access, civil works, landscaping and associated works.	Approval Conditional	23-MAY-22
9	3	202240242	PROPOSAL FOR NEW DOUBLE STOREY INDUSTRIAL BUILDING - demolition of existing surfaces and structures, construction of a double storey industrial building, retaining walls, landscaping and paving, and associated works.	Approval Conditional	17-AUG-22

Please Note: A section master plan exists or is being considered over this section.

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 not recorded by the Environment Protection Authority regarding the contamination status of the land. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination. To be completely sure, independent tests should be arranged.



Dame Pattie Menzies Building
16 Challis Street
Dickson, ACT 2602

07-AUG-2023 14:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 4 of 4

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 or by phoning Access Canbe

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 or for further information please call Access Canberra on 132281

----- END OF REPORT -----



**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.

Unit	0	Block	24	Section	62	Suburb	TURNER
------	---	-------	----	---------	----	--------	--------

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) | ☒ | () |

Certificate Number: N/A

Dated:

- | | |
|--|--------------|
| 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: 07-AUG-23 14:53:32

Applicant's Name : InfoTrack, InfoTrack
E-mail Address : actenquiries@infotrack.com.au
Client Reference : 20235414 - 120885292

**Did you know? Lease Conveyancing enquiries can be lodged electronically at 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

07-AUG-2023 14:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 4

INFORMATION ABOUT THE PROPERTY

TURNER Section 62/Block 24

Area(m2): 1,112.0

Unimproved Value: \$1,924,000

Year: 2022

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.



Dame Pattie Menzies Building
16 Challis Street
Dickson, ACT 2602

07-AUG-2023 14:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 4

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

Application DA202341755 **Lodged** 09-JUN-23 **Type** See Subclass

-- Application Details -----

Description

PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing two dwellings on block 23 and 24 and the construction of three-storey multi-unit housing consists of 11 units, basement car parking, tree removal and associated works. Lease variation to consolidate the existing leases.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Canberra Central	Turner	62	23-23	
Canberra Central	Turner	62	24-24	

-- Involved Parties -----

Role	Name
Lessee	Fiona Jane McDonald
Lessee	Jennifer Elizabeth Coen
Lessee	Robert Denis Coen
Lessee	David Colin McDonald
Applicant	Purdon Planning Pty Ltd
Representor	Robens, David
Representor	Bowes, Matthew
Representor	Hertel, Marilyn

-- Activities -----

Activity Name	Status
Merit Track	Active

Application DA955093 **Lodged** 11-DEC-95 **Type** Single Dwelling

-- Application Details -----

Description

ALTERATION

-- Site Details -----

District	Division	Section	Block(s)	Unit
Canberra Central	Turner	62	24-24	

-- Involved Parties -----

Role	Name
Applicant	Denoon

-- Activities -----

Activity Name	Status
Ba Single Hse (No Notif)	Approved



Dame Pattie Menzies Building
16 Challis Street
Dickson, ACT 2602

07-AUG-2023 14:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 3 of 4

DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)

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

Sect	Blk	DA No.	Description	Overlay Policy	Status
9	3	202139516	PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT - Upgrade and maintenance to the existing carpark, including construction of extension, demolition of carports and storage sheds to promote ease of access, civil works, landscaping and associated works.	ANIA Approval Conditional	23-MAY-22
62	23	202341755	PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing two dwellings on block 23 and 24 and the construction of three-storey multi-unit housing consists of 11 units, basement car parking, tree removal and associated works. Lease variation to consolidate the existing leases.	UNIA Active	
9	3	202240242	PROPOSAL FOR NEW DOUBLE STOREY INDUSTRIAL BUILDING - demolition of existing surfaces and structures, construction of a double storey industrial building, retaining walls, landscaping and paving, and associated works.	Approval Conditional	17-AUG-22

Please Note: A section master plan exists or is being considered over this section.

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 not recorded by the Environment Protection Authority regarding the contamination status of the land. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination. To be completely sure, independent tests should be arranged.



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Dickson, ACT 2602

07-AUG-2023 14:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 4 of 4

ASBESTOS SEARCH

ACT Government records indicate that a form of asbestos is or has been present on this land. For further information please refer to the Building Conveyancing Report, or contact a licensed Asbestos Assessor for an independent report in relation to the presence of loose-fill asbestos insulation (and other forms of asbestos e.g. bonded asbestos).

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 or by phoning Access Canbe

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 or for further information please call Access Canberra on 132281

----- END OF REPORT -----

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.

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



1.



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.



3. Internal areas

wall and ceiling panels, carpet underlay,
textured paints, insulation in domestic
heaters

4.



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.

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
- financial considerations
- equity of access to common property, easements, facilities or utility services

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).



A.C.T. SMS Pty Ltd
U43, 2 King Street
Deakin ACT 2600

PO Box 3208
Weston ACT 2611

T 02 5131 2600

ABN 39 634 756 031

2nd August 2023

Josh Palfi
Liebke & Co
Via email – josh@liebkeandco.com.au

Dear Josh,

RE: 60-62 MacLeay Street, Turner

I refer to our recent discussions with regard to estimated costs for budget purposes for the first two years for the Units Plan mentioned above. I am pleased to provide you with the below costings for your review. It should be noted that budget costs are estimates only from the plans and information provided.

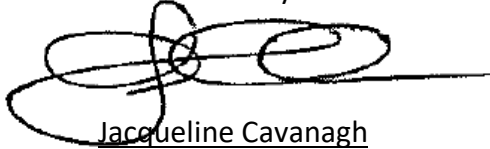
	1st Year	2nd Year
Cleaning	\$ 2,500.00	\$ 2,500.00
Common Seal	\$ 60.00	\$ -
Common Property	\$ 1,100.00	\$ 500.00
Electrical	\$ 400.00	\$ 400.00
Fire systems	\$ 2,000.00	\$ 2,000.00
Garage	\$ 1,000.00	\$ 1,000.00
Grounds Maintenance	\$ 2,500.00	\$ 2,500.00
Insurance	\$ 11,495.00	\$ 12,650.00
Management Fee - Agreed Services	\$ 4,400.00	\$ 4,620.00
Management Fee - Additional services	\$ 550.00	\$ 550.00
Plumbing	\$ 500.00	\$ 500.00
Reports - Sinking Fund Plan		\$ 500.00
Security/Intercom	\$ 500.00	\$ 500.00
Utilities - Electricity	\$ 2,750.00	\$ 2,750.00
TOTAL	\$ 24,505.00	\$ 25,720.00

Due to escalating costs of insurance etc, the amounts listed below may vary due to matters beyond our control. Below is a breakdown of estimated annual administration fund levies per unit based on the Unit Entitlements provided.

Unit No	Estimated Unit Entitlements	1st Year	2nd Year
1	100	\$ 2,451	\$ 2,572
2	91	\$ 2,230	\$ 2,341
3	91	\$ 2,230	\$ 2,341
4	91	\$ 2,230	\$ 2,341
5	91	\$ 2,230	\$ 2,341
6	101	\$ 2,475	\$ 2,598
7	93	\$ 2,279	\$ 2,392
8	83	\$ 2,034	\$ 2,135
9	83	\$ 2,034	\$ 2,135
10	83	\$ 2,034	\$ 2,135
11	93	\$ 2,279	\$ 2,392
TOTALS	1000	\$ 24,505	\$ 25,720

Should you have any queries please contact this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jacqueline Cavanagh', with a long horizontal line extending to the right.

Jacqueline Cavanagh

Branch Manager

STRATA MANAGEMENT AGREEMENT

THE OWNERS – UNITS PLAN TBC		Owners Corporation	
ABN		Address: 60-62 MACLEAY ST, TURNER, ACT	
NAME OF AGENT:		A.C.T. SMS Pty Ltd (trading as ACT Strata Management Services)	
ABN: 96144703435		Address Unit 43 / 2 King Street, Deakin ACT 2600	
Telephone: 02 5131 2600			
PARTICULARS:			
Commencement Date		TBC	
Initial Term		36 months	
Management Fee		\$4,400.00 Inc GST	
Agreed Services		Services set out in Attachment A to this Agreement.	
Additional Services		Services set out in Schedule B to this Agreement.	
Additional Services Fees		Services set out in Schedule C to this Agreement.	
Units Plan		TBC	
Payment Method		Monthly in advance.	
Annual Fee Review at Annual General Meeting		By negotiation	
EXECUTED BY:			
Owners Corporation			
The common seal of the Owners Corporation was affixed on:			
in the presence of the following persons authorised in accordance with the rules of the Owners Corporation:			
Signature		Signature	
Name		Name	
Position		Position	
Agent			
Executed by in accordance with Section 127 of the Corporations Act 2001:			
Signature of a Manager		Signature Name	

Act means the *Unit Titles Act 2001* (ACT).

Additional Services means the services set out in Schedule B to this Agreement.

Agreement means this agreement and includes any annexure or schedule to it.

Common Property means that part of the Units Plan which comprises the common property as defined in section 13 of the Act.

GST Act means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

GST has the meaning given to it in the GST Act.

Management Act means the *Unit Titles (Management) Act 2011* (ACT).

Non-Standard Work means any work which is not Standard Work.

Office Hours means between 9:00 am and 5:00 pm Monday to Friday, excluding public holidays.

Standard Work means:

- a) construction work as necessary to maintain the integrity of the building.
- b) general maintenance works, including but not limited to: lawn mowing; gardening; window cleaning and painting.
- c) minor maintenance repairs, including but not limited to repair and replacement of leaking pipes; replacing pavers and tiles; and lock replacement and repair.
- d) annual inspection, notifications and maintenance required for essential fire safety equipment.
- e) pest management treatments (excluding fumigation).
- f) lift, travelator, or escalator maintenance; and
- g) renewal of plant registrations in accordance with the requirements of the WHS Act and WHS Regulation,

provided however:

- h) if any of these works require a principal contractor (as defined under the WHS Act 2011 and WHS Regulation 2011) to be appointed then the works will be Non-Standard Work; and
- i) if there is any inconsistency between Standard Work and Non-Standard Work, the work will be interpreted as Non-Standard Work.

WHS Act means the *Work Health & Safety Act 2011* (ACT).

WHS Regulation means the *Work Health & Safety Regulation 2011* (ACT).

2 WARRANTIES AND ACKNOWLEDGEMENT

- a) The Owners Corporation warrants that it has resolved and had authority to enter into the Agreement.
- b) The Agent warrants that the Agent holds a real estate agent's licence under the *Agents Act 2003* (ACT) and the licence will be maintained while the Agreement is in force.

3 APPOINTMENT OF THE AGENT

The Owners Corporation appoints the Agent, and the Agent accepts the appointment, to perform the Agreed Services and any Additional Services which may be agreed to by the Agent, on the terms and conditions set out in this Agreement.

4 TERM OF APPOINTMENT

Upon the expiry of the Initial Term and each subsequent term, this Agreement will automatically be extended for a further 12-month period, up to a maximum term of three years, unless terminated in accordance with either clause 9 or clause **Error! Reference source not found.**

5 DUTIES OF THE AGENT

- a) The Agent will use all reasonable endeavours to perform the Agreed Services in a proper and skilful manner. The Agreed Services are included in the Management Fee.
- b) The Agent may, if requested by the Owners Corporation, agree to perform the Additional Services for an additional fee as set out in Schedule C to this Agreement.

- c) In carrying out the Agreed Services, and when requested the Additional Services, the Agent will comply with and carry out all reasonable and lawful directions of the Owners Corporation.
- d) The Agent must take out and maintain public liability insurance in respect of an act or omission of the Agent in the performance of the Agreed Services and Additional Services as set out in the Management Act.

6 DUTIES OF THE OWNERS CORPORATION

The Owners Corporation will:

- a) pay the Management Fee and Additional Service Fees in accordance with clause 8;
- b) provide the Agent with copies of all documents reasonably necessary to enable the Agent to carry out the Agreed Services and Additional Services (where requested).
- c) nominate a representative to be the point of contact with the Agent and ensure, to the extent reasonably practicable, all communications are directed through that person.
- d) as and when requested by the Agent, effect all necessary service agreements for equipment normally the subject of a service agreement; and
- e) pay (or reimburse the Agent) for all disbursements including venue hire, materials and parts used or supplied, or third-party contractors reasonably engaged, in carrying out the Agreed Services or Additional Services.

7 THIRD PARTY CONTRACTORS

- a) The Owners Corporation authorises the Agent to, on behalf of the Owners Corporation, engage any third-party contractors reasonably necessary to provide the Agreed Services (or part of them) or, where requested, the Additional Services.
- b) Except in the case of an emergency or where the work is within the Limit of Expenditure, the Agent will obtain agreement from the Owners Corporation prior to engaging any third-party contractors.
- c) The Owners Corporation agrees to reimburse the Agent for all costs associated with those third-party contractors.

8 PAYMENT OF FEES

- a) The Management Fee and Additional Services Fees are payable in accordance with the Payment Method, upon receipt of a tax invoice from the Agent.
- b) The Management Fee and Additional Services Fees will be increased according to the Fee Review Method on and from each anniversary of the Commencement Date.

9 TERMINATION

Subject to Clause 4 (Term) of this Agreement, this Agreement terminates on the earlier of:-

- a) The End Date: When a notice is served under Clause 4 (Term) or Clause 9 (Termination) of this Agreement; or
- b) If the parties mutually agree, at any time during the Term.
- c) The Manager may terminate this Agreement by giving 30 days written notice to the Corporation.
- d) The Corporation may terminate this Agreement in accordance with the Act.
- e) The Corporation must pay to the Manager promptly all amounts due to the Manager under this Agreement at the date of termination.
- f) Provided the Manager receives all amounts due to it, the Manager must deliver the records of the Corporation to the Committee Nominee, together with control of the Corporation Bank Account within thirty (30) days of the date of termination, or such other period as required by the Act, if any.

10 DISCLOSURE

The Agent may receive rebates, commissions, or discounts from third party suppliers. All such rebates, commissions or discounts that are in place at the date of this Agreement are

set out in Schedule D to this Agreement or as otherwise notified in writing to the Owners Corporation from time to time.

11 LIMITATION AND INDEMNITY

- a) The Owners Corporation acknowledges that the Agent is providing management services only and is not obliged nor qualified to provide specialised advice such as legal or accounting advice. The Agent may, as reasonably necessary and subject to instructions from the Owners Corporation, engage suitably qualified experts to provide any necessary advice.
- b) Both the Agent and the Owners Corporation will take out and maintain public liability insurance policies as required by the Unit Titles (Management) Act 2011.
- c) The Owners Corporation releases and indemnifies the Agent from (however caused):
 - i) any loss or damage arising out of a breach of the rules of the Owners Corporation (as defined in the Management Act), the Act, the Management Act or any other contract or law by any unit owner, tenant, visitor, invitee, licensee or contractor on the Common Property or any of the units in the Units Plan;
 - ii) any injury or death of any person on the Common Property or any of the units in the Units Plan.
 - iii) any claim made against the Agent by any third party arising out of the Agent's provision of the Agreed Services or the Additional Services; and
 - iv) any loss or damage to property of the Agent on the Common Property or any of the units in the Units Plan,except where the loss or damage was directly caused solely by the negligence or wilful breach of this Agreement by the Agent.

12 TRANSFER

- a) The Agent cannot transfer its rights under this Agreement without the written consent of the Owners Corporation, which consent will not be unreasonably withheld, if the Agent satisfies the Owners Corporation that the proposed transferee and associates are fit and proper persons and have the qualifications, competence and expertise to perform the Agreed Services and Additional Services at a fee not greater than the current Management Fee and Additional Services Fees.
- b) The Owner's Corporation must advise the Agent of its decision whether to approve a proposed transfer within 30 days after receiving from the Agent the information reasonably necessary to make the decision.
- c) If the Owners Corporation approves the transfer, the Owners Corporation, the Agent and the transferee must enter into a transfer agreement.

13 WORK HEALTH & SAFETY

- a) The parties agree that they each have a shared duty, and each must comply with their respective due diligence obligations under the WHS Act 2011 and WHS Regulation 2011 and relevant coded of practice.
- b) Subject to the provisions of the WHS Act and the WHS Regulation, the appointment of the Agent by the Owner's Corporation under this Agreement does not constitute the appointment of the Agent as a principal contractor within the meaning of regulation 293 of the WHS Regulation 2011.

14 GST

- a) Words or expressions used in this clause 14, or elsewhere in this Agreement that are defined in the GST Act have the same meaning in this Agreement.
- b) All amounts expressed in this Agreement are inclusive of GST.
- c) If the Agent incurs a liability to pay GST regarding a supply to the Owners Corporation pursuant to this Agreement, the fees that the Owners Corporation must pay to the Agent for that supply is

increased by an amount equal to the GST liability that the Agent incurs in making the supply and that amount is payable at the same time as the fees are payable in respect of that supply before that increase.

15 NOTICES

Notices can be given by any one of the following means:

- a) by sending it by pre-paid post or delivering it by hand to the address specified in this Agreement for the party, and in either case the notice will be deemed to be received on the day following delivery that is not a weekend or a public holiday in the Australian Capital Territory; or
- b) by sending it by facsimile transmission to the facsimile number of the party, in which case the notice will be deemed to be received when the facsimile has been successfully transmitted; or
- c) by sending it by email to the email address notified by the other party, in which case the notice will be deemed to be received the day the email is sent.

17 SERVICE CONTRACTORS

Where the Owners Corporation enters into an Agreement with a Service Contractor nominated by the Agent, the Agent will qualify the Service Contractor to comply with WHS Legislation and codes of practice of the mandatory regulations and be covered by public liability insurance appropriate to the functions carried out by the Service Contractor.

SCHEDULE A – AGREED SERVICES

The following services are the Agreed Services and includes all time reasonably necessary to perform the services listed EXCEPT THAT where a service or task is specifically listed as an Additional Service in Schedule B or where a rate is specified for the service or task in Schedule C, it does not form part of the Agreed Services.

ACCOUNTING

- Managing the funds of the Owners Corporation, including:
 - paying invoices on behalf of Owners Corporation (e.g. for water charges, rates, maintenance and Agent's fees and expenses under this Agreement)
 - paying disbursements and expenses incurred in the connection with the Agent's management under this Agreement.
 - establishing and maintaining the trust account in accordance with the provisions of the *Agents Act 2003* (ACT); and
 - issuing levy notices for standard levies.
- Preparing, and (where applicable) filing, accounts and budgets, including:
 - financial statements for each executive committee meeting.
 - provide statutory reconciled accounts including balance sheet, statement of income and expenditure and levy status report.
 - financial statements and levy status report as and when reasonably required for general meetings.
 - prepare administrative fund budget and arrange for sinking fund budget; and
 - manage administrative fund and sinking fund.

INSURANCE

- Assisting the Owners Corporation in arranging insurance as required under the Management Act, including:
 - arranging, on instructions, valuations for new policies or renewals as required; and
 - obtaining quotes as requested.
- On request from the Owners Corporation, preparing and lodging routine insurance claims. Note that where preparation and lodgement of the insurance claim takes more than 60 minutes, the claim is not routine and will be an Additional Service.

SECRETARIAL

- Maintaining the corporate register and minute book including electronic rolls.
- Providing access to the corporate register to allow for the inspection of records in accordance with section 116 of the Management Act.
- Maintaining an up-to-date correspondence file.
- Recording and retaining notices received by the Owners Corporation under Section 115 of the Management Act.
- Maintaining and administering the use of the common seal.
- Attending to routine communication with the executive committee or unit owners via fax, email, verbal, letter etc.

MEETINGS

- Preparing and distributing notices of annual general meetings.
- Attending annual general meetings held at the Agent's premises (or other venues by agreement), including after hours' (commenced by 5.00 pm and concluded by 6.30 pm) attendance except where the Units Plan consists of 10 or fewer units in which case all meetings will be held during office hours.
- Preparing and distributing minutes of annual general meetings.
- Arranging venue for meetings where necessary.

RULES

- Answering routine queries about rights and obligations of the Owners Corporation and individual unit owners.

REPAIRS & MAINTENANCE

- Arranging for appropriately qualified and insured contractors to undertake Standard Work, routine repairs to and maintenance of the Common Property (without consent if the works are within the Limit of Expenditure).
- Advising the Owners Corporation of any correspondence, reports, enquiries, or complaints regarding the Common Property. This includes advising the Owners Corporation of any matters brought to the Agent's attention regarding parts of the Common Property that are unsafe or in need of repair but does not extend to an obligation to perform inspections of the Common Property.
- After hours contact between the hours of 5.00 pm and 7.00 am on 02 5131 2600. If a call-out is required, this will be an Additional Service.

ATTACHMENT – A

The Attachment provides a summary of the Services and whether they are included as Agreed Services (Schedule A).

Preparation of financial statements including profit & loss and balance sheet to year end.	Included
Produce proposed annual budget and email to EC	Included
Produce proposed annual budget and hold a pre-Annual General Meeting with EC to finalise.	Included
In conjunction with EC prepare agenda for Annual General Meeting	Included
After EC have approved proposed budget and agenda, send Annual General Meeting notice with agenda, budget, and associated forms to all owners.	Included
Attend Annual General Meeting	Included
Take minutes of Annual General meeting if EC secretary does not do so.	Included
Distribute minutes to chairman for revisions	Included
Distribute minutes to owners	Included
Distribute levy notices.	Included
Collect levies	Included
Send reminders to late payers	Included
Arrange insurance reviews	Included
Lodge routine Insurance Claims	Included
Maintain bank accounts	Included
Arrange quotations for services required under the Unit Titles (Management) Act 2011 (e.g. sinking fund reports, building maintenance plans etc.)	Included
Maintain the Corporate Register	Included
Arrange routine repairs and maintenance.	Included
Make routine payments to contractors.	Included
Arrange routine repairs and maintenance.	Included
Make routine payments to contractors upon approval by the EC.	Included
Instigate collection procedures against non-payers.	Included
Register and upload Body Corporate information onto Whittles operating system	Included
Establish all user licences for owners to access and connect to the data base	Included

Cyber Technology and Security Defence Layers	Included
Data Security Defence Systems	Included
Provide Access to Electronic Online voting	Included
Printing, copying, stationery, telephone, postage, IT, software, archive.	Included

SCHEDULE B – ADDITIONAL SERVICES

EXECUTIVE COMMITTEE MEETINGS

- Preparing and distributing notices of executive committee meetings.
- Attending executive committee meetings.
- Preparing and distributing minutes of executive committee meetings.

GENERAL MEETINGS OTHER THAN THE ANNUAL GENERAL MEETING

- Preparing and distributing notices of additional general meetings.
- Attending additional general meetings.
- Preparing and distributing minutes of additional general meetings.

REPAIRS AND MAINTENANCE

- Arranging building inspections and reports for non-routine maintenance and Non-Standard Work.
- Arranging (including, as directed, obtaining quotes, liaising with contractors or executing contracts) for appropriately qualified and insured contractors to undertake non-routine repairs and maintenance and Non-Standard Work (without consent if the works are within the Limit of Expenditure).
- Attending to out of hours call outs.

INSURANCE

- Preparing and lodging non-routine insurance claims (in excess of 60 mins per claim).
- Administering claims and other activities involved in minimisation of loss, liaison with loss adjustors and other related activities.
- Preparing and lodging insurance claims and other related activities with Insurance Brokers other than MGA Insurance Brokers Pty Ltd.

RULES

- Issuing and serving notice to comply with the rules.

ACCOUNTING

- GST related activities (including BAS preparation and lodgement).
- Preparation and lodgement of any annual tax return required by law;
- Assisting an auditor if applicable.
- Monitoring and arrange recovery of levy arrears which have been outstanding for more than 30 days.

UNIT TITLE CERTIFICATES

- Providing unit title certificates in accordance with section 119 of the Management Act or attending to requisitions.

GENERAL

- Initiate debt recovery action for all outstanding levies as required.
- Representing the Owners Corporation in tribunal or court proceedings.

- Briefing solicitors or representing the Owners Corporation in any disputes (including mediation, adjudication, arbitration, tribunal, or court proceedings).
- Briefing solicitors in relation to provision of non-dispute related advice.
- Assisting the Executive Committee in drafting, amending, or reviewing the rules of the Owners Corporation as defined in the Management Act.
- Assisting the Owner's Corporation in the renewal of lease or change in units of entitlement.
- Assisting the Owner's Corporation in changing the lease purpose clause
- Any other services requested by the Owner's Corporation, (which are not Agreed Services) that can be provided by the Agent.

SCHEDULE C – ADDITIONAL SERVICES RATES

Additional Service Rates - Professional & Administration Fees*

No.	Item	Charge per unit (GST Incl)	Unit
1.	Prepare & distribute notices of Executive Committee meetings	\$110.00	Per hour Minimum charge of 1 hour
2.	Attend executive committee meetings during office hours	\$185.00	Per hour Minimum charge of 1 hour
3.	Attend executive committee meetings outside office hours	\$220.00	Per hour Minimum charge of 1 hour
4.	Prepare & distribute executive committee meeting minutes to all owners for meetings	\$110.00	Per hour Minimum charge of 1 hour
5.	Prepare & distribute notice of general or extraordinary meeting (other than the annual general meeting)	\$110.00	Per hour Minimum charge of 1 hour
6.	Attend general or extraordinary meetings during office hours (other than the annual general meeting)	\$185.00	Per hour Minimum charge of 1 hour
7.	Attend general or extraordinary meetings outside office hours (other than the annual general meeting)	\$220.00	Per hour Minimum charge of 1 hour
8.	Prepare & distribute minutes of general or extraordinary meeting (other than the annual general meeting)	\$110.00	Per hour Minimum charge of 1 hour
9.	Attending meeting with executive committee or contractors during office hours	\$185.00	Per hour Minimum charge of 1 hour
10	Attending meeting with executive committee or contractors outside office hours (weekdays)	\$220.00	Per hour Minimum charge of 1 hour
11	Prepare and lodge non-routine insurance claims which take more than 60 minutes to prepare	\$220.00	Per hour charged in 15 min intervals
12	Administering insurance claims and other activities involved in minimisation of loss, liaison with loss adjustors and other related activities.	\$185.00	Per hour charged in 15 min intervals
13	Additional financial reports or reports prepared to specific requirements	\$185.00	Per hour charged in 15 min intervals
14	Assist auditor in providing accounts and records for audit	\$150.00	Per hour charged in 15 min intervals
15	Public Officer Compliance	\$165.00	GST Registered groups only
16	Issue levy notice – non-standard ie: special levy notice	\$5.50	Per owner
17	Provide information to solicitors in relation to applications for mediation, adjudication and/or tribunal orders	\$185.00	Per hour charged in 15 min intervals
18	ACT Civil & Administrative Tribunal and/or Court documentation/appearance	\$220.00	Per hour charged in 15 min intervals

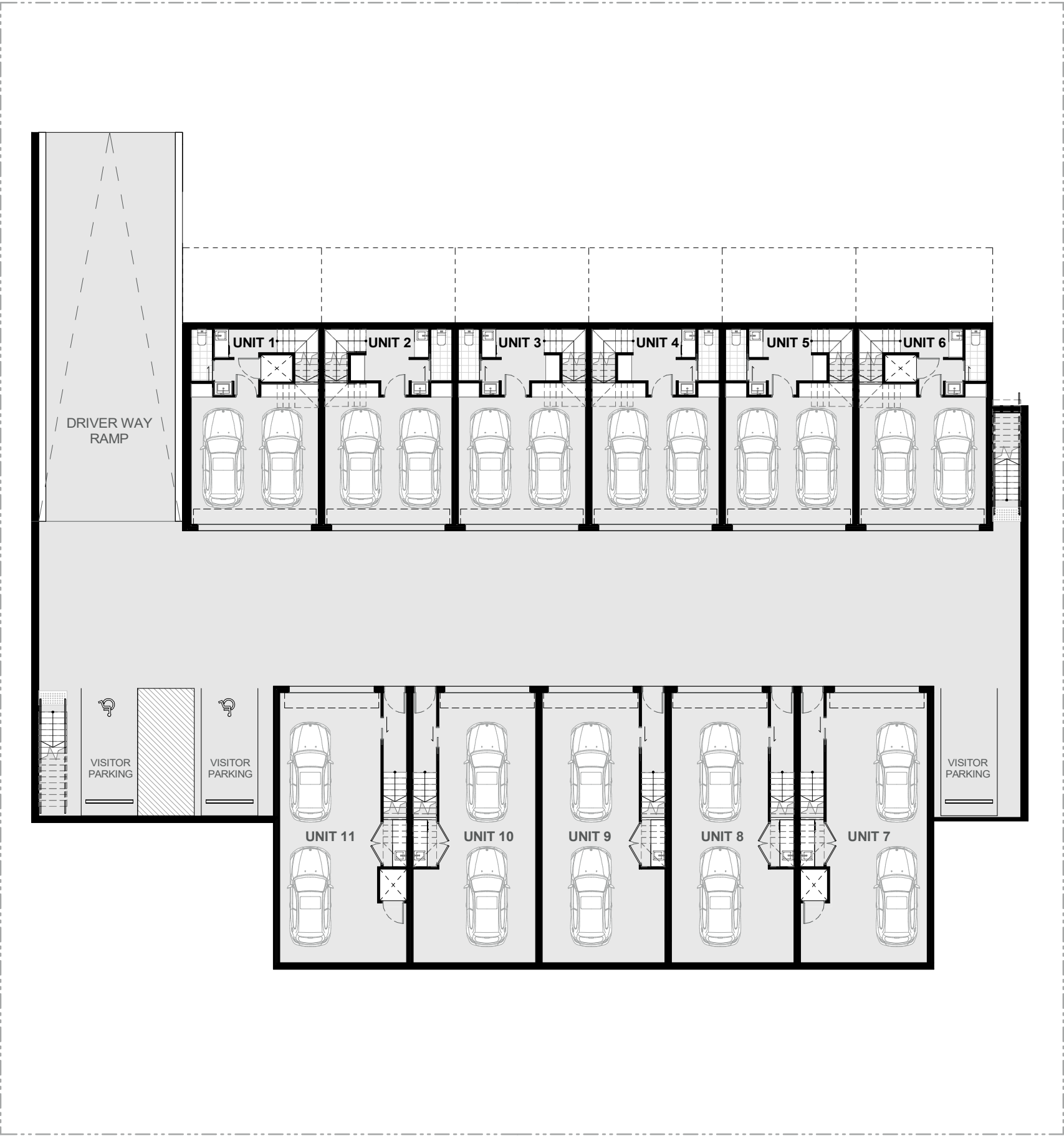
19	Assist the executive committee in drafting Rules, amendments to Rules, & Rules reviews	\$150.00	Per hour charged in 15 min intervals
20	Issue non-standard communication i.e.: notice to all owners/residents, issue of house rules etc	\$110.00	Per hour (Minimum Charge \$55.00)
21	Renewal of lease or change in units of entitlement	\$250.00	Per unit. A minimum charge of \$2,000.00 (plus costs)
22	Change to lease purpose clause	\$185.00	Per hour charged in 15 min intervals
23	Adjourned/other meeting charge	\$185.00 \$220.00	Per hour or part thereof during business hours Per hour or part thereof after hours
24	After hours call out	\$250.00	Per hour or part thereof (plus travel time)
25	Lodgement of taxation return	\$275.00	Per return
26	Lodgement of quarterly BAS	\$275.00	Per statement
27	Attending to other GST or tax related activities	\$185.00	Per hour charged in 15 min intervals
28	Section 119 certificates and requisitions	*\$320.00	At cost (paid by the applicant) *Fee may vary in accordance with the Ministers determination as per the Unit Titles (Management) Act 2011.
29	Updated Section 119 certificates (outside of 4 months)	*\$159.00	At cost (paid by the applicant) *Fee may vary in accordance with the Ministers determination as per the Unit Titles (Management) Act 2011.
30	Book inspection	*\$121.00	At cost (paid by the applicant) *Fee may vary in accordance with the Ministers determination as per the Unit Titles (Management) Act 2011.
31	Levy arrears notices (to be recharged to defaulting owner):	\$44.00	Final Notice
32	Issuing of Article infringement notices (to be recharged to defaulting owner)	\$185.00 \$185.00	Per letter – 1 st Infringement Notice Per letter – Any Subsequent/Final Notices
33	Assistance with management of building defects	\$185.00	Per hour charged in 15 min intervals
34	Major project coordination (i.e.: roof replacement, internal/external painting, fence replacement etc)	\$180.00	Per hour charged in 15 min intervals
35	Handover & Exit Fee	\$10.00	Pet lot (minimum charge \$500)

These fees have been negotiated between the parties to agreement the **owner's unit plan no:** TBC
Date:

SCHEDULE D – DISCLOSURE SCHEDULE

1. The Owners Corporation acknowledges that the Manager will refer all insurances via MGA Insurance Brokers Pty Ltd unless otherwise directed by the Owners Corporation.
- 1.1 This arrangement does not oblige the Owners Corporation to utilise MGA Insurance Brokers Pty Ltd and the Owners Corporation are free to direct their chosen insurance through their nominated insurance broker or insurance agent.
- 1.2 The Agent may receive rebates, commissions, or discounts from third party suppliers. All such rebates, commissions or discounts that are in place at the date of this Agreement are set out in Clause 10 or as otherwise notified in writing to the Owners Corporation from time to time.
- 1.3 Supplier - MGA Insurance Brokers Pty Ltd
Amount of commission - 55% on commissions and brokerage earned by MGA Insurance Brokers Pty Ltd
- 1.4 Providers that are associates of the Manager and the nature of the relationship.
 - (a) Name of Company:
MGA Insurance Brokers Pty Ltd
ABN 29 008 096 277
Relationship: Various Common Shareholders
 - (b) Name of Company:
Millennium Underwriting Agencies Pty Ltd
ABN 38 079 194 095
Relationship: Various Common Shareholders
 - (c) Name of Company
Swiftaccess Pty Ltd
ABN 19 165 827 565
Relationship: Various Common Shareholders
 - (d) Name of Company
Swift Collect Pty Ltd
ABN 29 603 339 304
Relationship: Various Common Shareholders
 - (e) Name of Company
Strata Utility Networks Australia Pty Ltd
ABN 91 624 286 620
Relationship: Various Common Shareholders

FLOOR PLAN - LOWER GROUND



GENERAL NOTES

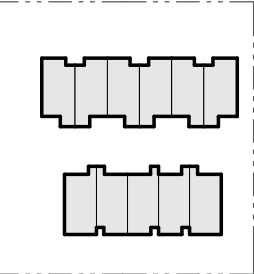
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BY LIEBKE + CO



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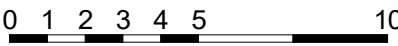
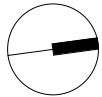
FLOOR PLAN - GROUND LEVEL



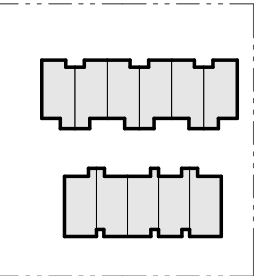
GENERAL NOTES

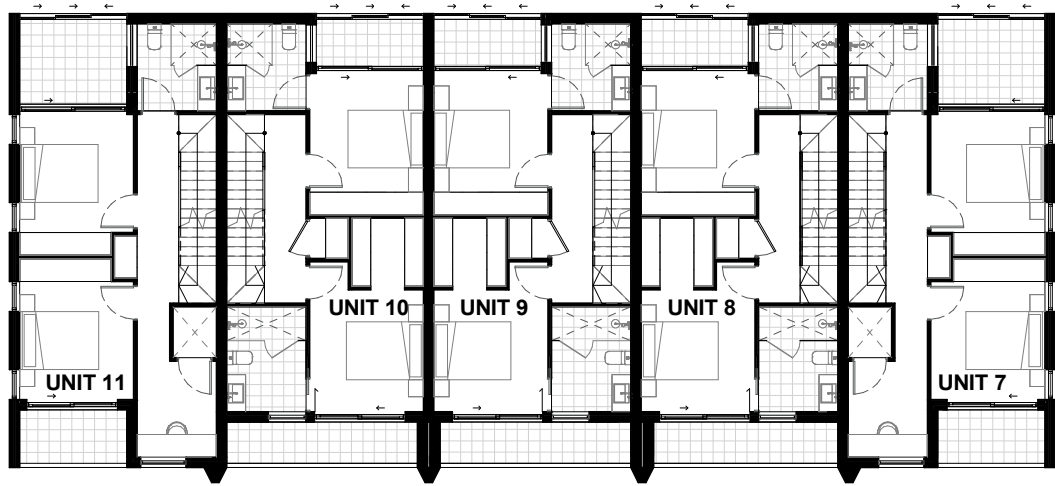
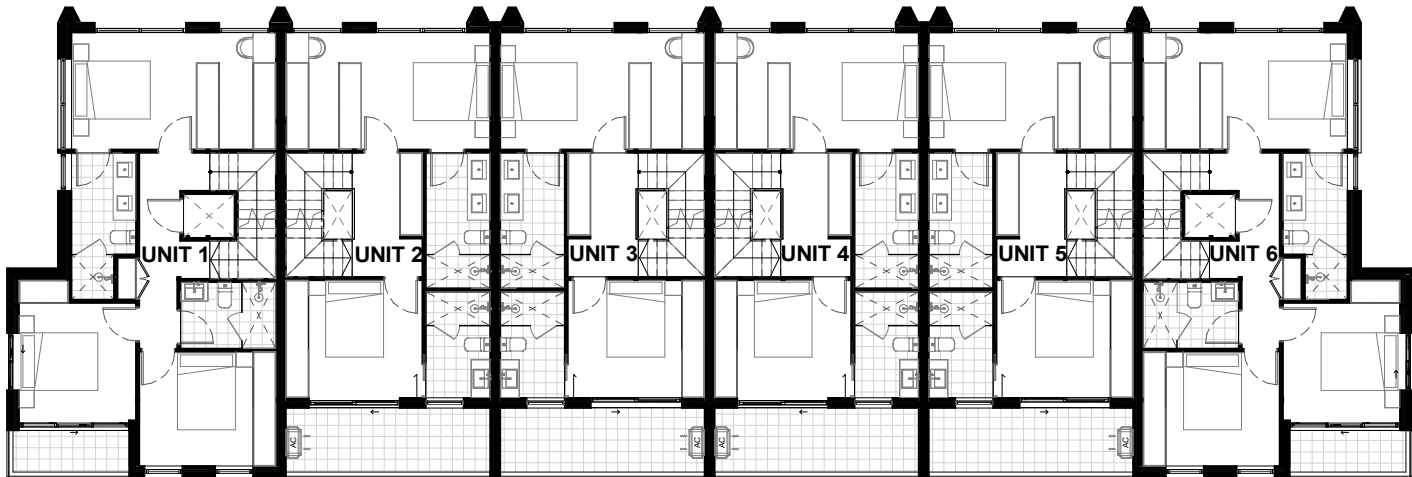
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BY LIEBKE + CO



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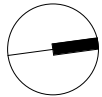




GENERAL NOTES

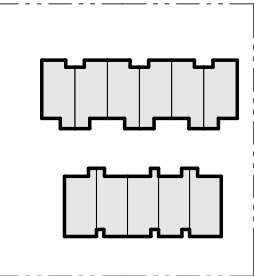
AREA CALCULATION IS FOR GROSS FLOOR AREA AND IS MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS AND COMMON AREA WALLS AND TO THE CENTERLINE OF PARTY WALLS AND INCLUDES RISER SHAFTS AND VERTICAL SERVICE DUCTS. BALCONY AREA IS MEASURED TO THE INSIDE FACE OF BALUSTRADES. ANY AREAS SHOWN ARE INDICATIVE ONLY AND MAY BE VARIED SUBJECT TO DETAIL DESIGN AND AUTHORITY REQUIREMENTS. REFER TO GENERAL ARRANGEMENT FLOOR PLANS FOR APARTMENT LOCATIONS, INDIVIDUAL INTERNAL, EXTERNAL AND COURTYARD AREAS, BALCONY CONDITIONS, EXTERNAL SCREEN LOCATIONS, AND ENTRY COURTYARD CONDITIONS. DIMENSIONS ARE TAKEN FROM CENTRELINES OF WALLS. DIMENSIONS ARE INDICATIVE ONLY AND SUBJECT TO CHANGE

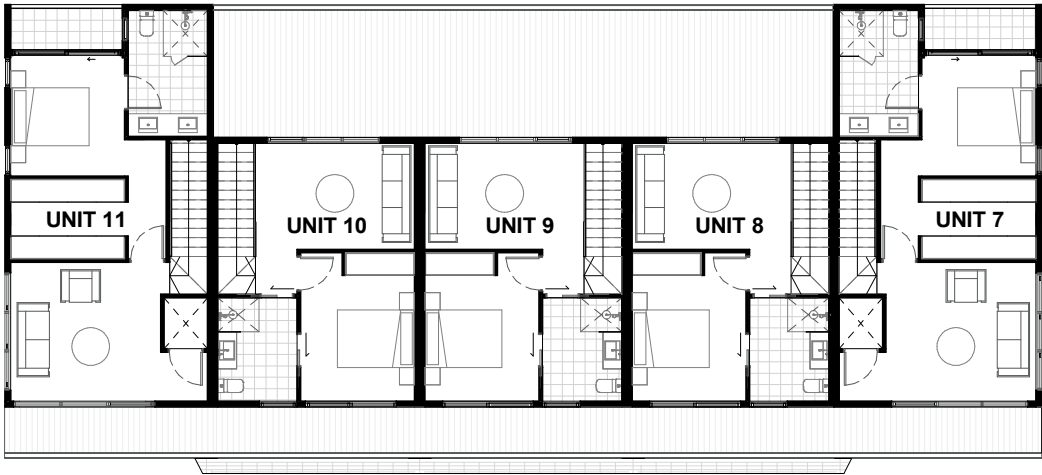
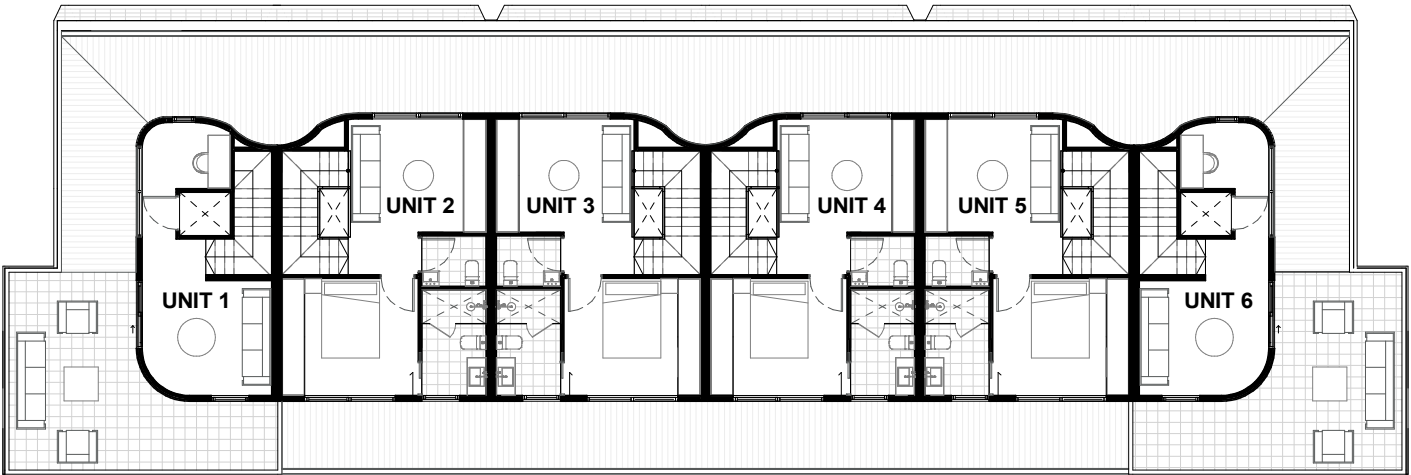
ZARAH
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GENERAL NOTES

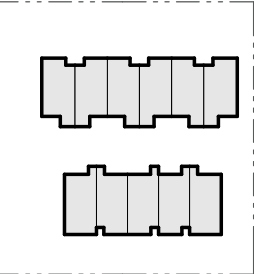
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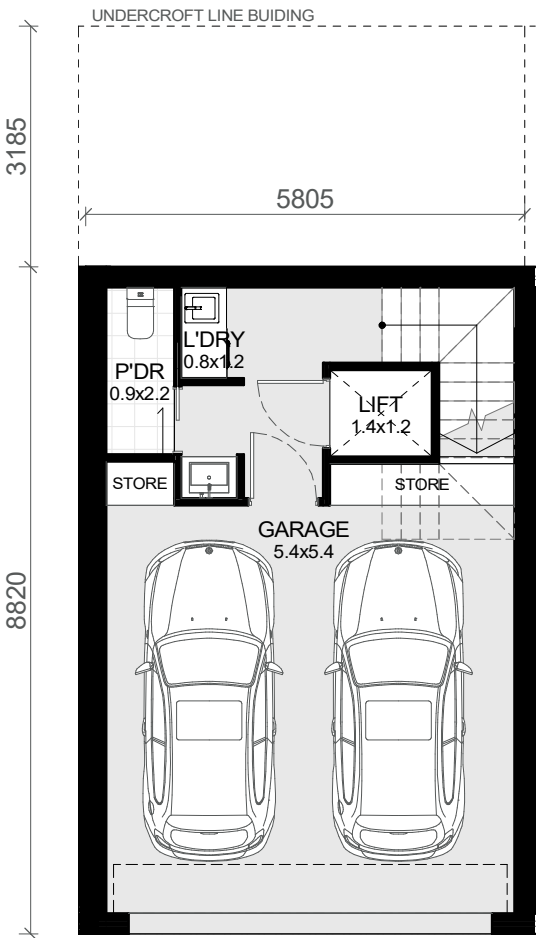
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UNIT 01 - 284.2 m²

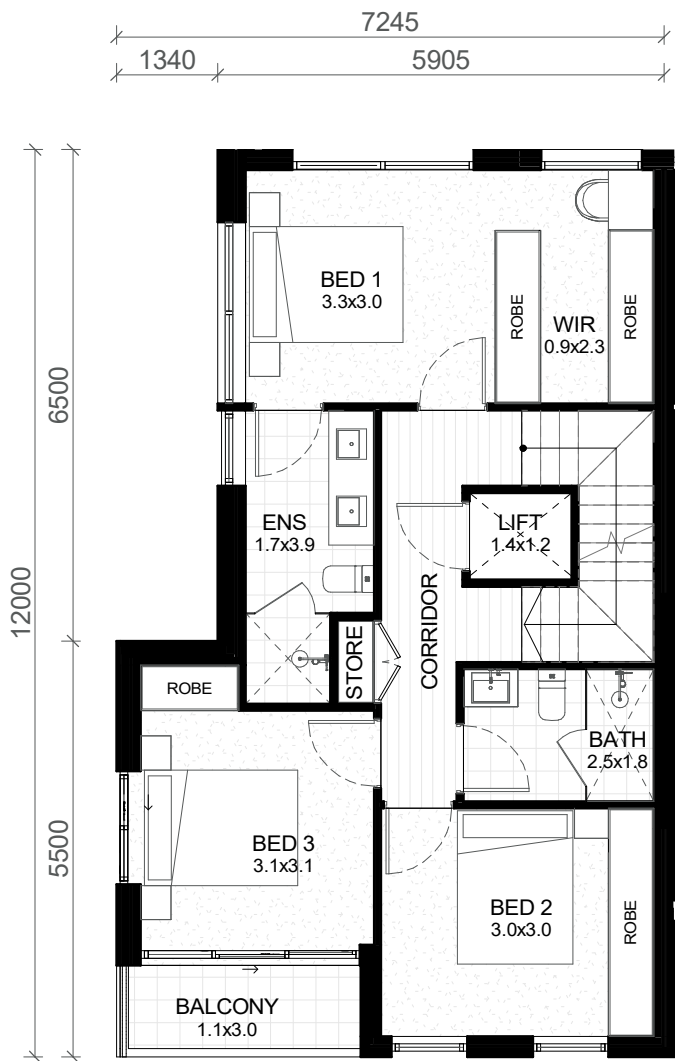
LIVING	161.1 m²
BALCONY	9.6 m²
COURTYARD	53.1 m²
GARAGE	33.7 m²
TERRACE	26.7 m²



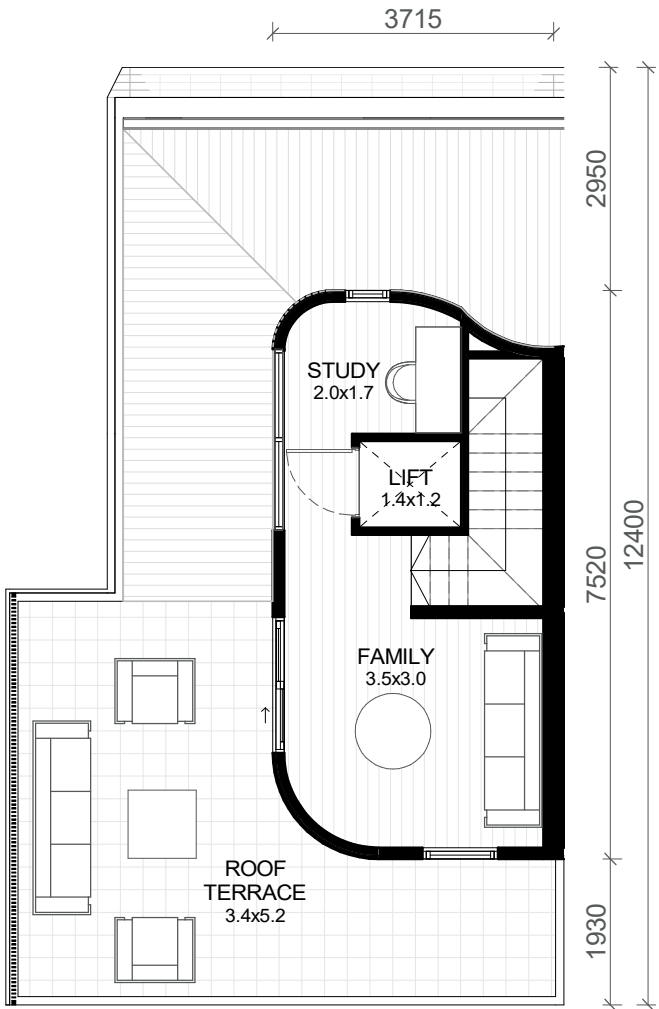
LOWER GROUND - 18.1 m²



GROUND LEVEL - 55.8 m²



LEVEL 1 - 67.0 m²



LEVEL 2 - 20.2 m²
ROOF TERRACE 26.7 m²

GENERAL NOTES

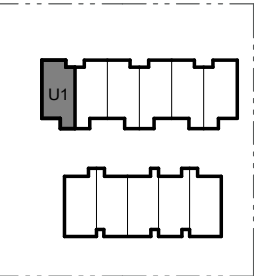
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OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
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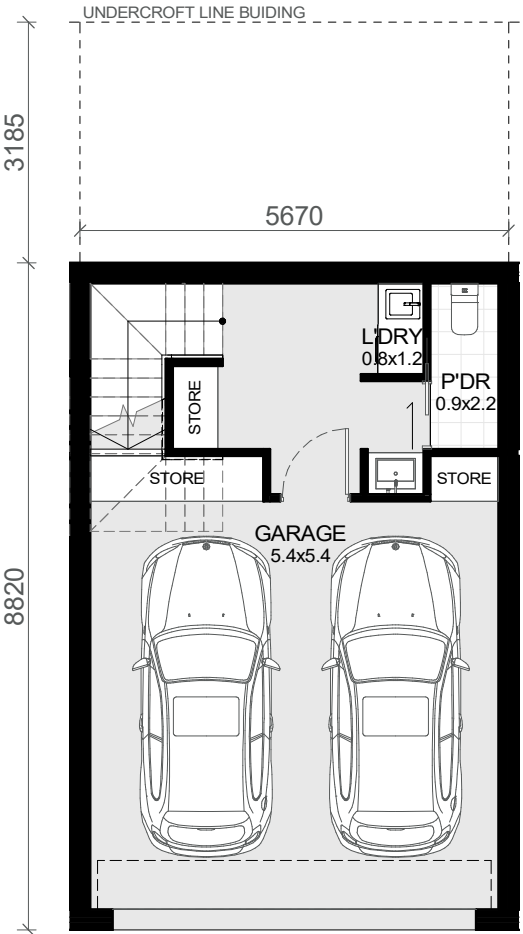
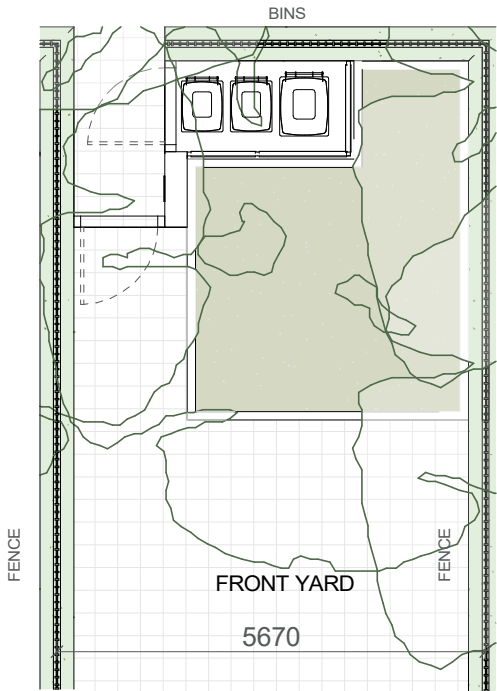


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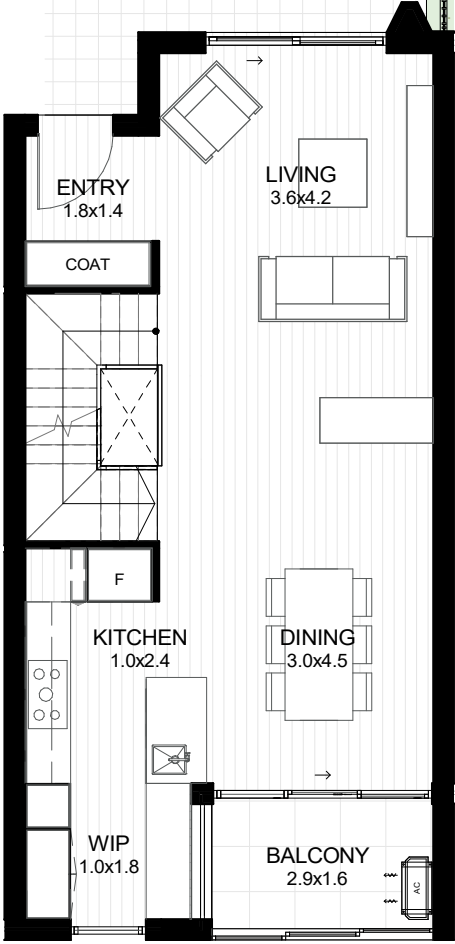


UNIT 02 - 259.0 m²

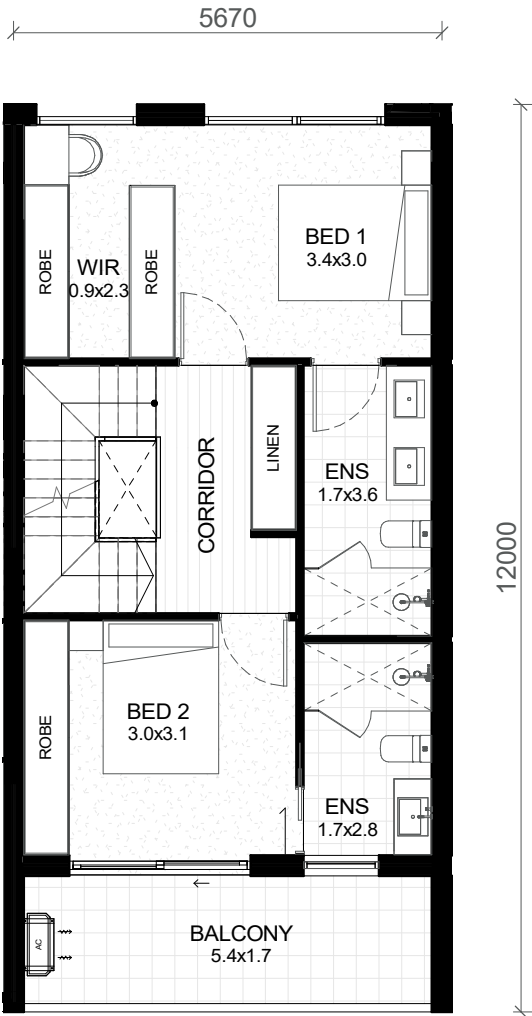
LIVING	160.2 m²
BALCONY	15.5 m²
COURTYARD	50.9 m²
GARAGE	32.3 m²



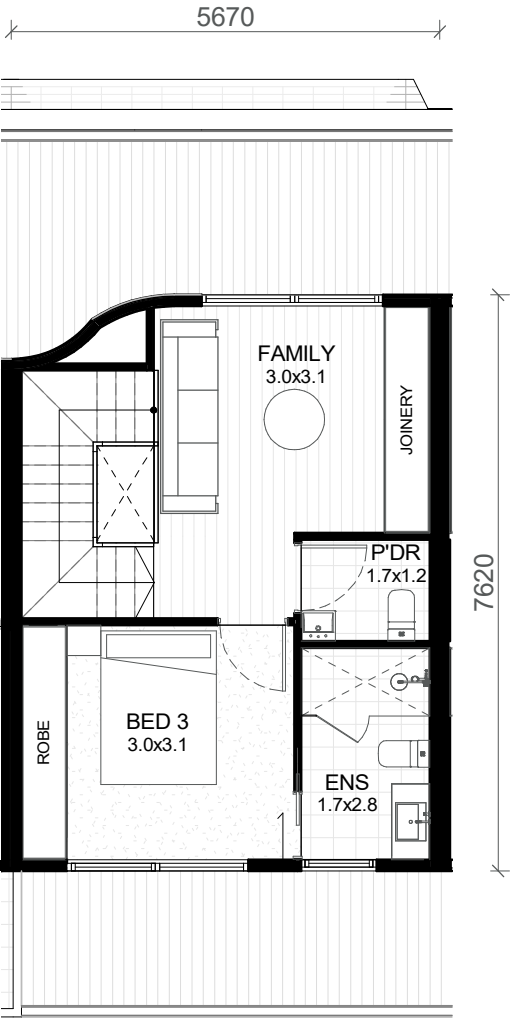
LOWER GROUND - 17.7 m²



GROUND LEVEL - 55.0 m²



LEVEL 1 - 52.3 m²



LEVEL 2 - 35.2 m²

GENERAL NOTES

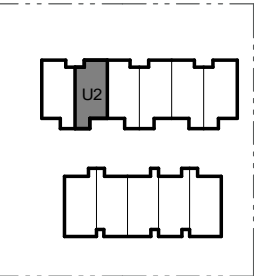
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OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
BY LIEBKE + CO

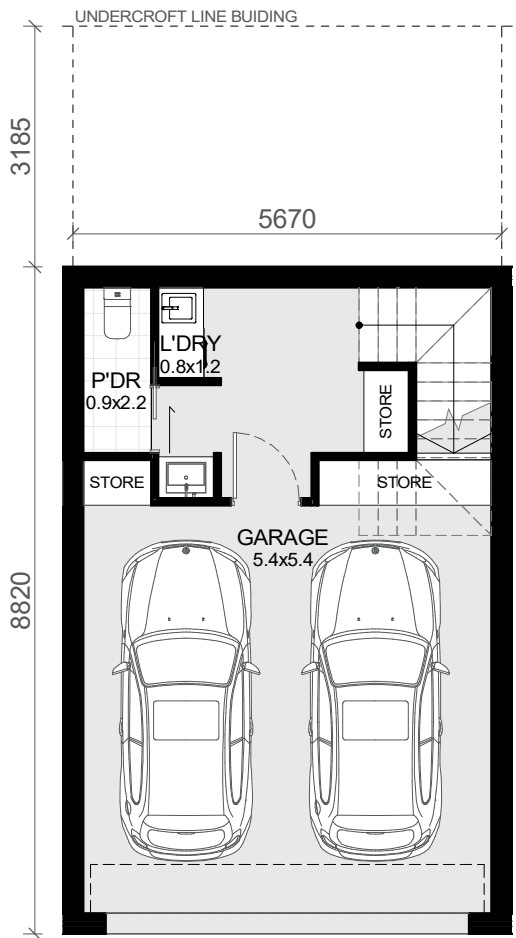


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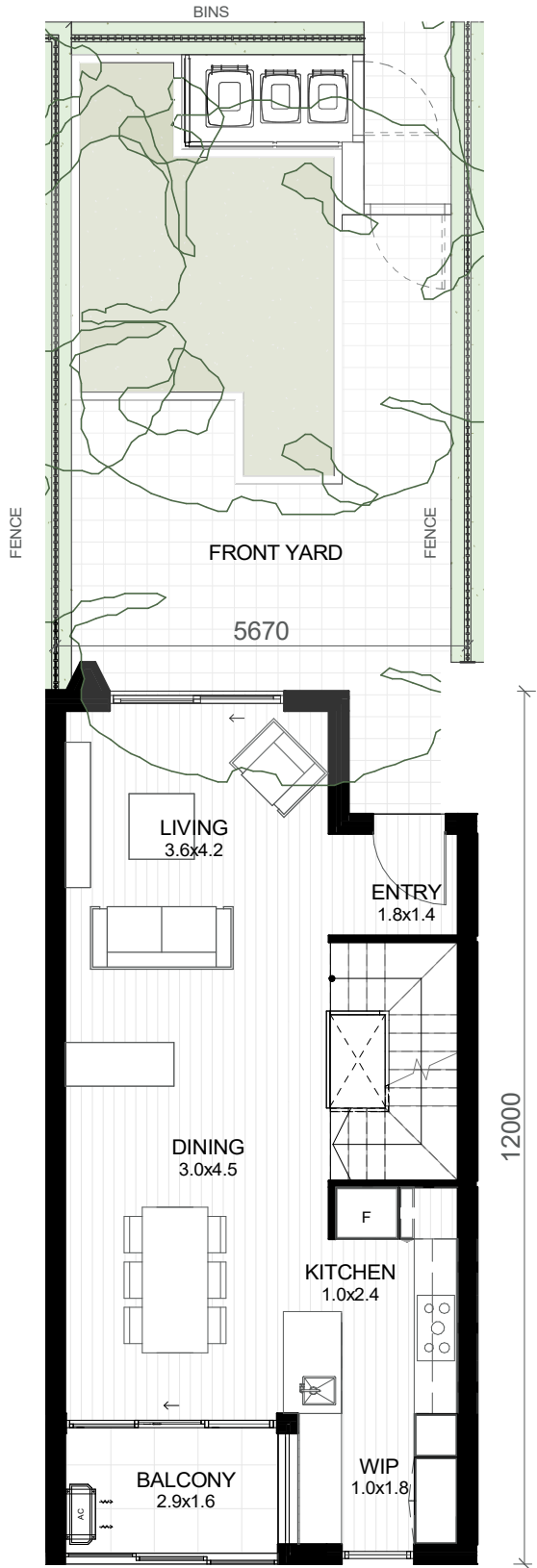


UNIT 03 - 258.3 m²

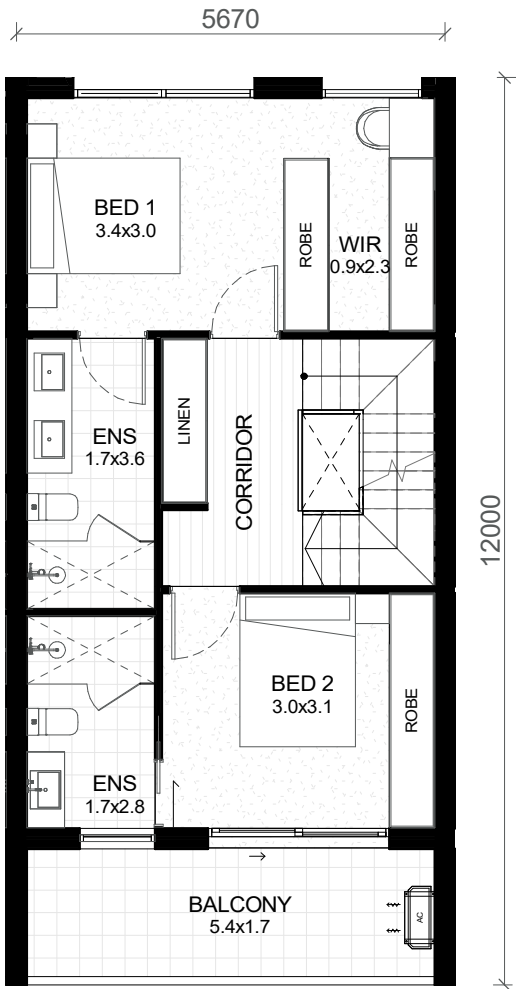
LIVING	158.9 m²
BALCONY	15.7 m²
COURTYARD	51.4 m²
GARAGE	32.3 m²



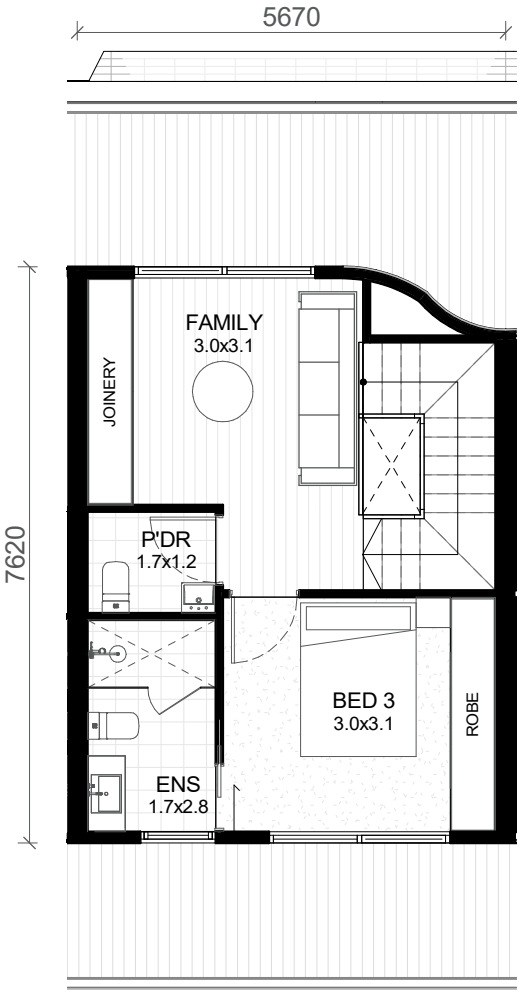
LOWER GROUND - 17.7 m²



GROUND LEVEL - 54.0 m²



LEVEL 1 - 52.1 m²



LEVEL 2 - 35.1 m²

GENERAL NOTES

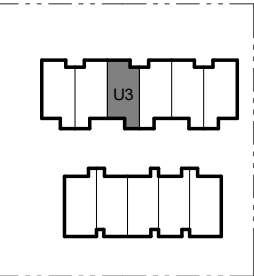
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OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
BY LIEBKE + CO

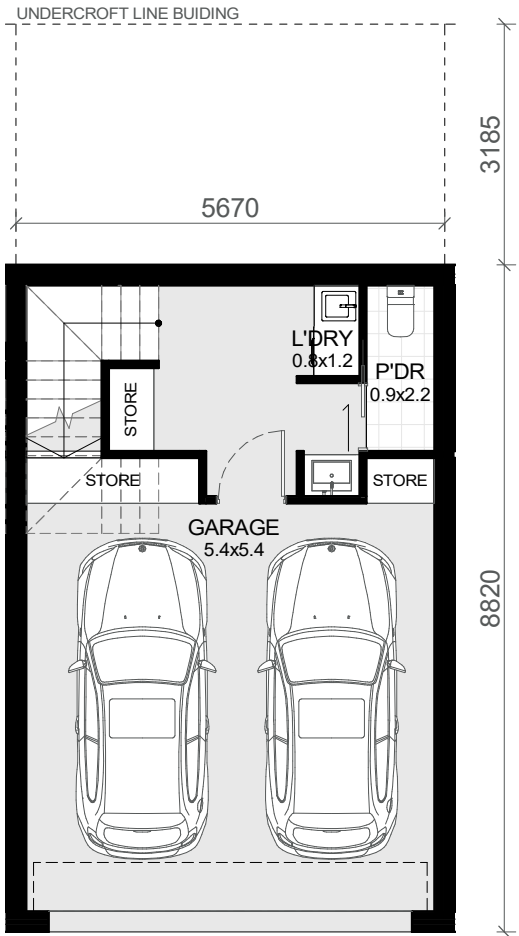


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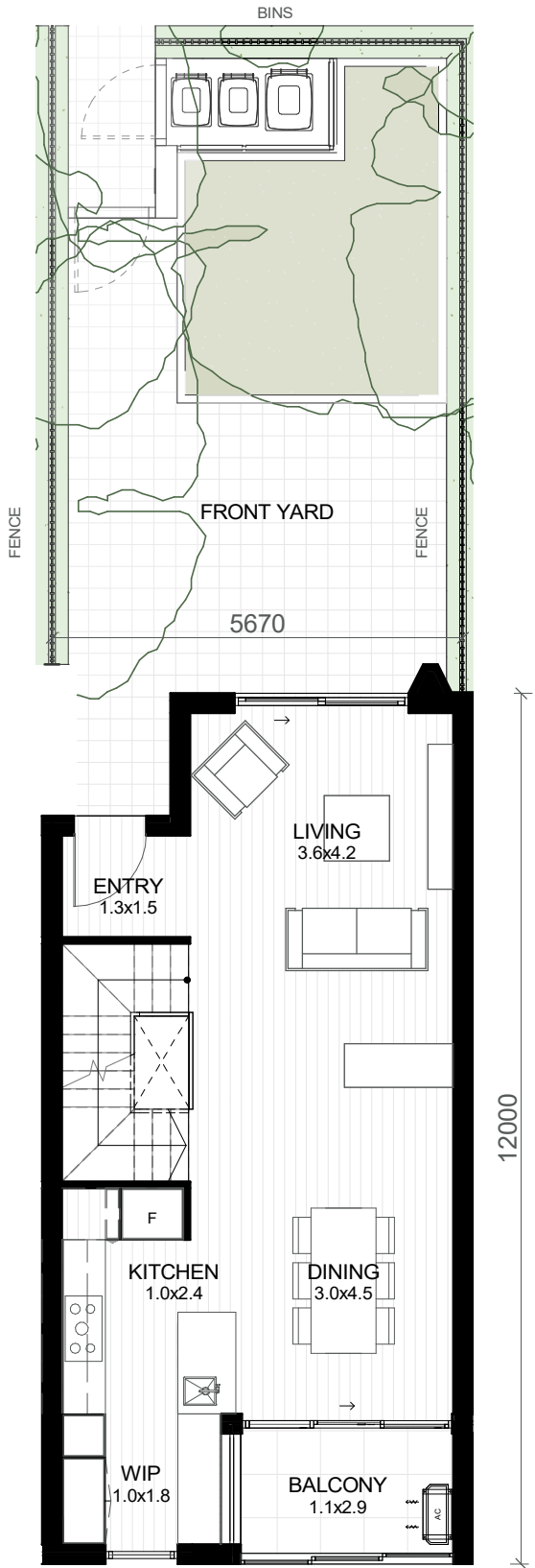


UNIT 04 - 258.3 m²

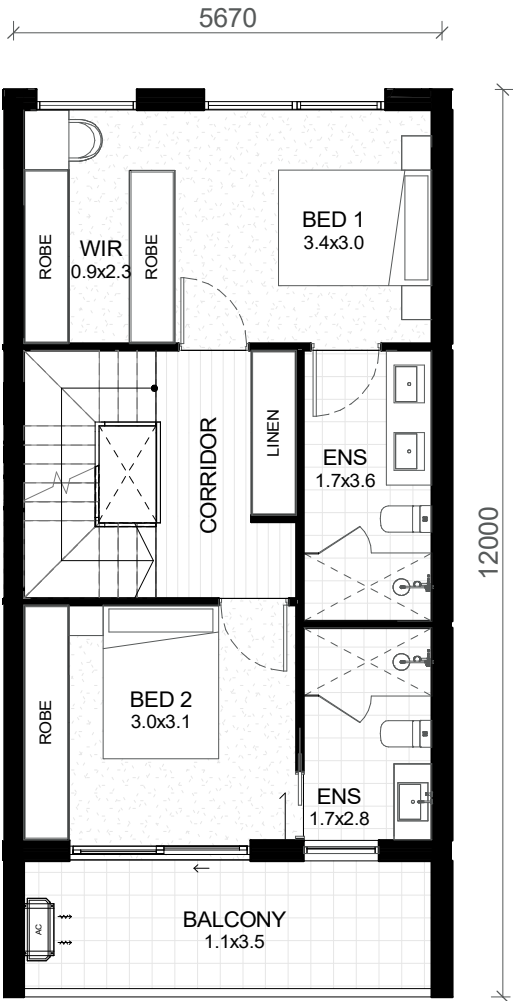
LIVING	158.9 m²
BALCONY	15.7 m²
COURTYARD	51.4 m²
GARAGE	32.3 m²



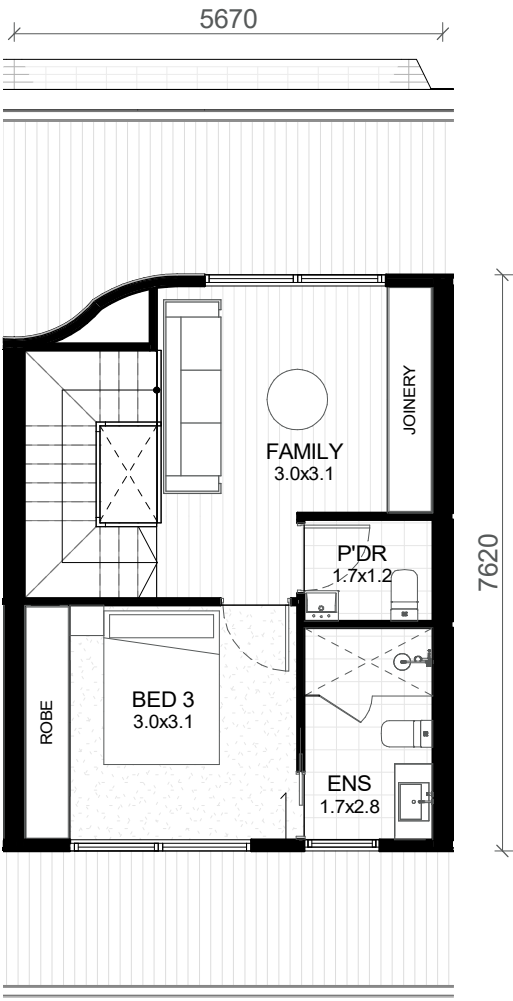
LOWER GROUND - 17.7 m²



GROUND LEVEL - 54.0 m²



LEVEL 1 - 52.1 m²



LEVEL 2 - 35.1 m²

GENERAL NOTES

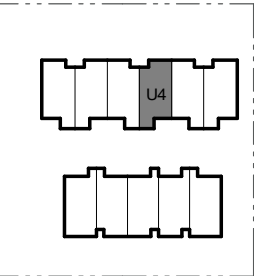
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ZARAH
BY LIEBKE + CO

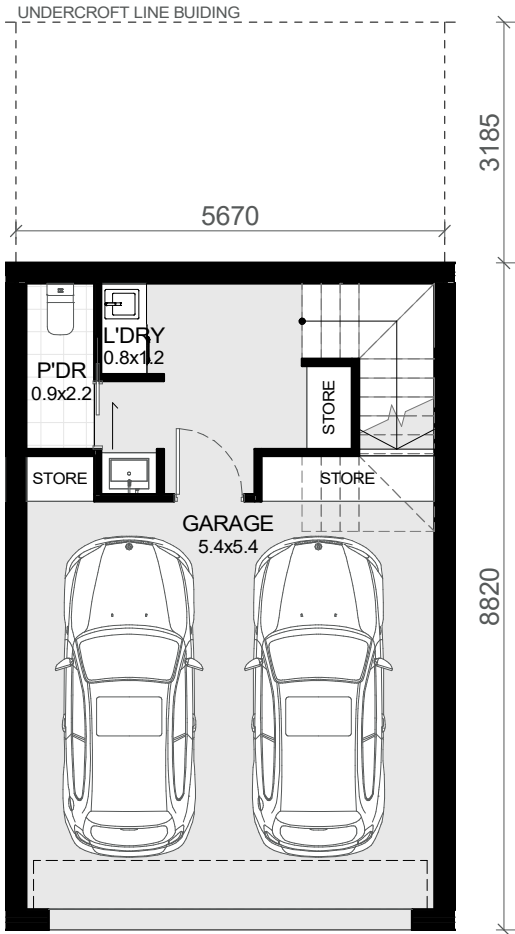


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UNIT 05 - 258.4 m²

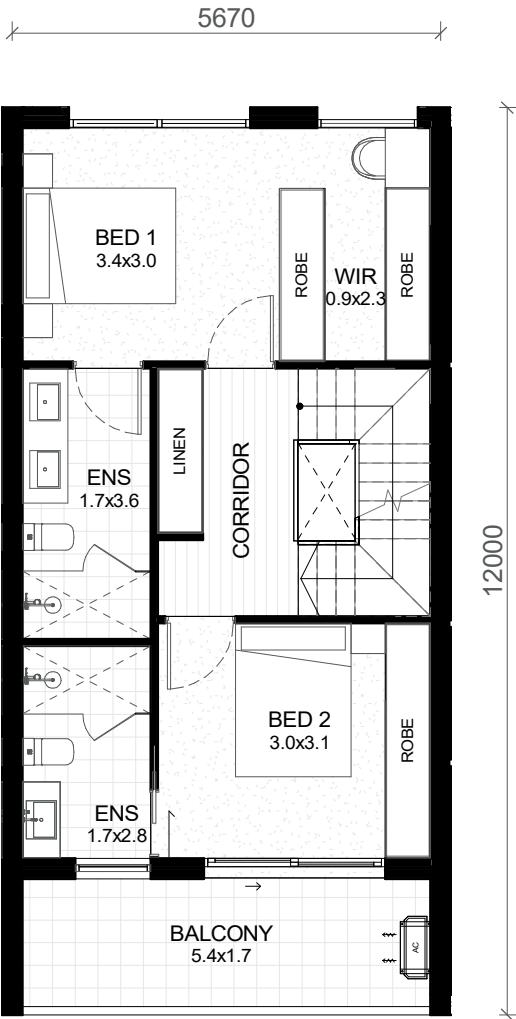
LIVING	160.2 m²
BALCONY	15.5 m²
COURTYARD	50.4 m²
GARAGE	32.3 m²



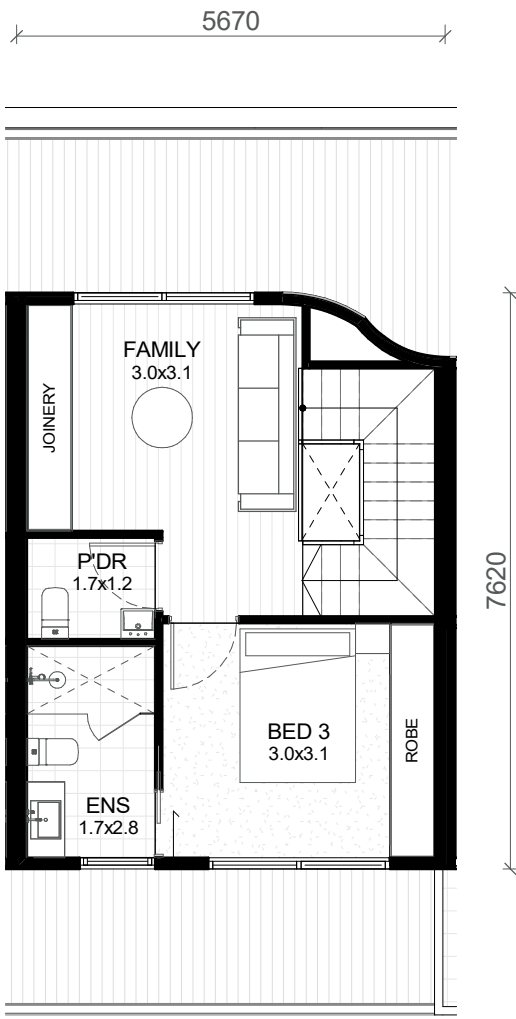
LOWER GROUND - 17.7 m²



GROUND LEVEL - 55.0 m²



LEVEL 1 - 52.3 m²



LEVEL 2 - 35.2 m²

GENERAL NOTES

AREA CALCULATION IS FOR GROSS FLOOR AREA AND IS MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS AND COMMON AREA WALLS AND TO THE CENTERLINE OF PARTY WALLS AND INCLUDES RISER SHAFTS AND VERTICAL SERVICE DUCTS. BALCONY AREA IS MEASURED TO THE INSIDE FACE OF BALUSTRADES. ANY AREAS SHOWN ARE INDICATIVE ONLY AND MAY BE VARIED SUBJECT TO DETAIL DESIGN AND AUTHORITY REQUIREMENTS. REFER TO GENERAL ARRANGEMENT FLOOR PLANS FOR APARTMENT LOCATIONS, INDIVIDUAL INTERNAL, EXTERNAL AND COURTYARD AREAS, BALCONY CONDITIONS, EXTERNAL SCREEN LOCATIONS, AND ENTRY COURTYARD CONDITIONS. DIMENSIONS ARE TAKEN FROM CENTRELINES OF WALLS. DIMENSIONS ARE INDICATIVE ONLY AND SUBJECT TO CHANGE

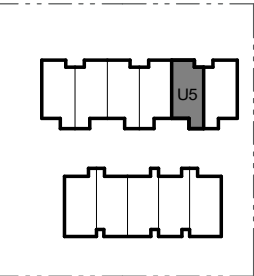
OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH

BY LIEBKE + CO

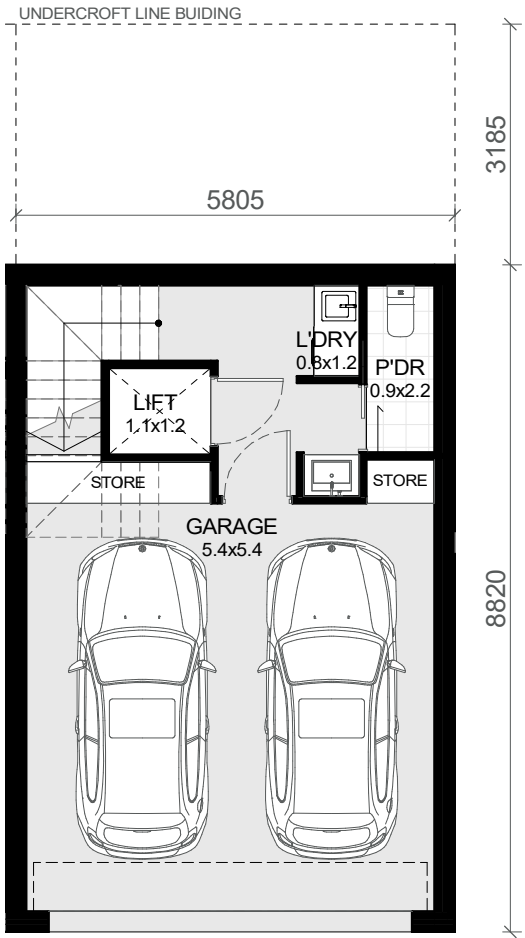


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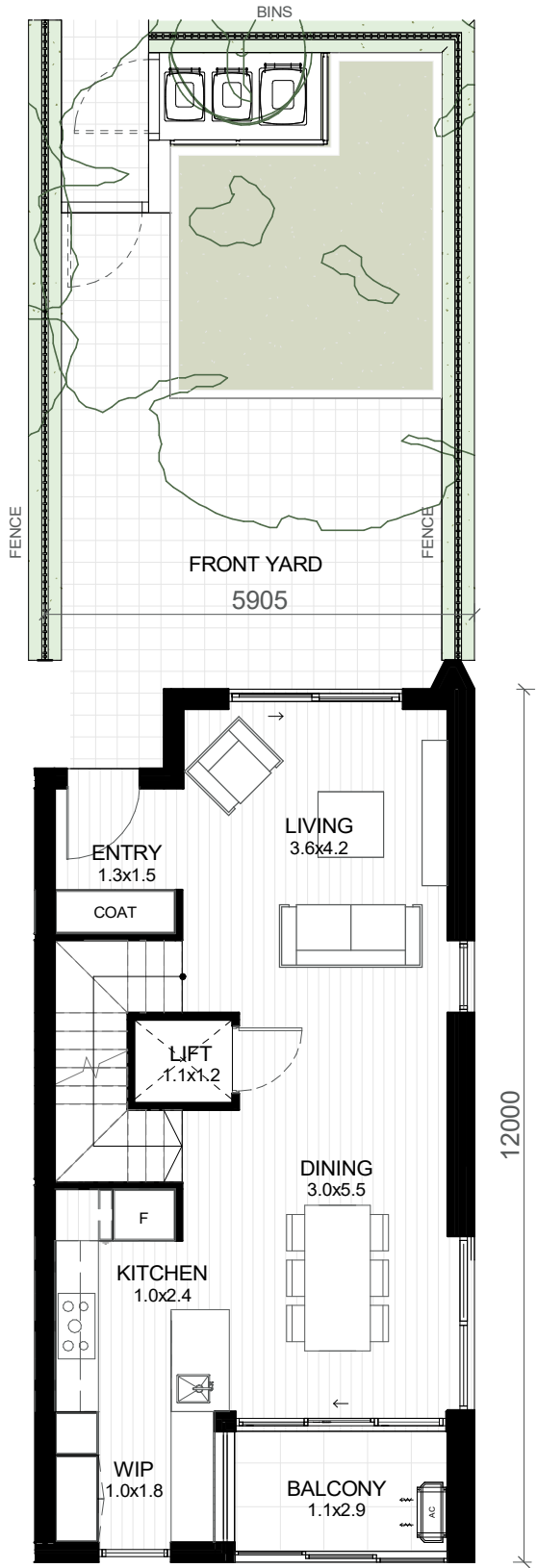


UNIT 06 - 282.8 m²

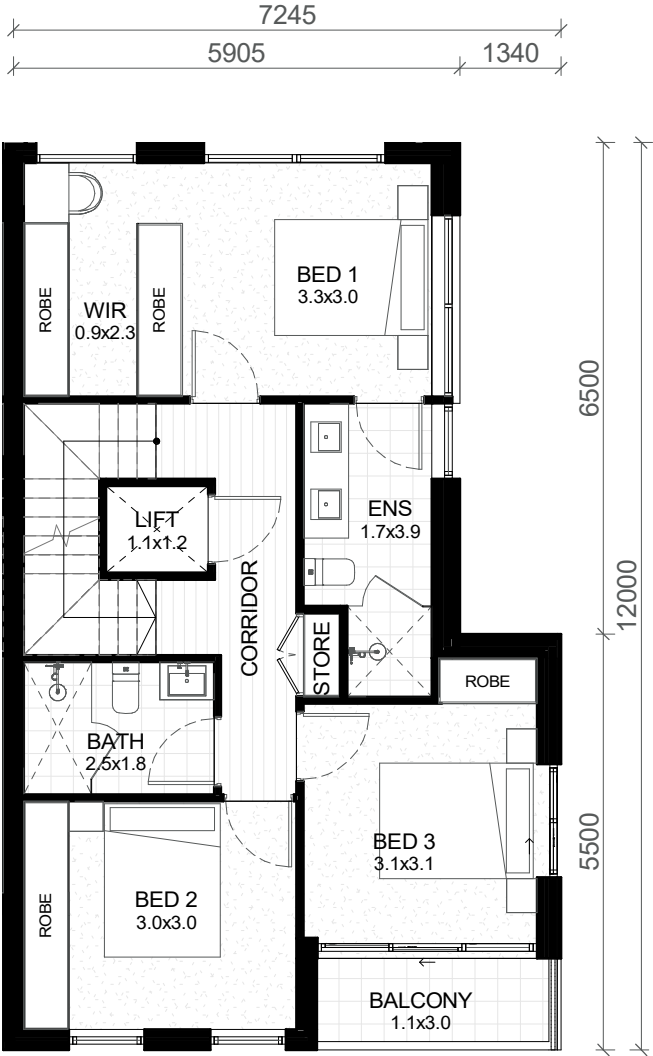
LIVING	161.0 m²
BALCONY	9.6 m²
COURTYARD	52.5 m²
GARAGE	33.1 m²
TERRACE	26.4 m²



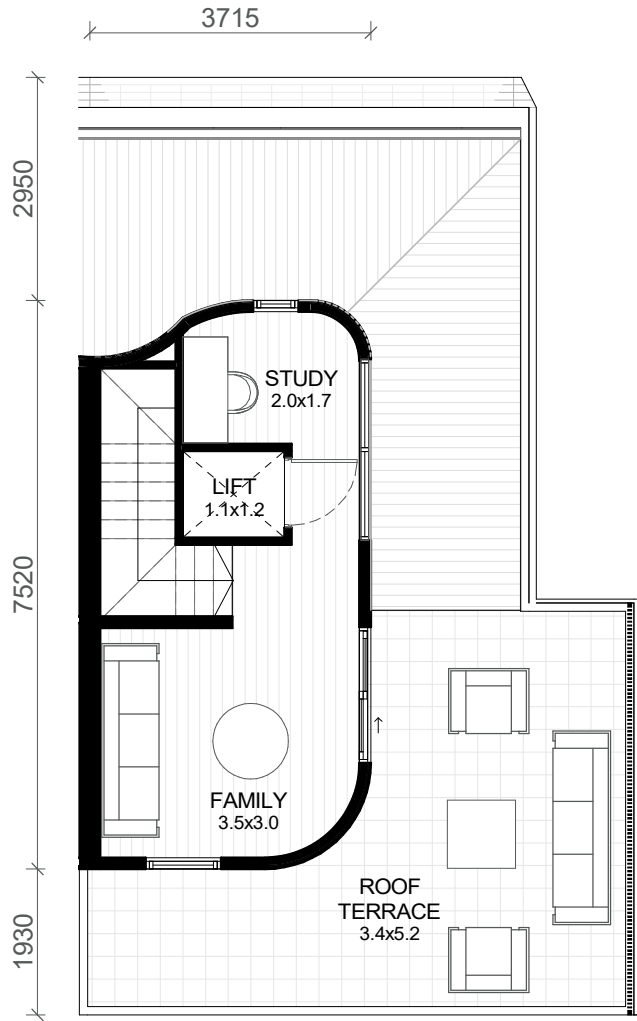
LOWER GROUND - 18.1 m²



GROUND LEVEL - 55.7 m²



LEVEL 1 - 67.0 m²



LEVEL 2 - 20.2 m²
ROOF TERRACE 26.4 m²

GENERAL NOTES

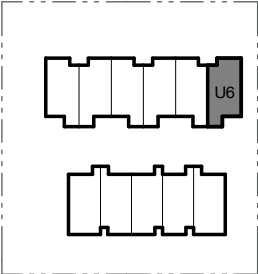
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OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
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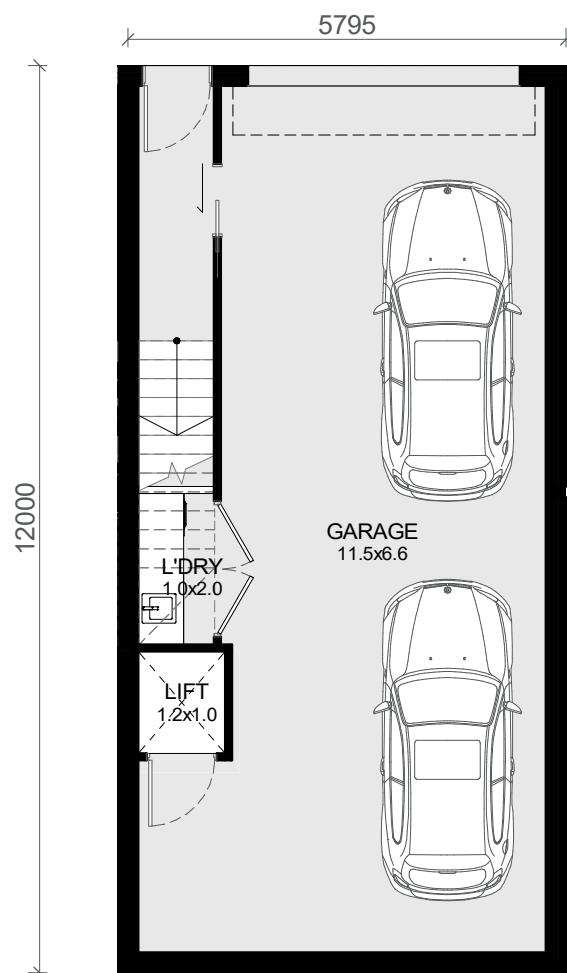


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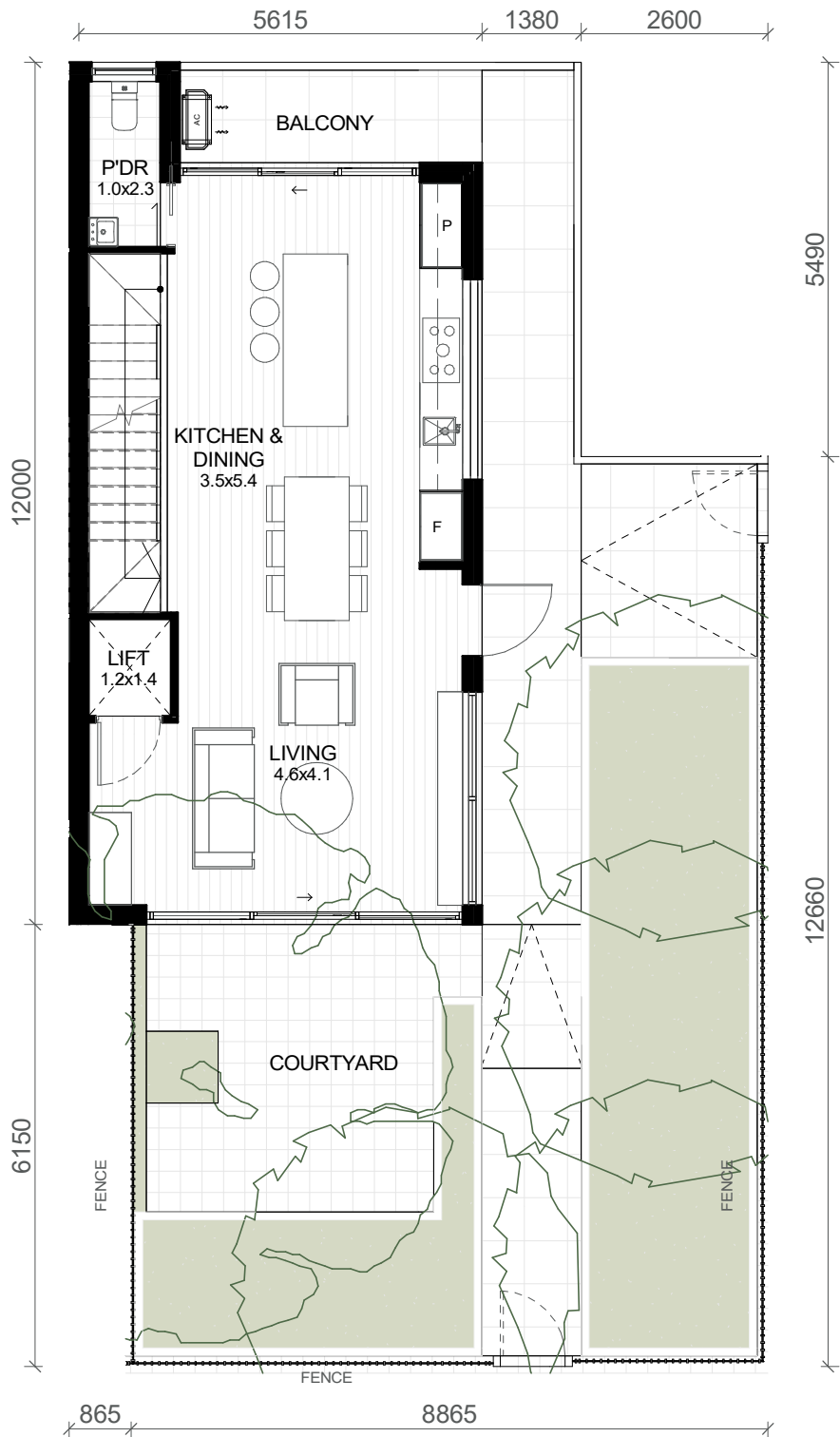


UNIT 07 - 331.4 m²

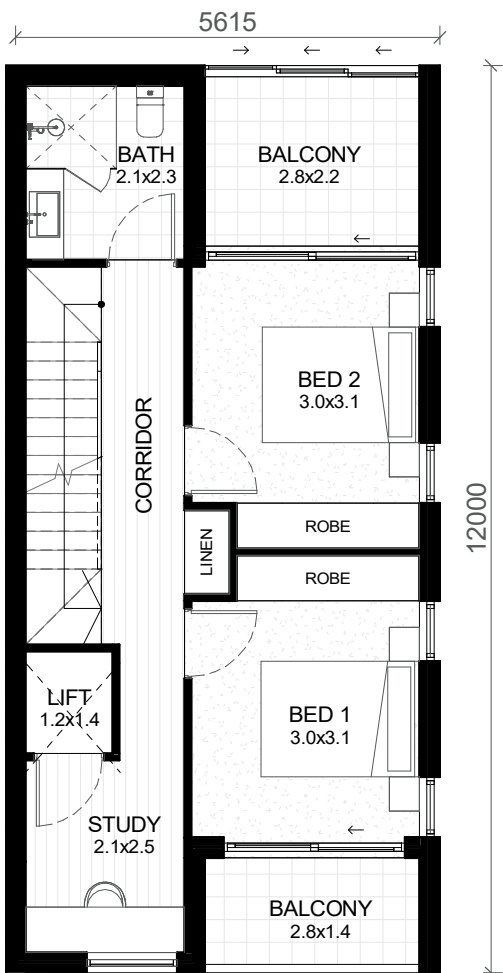
LIVING	163.5 m²
BALCONY	21.8 m²
COURTYARD	87.9 m²
GARAGE	58.3 m²



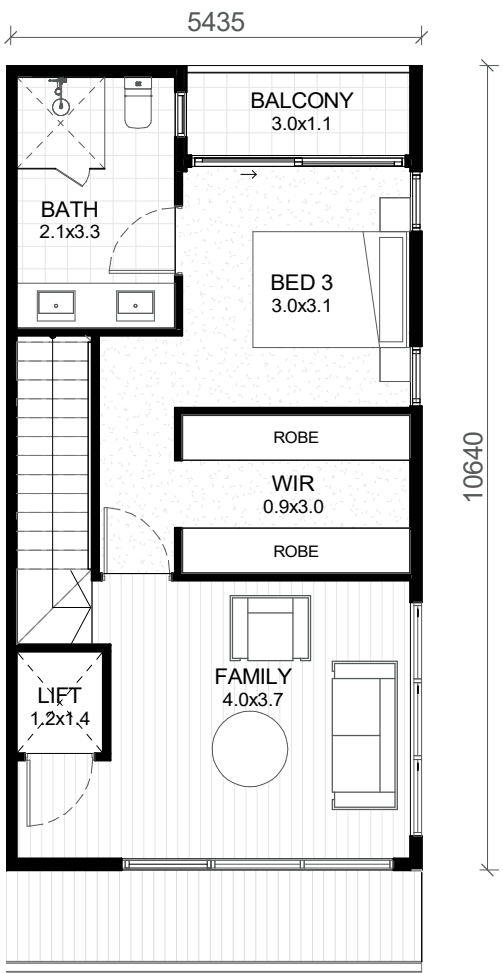
LOWER GROUND - 11.2 m²



GROUND LEVEL - 54.9 m²



LEVEL 1 - 48.7 m²



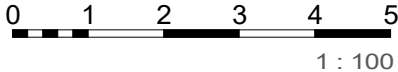
LEVEL 2 - 48.6 m²

GENERAL NOTES

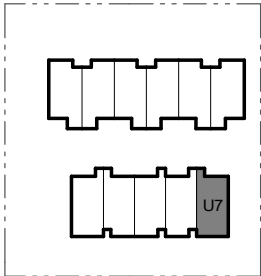
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OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
BY LIEBKE + CO

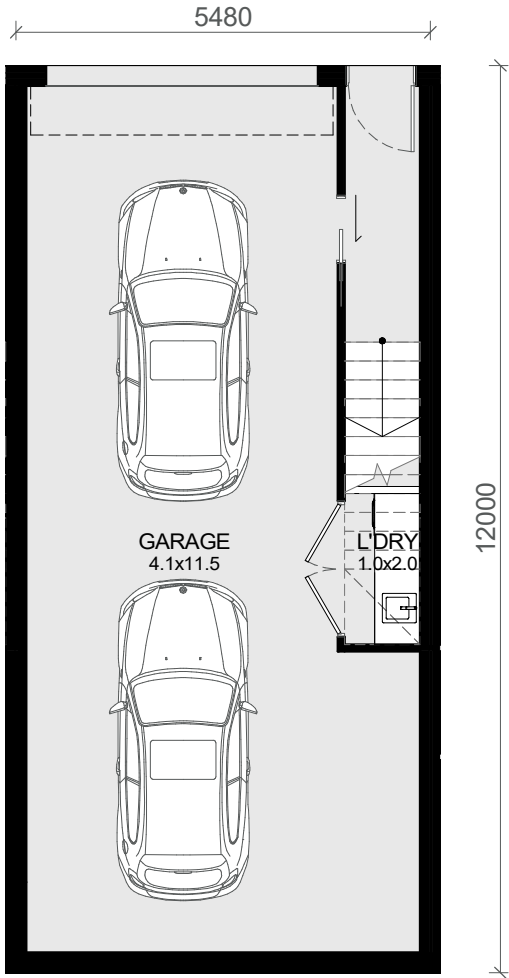


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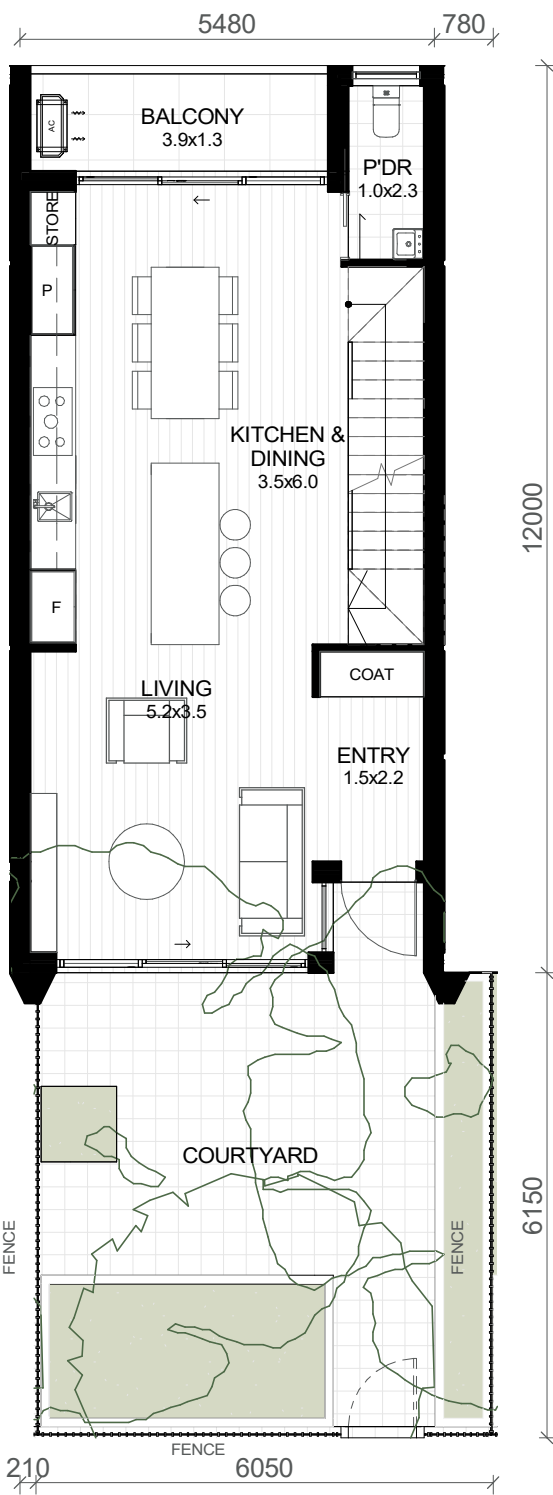


UNIT 08 - 259.8 m²

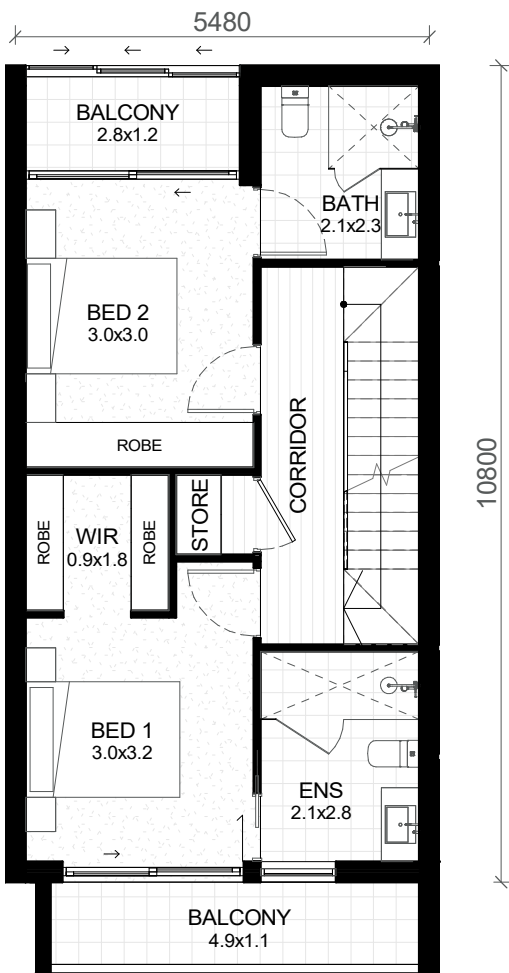
LIVING	148.5 m²
BALCONY	15.7 m²
COURTYARD	38.3 m²
GARAGE	57.3 m²



LOWER GROUND - 9.5 m²



GROUND LEVEL - 53.8 m²



LEVEL 1 - 50.6 m²



LEVEL 2 - 34.5 m²

GENERAL NOTES

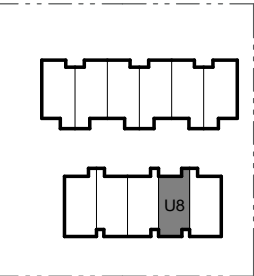
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OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
BY LIEBKE + CO

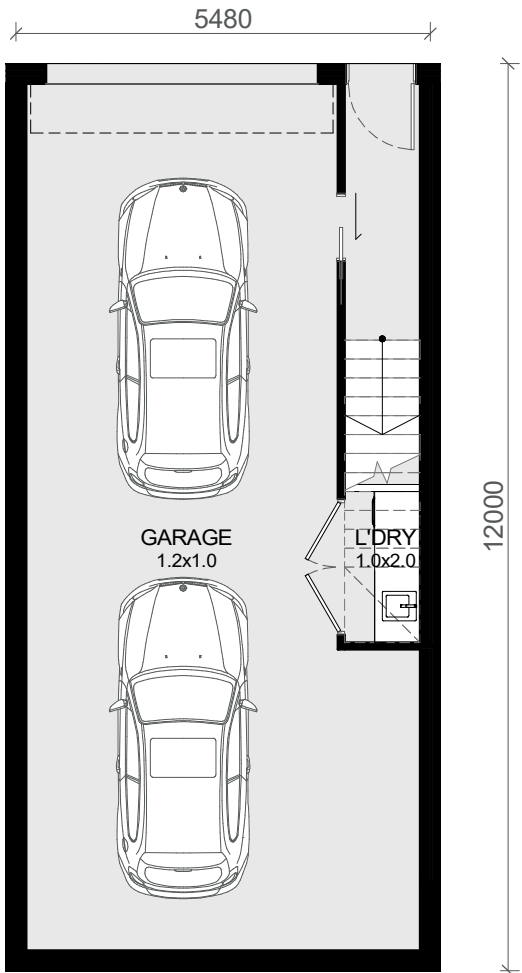


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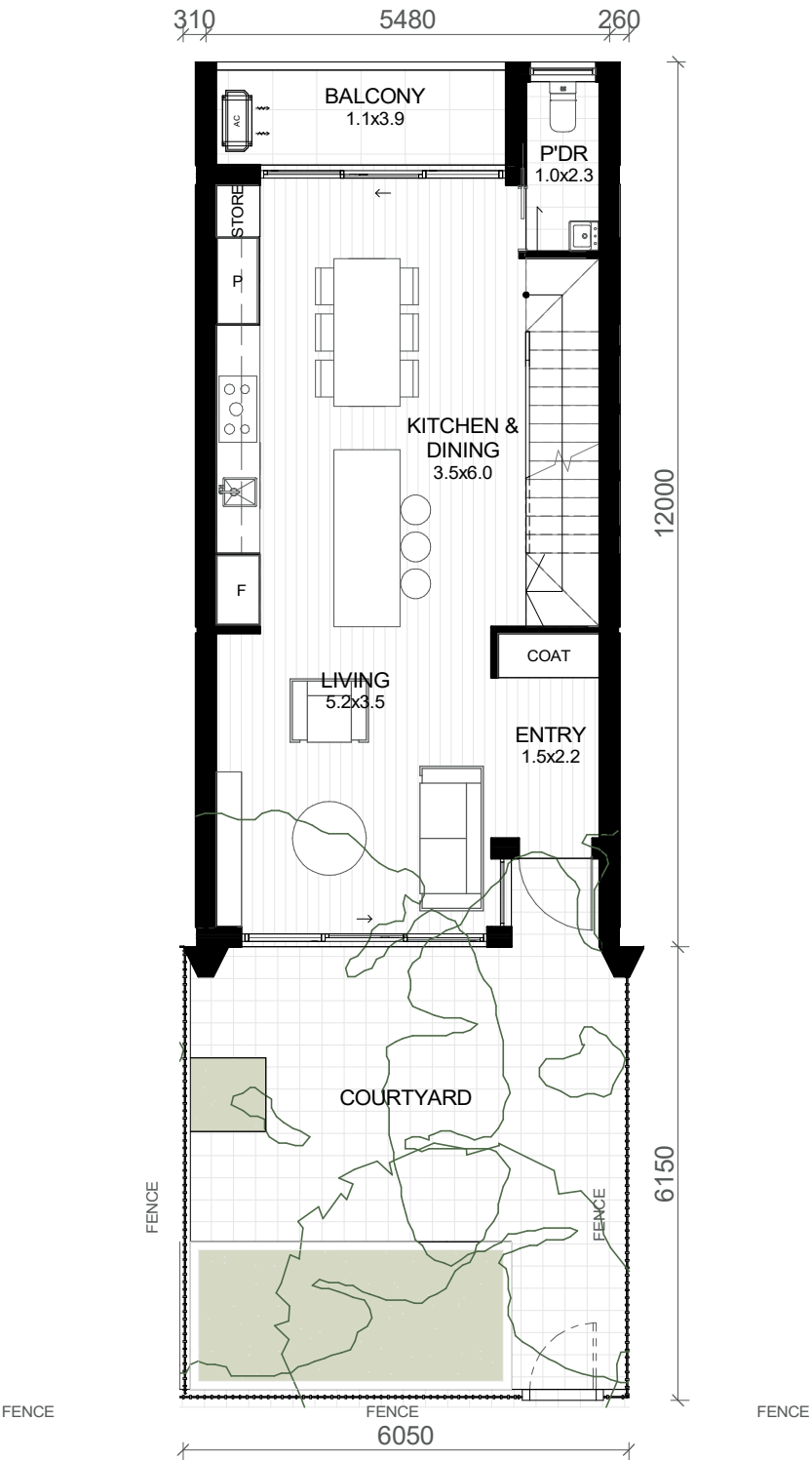


UNIT 09 - 257.5 m²

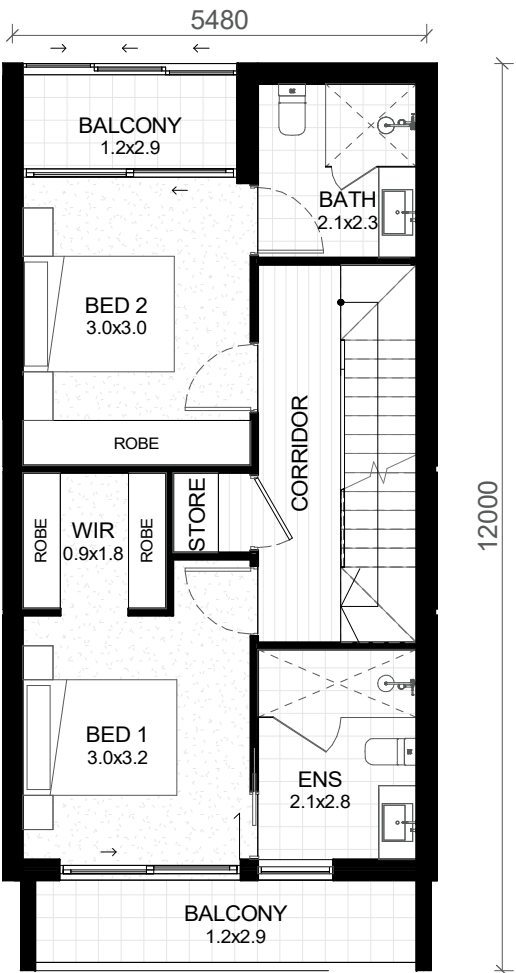
LIVING	146.7 m²
BALCONY	16.2 m²
COURTYARD	38.3 m²
GARAGE	56.3 m²



LOWER GROUND - 8.4 m²



GROUND LEVEL - 53.6 m²



LEVEL 1 - 50.3 m²



LEVEL 2 - 34.4 m²

GENERAL NOTES

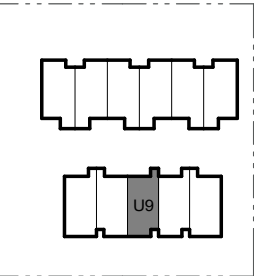
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OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
BY LIEBKE + CO

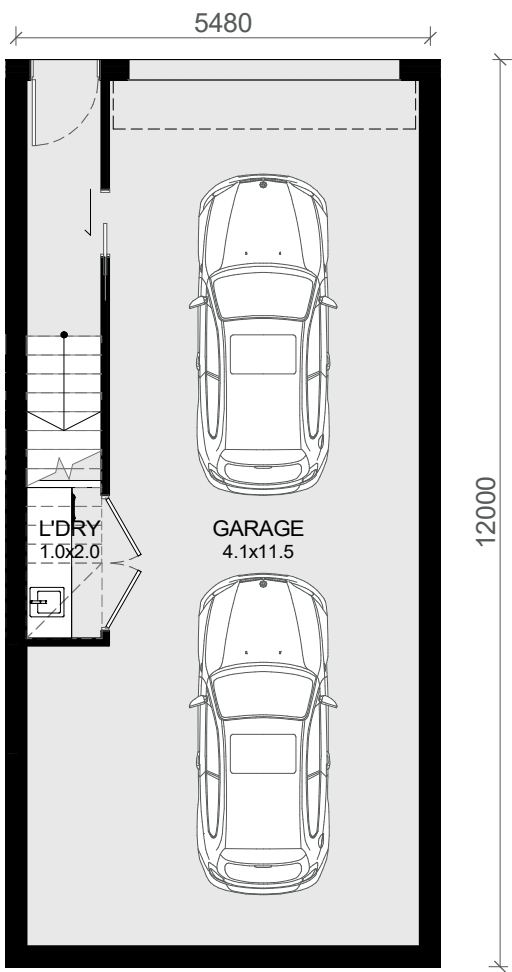


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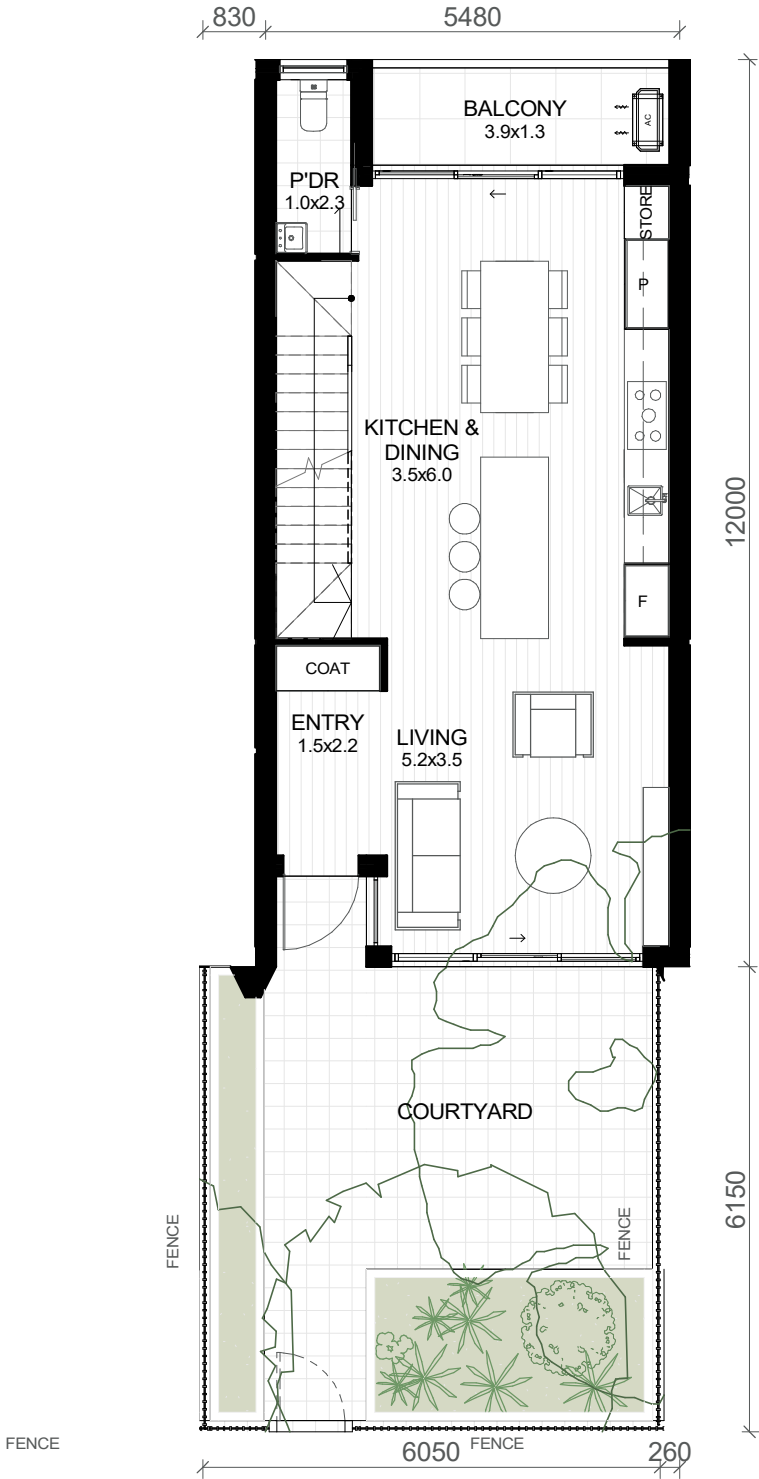


UNIT 10 - 258.7 m²

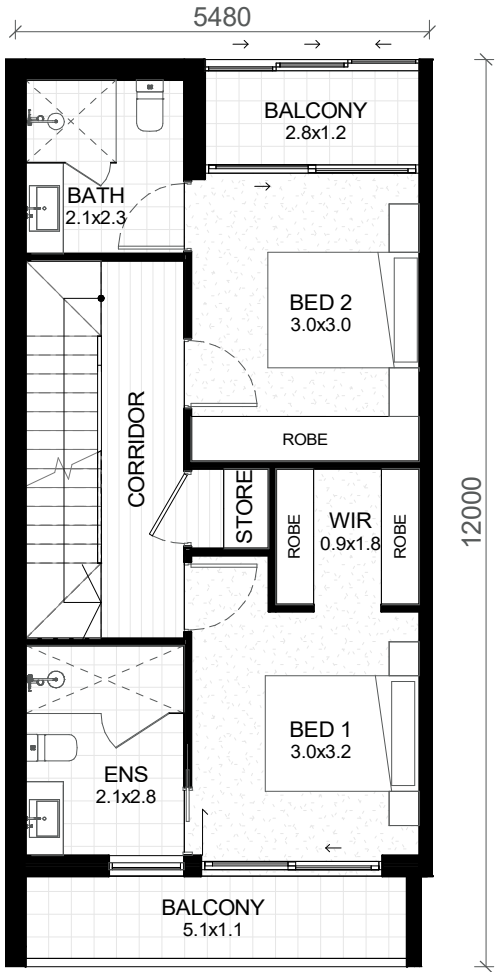
LIVING	148.0 m²
BALCONY	16.0 m²
COURTYARD	38.3 m²
GARAGE	56.4 m²



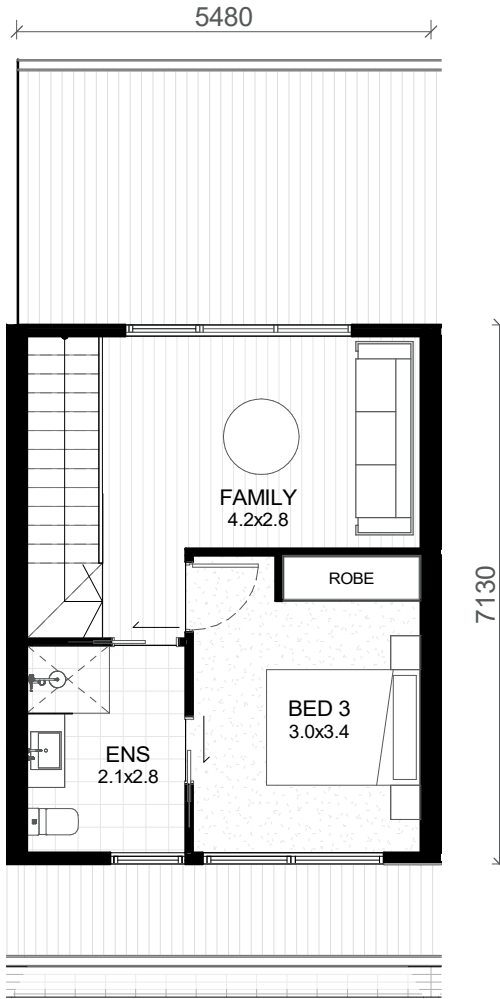
LOWER GROUND - 9.4 m²



GROUND LEVEL - 53.6 m²



LEVEL 1 - 50.4 m²



LEVEL 2 - 34.5 m²

GENERAL NOTES

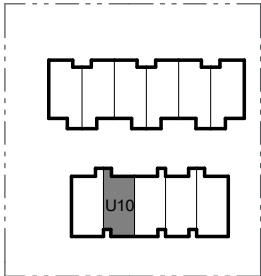
AREA CALCULATION IS FOR GROSS FLOOR AREA AND IS MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS AND COMMON AREA WALLS AND TO THE CENTERLINE OF PARTY WALLS AND INCLUDES RISER SHAFTS AND VERTICAL SERVICE DUCTS. BALCONY AREA IS MEASURED TO THE INSIDE FACE OF BALUSTRADES. ANY AREAS SHOWN ARE INDICATIVE ONLY AND MAY BE VARIED SUBJECT TO DETAIL DESIGN AND AUTHORITY REQUIREMENTS. REFER TO GENERAL ARRANGEMENT FLOOR PLANS FOR APARTMENT LOCATIONS, INDIVIDUAL INTERNAL, EXTERNAL AND COURTYARD AREAS, BALCONY CONDITIONS, EXTERNAL SCREEN LOCATIONS, AND ENTRY COURTYARD CONDITIONS. DIMENSIONS ARE TAKEN FROM CENTRELINES OF WALLS. DIMENSIONS ARE INDICATIVE ONLY AND SUBJECT TO CHANGE

OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
BY LIEBKE + CO

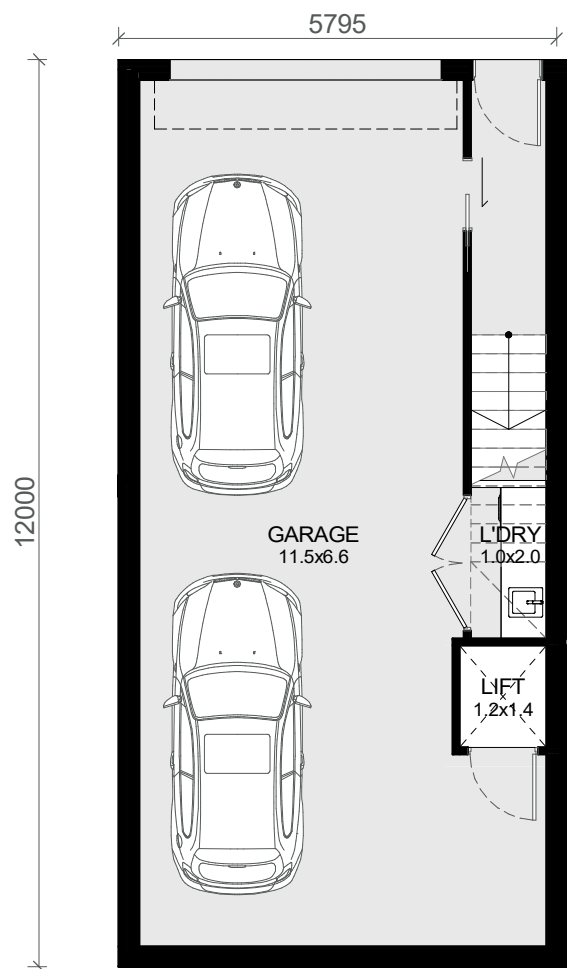


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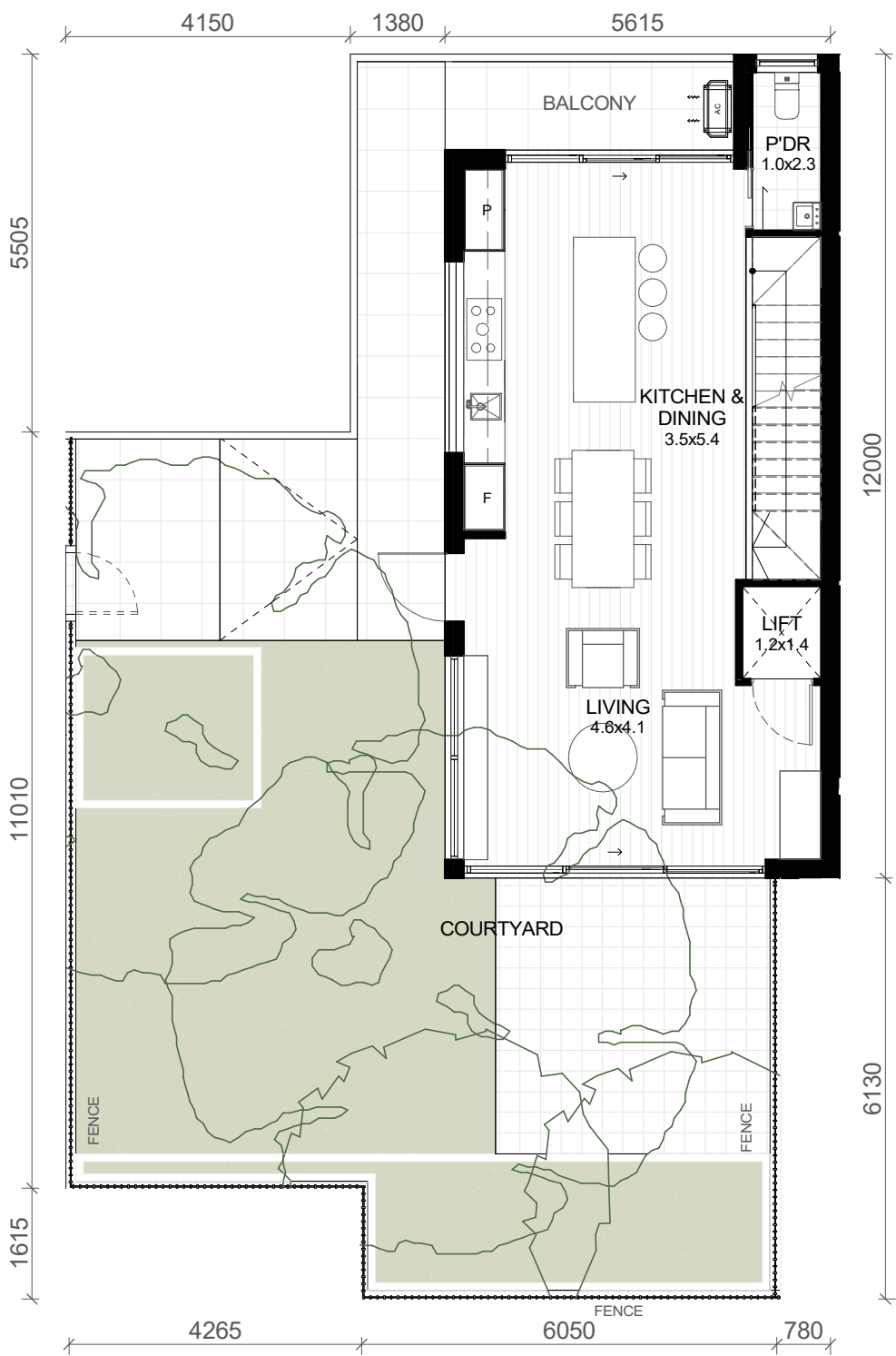


UNIT 11 - 343.8 m²

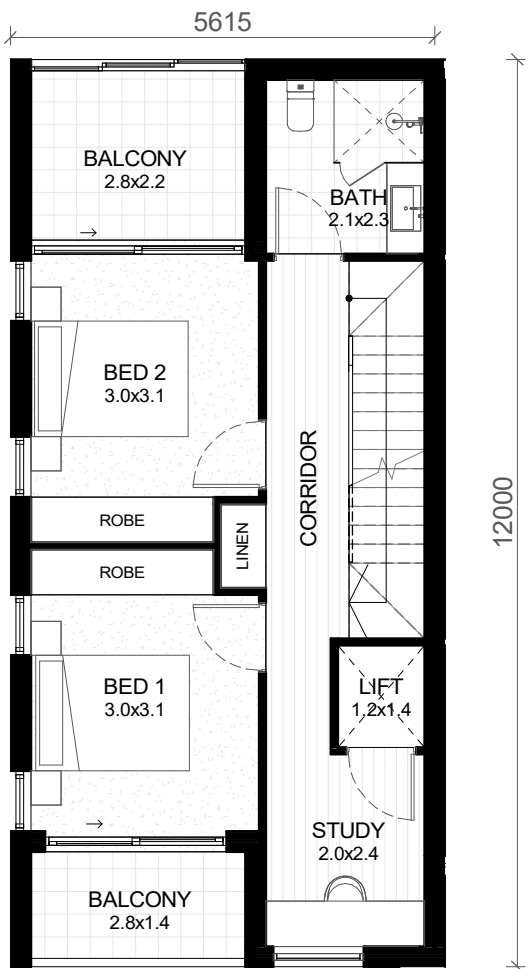
LIVING	163.4 m²
BALCONY	21.7 m²
COURTYARD	100.3 m²
GARAGE	58.3 m²



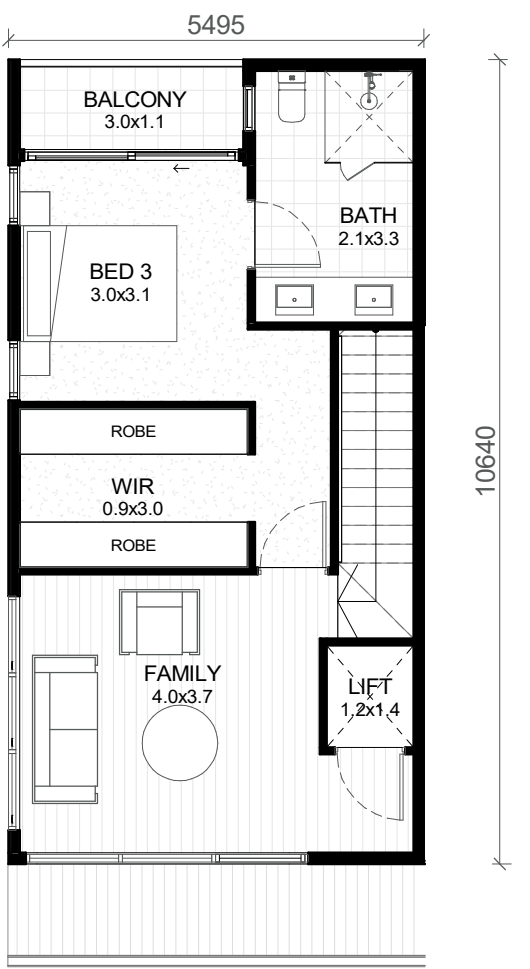
LOWER GROUND - 11.2 m²



GROUND LEVEL - 54.9 m²



LEVEL 1 - 48.7 m²



LEVEL 2 - 48.6 m²

GENERAL NOTES

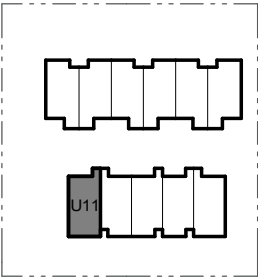
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OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
BY LIEBKE + CO

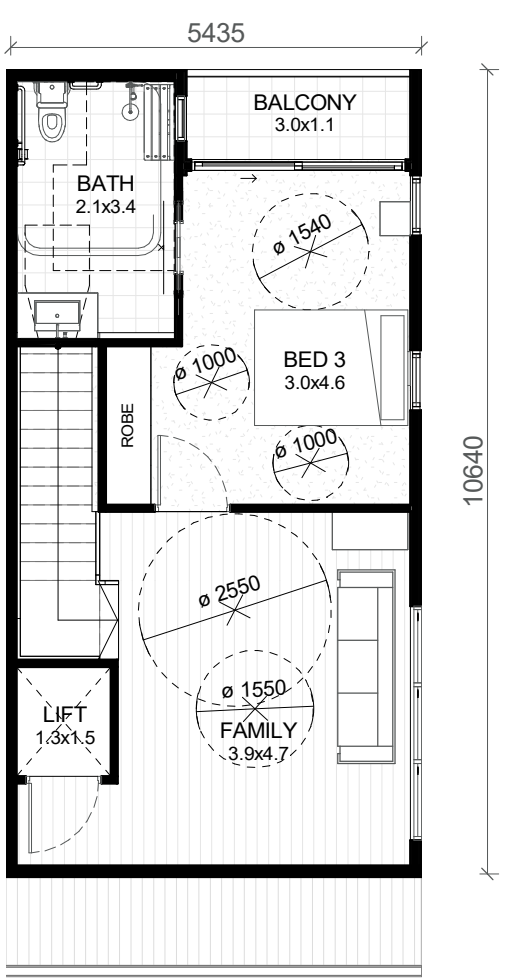
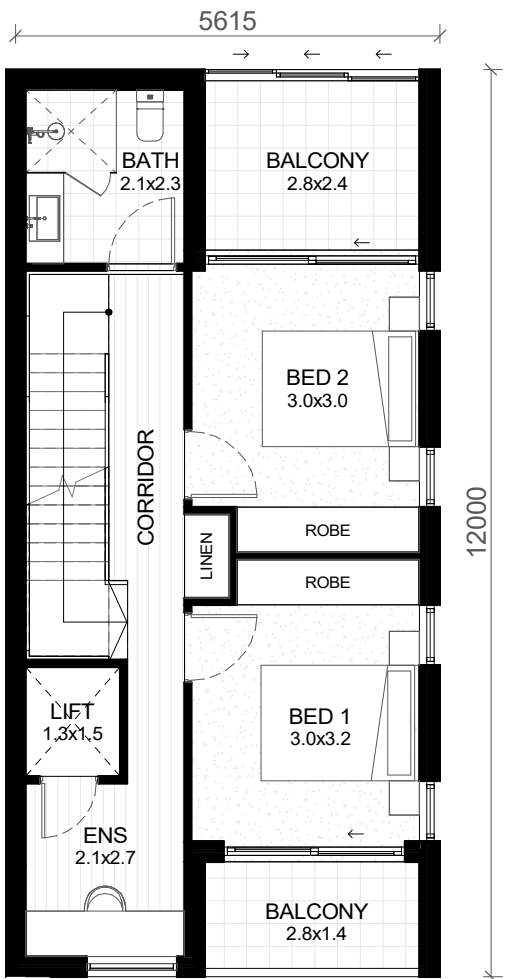
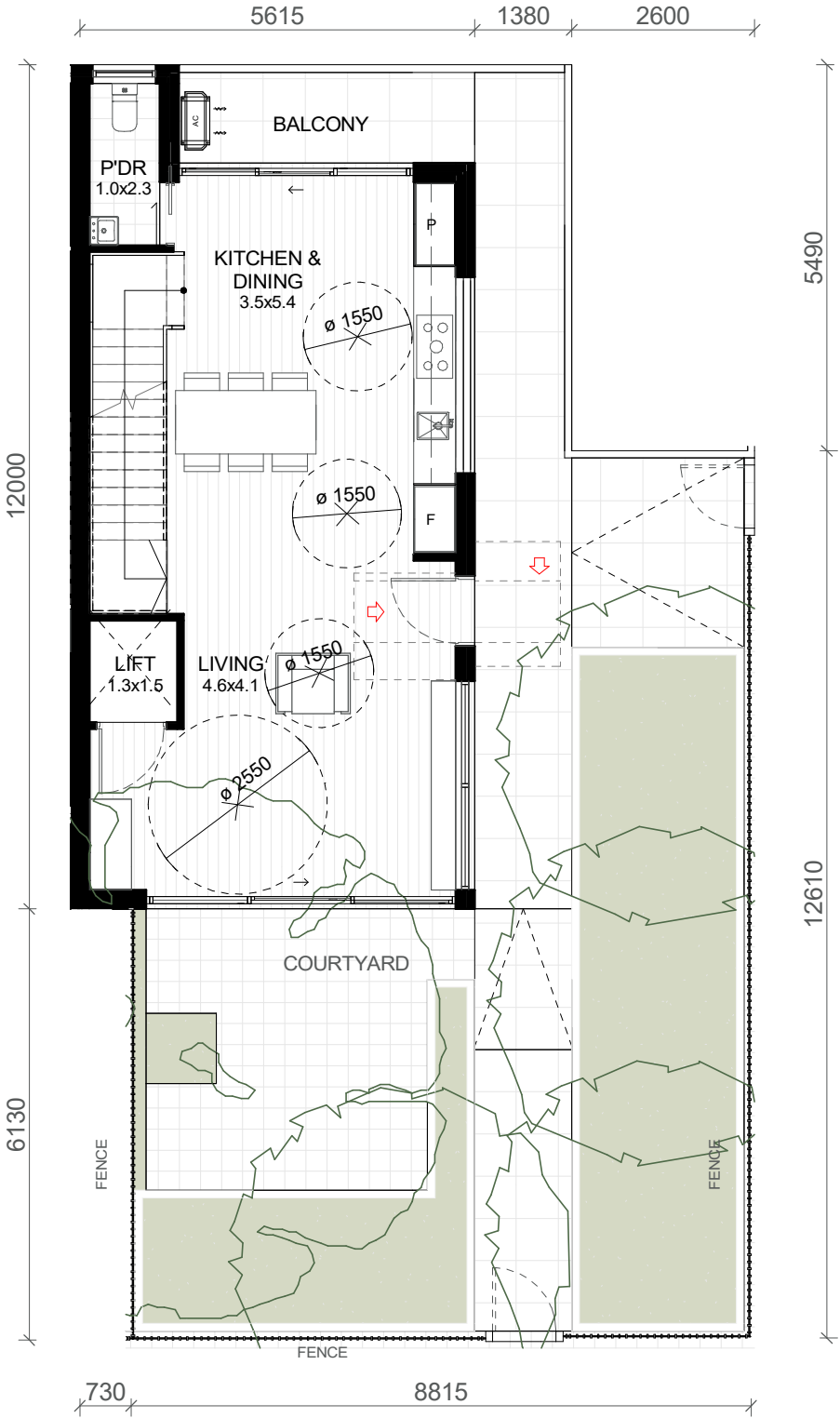
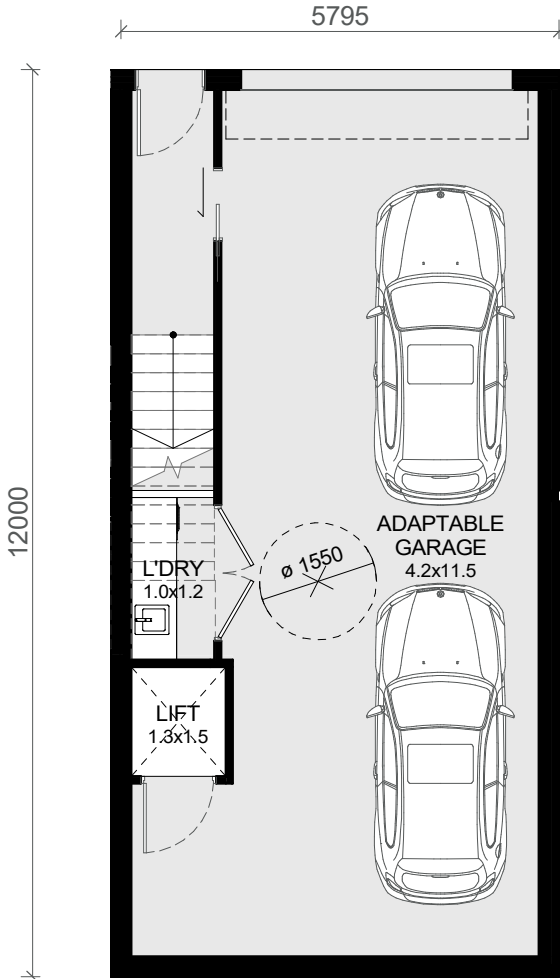


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UNIT 07 - POST ADAPTABLE - 331.4 m²

LIVING	163.5 m²
BALCONY	21.8 m²
COURTYARD	87.9 m²
GARAGE	58.3 m²

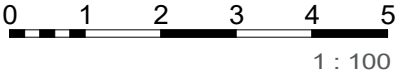
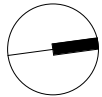


GENERAL NOTES

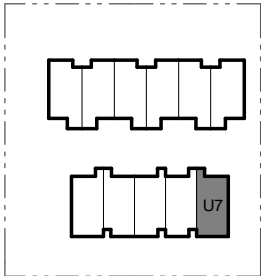
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OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
BY LIEBKE + CO



1 : 100



UNIT 11 - POST ADAPTABLE - 343.8 m²

LIVING	163.4 m²
BALCONY	21.7 m²
COURTYARD	100.3 m²
GARAGE	58.3 m²



GENERAL NOTES

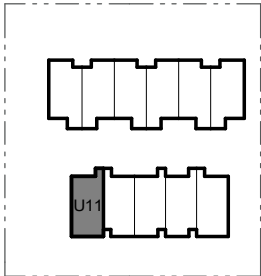
AREA CALCULATION IS FOR GROSS FLOOR AREA AND IS MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS AND COMMON AREA WALLS AND TO THE CENTERLINE OF PARTY WALLS AND INCLUDES RISER SHAFTS AND VERTICAL SERVICE DUCTS. BALCONY AREA IS MEASURED TO THE INSIDE FACE OF BALUSTRADES. ANY AREAS SHOWN ARE INDICATIVE ONLY AND MAY BE VARIED SUBJECT TO DETAIL DESIGN AND AUTHORITY REQUIREMENTS. REFER TO GENERAL ARRANGEMENT FLOOR PLANS FOR APARTMENT LOCATIONS, INDIVIDUAL INTERNAL, EXTERNAL AND COURTYARD AREAS, BALCONY CONDITIONS, EXTERNAL SCREEN LOCATIONS, AND ENTRY COURTYARD CONDITIONS. DIMENSIONS ARE TAKEN FROM CENTRELINES OF WALLS. DIMENSIONS ARE INDICATIVE ONLY AND SUBJECT TO CHANGE

OPTIONAL LIFT PROVISION FOR TOWNHOUSE

ZARAH
BY LIEBKE + CO



1 : 100



Interior's by
RUMI



Finishes Schedule
Sunrise
'light design scheme'

ZARAH
BY LIEBKE + CO



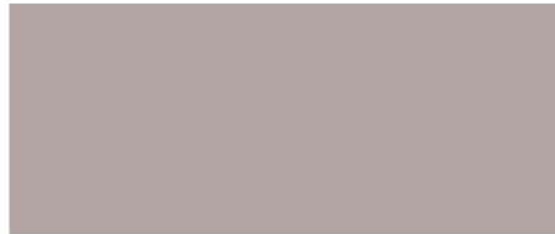
60/62 MacLeay Street Turner, Canberra



artists impression

INTERIOR'S BY
RUMI

Finishes Schedule -
60 & 62 Macleay St
Turner, ACT
(Design #1 Light
BUILDERS COPY)



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PC items bathroom and ensuite page 11, 12, 13

PC items powder and separate toilet rooms pages 14, 15

Kitchen appliances page 16

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Flooring page 20

Lighting selection pages 21, 22

Additional finishes pages 23

Door hardware/joinery hardware and furniture page 24

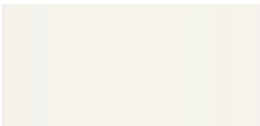
Walls/ceiling/door trims pages 25

DISCLAIMER: Please initial each individual item when approved. Sign and date this page to show you have read, understood and agree that all information in this schedule is correct.

CLIENT SIGNATURE: _____

DATE: 22/05/2023

INTERIOR DESIGNER SIGNATURE: Kiyua Palfi & Josephine Garkut

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Aluminium cladding	Dominion		Colour - Basalt Matt	Lysaght or equivalent		
Fascia and gutter	Standard Colourbond		Colour - Basalt Matt	Lyshagt or equivalent		
Render * See attached plans for further detail	Render		Colour - Basalt	TBA		
Render * See attached plans for further detail	Render		Colour - Surf mist	TBA		
Brick	Blanco Metalix		Mortar - White / flush mortar joints *Front Pillar sections to be stacked vertically	Austral		



Exterior / Facade

Client Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Roof	Colourbond		Colour - Basalt Matt	Lyshagt or equivalent		
Corner capping	Colourbond corner capping		Colour - Basalt Matt Size - to be determined	Lyshagt or equivalent		
Down pipes	Colourbond Down pipes		Colour - To match surface they are on	Lyshagt or equivalent		
Gutters	Colourbond half round		Standard size, unless larger is required Colour- Basalt Matt	Lysaght or equivalent		
Garage door	Tuscan Smooth		Colour - Basalt Matt	Capital door works Mitchell or equivalent		



Exterior / Facade

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Aluminium windows	Aluminium Windows		Colour – monument	Builder to determine preferred supplier		
Window awnings	Awnings		Colour - Basalt Matt	Builder to determine preferred supplier		
Front Door	Frosted glass		Monument/Black aluminium frame and door handle	Builder to determine preferred supplier		
Aluminium type Fencing	Fencing		Colour- Basalt Matt Steel	Builder to determine preferred supplier		
Water tank	Water tank		Colour - White Builder to recommend size	Builder to determine preferred supplier		



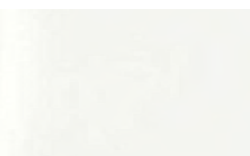
Joinery Kitchen/WIP

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
All bench tops and stove splashback WIP Splashback to be tiled	QUANTUM QUARTZ / MONTE BIANCO		Monte BIANCO Island stone bench top's - 40mm Stove/WIP stone bench top's - 20mm * No island waterfall	Quantum Quartz		
Cabinetry colour - All joinery	Melamine		Colour - Polytec Marina Grey Matt - All cupboards and drawers to be Blum / finger-pull	Polytec		
Island bench	Steccawood 		Steccawood - around each end of island bench - painted white Size -17mm x 34mm Cove Plain panel underneath counter top-painted white to match steccawood	Polytec		
Kick	Melamine		Colour - Polytec Marina Grey Matt	Polytec		
Bulk head	Plasterboard bulk head painted		Colour - Dulux natural white	Polytec		

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Ensuite - Unit type 1	WAVE Corner wall hung vanity		1200mm Matt White - Timber top * specify correct side to have the curve	Highgrove Fyshwick https://www.highgrovebathrooms.com.au/product/vanities/wall-hung/wave-corner-wall-hung-vanity-1050mm-matte-white/		
Bathroom -Unit type1	WAVE Corner wall hung vanity		750mm Matt White - Timber Top	Highgrove Fyshwick		
Ensuite - Type 2 Unit (Bedroom 1)	WAVE Corner wall hung vanity		1050mm Matt White - Timber top	Highgrove Fyshwick		
Ensuite - Type 2 Unit (Bedroom 2 & 3)	WAVE Corner wall hung vanity		750mm Matt White -Timber top	Highgrove Fyshwick		
Ensuite - Type 3 Unit (Bedroom 3)	WAVE Curved wall hung vanity		1200mm Matt white - Timber top	Highgrove Fyshwick		



**Joinery
Bathrooms/
Ensuites and
basement vanity**

Client: Liebke and Co

Project Address: 60 + 62 Macleay St Turner, ACT

Architect:

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Bathroom - Type 3 Unit Level 1)	WAVE Corner wall hung vanity		900mm Matt white - Timber top	Highgrove Fyshwick		
Ensuite - Type 4 unit (Bedroom 1 & 3)	WAVE Corner wall hung vanity		750mm Matt white - Timber top	Highgrove Fyshwick		
Bathroom/ensuite -Type 4 unit (bedroom 1, 2,3)	WAVE Corner wall hung vanity		900mm Matt white - Timber top	Highgrove Fyshwick		
Powder Room -Basement Type 1 & 2 unit	WAVE Wall hung vanity		900mm Matt white - Timber top *size to fit	Highgrove Fyshwick		



Joinery Laundry

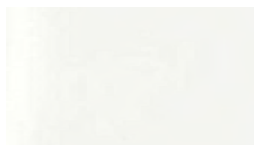
Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Bench Top	Melamine		Tuross oak Matt	Polytec		
Door's	Melamine		Marina Grey Matt	Polytec		
Kick	Melamine		Tuross oak Matt	Polytec		
Door furniture	Blum / Finger pull		All cupboards and drawers to be Blum / finger pull	Polytec		
Storage	Melamine		Classic white Matt	Polytec		

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
WIR	Polytec		Tuross oak Matt All joinery Draws BLUM/ finger pull	Polytec		
Robe	Robe slider		Matt white doors with white metal frame Shelving to be Matt white	Joiner to supply		
Family room TV unit Unit Type 2	Tv unit		Tuross oak Matt	Polytec		
Entry Coat cupboard	Joinery		Tuross oak Matt & Marina grey Matt	Polytec		
Linen cupboard	Joinery		Door's painted - Lexicon 1/4 strength Cupboard- BLUM Handles - Finger pull	Polytec/ Dulux		

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Kitchen Mixer	Phoenix Vivid Slimline Pull Out Sink Mixer Product Code VS7105-30		Gun Metal	Harvey Norman commercial		
Kitchen sink	Abey CUA 390mm Single Bowl Universal Sink Product code CUA340		Stainless Steel Product Dimensions W390 x D450 x H180mm	Harvey Norman commercial		
Laundry sink	Franke Bell 380mm Single Bowl Universal Sink Product Code BCX21038		Stainless Steel Product Dimensions W410 x D180 x H415mm	Harvey Norman commercial		
Washing machine stops	Pheonix Vivid Pin Washing Machine Set VP061CHR		Chrome	Harvey Norman commercial		
Laundry mixer	Vivid Slimline Gooseneck Sink Mixer VS735GM		Gun Metal	Harvey Norman commercial		



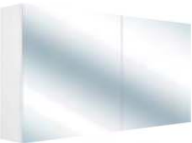
PC Items Bathroom and Ensuites

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Code	Initial
Basin	EDEN SOLID SURFACE BENCH MOUNT BASIN		Matt white	Highgrove bathrooms		
Mixer For all vessel basin sinks	Vivid Slimline Wall Bath Mixer with Spout Product Code VS783GM		Gun Metal 180mm	Harvey Norman commercial		
Toilet	Verotti City Life Wall Hung Pan Product Code CL300		White Product Dimensions W365 x D535 x H350mm + In wall cistern to match flush plate Caroma	Harvey Norman commercial		
Flush plate	Caroma Invisi II Dual Flush Push Plate Product Code 237088GM		Gun Metal Product Dimensions W210x D5.5x H110mm	Harvey Norman commercial		
Mirror	Duraplex Cabinet Product Code DUS09 (for 900mm cabinet)		Product Dimensions W900 x D150 x H720mm * All Cabinets to be inset with power points * Size to match approximate vanity size	Harvey Norman commercial		



PC Items Bathrooms and Ensuites

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Roll holder	Phoenix Radii Toilet Roll Holder Product Code RA892GM		Gun Metal	Harvey norman commercial		
Ensuite Shower head	Phoenix Vivid Round 230mm Shower Head Product Code V52730		Gun Metal	Harvey norman commercial		
Ensuite Shower ceiling arm	Phoenix Vivid 300mm Ceiling Arm Product Code V544GM		Gun Metal	Harvey norman commercial		
Ensuite Shower mixer	Phoenix Teel Shower/Bath Mixer Product Code 118780030		Gun Metal	Harvey norman commercial		
Hand towel rail	Phoenix Radii Towel Ring Product Code RS893GM		Gun Metal	Harvey norman commercial		



PC Items Bathrooms and Ensuites

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Floor waste	Stormtech Tile Insert Square Floor Waste Product Code SQ100TI20100		Stainless Steel Product Dimensions W130 x D23 x H130mm	Harvey norman commercial		
Robe hook - Bathroom	Phoenix Gloss Robe Hook Product code GS89731		Gun Metal	Harvey norman commercial		
Towel rail - Ensuite	Phoenix Radii 600mm Double Towel Rail Product Code RS813GM		Gun Metal	Harvey norman commercial		
Bathroom Shower	Phoenix Vivid Twin Shower on Rail Product Code V726GM		Gun Metal	Harvey norman commercial		
Bathroom Shower diverter	Phoenix Teel Shower/Bath Mixer with Diverter Product Code 118791030		Gun Metal	Harvey norman commercial		



PC Items
Powder room's
and seperate
Toilet's

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Basin Basements only unit types 1 & 2	BYRON bench mount basin matte white Product code: MC142-M		Matt White 455mm	Highgrove Bathrooms		
Mixer For wall hung basin in powder rooms (levels 1,2 &3)	Phoenix Mekko Basin Mixer Product Code 115770030		Gun Metal	Harvey Norman commercial		
Toilet	Caroma Luna Cleanflush® Back to Wall Toilet Suite Product Code 844820W		White Product Dimensions W373 x D670 x H805mm	Harvey Norman commercial		
Roll holder	Phoenix Rarii Toilet Roll Holder Product Code RA892GM		Gun Metal	Harvey Norman commercial		
Wall basin	Caroma Urbane II LH Wall Basin Product Code 878710W		White Product Dimensions W600 x D440 x H187mm	Harvey Norman commercial		



PC Items
All Powder room's
and seperate
Toilet's

Client: Liebke and Co development

Project Address: 60 + 62 Macleay St Turner, ACT

Architect:

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Bottle trap	Caroma Vogue bottle trap Product Code 687294GM		Gun metal	Harvey Norman commercial		
Towel ring	Phoenix Radii Towel Ring Product Code RS893GM		Gun metal	Harvey Norman commercial		
Mirror	OASIS RECTANGLE PENCIL EDGE MIRROR CABINET		Matt white 450 x 140 x 900mm	Highgrove Fyshwick		
Sink waste/ plug - All vessel sinks	Dome pop up waste without overflow Product Code PUD3280-M		Matte White 32X80MM	Highgrove Bathrooms		



Kitchen Appliances

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Range hood	Smeg Product Code PUM910X		900mm Undermount Rangehood W895 x D290 x H277mm	Harvey norman commercial		
Cooktop	Smeg Product Code PIP2951D		900mm Induction Cooktop W900 x D510 x H53mm	Harvey Norman commercial		
Oven	Smeg Product Code SFRA9300TVX		900mm Electric Built-In Oven W896 x D571 x H475mm	Harvey Norman commercial		
Dishwasher	Smeg Product Code DWAFI62142		600mm Fully Integrated Dishwasher W598 x D570 x H818-888mm	Harvey Norman commercial		



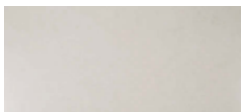
Tiles

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Bathroom Tile #1 *See Tile markup plan for location	Stone Valley Code: ASF070		Size 600x600mm Grout - light grey	Rivoland Tiles		
Bathroom Tile #2 *See Tile markup plan for location	Off white grey POL WCR Code : PRE309		300x600mm Grout - light grey	Rivoland Tiles		
Bathroom Tile #3 *See Tile markup plan for location	Polo white Matt Code: ACE081		Size 75x300mm Grout -White	Rivoland Tiles		
WIP splashback *See Tile markup plan for location	Metro BIANCO Gloss Code: DWS445		Size 65x260mm Grout - White	Rivoland Tiles		
Laundry splashback *See Tile markup plan for location	Metro BIANCO Gloss Code: DWS445		Size 65x260mm Grout - White	Rivoland Tiles		



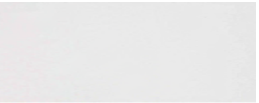
Tiles

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Balcony floor tile *See Tile markup plan for location	Precious BIANCO Matt Code: ORI105		Size 600x600mm Grout - Off white	Rivoland Tiles		
Powder/toilet room's *See Tile markup plan for location	Robusta Code: ACE884		Size 600x600mm Grout - light grey Colour - Almond	Rivoland Tiles		
Powder/ toilet room's *See Tile markup plan for location	White Matt tile JAW014		Size 150x600 mm Grout – white stack horizontally	Rivoland Tiles		
Laundry floor *See Tile markup plan for location	History Cenere Matt MAR871		Size 600x600mm - Grout medium grey	Rivoland Tiles		



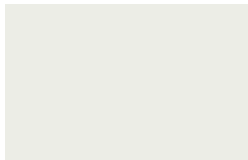
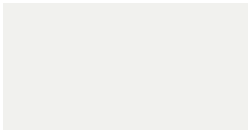
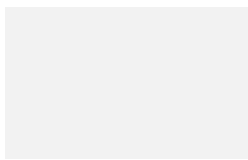
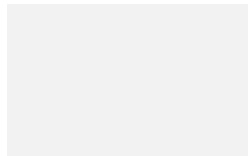
Interior Paint

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Walls	Paint		Natural white	Dulux		
Ceilings	Paint		Ceiling white	Dulux		
Skirting	Paint		Lexicon 1/4 strength	Dulux		
Internal doors	Paint		Lexicon 1/4 strength	Dulux		



Flooring

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Main floors *Refer to flooring markup plan	MANDALAY		Engineered Timber Colour - RIVIERA OAK 1900×190×14 mm	Choices flooring		
Bedroom carpets *Refer to flooring markup plan	Port underwood Victoria Carpets		Loop pile Colour - Europa	Floor world		
Staircase	MANDALAY		Engineered Timber Colour - RIVIERA OAK 1900×190×14 mm	Choices flooring		



Lighting selection's

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Down light #1 *See markup plan for locations	Pixel 1 Light DIY Surface Mount SKU 080431		White	Beacon lighting		
Down lights #2 *See markup plan for locations	Eclipse maxi LED colour switch downlight SKU: 170065		White	Beacon lighting		
Pendant light #1 *See markup plan for locations	MFL by Masson Bianco 1 Light Large Ribbed Dome SKU 017150		White	Beacon lighting		
Step light *See markup plan for locations	LEDlux Desi LED 12V Round Steplight SKU 239323		White	Beacon lighting		
Strip lighting *See markup plan for locations	Standard strip lighting		Cool white	Electrician to supply		



Lighting and fan selection's

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Fan's *See markup plan for locations	Aria 122cm Fan Only SKU 212991		White	Beacon lighting		
External entry light *See markup plan for locations	MFL By Masson Tanimi GU10 Up/Down Wall Sconce in Concrete SKU 240770		Concrete	Beacon lighting		
Roof terrace	Sentinel 2 Light Spot light in 316 Marine Grade Stainless Steel SKU 239393		Marine Grade Stainless Steel	Beacon Lighting		



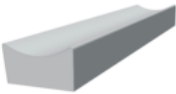
Additional finishes and selection's

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Staircase hand rail	Aluminium round powder coat finish		Colour - Matt black Brackets and accessories to be Black Thin circumference design	Delkon stairs or equivalent		
Mailbox insert finish	Standard insert		Colour - Black	Mitre 10 or equivalent		
Shower screens	Custom shower screen		Custom design Straight screen wet areas - frameless Square screen wet areas - semi frameless	Builder to advise preferred supplier		
Feature wall paneling to surround lift	Steccawood		Steccawood - painted dulux natural white Size -17mm x 34mm Cove	Polytec		



Door Hardware/
Joinery hardware and
furniture

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Passage door handle with lock -Main bedroom -Bathrooms/ensuites -Powder rooms	Avant with QuickFix Alba Privacy Lever Set with Latch 710ALBLRSG		Satin Graphite	Gainsborough		
Passage handles - Remaining rooms	Avant with QuickFix Alba Passage Lever Set 700ALBLRSG		Satin Graphite	Gainsborough		
Door stops	Lane Bullet Door Stop Round IHG SKU 6366017		Gun metal	Mitre 10 or equivalent		
Door Hinges	Hinge		Grey	Mitre 10 or equivalent		



Walls, Ceilings,
Doors, trims

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Ceiling	Square set		Square set on all wall to ceiling areas			
Architraves	Half splayed		Size - 66mm	Builder to advise		
Skirting	Half splayed		Size - 92mm	Builder to advise		
Internal doors	HMC1 HUMECRAFT		Paint - Lexicon 1/4 strength	Hume Doors/CBS		

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Get in touch

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Interior's by
RUMI



Finishes Schedule

sunset
'medium design scheme'

ZARAH
BY LIEBKE + CO



60/62 MacLeay Street Turner, Canberra



artists impression

INTERIOR'S BY
RUMI

Finishes Schedule -
60 & 62 Macleay St
Turner, ACT
(Design#2 Medium
Light BUILDERS
COPY)



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Walls/ceiling/door trims pages 25

DISCLAIMER: Please initial each individual item when approved. Sign and date this page to show you have read, understood and agree that all information in this schedule is correct.

CLIENT SIGNATURE: _____

DATE: 22/05/2023

INTERIOR DESIGNER SIGNATURE: Kiyua Palfi & Josephine Garkut



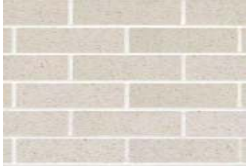
Exterior / Facade

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Aluminium cladding	Dominion		Colour - Basalt Matt	Lysaght or equivalent		
Fascia and gutter	Standard Colourbond		Colour - Basalt Matt	Lyshagt or equivalent		
Render * See attached plans for further detail	Render		Colour - Basalt	TBA		
Render * See attached plans for further detail	Render		Colour - Surf mist	TBA		
Brick	Blanco Metalix		Mortar - White / flush mortar joints *Front Pillar sections to be stacked vertically	Austral		



Exterior / Facade

Client Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Roof	Colourbond		Colour - Basalt Matt	Lyshagt or equivalent		
Corner capping	Colourbond corner capping		Colour - Basalt Matt Size - to be determined	Lyshagt or equivalent		
Down pipes	Colourbond Down pipes		Colour - To match surface they are on	Lyshagt or equivalent		
Gutters	Colourbond half round		Standard size, unless larger is required Colour- Basalt Matt	Lysaght or equivalent		
Garage door	Tuscan Smooth		Colour - Basalt Matt	Capital door works Mitchell or equivalent		



Exterior / Facade

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Aluminium windows	Aluminium Windows		Colour – monument	Builder to determine preferred supplier		
Window awnings	Awnings		Colour - Basalt Matt	Builder to determine preferred supplier		
Front Door	Frosted glass		Monument/Black aluminium frame and door handle	Builder to determine preferred supplier		
Aluminium type Fencing	Fencing		Colour- Basalt Matt Steel	Builder to determine preferred supplier		
Water tank	Water tank		Colour - White Builder to recommend size	Builder to determine preferred supplier		



Joinery Kitchen/WIP

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
All bench tops and stove splashback WIP Splashback to be tiled	QUANTUM QUARTZ / MONTE BIANCO		Monte BIANCO Island stone bench top's - 40mm Stove/WIP stone bench top's - 20mm * No island waterfall	Quantum Quartz		
Cabinetry colour - All joinery	Melamine		Colour - Polytec Strata Grey Matt - All cupboards and drawers to be Blum / finger-pull	Polytec		
Island bench	Steccawood 		Steccawood - around each end of island bench - painted white Size -17mm x 34mm Cove Plain panel underneath counter top-painted white to match steccawood	Polytec		
Kick	Melamine		Colour - Polytec Strata Grey Matt	Polytec		
Bulk head	Plasterboard bulk head painted		Colour - Dulux natural white	Polytec		

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Ensuite - Unit type 1	WAVE Corner wall hung vanity		1200mm Matt White - Timber top * specify correct side to have the curve	Highgrove Fyshwick https://www.highgrovebathrooms.com.au/product/vanities/wall-hung/wave-corner-wall-hung-vanity-1050mm-matte-white/		
Bathroom -Unit type1	WAVE Corner wall hung vanity		750mm Matt White - Timber Top	Highgrove Fyshwick		
Ensuite - Type 2 Unit (Bedroom 1)	WAVE Corner wall hung vanity		1050mm Matt White - Timber top	Highgrove Fyshwick		
Ensuite - Type 2 Unit (Bedroom 2 & 3)	WAVE Corner wall hung vanity		750mm Matt White -Timber top	Highgrove Fyshwick		
Ensuite - Type 3 Unit (Bedroom 3)	WAVE Curved wall hung vanity		1200mm Matt white - Timber top	Highgrove Fyshwick		



Joinery
Bathrooms/
Ensuites and
basement vanity

Client: Liebke and Co

Project Address: 60 + 62 Macleay St Turner, ACT

Architect:

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Bathroom - Type 3 Unit Level 1)	WAVE Corner wall hung vanity		900mm Matt white - Timber top	Highgrove Fyshwick		
Ensuite - Type 4 unit (Bedroom 1 & 3)	WAVE Corner wall hung vanity		750mm Matt white - Timber top	Highgrove Fyshwick		
Bathroom/ensuite -Type 4 unit (bedroom 1, 2,3)	WAVE Corner wall hung vanity		900mm Matt white - Timber top	Highgrove Fyshwick		
Powder Room -Basement Type 1 & 2 unit	WAVE Wall hung vanity		900mm Matt white - Timber top *size to fit	Highgrove Fyshwick		



Joinery Laundry

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Bench Top	Melamine		Tuross oak Matt	Polytec		
Door's	Melamine		Strata Grey Matt	Polytec		
Kick	Melamine		Tuross oak Matt	Polytec		
Door furniture	Blum / Finger pull		All cupboards and drawers to be Blum / finger pull	Polytec		
Storage	Melamine		Classic white Matt	Polytec		

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
WIR	Polytec		Tuross oak Matt All joinery Draws BLUM/ finger pull	Polytec		
Robe	Robe slider		Matt white doors with white metal frame Shelving to be Matt white	Joiner to supply		
Family room TV unit Unit Type 2	Tv unit		Tuross oak Matt	Polytec		
Entry Coat cupboard	Joinery		Tuross oak Matt and Strata grey Matt	Polytec		
Linen cupboard	Joinery		Door's painted - Lexicon 1/4 strength Cupboard- BLUM Handles - Finger pull	Polytec/ Dulux		

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Kitchen Mixer	Phoenix Vivid Slimline Pull Out Sink Mixer Product Code VS7105-30		Gun Metal	Harvey Norman commercial		
Kitchen sink	Abey CUA 390mm Single Bowl Universal Sink Product code CUA340		Stainless Steel Product Dimensions W390 x D450 x H180mm	Harvey Norman commercial		
Laundry sink	Franke Bell 380mm Single Bowl Universal Sink Product Code BCX21038		Stainless Steel Product Dimensions W410 x D180 x H415mm	Harvey Norman commercial		
Washing machine stops	Pheonix Vivid Pin Washing Machine Set VP061CHR		Chrome	Harvey Norman commercial		
Laundry mixer	Vivid Slimline Gooseneck Sink Mixer VS735GM		Gun Metal	Harvey Norman commercial		



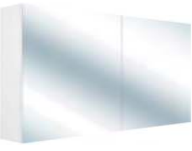
PC Items Bathroom and Ensuites

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Code	Initial
Basin	EDEN SOLID SURFACE BENCH MOUNT BASIN		Matt white	Highgrove bathrooms		
Mixer For all vessel basin sinks	Vivid Slimline Wall Bath Mixer with Spout Product Code VS783GM		Gun Metal 180mm	Harvey Norman commercial		
Toilet	Verotti City Life Wall Hung Pan Product Code CL300		White Product Dimensions W365 x D535 x H350mm + In wall cistern to match flush plate Caroma	Harvey Norman commercial		
Flush plate	Caroma Invisi II Dual Flush Push Plate Product Code 237088GM		Gun Metal Product Dimensions W210x D5.5x H110mm	Harvey Norman commercial		
Mirror	Duraplex Cabinet Product Code DUS09 (for 900mm cabinet)		Product Dimensions W900 x D150 x H720mm * All Cabinets to be inset with power points * Size to match approximate vanity size	Harvey Norman commercial		



PC Items Bathrooms and Ensuites

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Roll holder	Phoenix Radii Toilet Roll Holder Product Code RA892GM		Gun Metal	Harvey norman commercial		
Ensuite Shower head	Phoenix Vivid Round 230mm Shower Head Product Code V52730		Gun Metal	Harvey norman commercial		
Ensuite Shower ceiling arm	Phoenix Vivid 300mm Ceiling Arm Product Code V544GM		Gun Metal	Harvey norman commercial		
Ensuite Shower mixer	Phoenix Teel Shower/Bath Mixer Product Code 118780030		Gun Metal	Harvey norman commercial		
Hand towel rail	Phoenix Radii Towel Ring Product Code RS893GM		Gun Metal	Harvey norman commercial		



PC Items Bathrooms and Ensuites

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Floor waste	Stormtech Tile Insert Square Floor Waste Product Code SQ100TI20100		Stainless Steel Product Dimensions W130 x D23 x H130mm	Harvey norman commercial		
Robe hook - Bathroom	Phoenix Gloss Robe Hook Product code GS89731		Gun Metal	Harvey norman commercial		
Towel rail - Ensuite	Phoenix Radii 600mm Double Towel Rail Product Code RS813GM		Gun Metal	Harvey norman commercial		
Bathroom Shower	Phoenix Vivid Twin Shower on Rail Product Code V726GM		Gun Metal	Harvey norman commercial		
Bathroom Shower diverter	Phoenix Teel Shower/Bath Mixer with Diverter Product Code 118791030		Gun Metal	Harvey norman commercial		



PC Items
Powder room's
and seperate
Toilet's

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Basin Basements only unit types 1 & 2	BYRON bench mount basin matte white Product code: MC142-M		Matt White 455mm	Highgrove Bathrooms		
Mixer For wall hung basin in powder rooms (levels 1,2 &3)	Phoenix Mekko Basin Mixer Product Code 115770030		Gun Metal	Harvey Norman commercial		
Toilet	Caroma Luna Cleanflush® Back to Wall Toilet Suite Product Code 844820W		White Product Dimensions W373 x D670 x H805mm	Harvey Norman commercial		
Roll holder	Phoenix Rarii Toilet Roll Holder Product Code RA892GM		Gun Metal	Harvey Norman commercial		
Wall basin	Caroma Urbane II LH Wall Basin Product Code 878710W		White Product Dimensions W600 x D440 x H187mm	Harvey Norman commercial		



PC Items
All Powder room's
and seperate
Toilet's

Client: Liebke and Co development

Project Address: 60 + 62 Macleay St Turner, ACT

Architect:

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Quantity	Initial
Bottle trap	Caroma Vogue bottle trap Product Code 687294GM		Gun metal	Harvey Norman commercial		
Towel ring	Phoenix Radii Towel Ring Product Code RS893GM		Gun metal	Harvey Norman commercial		
Mirror	OASIS RECTANGLE PENCIL EDGE MIRROR CABINET		Matt white 450 x 140 x 900mm	Highgrove Fyshwick		
Sink waste/ plug - All vessel sinks	Dome pop up waste without overflow Product Code PUD3280-M		Matte White 32X80MM	Highgrove Bathrooms		



Kitchen Appliances

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Range hood	Smeg Product Code PUM910X		900mm Undermount Rangehood W895 x D290 x H277mm	Harvey norman commercial		
Cooktop	Smeg Product Code PIP2951D		900mm Induction Cooktop W900 x D510 x H53mm	Harvey Norman commercial		
Oven	Smeg Product Code SFRA9300TVX		900mm Electric Built-In Oven W896 x D571 x H475mm	Harvey Norman commercial		
Dishwasher	Smeg Product Code DWAFI62142		600mm Fully Integrated Dishwasher W598 x D570 x H818-888mm	Harvey Norman commercial		



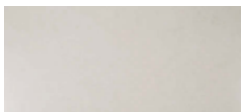
Tiles

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Bathroom Tile #1 *See Tile markup plan for location	Stone Valley Code: ASF070		Size 600x600mm Grout - light grey	Rivoland Tiles		
Bathroom Tile #2 *See Tile markup plan for location	Off white grey POL WCR Code : PRE309		300x600mm Grout - light grey	Rivoland Tiles		
Bathroom Tile #3 *See Tile markup plan for location	Polo white Matt Code: ACE081		Size 75x300mm Grout -White	Rivoland Tiles		
WIP splashback *See Tile markup plan for location	Metro BIANCO Gloss Code: DWS445		Size 65x260mm Grout - White	Rivoland Tiles		
Laundry splashback *See Tile markup plan for location	Metro BIANCO Gloss Code: DWS445		Size 65x260mm Grout - White	Rivoland Tiles		



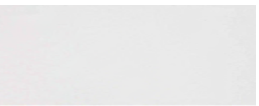
Tiles

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Balcony floor tile *See Tile markup plan for location	Precious BIANCO Matt Code: ORI105		Size 600x600mm Grout - Off white	Rivoland Tiles		
Powder/toilet room's *See Tile markup plan for location	Robusta Code: ACE884		Size 600x600mm Grout - light grey Colour - Almond	Rivoland Tiles		
Powder/ toilet room's *See Tile markup plan for location	White Matt tile JAW014		Size 150x600 mm Grout – white stack horizontally	Rivoland Tiles		
Laundry floor *See Tile markup plan for location	History Cenere Matt MAR871		Size 600x600mm - Grout medium grey	Rivoland Tiles		



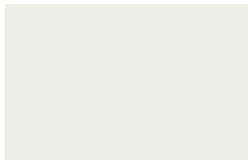
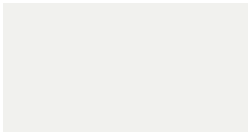
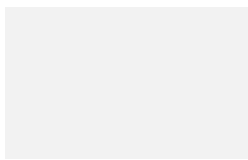
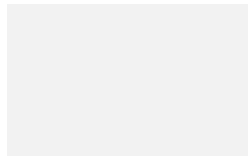
Interior Paint

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Walls	Paint		Natural white	Dulux		
Ceilings	Paint		Ceiling white	Dulux		
Skirting	Paint		Lexicon 1/4 strength	Dulux		
Internal doors	Paint		Lexicon 1/4 strength	Dulux		



Flooring

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Main floors *Refer to flooring markup plan	MANDALAY		Engineered Timber Colour - RIVIERA OAK 1900×190×14 mm	Choices flooring		
Bedroom carpets *Refer to flooring markup plan	Port underwood Victoria Carpets		Loop pile Colour -Clydesdale	Floor world		
Staircase	MANDALAY		Engineered Timber Colour - RIVIERA OAK 1900×190×14 mm	Choices flooring		



Lighting selection's

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Down light #1 *See markup plan for locations	Pixel 1 Light DIY Surface Mount SKU 080431		White	Beacon lighting		
Down lights #2 *See markup plan for locations	Eclipse maxi LED colour switch downlight SKU: 170065		White	Beacon lighting		
Pendant light #1 *See markup plan for locations	MFL by Masson Bianco 1 Light Large Ribbed Dome SKU 017150		White	Beacon lighting		
Step light *See markup plan for locations	LEDlux Desi LED 12V Round Steplight SKU 239323		White	Beacon lighting		
Strip lighting *See markup plan for locations	Standard strip lighting		Cool white	Electrician to supply		



Lighting and fan selection's

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Fan's *See markup plan for locations	Aria 122cm Fan Only SKU 212991		White	Beacon lighting		
External entry light *See markup plan for locations	MFL By Masson Tanimi GU10 Up/Down Wall Sconce in Concrete SKU 240770		Concrete	Beacon lighting		
Roof terrace	Sentinel 2 Light Spot light in 316 Marine Grade Stainless Steel SKU 239393		Marine Grade Stainless Steel	Beacon Lighting		



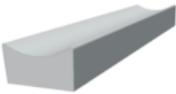
Additional finishes and selection's

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Staircase hand rail	Aluminium round powder coat finish		Colour - Matt black Brackets and accessories to be Black Thin circumference design	Delkon stairs or equivalent		
Mailbox insert finish	Standard insert		Colour - Black	Mitre 10 or equivalent		
Shower screens	Custom shower screen		Custom design Straight screen wet areas - frameless Square screen wet areas - semi frameless	Builder to advise preferred supplier		
Feature wall paneling to surround lift	Steccawood		Steccawood - painted dulux natural white Size -17mm x 34mm Cove	Polytec		



Door Hardware/
Joinery hardware and
furniture

Client: Liebke and Co developments

Project Address: 60 + 62 Macleay St Turner, ACT

Architect: KND

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Passage door handle with lock -Main bedroom -Bathrooms/ensuites -Powder rooms	Avant with QuickFix Alba Privacy Lever Set with Latch 710ALBLRSG		Satin Graphite	Gainsborough		
Passage handles - Remaining rooms	Avant with QuickFix Alba Passage Lever Set 700ALBLRSG		Satin Graphite	Gainsborough		
Door stops	Lane Bullet Door Stop Round IHG SKU 6366017		Gun metal	Mitre 10 or equivalent		
Door Hinges	Hinge		Grey	Mitre 10 or equivalent		



Walls, Ceilings,
Doors, trims

Client: Liebke and Co developments

Architect: KND

Project Address: 60 + 62 Macleay St Turner, ACT

Builder:

Item/ Location	Product Name/ Code	Image	Finish/ Size/ Colour/ Comments	Supplier	Initial	Initial
Ceiling	Square set		Square set on all wall to ceiling areas			
Architraves	Half splayed		Size - 66mm	Builder to advise		
Skirting	Half splayed		Size - 92mm	Builder to advise		
Internal doors	HMC1 HUMECRAFT		Paint - Lexicon 1/4 strength	Hume Doors/CBS		

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Get in touch

Admin@interiorsbyrumi.com.au



Inclusions

ZARAH
BY LIEBKE + CO

PROJECT INCLUSIONS

CONSTRUCTION

Wall insulation	As per EER
Ceiling insulation	As per EER
RCD safety switches and circuit breakers	
90 Day maintenance period	
All risk, Public Liability, Construction Insurance	
Service connection of electricity, water, gas.	Includes any connection fees
Builders clean	On completion fit for purpose
Slab and Footings	To engineers specifications, with no slab edges exposed externally, and step downs down to natural ground
Termite treatment	As required

EXTERNAL FINISHES & FITTINGS

Brick and Rendered	As per construction drawing and finishes schedule
Cladding	External cladding as per finishes schedule
Roof	Colorbond metal as per plan
Fascia, Gutter and Downpipes	Colorbond metal as per plan
Clothesline	Fold out to residences, locations to be determined
Entrance Door	As per construction drawing and finishes schedule
Windows	Double Glazing window systems to suit proposed EER with fly screens to windows and sliding doors only
External Door Lock	As per finishing schedule
Concreting	As per plan
Retaining walls / fencing	Rendered clockwork retaining walls as per plan. Colorbond boundary fencing as per construction drawings and finishes schedule
Landscaping	As per plan
Letterbox	Letter box insert into front planter box as per construction drawing and finishes schedule
Taps	Two external (where applicable)
Garage	Standard construction as per construction drawing and finishes schedule

INTERNAL FINISHES & FITTINGS

Ceiling height	As per plans
Internal doors	Flush panel 2340mm high hinged doors throughout with door stops
Door handles	As per finishes Schedule
Skirting and Architraves	As per finishing schedule
Cornicing	Square set everywhere
Walls	Plasterboard (moisture resistant to wet areas)
Paint works	As per selections with 3 coat system
Joinery	As per interior layout
Floor finishes	As per finishing schedule
Lighting	Led lights throughout except where noted different
Noggins	future locations for TV's to be noggined out ready for future brackets

KITCHEN FINISHES & FITTINGS

Design	As per Interior Designs and Schedules
Oven	As per finishes Schedule
Cooktop	As per finishes Schedule
Rangehood	As per finishes Schedule
Dishwasher	As per finishes Schedule
Cabinets	As per Interior Designs and Schedules
Bench tops	As per Interior Designs and Schedules
Drawers and Cupboards	Soft close
Cabinet handles	As per Interior Designs and Schedules
Sink	As per Interior Designs and Schedules
Tapware	As per Interior Designs and Schedules
Splash back	As per Interior Designs and Schedules
Hanging lights	As per Interior Designs and Schedules
Switchings	As per elected Ceiling Plan
Double GPO	As per power plans
Single GPO	As per power plans
Appliances	Wiring and connections of all fixed appliances

FMAILY / DINING FINISHES & FITTINGS

Double GPO	As per Power Plan
TV	As per Power Plan
NBN	As per Power Plan
Lights	As per Reflected Ceiling Plan

LOUNGE FINISHES & FITTINGS

Double GPO	As per Power Plan
TV	As per Power Plan
NBN	As per Power Plan
Lights	As per Reflected Ceiling Plan

MASTER BEDROOM FINISHES & FITTINGS

Double GPO	As per Power Plan
Lights	As per Reflected Ceiling Plan
NBN	As per Power Plan
TV	As per Power Plan
Robes	As per Interior Design Schedules

BEDROOM 2/3 AND 4 FINISHES & FITTINGS

Double GPO	As per Power Plan
Lights	As per Reflected Ceiling Plan
Robes	As per Interior Design Schedules

STAIRS FINISHES & FITTINGS

Singe GPO	As per Power Plan
Lights	As per Reflected Ceiling Plan

BATHROOM / ESUITE FINISHES & FITTINGS

Vanity	As per Interior Design schedules
Bath (where applicable)	As per Interior Design schedules
Frameless shower screens	1800mm from FFL high with clear safety glass and pivot doors (where applicable)
Mirror	As per Interior Design schedules
Toilet Suite	As per Interior Design schedules
Tapware, shower rails	As per Interior Design schedules
Accessories	As per Interior Design schedules
Wall tiling	As per Interior Design schedules
Floor tiling	As per Interior Design schedules
Water proofing	As per code
Tastic	As per Reflected Ceiling Plan
Double GPO	As per Ceiling Plan

POWDER ROOM FINISHES & FITTINGS (WC)

Basin	As per Interior Designs schedules
Tapware	As per Interior Designs schedules
Accessories	As per Interior Designs schedules
Mirror	As per Interior Designs schedules
Toilette suite	As per Interior Designs schedules
Wall tiling	As per Interior Designs schedules
Floor tiling	As per Interior Designs schedules
Light	As per Reflected Ceiling Plan

LAUNDRY FINISHES & FITTINGS

Tub and Cabinet	As per Interior Designs schedules
Doors	As per Interior Designs schedules
Washing Machine	As per Interior Designs schedules
Tapware	As per Interior Designs schedules
Wall tiling	As per Interior Designs schedules
Floor tiling	As per Interior Designs schedules
Double DPO	as per Power Plan
Light	As per Reflected Ceiling Plan

STORAGE / LINEN FINISHES

All robes	As per Interior Designs schedule
Doors (Where applicable)	As per Interior Designs schedule

GARAGE FINISHES & FITTINGS

Double GPO	As per Power Plan
Lights	As per Ceiling Plan
Roller door	Roller door with 2 remotes
Power	Power to roller door motor

ENTRY FINISHES & FITTINGS

Lights	As per Reflected Ceiling Plan
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PORCH AND FRONT COURTYARD FINISHES & FITTINGS

Lights	As per Reflected Ceiling Plan
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REAR YARD FINISHES & FITTINGS

Paving / Tiling	As per Finishing Schedule
-----------------	---------------------------

ELECTRICAL GENERAL FINISHES

Smoke Detectors	Detectors installed as per: AS/NZ 3786-1993, AS/NZ 1670.1-2004, BCA Specification E2.2a 2014, AS 1670.1-2007
External Lights	Outdoor lighting to external areas as needed.
Video intercom	Intercom to house
NBN	House to be NBN ready
Pay TV	N/A
TV aerial	For free to air channels

ELECTRICAL GENERAL FINISHES

Smoke Detectors	As per Code
-----------------	-------------

HEATING COOLING & HOT WATER

Duct Connected Reverse Cycle Heating and Cooling	Brand to be confirmed, adequately sized so it services the home effectively
Hot Water System	Continuous hot water (electric)

Notes:

Reflected ceiling plan will be available once a electrical contractor has been engaged



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Address:	60-62 Macleay St, Turner ACT 2612				
Clients Name:	KnD Architects		Date:	26/06/2023	
Plans by:	KnD Architects		Reference:	SXR2933	
Unit 1	6.0	Target	154	38	165
		Result	129.5	34.8	164.3
Unit 2	6.0	Target	154	38	165
		Result	133.4	31.4	164.8
Unit 3	6.0	Target	154	38	165
		Result	135.0	29.1	164.1
Unit 4	6.0	Target	154	38	165
		Result	133.0	31.9	164.9
Unit 5	6.2	Target	154	38	165
		Result	129.6	28.0	157.6
Unit 6	6.0	Target	154	38	165
		Result	130.0	34.1	164.1
Unit 7	6.1	Target	154	38	165
		Result	123.0	37.5	160.5
Unit 8	6.2	Target	154	38	165
		Result	127.4	28.8	156.2
Unit 9	6.2	Target	154	38	165
		Result	126.3	28.3	154.6
Unit 10	6.2	Target	154	38	165
		Result	118.7	36.4	155.1
Unit 11	6.0	Target	154	38	165
		Result	128.7	35.4	164.1



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Floor System	Insulation Type	R Value	Foil
Units 1 & 11 Slab on Ground	Polystyrene	R1.0	No
All other Units Slab on Ground	No insulation	N/A	No
Ground Level Suspended Floor	Bulk or Polystyrene	R2.5	No
Internal (First Floor) Floor	No insulation	N/A	No
(First Floor) Floor Elevated & Above Garage	Fibreglass or Rockwool Batts	R2.5	No
Wall System	Insulation Type	R Value	Sarking
External Walls except Garage	Fibreglass or Rockwool Batts	R2.5	Yes
Internal Walls	No insulation	N/A	No
Internal Garage Walls	Fibreglass or Rockwool Batts	R2.5	No
Roof System	Insulation Type	R Value	Blanket
Metal Roof	Fibreglass or Rockwool Batts	R5.0	No
Tiled Roof	Fibreglass or Rockwool Batts	R5.0	No
Garage Roof	No insulation	N/A	No

Unit 1 Windows	Window Type	U-value	SHGC
All Fixed Windows	Aluminium Double Glazed	2.45	0.51
All Awning Windows	Aluminium Double Glazed	2.39	0.46
All Sliding Windows/ Glazed Doors	Aluminium Double Glazed	2.28	0.48
All Hinged Glazed Doors	Aluminium Double Glazed	2.91	0.44

Units 2 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	4.10	0.52
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	4.10	0.47



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Unit 3 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	2.90	0.51
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	4.10	0.47

Unit 4 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	4.10	0.52
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	4.10	0.47

Unit 5 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	4.30	0.53
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	4.30	0.47

Unit 6 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	2.90	0.51
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	2.91	0.44

Unit 7 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	2.90	0.51
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	2.91	0.44

Unit 8 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	4.30	0.53
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	4.30	0.47

Unit 9 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	4.30	0.53
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	4.30	0.47



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Unit 10 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	4.30	0.53
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	4.30	0.47

Unit 11 Windows	Window Type	U-value	SHGC
All Fixed, Sliding Windows/ Glazed Doors	Aluminium Double Glazed	2.28	0.48
All Awning and Hinged Windows/Glazed Doors	Aluminium Double Glazed	2.36	0.48

Note: U-value must be equal or less and SHGC within 5%

THERMAL CONSTRUCTION

- (a) Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it
 - (i) abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and
 - (ii) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
 - (iii) does not affect the safe or effective operation of a service or fitting.
- (b) Where required, reflective insulation must be installed with
 - (i) the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and
 - (ii) the reflective insulation closely fitted against any penetration, door or window opening; and
 - (iii) the reflective insulation adequately supported by framing members; and
 - (iv) each adjoining sheet of roll membrane being
 - (A) overlapped not less than 50 mm; or
 - (B) taped together.
- (c) Where required, bulk insulation must be installed so that,
 - (i) it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like; and
 - (ii) in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.



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(d) Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification J1.2.

(e) The required Total R-Value and Total System U-Value for common area, including allowance for thermal bridging, must be determined in accordance with Specification J1.5a for wall-glazing construction

Thermal Breaks

Roof Thermal Breaks

For compliance with J0.2(c), a roof that,

- (a) has metal sheet roofing fixed to metal purlins, metal rafters or metal battens; and
- (b) does not have a ceiling lining or has a ceiling lining fixed directly to those metal purlins, metal rafters or metal battens, must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed at all points of contact between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens.

Wall Thermal Breaks

For compliance with J0.2(c), a wall that,

- (a) does not have a wall lining or has a wall lining that is fixed directly to the same metal frame; and
- (b) has lightweight external cladding such as weatherboards, fibre-cement or metal sheeting fixed to a metal frame, must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed at all points of contact between the external cladding and the metal frame.



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Building Sealing

Windows and Doors

A door, openable window or the like must be sealed when forming part of the envelope. The requirements do not apply to;

- (i) A window complying with AS 2047
- (ii) A fire door or smoke door

Provide a seal to restrict air infiltration

- (i) for the bottom edge of a door, must be a draft protection device; and
- (ii) for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compression strip, fibrous seal or the like.

Exhaust Fans

All exhaust fans must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned space or a habitable room.

Construction of ceilings, walls and floors

Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like when forming part of the envelope must be constructed to minimise air leakage.

- (i) Enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or
- (ii) Sealed at junctions and penetrations with close fitting architrave, skirting or cornice or expanding foam, rubber compressible strip, caulking or the like.

The requirements do not apply to openings, grilles or the like required for smoke hazard management

Nationwide House Energy Rating Scheme

NatHERS Certificate No. UIIEYIDFLL

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 1, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	142.3	suburban
Unconditioned*	31	NatHERS climate zone
Total	173.3	24 Canberra Airport
Garage	31	



Accredited assessor

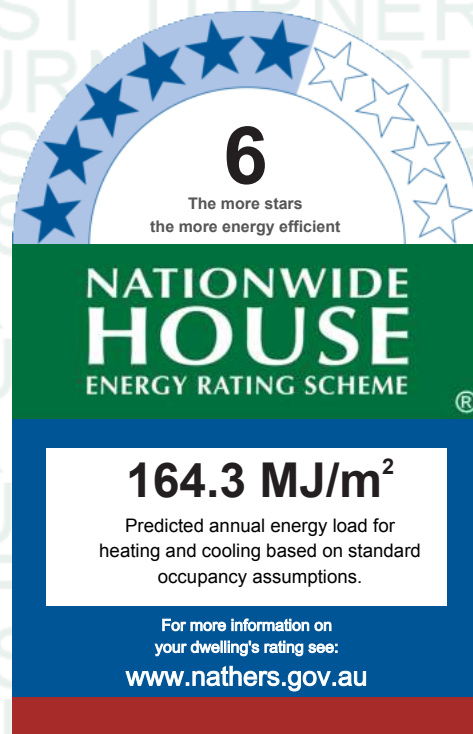
Name	Hristos Parthenios
Business name	6 Star Report
Email	admin@6starhouse.com.au
Phone	0466054837
Accreditation No.	HERA10079
Assessor Accrediting Organisation	HERA
Declaration of interest	Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
129.5	34.8
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=UIIEYIDFLL> When using either link, ensure you are visiting www.FR5.com.au.





Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling’s rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the ‘number’ and ‘type’ of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is “exposed” or a top floor high-rise apartment is “protected”.

Provisional* values

Have provisional values been used in the assessment and, if so, noted in “additional notes” below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ATB-005-03 B	Al Thermally Broken A DG Argon Fill High Solar Gain low-E -Clear	2.91	0.44	0.42	0.46

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-088-17 A	Series 755 Comfort Edge Awning Window DG LightBridge_ClrS0_5-10-5	2.39	0.46	0.44	0.48
AWS-025-154 A	702/704 SM Slidemaster Al Sliding Door DG 638KlymetShieldLamClr-8Ar-4EnviroClr	2.28	0.48	0.46	0.5
AWS-049-01 B	726 Thermal Heart Fixed Window DG 638CPClr/12/6	2.45	0.51	0.48	0.54

Window and glazed doorchedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*

* Refer to glossary.



WIP	AWS-088-17 A	W01.05	1400	1350	awning	45.0	S	No
WIP	AWS-088-17 A	W01.06	2400	1000	awning	45.0	E	No
Kitchen/Living/-Dining	ATB-005-03 B	D01.01	2400	1000	casement	100.0	W	No
Kitchen/Living/-Dining	AWS-025-154 A	W01.01	2400	2400	sliding	45.0	W	No
Kitchen/Living/-Dining	AWS-088-17 A	W01.02	2400	1000	awning	60.0	S	No
Kitchen/Living/-Dining	AWS-088-17 A	W01.03	2400	2400	awning	30.0	S	No
Kitchen/Living/-Dining	AWS-025-154 A	W01.04	2400	2900	sliding	60.0	E	No
ENS	AWS-088-17 A	W01.10	2400	1000	awning	45.0	S	No
Bedroom 2	AWS-088-17 A	W01.13	2400	1000	awning	45.0	E	No
Bedroom 2	AWS-088-17 A	W01.14	2400	1000	awning	45.0	E	No
Bedroom 3	AWS-088-17 A	W01.11	2400	3000	awning	30.0	S	No
Bedroom 3	AWS-025-154 A	W01.12	2400	2900	sliding	30.0	E	No
Bedroom 1/ WIR	AWS-049-01 B	W01.09	900	2400	fixed	0.0	S	No
Bedroom 1/ WIR	AWS-088-17 A	W01.08	2400	2400	awning	20.0	W	No
Bedroom 1/ WIR	AWS-049-01 B	W01.07	2400	1335	fixed	0.0	W	No
Study/Family	AWS-088-17 A	W01.15	2000	600	awning	60.0	W	No
Study/Family	AWS-049-01 B	W01.16	2300	2400	fixed	0.0	S	No
Study/Family	AWS-025-154 A	W01.17	2400	1800	sliding	45.0	S	No
Study/Family	AWS-088-17 A	W01.18	2000	1000	awning	60.0	E	No

typeRoof 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
Velux:VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window rule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Study/Family	Velux:VEL-011-01 W	Element 1	2.0	1	E	None	None

Skylight type and performance

* Refer to glossary.



Skylight ID	Skylight description
No Data Available	

Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2200	4800	100.0	E

External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	Retaining - Earth Retaining Wall Insul	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	No
3	FR5 - Earth Retaining Wall	0.5	Medium		No
4	FR5 - Brick Veneer	0.5	Medium		No
5	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
6	FR5 - Metal Clad Framed	0.8	Dark	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
PDR	1	2700	2202	S	0	No
PDR	1	2700	866	W	0	No
Laundry/Stairs	2	2700	2237	N	0	No
Laundry/Stairs	1	2700	4399	W	0	No
Garage	3	2700	5944	S	0	No
Garage	4	2700	5429	E	0	Yes
Garage	2	2700	5939	N	0	No
Stairs	2	2700	3316	N	0	No
WIP	5	2700	1689	S	4648	Yes
WIP	5	2700	2221	E	0	Yes
WIP	2	2700	1689	N	0	No
Kitchen/Living/Dining	5	2700	1749	W	1074	Yes
Kitchen/Living/Dining	5	2700	1064	N	0	Yes
Kitchen/Living/Dining	5	2700	3622	W	0	Yes
Kitchen/Living/Dining	5	2700	6137	S	578	Yes
Kitchen/Living/Dining	5	2700	3553	S	1458	Yes



Kitchen/Living/Dining	5	2700	3184	E	1709	Yes
Kitchen/Living/Dining	2	2700	3062	N	0	No
Kitchen/Living/Dining	2	2700	1971	N	0	No
ENS	5	2700	3359	S	0	Yes
Bath	2	2700	1793	N	0	No
Bedroom 2	5	2700	1198	S	3281	Yes
Bedroom 2	5	2700	3630	E	0	Yes
Bedroom 2	5	2700	1830	N	0	Yes
Bedroom 2	2	2700	1194	N	0	No
Bedroom 3	5	2700	693	S	0	Yes
Bedroom 3	5	2700	176	W	0	Yes
Bedroom 3	5	2700	3033	S	0	Yes
Bedroom 3	5	2700	3246	E	1207	Yes
Bedroom 3	5	2700	1305	W	0	Yes
Stairs	2	2700	3314	N	0	No
Bedroom 1/ WIR	5	2700	3085	S	0	Yes
Bedroom 1/ WIR	2	2700	3085	N	0	No
Bedroom 1/ WIR	5	2700	5442	W	0	No
Stairs	2	2700	3380	N	0	No
Stairs	6	2700	566	W	1777	No
Stairs	6	2700	499	NW	7755	No
Study/Family	6	2700	291	NW	9690	Yes
Study/Family	6	2700	521	WNW	4556	No
Study/Family	6	2700	1158	W	1130	No
Study/Family	6	2700	342	WSW	0	No
Study/Family	6	2700	506	SW	1059	No
Study/Family	6	2700	5502	S	950	No
Study/Family	6	2700	555	SSE	1026	No
Study/Family	6	2700	656	SE	0	No
Study/Family	6	2700	576	ESE	0	No
Study/Family	6	2700	2168	E	1070	Yes
Study/Family	2	2700	3045	N	0	No

Internal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	157.8	
2	FR5 - Brick Veneer	2.5	Glass fibre batt: R2.5 (R2.5)
3	FR5 - Internal Plasterboard Stud Wall	16.7	Glass fibre batt: R2.5 (R2.5)

Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
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PDR	FR5 - CSOG: Slab on Ground	1.9	Enclosed	R1.0	Tiles
Lift	FR5 - CSOG: Slab on Ground	1.5	Enclosed	R1.0	none
Hall	FR5 - CSOG: Slab on Ground	2.7	Enclosed	R1.0	Timber
Laundry/Stairs	FR5 - CSOG: Slab on Ground	5.9	Enclosed	R1.0	Tiles
Garage	FR5 - CSOG: Slab on Ground	5	Enclosed	R1.0	none
Garage	FR5 - CSOG: Slab on Ground	26	Enclosed	R1.0	none
Lift	FR5 - 200mm concrete slab	1.5	Enclosed	R2.5	none
Stairs	FR5 - 200mm concrete slab	1.7	Enclosed	R2.5	Timber
Stairs	FR5 - 200mm concrete slab	2.9	Enclosed	R2.5	Timber
WIP	FR5 - 200mm concrete slab	3.8	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab	19.7	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab	8.6	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - CSOG: Slab on Ground	14.6	Enclosed	R1.0	Timber
ENS	FR5 - Timber Lined	5.9	Enclosed	R0.0	Tiles
Lift	FR5 - Timber Lined	1.5	Enclosed	R0.0	Timber (Mountain ash)
Bath	FR5 - Timber Lined	4.6	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber Lined	2.1	Elevated	R2.5	Carpet
Bedroom 2	FR5 - Timber Lined	4.2	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber Lined	4.7	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber Lined	5	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber Lined	5.1	Elevated	R2.5	Carpet
Bedroom 3	FR5 - Timber Lined	0.7	Elevated	R2.5	Carpet
Stairs	FR5 - Timber Lined	4.6	Enclosed	R0.0	Timber
Hall	FR5 - Timber Lined	6.3	Enclosed	R0.0	Timber
Hall	FR5 - Timber Lined	1.1	Enclosed	R0.0	Timber
Bedroom 1/ WIR	FR5 - Timber Lined	1.7	Elevated	R2.5	Carpet
Bedroom 1/ WIR	FR5 - Timber Lined	1.7	Enclosed	R0.0	Carpet
Bedroom 1/ WIR	FR5 - Timber Lined	13.4	Enclosed	R0.0	Carpet
Lift	FR5 - Timber Lined	1.5	Enclosed	R0.0	Timber (Mountain ash)
Stairs	FR5 - Timber Lined	4	Enclosed	R0.0	Timber
Study/Family	FR5 - Timber Lined	17	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
PDR	FR5 - 200mm concrete slab	R2.5	No
Lift	FR5 - 200mm concrete slab	R2.5	No



Hall	FR5 - 200mm concrete slab	R2.5	No
Laundry/Stairs	FR5 - 200mm concrete slab	R2.5	No
Garage	Plasterboard	R0.0	No
Garage	FR5 - 200mm concrete slab	R2.5	No
Lift	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
WIP	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
ENS	Plasterboard	R5.0	No
Lift	FR5 - Timber Lined	R0.0	No
Bath	FR5 - Timber Lined	R0.0	No
Bedroom 2	Plasterboard	R5.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
Bedroom 2	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Hall	FR5 - Timber Lined	R0.0	No
Hall	Plasterboard	R5.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
Lift	Plasterboard	R5.0	No
Stairs	Plasterboard	R5.0	No
Study/Family	Plasterboard	R5.0	No

Ceiling Details*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Hall	1	Downlights	90	Sealed
Laundry/Stairs	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
WIP	1	Downlights	90	Sealed



Kitchen/Living/Dining	3	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Bath	1	Downlights	90	Sealed
Bath	1	Exhaust Fans	200	Sealed
Bedroom 2	1	Downlights	90	Sealed
Bedroom 3	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
Hall	1	Downlights	90	Sealed
Bedroom 1/ WIR	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
Study/Family	1	Downlights	90	Sealed

Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

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

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

Not all assumptions that may have been 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.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	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.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, 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.
Conditioned	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.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	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.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	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).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.



National Construction Code (NCC) Class	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 www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	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.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	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).

Nationwide House Energy Rating Scheme

NatHERS Certificate No. FA8Q5G5Q96

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 2, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	143.7	suburban
Unconditioned*	31.1	NatHERS climate zone
Total	174.8	24 Canberra Airport
Garage	31.1	



Accredited assessor

Name Hristos Parthenios
Business name 6 Star Report
Email admin@6starhouse.com.au
Phone 0466054837
Accreditation No. HERA10079
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

The graphic shows a semi-circular arrangement of 12 stars, with 6 stars filled in blue and 6 stars outlined in white. Below the stars, the number '6' is displayed, followed by the text 'The more stars the more energy efficient'. Below this, the text 'NATIONWIDE HOUSE ENERGY RATING SCHEME' is shown in a green box. Below the green box, the energy rating '164.8 MJ/m²' is displayed in a white box, followed by the text 'Predicted annual energy load for heating and cooling based on standard occupancy assumptions.' Below the white box, the text 'For more information on your dwelling's rating see: www.nathers.gov.au' is shown in a blue box.

Thermal performance

Heating	Cooling
133.4	31.4
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=FA8Q5G5Q96> When using either link, ensure you are visiting www.FR5.com.au.





Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling’s rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the ‘number’ and ‘type’ of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is “exposed” or a top floor high-rise apartment is “protected”.

Provisional* values

Have provisional values been used in the assessment and, if so, noted in “additional notes” below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-005-03 A	Aluminium A DG Argon Fill High Solar Gain low-E -Clear	4.1	0.47	0.45	0.49
ALM-006-03 A	Aluminium B DG Argon Fill High Solar Gain low-E -Clear	4.1	0.52	0.49	0.55

Custom* windows

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

Window and glazed doorSchedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
WIP	ALM-005-03 A	W02.02	2400	1000	awning	45.0	E	No
WIP	ALM-005-03 A	W02.03	1400	1350	awning	45.0	N	No

* Refer to glossary.



Kitchen/Living/-Dining	ALM-006-03 A	W02.04	2400	2895	sliding	60.0	E	No
Kitchen/Living/-Dining	ALM-006-03 A	W02.01	2400	2400	sliding	45.0	W	No
Kitchen/Living/-Dining	ALM-005-03 A	D02.01	2400	1000	casement	100.0	W	No
ENS	ALM-005-03 A	W02.08	1400	1000	awning	45.0	E	No
Bedroom 2	ALM-006-03 A	W02.07	2400	2400	sliding	45.0	E	No
Bedroom 1/ WIR	ALM-006-03 A	W02.06	2400	1049	fixed	0.0	W	No
Bedroom 1/ WIR	ALM-005-03 A	W02.05	2400	2400	awning	20.0	W	No
Bedroom 3	ALM-005-03 A	W02.10	2000	2400	awning	20.0	E	No
ENS	ALM-005-03 A	W02.11	2000	1000	awning	60.0	E	No
Family	ALM-005-03 A	W02.09	2000	2400	awning	30.0	W	No

Roof window

Default* roof windows

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

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
Velux:VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Stairs	Velux:VEL-011-01 W	Element 2	0.0	1.7	E	None	None

Skylight performance

Skylight ID	Skylight description
No Data Available	

Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2200	4800	100.0	E

* Refer to glossary.

External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
2	Retaining - Earth Retaining Wall Insul	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
3	FR5 - Brick Veneer	0.5	Medium		No
4	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
5	FR5 - Metal Clad Framed	0.8	Dark	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
PDR	1	2700	2163	N	0	No
PDR	2	2700	903	W	0	No
Laundry	2	2700	3435	W	0	No
Stairs	1	2700	2153	S	0	No
Stairs	2	2700	926	W	0	No
Garage	1	2700	5998	S	0	No
Garage	3	2700	5433	E	0	Yes
Garage	1	2700	5969	N	0	No
WIP	1	2700	1697	S	0	No
WIP	4	2700	2206	E	0	Yes
WIP	4	2700	1697	N	0	Yes
Kitchen/Living/Dining	1	2700	1989	S	0	No
Kitchen/Living/Dining	1	2700	3143	S	0	No
Kitchen/Living/Dining	4	2700	3200	E	1782	Yes
Kitchen/Living/Dining	1	2700	9659	N	0	No
Kitchen/Living/Dining	4	2700	3639	W	0	Yes
Kitchen/Living/Dining	4	2700	1092	S	0	Yes
Kitchen/Living/Dining	4	2700	1759	W	1074	Yes
Stairs	1	2700	3259	S	0	No
ENS	1	2700	3590	N	0	No
ENS	4	2700	1738	E	1765	Yes
ENS	1	2700	2804	N	0	No
Bedroom 2	1	2700	3110	S	0	No
Bedroom 2	4	2700	3629	E	1793	Yes
Stairs	1	2700	3293	S	0	No
Bedroom 1/ WIR	1	2700	3076	S	0	No
Bedroom 1/ WIR	1	2700	3076	N	0	No



Bedroom 1/ WIR	4	2700	5432	W	0	No
PDR	1	2700	1325	N	0	No
Bedroom 3	1	2700	3087	S	0	No
Bedroom 3	5	2700	3602	E	1090	Yes
ENS	5	2700	1693	E	1070	Yes
ENS	1	2700	2797	N	0	No
Stairs	1	2700	3273	S	0	No
Stairs	5	2700	584	W	2690	No
Stairs	5	2700	1004	WSW	3688	No
Stairs	5	2700	310	W	0	No
Family	1	2700	2987	N	0	No
Family	5	2700	3683	W	1045	No

Internal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	146.2	
2	FR5 - Internal Plasterboard Stud Wall	16.6	Glass fibre batt: R2.5 (R2.5)
3	FR5 - Metal Clad Framed	0.6	Glass fibre batt: R2.5 (R2.5)

Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
PDR	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Tiles
Laundry	FR5 - CSOG: Slab on Ground	8.7	Enclosed	R0.0	Tiles
Stairs	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Timber
Garage	FR5 - CSOG: Slab on Ground	5	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	26.1	Enclosed	R0.0	none
WIP	FR5 - 200mm concrete slab	3.7	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab	19.7	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab	9.4	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - CSOG: Slab on Ground	15	Enclosed	R0.0	Timber
Stairs	FR5 - 200mm concrete slab	1.8	Enclosed	R2.5	Timber
Stairs	FR5 - 200mm concrete slab	4	Enclosed	R2.5	Timber
Void	No Floor	1	Enclosed	R0.0	No Floor
ENS	FR5 - Timber Lined	6.1	Enclosed	R0.0	Tiles
ENS	FR5 - Timber Lined	4.9	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber Lined	11.3	Enclosed	R0.0	Carpet
Stairs	FR5 - Timber Lined	4.7	Enclosed	R0.0	Timber
Hall	FR5 - Timber Lined	6	Enclosed	R0.0	Timber
Bedroom 1/ WIR	FR5 - Timber Lined	3.5	Enclosed	R0.0	Carpet



Bedroom 1/ WIR	FR5 - Timber Lined	11.5	Enclosed	R0.0	Carpet
Bedroom 1/ WIR	FR5 - Timber Lined	1.7	Elevated	R2.5	Carpet
PDR	FR5 - Timber Lined	2.3	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber Lined	11.1	Enclosed	R0.0	Carpet
ENS	FR5 - Timber Lined	4.7	Enclosed	R0.0	Tiles
Void	No Floor	1	Enclosed	R0.0	No Floor
Stairs	FR5 - Timber Lined	5.1	Enclosed	R0.0	Timber
Family	FR5 - Timber Lined	13	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)		Reflective wrap*
PDR	FR5 - 200mm concrete slab	R2.5		No
Laundry	FR5 - 200mm concrete slab	R2.5		No
Stairs	FR5 - 200mm concrete slab	R2.5		No
Garage	Plasterboard	R0.0		No
Garage	FR5 - 200mm concrete slab	R2.5		No
WIP	Plasterboard	R5.0		No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0		No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0		No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0		No
Stairs	FR5 - Timber Lined	R0.0		No
Stairs	FR5 - Timber Lined	R0.0		No
Void	FR5 - Timber Lined	R0.0		No
ENS	FR5 - Timber Lined	R0.0		No
ENS	FR5 - Timber Lined	R0.0		No
Bedroom 2	FR5 - Timber Lined	R0.0		No
Stairs	FR5 - Timber Lined	R0.0		No
Hall	FR5 - Timber Lined	R0.0		No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0		No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0		No
Bedroom 1/ WIR	Plasterboard	R5.0		No
Bedroom 1/ WIR	Plasterboard	R5.0		No
PDR	Plasterboard	R5.0		No
Bedroom 3	Plasterboard	R5.0		No
ENS	Plasterboard	R5.0		No
Void	Plasterboard	R5.0		No
Stairs	Plasterboard	R5.0		No
Family	Plasterboard	R5.0		No



Ceiling

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Laundry	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
WIP	1	Downlights	90	Sealed
Kitchen/Living/Dining	3	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Bedroom 2	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
Hall	1	Downlights	90	Sealed
Bedroom 1/ WIR	1	Downlights	90	Sealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Bedroom 3	1	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
Family	1	Downlights	90	Sealed

Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

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

Explanatory Notes

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Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

National Construction Code (NCC) Class	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 www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	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.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	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).

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 135VJQRM3R

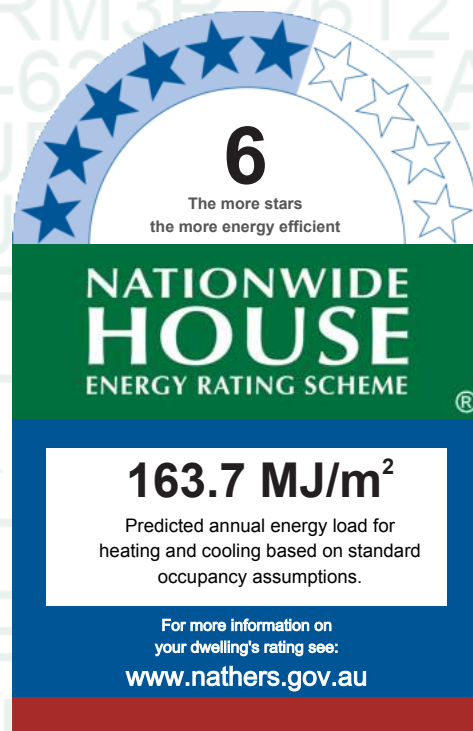
Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 3, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects



Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	142.4	suburban
Unconditioned*	31.3	NatHERS climate zone
Total	173.7	24 Canberra Airport
Garage	31.3	

Thermal performance

Heating	Cooling
134.1	29.6
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=135VJQRM3R> When using either link, ensure you are visiting www.FR5.com.au.



Accredited assessor

Name	Hristos Parthenios
Business name	6 Star Report
Email	admin@6starhouse.com.au
Phone	0466054837
Accreditation No.	HERA10079
Assessor Accrediting Organisation	HERA
Declaration of interest	Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

* Refer to glossary.

Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-005-03 A	Aluminium A DG Argon Fill High Solar Gain low-E -Clear	4.1	0.47	0.45	0.49
ATB-006-03 B	Al Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.9	0.51	0.48	0.54

Custom* windows

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

Window and glazed door Schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
WIP	ALM-005-03 A	W03.03	2400	1530	awning	45.0	S	No
WIP	ALM-005-03 A	W03.02	2400	1000	awning	45.0	E	No

* Refer to glossary.



Kitchen/Living/-Dining	ALM-005-03 A	D03.01	2400	1000	casement	100.0	W	No
Kitchen/Living/-Dining	ATB-006-03 B	W03.01	2400	2400	sliding	45.0	W	No
Kitchen/Living/-Dining	ATB-006-03 B	W03.04	2400	2900	sliding	60.0	E	No
Bedroom 2	ATB-006-03 B	W03.07	2400	2400	sliding	45.0	E	No
ENS	ALM-005-03 A	W03.08	1400	1000	awning	45.0	E	No
Bedroom 1/ WIR	ALM-005-03 A	W03.05	2400	2400	awning	20.0	W	No
Bedroom 1/ WIR	ATB-006-03 B	W03.06	2400	1335	fixed	0.0	W	No
ENS	ALM-005-03 A	W03.11	2000	1000	awning	60.0	E	No
Bedroom 3	ALM-005-03 A	W03.10	2000	2400	awning	20.0	E	No
Family	ALM-005-03 A	W03.09	2000	2400	awning	30.0	W	No

Roof window

Default* roof windows

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

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
Velux:VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Family	Velux:VEL-011-01 W	Element 3	0.0	1.8	E	None	None

Skylight performance

Skylight ID	Skylight description
No Data Available	

Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2200	4800	100.0	E

* Refer to glossary.



External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
2	Retaining - Earth Retaining Wall Insul	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
3	FR5 - Brick Veneer	0.5	Medium		No
4	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
5	FR5 - Metal Clad Framed	0.8	Dark	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
PDR	1	2700	2201	S	0	No
PDR	2	2700	893	W	0	No
Laundry	2	2700	3335	W	0	No
Stairs	1	2700	2182	N	0	No
Stairs	2	2700	1013	W	0	No
Garage	3	2700	5416	E	0	Yes
Garage	1	2700	6014	N	0	No
Garage	1	2700	5987	S	0	No
WIP	4	2700	1713	S	0	Yes
WIP	4	2700	2208	E	0	Yes
WIP	1	2700	1713	N	0	No
Kitchen/Living/Dining	4	2700	1769	W	1710	Yes
Kitchen/Living/Dining	4	2700	1675	N	0	Yes
Kitchen/Living/Dining	4	2700	3644	W	0	Yes
Kitchen/Living/Dining	1	2700	9639	S	0	No
Kitchen/Living/Dining	4	2700	3214	E	1759	Yes
Kitchen/Living/Dining	1	2700	3096	N	0	No
Kitchen/Living/Dining	1	2700	1380	N	0	No
Stairs	1	2700	3266	N	0	No
Bedroom 2	4	2700	3626	E	1708	Yes
Bedroom 2	1	2700	3113	N	0	No
ENS	1	2700	2823	S	0	No
ENS	4	2700	1729	E	1708	Yes
ENS	1	2700	3607	S	0	No
Stairs	1	2700	3253	N	0	No
Bedroom 1/ WIR	1	2700	3093	S	0	No
Bedroom 1/ WIR	1	2700	3093	N	0	No



Bedroom 1/ WIR	4	2700	5425	W	0	No
PDR	1	2700	1302	S	0	No
ENS	1	2700	2810	S	0	No
ENS	5	2700	1718	E	1058	Yes
Bedroom 3	5	2700	3609	E	1046	Yes
Bedroom 3	1	2700	3136	N	0	No
Stairs	1	2700	3265	N	0	No
Stairs	5	2700	373	W	1887	No
Stairs	5	2700	117	N	0	No
Stairs	5	2700	746	NW	1621	No
Stairs	5	2700	705	WNW	1583	No
Family	1	2700	2967	S	0	No
Family	5	2700	3640	W	1047	No

Internal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	145.9	
2	FR5 - Internal Plasterboard Stud Wall	17.1	Glass fibre batt: R2.5 (R2.5)

Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
PDR	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Tiles
Laundry	FR5 - CSOG: Slab on Ground	8.4	Enclosed	R0.0	Tiles
Stairs	FR5 - CSOG: Slab on Ground	2.2	Enclosed	R0.0	Timber
Garage	FR5 - CSOG: Slab on Ground	26.2	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	5.1	Enclosed	R0.0	none
WIP	FR5 - 200mm concrete slab Lined	3.8	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	19.7	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	9.5	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - CSOG: Slab on Ground	13.8	Enclosed	R0.0	Timber
Stairs	FR5 - 200mm concrete slab Lined	1.7	Enclosed	R2.5	Timber
Stairs	FR5 - 200mm concrete slab Lined	3.7	Enclosed	R2.5	Timber
Bedroom 2	FR5 - Timber Lined	11.3	Enclosed	R0.0	Carpet
ENS	FR5 - Timber Lined	4.9	Enclosed	R0.0	Tiles
ENS	FR5 - Timber Lined	6.3	Enclosed	R0.0	Tiles
Void	No Floor	1	Enclosed	R0.0	No Floor
Stairs	FR5 - Timber Lined	4.6	Enclosed	R0.0	Timber
Bedroom 1/ WIR	FR5 - Timber Lined	2.7	Elevated	R2.5	Carpet
Bedroom 1/ WIR	FR5 - Timber Lined	3.7	Enclosed	R0.0	Carpet

Bedroom 1/ WIR	FR5 - Timber Lined	10.4	Enclosed	R0.0	Carpet
Hall	FR5 - Timber Lined	5.9	Enclosed	R0.0	Timber
PDR	FR5 - Timber Lined	2.2	Enclosed	R0.0	Tiles
ENS	FR5 - Timber Lined	4.8	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber Lined	11.3	Enclosed	R0.0	Carpet
Void	No Floor	1	Enclosed	R0.0	No Floor
Stairs	FR5 - Timber Lined	5.1	Enclosed	R0.0	Timber
Family	FR5 - Timber Lined	12.8	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
PDR	FR5 - 200mm concrete slab Lined	R2.5	No
Laundry	FR5 - 200mm concrete slab Lined	R2.5	No
Stairs	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
WIP	Plasterboard	R5.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
Void	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
Hall	FR5 - Timber Lined	R0.0	No
PDR	Plasterboard	R5.0	No
ENS	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Void	Plasterboard	R5.0	No
Stairs	Plasterboard	R5.0	No
Family	Plasterboard	R5.0	No

Ceiling penetrations*



Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Laundry	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
WIP	1	Downlights	90	Sealed
Kitchen/Living/Dining	3	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
Bedroom 2	1	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
Bedroom 1/ WIR	1	Downlights	90	Sealed
Hall	1	Downlights	90	Sealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Bedroom 3	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
Family	1	Downlights	90	Sealed

Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
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Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

National Construction Code (NCC) Class	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 www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	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.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	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).

Nationwide House Energy Rating Scheme

NatHERS Certificate No. Y1G32TAQG4

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 4, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects

Construction and environment

Assessed floor area (m ²)*	Exposure type
Conditioned* 142.4	suburban
Unconditioned* 31.3	NatHERS climate zone
Total 173.7	24 Canberra Airport
Garage 31.3	



Accredited assessor

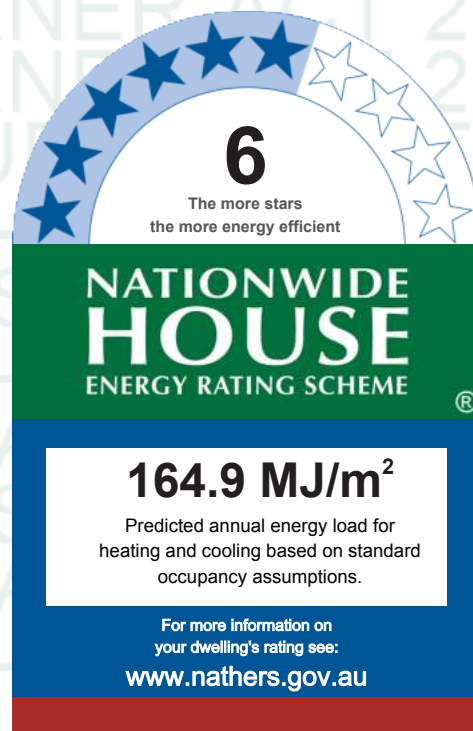
Name Hristos Parthenios
Business name 6 Star Report
Email admin@6starhouse.com.au
Phone 0466054837
Accreditation No. HERA10079
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
133	31.9
MJ/m ²	MJ/m ²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=Y1G32TAQG4> When using either link, ensure you are visiting www.FR5.com.au.





Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling’s rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the ‘number’ and ‘type’ of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is “exposed” or a top floor high-rise apartment is “protected”.

Provisional* values

Have provisional values been used in the assessment and, if so, noted in “additional notes” below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-005-03 A	Aluminium A DG Argon Fill High Solar Gain low-E -Clear	4.1	0.47	0.45	0.49
ALM-006-03 A	Aluminium B DG Argon Fill High Solar Gain low-E -Clear	4.1	0.52	0.49	0.55

Custom* windows

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

Window and glazed doorSchedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
WIP	ALM-005-03 A	W03.02	2400	1000	awning	45.0	E	No
WIP	ALM-005-03 A	W03.03	2400	1401	awning	45.0	N	No

* Refer to glossary.



Kitchen/Living/-Dining	ALM-006-03 A	W03.04	2400	2900	sliding	60.0	E	No
Kitchen/Living/-Dining	ALM-006-03 A	W03.01	2400	2400	sliding	45.0	W	No
Kitchen/Living/-Dining	ALM-005-03 A	D03.01	2400	1000	casement	100.0	W	No
Bedroom 2	ALM-006-03 A	W03.07	2400	2400	sliding	45.0	E	No
ENS	ALM-005-03 A	W03.08	1400	1000	awning	45.0	E	No
Bedroom 1/ WIR	ALM-005-03 A	W03.05	2400	2400	awning	20.0	W	No
Bedroom 1/ WIR	ALM-006-03 A	W03.06	2400	1335	fixed	0.0	W	No
ENS	ALM-005-03 A	W03.11	2000	1000	awning	60.0	E	No
Bedroom 3	ALM-005-03 A	W03.10	2000	2400	awning	20.0	E	No
Family	ALM-005-03 A	W03.09	2000	2400	awning	30.0	W	No

Roof window

Default* roof windows

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

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
Velux:VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Family	Velux:VEL-011-01 W	Element 3	0.0	1.8	E	None	None

Skylight performance

Skylight ID	Skylight description
No Data Available	

Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2200	4800	100.0	E

* Refer to glossary.

External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	Retaining - Earth Retaining Wall Insul	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
3	FR5 - Brick Veneer	0.5	Medium		No
4	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
5	FR5 - Metal Clad Framed	0.8	Dark	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
PDR	1	2700	893	W	0	No
PDR	2	2700	2201	N	0	No
Laundry	1	2700	3335	W	0	No
Stairs	1	2700	1013	W	0	No
Stairs	2	2700	2182	S	0	No
Garage	2	2700	5987	N	0	No
Garage	2	2700	6014	S	0	No
Garage	3	2700	5416	E	0	Yes
WIP	2	2700	1713	S	0	No
WIP	4	2700	2208	E	0	Yes
WIP	4	2700	1713	N	0	Yes
Kitchen/Living/Dining	2	2700	1380	S	0	No
Kitchen/Living/Dining	2	2700	3096	S	0	No
Kitchen/Living/Dining	4	2700	3214	E	1759	Yes
Kitchen/Living/Dining	2	2700	9639	N	0	No
Kitchen/Living/Dining	4	2700	3644	W	0	Yes
Kitchen/Living/Dining	4	2700	1675	S	0	Yes
Kitchen/Living/Dining	4	2700	1769	W	1710	Yes
Stairs	2	2700	3266	S	0	No
Bedroom 2	2	2700	3113	S	0	No
Bedroom 2	4	2700	3626	E	1708	Yes
ENS	4	2700	1729	E	1708	Yes
ENS	2	2700	2823	N	0	No
ENS	2	2700	3607	N	0	No
Stairs	2	2700	3253	S	0	No
Bedroom 1/ WIR	4	2700	5425	W	0	No
Bedroom 1/ WIR	2	2700	3093	S	0	No



Bedroom 1/ WIR	2	2700	3093	N	0	No
PDR	2	2700	1302	N	0	No
ENS	5	2700	1718	E	1058	Yes
ENS	2	2700	2810	N	0	No
Bedroom 3	2	2700	3136	S	0	No
Bedroom 3	5	2700	3609	E	1046	Yes
Stairs	5	2700	705	W	1583	No
Stairs	5	2700	746	WSW	1621	No
Stairs	5	2700	117	S	0	No
Stairs	5	2700	373	W	1887	No
Stairs	2	2700	3265	S	0	No
Family	5	2700	3640	W	1047	No
Family	2	2700	2967	N	0	No

Internal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	145.9	
2	FR5 - Internal Plasterboard Stud Wall	17.1	Glass fibre batt: R2.5 (R2.5)

Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
PDR	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Tiles
Laundry	FR5 - CSOG: Slab on Ground	8.4	Enclosed	R0.0	Tiles
Stairs	FR5 - CSOG: Slab on Ground	2.2	Enclosed	R0.0	Timber
Garage	FR5 - CSOG: Slab on Ground	26.2	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	5.1	Enclosed	R0.0	none
WIP	FR5 - 200mm concrete slab Lined	3.8	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	19.7	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	9.5	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - CSOG: Slab on Ground	13.8	Enclosed	R0.0	Timber
Stairs	FR5 - 200mm concrete slab Lined	1.7	Enclosed	R2.5	Timber
Stairs	FR5 - 200mm concrete slab Lined	3.7	Enclosed	R2.5	Timber
Bedroom 2	FR5 - Timber Lined	11.3	Enclosed	R0.0	Carpet
ENS	FR5 - Timber Lined	4.9	Enclosed	R0.0	Tiles
ENS	FR5 - Timber Lined	6.3	Enclosed	R0.0	Tiles
Void	No Floor	1	Enclosed	R0.0	No Floor
Stairs	FR5 - Timber Lined	4.6	Enclosed	R0.0	Timber
Bedroom 1/ WIR	FR5 - Timber Lined	2.7	Elevated	R2.5	Carpet
Bedroom 1/ WIR	FR5 - Timber Lined	3.7	Enclosed	R0.0	Carpet

Bedroom 1/ WIR	FR5 - Timber Lined	10.4	Enclosed	R0.0	Carpet
Hall	FR5 - Timber Lined	5.9	Enclosed	R0.0	Timber
PDR	FR5 - Timber Lined	2.2	Enclosed	R0.0	Tiles
ENS	FR5 - Timber Lined	4.8	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber Lined	11.3	Enclosed	R0.0	Carpet
Void	No Floor	1	Enclosed	R0.0	No Floor
Stairs	FR5 - Timber Lined	5.1	Enclosed	R0.0	Timber
Family	FR5 - Timber Lined	12.8	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
PDR	FR5 - 200mm concrete slab Lined	R2.5	No
Laundry	FR5 - 200mm concrete slab Lined	R2.5	No
Stairs	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
WIP	Plasterboard	R5.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
Void	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
Hall	FR5 - Timber Lined	R0.0	No
PDR	Plasterboard	R5.0	No
ENS	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Void	Plasterboard	R5.0	No
Stairs	Plasterboard	R5.0	No
Family	Plasterboard	R5.0	No

Ceiling penetrations*



Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Laundry	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
WIP	1	Downlights	90	Sealed
Kitchen/Living/Dining	3	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
Bedroom 2	1	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
Bedroom 1/ WIR	1	Downlights	90	Sealed
Hall	1	Downlights	90	Sealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Bedroom 3	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
Family	1	Downlights	90	Sealed

Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

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

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

Not all assumptions that may have been 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.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	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.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, 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.
Conditioned	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.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	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.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	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).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

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Roof window	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.
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Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
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U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
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Nationwide House Energy Rating Scheme

NatHERS Certificate No. PK9O2VL1D3

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 5, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects

Construction and environment

Assessed floor area (m²)*	Exposure type
Conditioned* 143.4	suburban
Unconditioned* 31.1	NatHERS climate zone
Total 174.5	24 Canberra Airport
Garage 31.1	



Accredited assessor

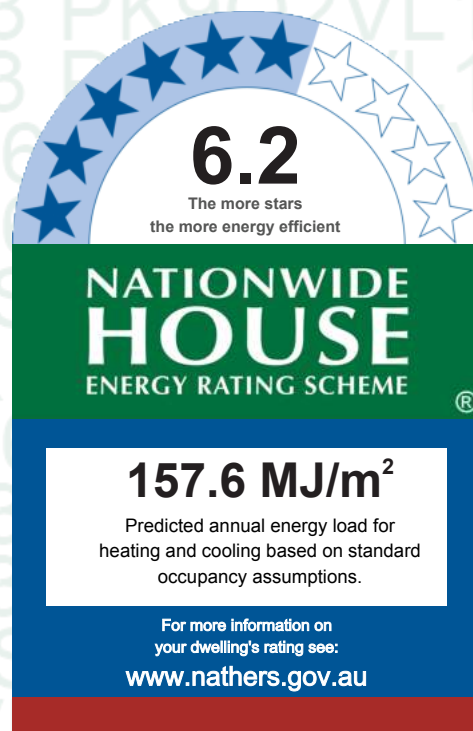
Name	Hristos Parthenios
Business name	6 Star Report
Email	admin@6starhouse.com.au
Phone	0466054837
Accreditation No.	HERA10079
Assessor Accrediting Organisation	HERA
Declaration of interest	Declaration completed: no conflicts

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In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

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Thermal performance

Heating	Cooling
129.6	28
MJ/m²	MJ/m²

About the rating

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Verification

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Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling’s rating.

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Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
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Does the ‘number’ and ‘type’ of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

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Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

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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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is “exposed” or a top floor high-rise apartment is “protected”.

Provisional* values

Have provisional values been used in the assessment and, if so, noted in “additional notes” below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-03 A	Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47	0.45	0.49
ALM-004-03 A	Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53	0.5	0.56

Custom* windows

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

Window and glazed doorSchedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
WIP	ALM-003-03 A	W02.03	1400	1350	awning	45.0	S	No
WIP	ALM-003-03 A	W02.02	2400	1000	awning	45.0	E	No

* Refer to glossary.



Kitchen/Living/-Dining	ALM-003-03 A	D02.01	2400	1000	casement	100.0	W	No
Kitchen/Living/-Dining	ALM-004-03 A	W02.01	2400	2400	sliding	45.0	W	No
Kitchen/Living/-Dining	ALM-004-03 A	W02.04	2400	2895	sliding	60.0	E	No
ENS	ALM-003-03 A	W02.08	1400	1000	awning	45.0	E	No
Bedroom 2	ALM-004-03 A	W02.07	2400	2400	sliding	45.0	E	No
Bedroom 1/ WIR	ALM-004-03 A	W02.06	2400	1049	fixed	0.0	W	No
Bedroom 1/ WIR	ALM-003-03 A	W02.05	2400	2400	awning	20.0	W	No
Bedroom 3	ALM-003-03 A	W02.10	2000	2400	awning	20.0	E	No
ENS	ALM-003-03 A	W02.11	2000	1000	awning	60.0	E	No
Family	ALM-003-03 A	W02.09	2000	2400	awning	30.0	W	No

Roof window

Default* roof windows

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

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
Velux:VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Stairs	Velux:VEL-011-01 W	Element 2	0.0	1.7	E	None	None

Skylight performance

Skylight ID	Skylight description
No Data Available	

Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2200	4800	100.0	E

* Refer to glossary.



External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	Retaining - Earth Retaining Wall Insul	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
3	FR5 - Brick Veneer	0.5	Medium		No
4	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
5	FR5 - Metal Clad Framed	0.8	Dark	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
PDR	1	2700	903	W	0	No
PDR	2	2700	2163	S	0	No
Laundry	1	2700	3294	W	0	No
Stairs	1	2700	997	W	0	No
Stairs	2	2700	2153	N	0	No
Garage	2	2700	5969	S	0	No
Garage	3	2700	5433	E	0	Yes
Garage	2	2700	5998	N	0	No
WIP	4	2700	1697	S	0	Yes
WIP	4	2700	2206	E	0	Yes
WIP	2	2700	1697	N	0	No
Kitchen/Living/Dining	4	2700	1805	W	1074	Yes
Kitchen/Living/Dining	4	2700	1092	N	0	Yes
Kitchen/Living/Dining	4	2700	3639	W	0	Yes
Kitchen/Living/Dining	2	2700	9659	S	0	No
Kitchen/Living/Dining	4	2700	3200	E	1782	Yes
Kitchen/Living/Dining	2	2700	3103	N	0	No
Kitchen/Living/Dining	2	2700	1989	NNE	0	No
Stairs	2	2700	3259	N	0	No
ENS	2	2700	3590	S	0	No
ENS	2	2700	2804	S	0	No
ENS	4	2700	1738	E	1765	Yes
Bedroom 2	4	2700	3629	E	1793	Yes
Bedroom 2	2	2700	3110	N	0	No
Stairs	2	2700	3293	N	0	No
Bedroom 1/ WIR	4	2700	5432	W	0	No
Bedroom 1/ WIR	2	2700	3076	S	0	No



Bedroom 1/ WIR	2	2700	3076	N	0	No
PDR	2	2700	1325	S	0	No
Bedroom 3	5	2700	3602	E	1090	Yes
Bedroom 3	2	2700	3087	N	0	No
ENS	2	2700	2797	S	0	No
ENS	5	2700	1693	E	1070	Yes
Stairs	5	2700	310	W	0	No
Stairs	5	2700	1004	NW	3688	No
Stairs	5	2700	584	WNW	2690	No
Stairs	2	2700	3273	N	0	No
Family	5	2700	3683	W	1045	No
Family	2	2700	2987	S	0	No

Internal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	153.8	
2	FR5 - Internal Plasterboard Stud Wall	16.6	Glass fibre batt: R2.5 (R2.5)
3	FR5 - Metal Clad Framed	0.6	Glass fibre batt: R2.5 (R2.5)

Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
PDR	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Tiles
Laundry	FR5 - CSOG: Slab on Ground	8.4	Enclosed	R0.0	Tiles
Stairs	FR5 - CSOG: Slab on Ground	2.1	Enclosed	R0.0	Timber
Garage	FR5 - CSOG: Slab on Ground	5	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	26.1	Enclosed	R0.0	none
WIP	FR5 - 200mm concrete slab	3.7	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab	19.6	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab	9.5	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - CSOG: Slab on Ground	15	Enclosed	R0.0	Timber
Stairs	FR5 - 200mm concrete slab	1.6	Enclosed	R2.5	Timber
Stairs	FR5 - 200mm concrete slab	2.8	Enclosed	R2.5	Timber
Void	No Floor	0	Enclosed	R2.5	No Floor
Void	No Floor	0.9	Enclosed	R0.0	No Floor
Void	No Floor	1	Enclosed	R0.0	No Floor
ENS	FR5 - Timber Lined	6.1	Enclosed	R0.0	Tiles
ENS	FR5 - Timber Lined	4.9	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber Lined	11.3	Enclosed	R0.0	Carpet
Stairs	FR5 - Timber Lined	4.6	Enclosed	R0.0	Timber



Hall	FR5 - Timber Lined	6	Enclosed	R0.0	Timber
Bedroom 1/ WIR	FR5 - Timber Lined	3.5	Enclosed	R0.0	Carpet
Bedroom 1/ WIR	FR5 - Timber Lined	11.5	Enclosed	R0.0	Carpet
Bedroom 1/ WIR	FR5 - Timber Lined	1.7	Elevated	R2.5	Carpet
PDR	FR5 - Timber Lined	2.3	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber Lined	11.1	Enclosed	R0.0	Carpet
ENS	FR5 - Timber Lined	4.7	Enclosed	R0.0	Tiles
Void	No Floor	1	Enclosed	R0.0	No Floor
Stairs	FR5 - Timber Lined	5.1	Enclosed	R0.0	Timber
Family	FR5 - Timber Lined	13	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
PDR	FR5 - 200mm concrete slab	R2.5	No
Laundry	FR5 - 200mm concrete slab	R2.5	No
Laundry	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - 200mm concrete slab	R2.5	No
Garage	Plasterboard	R0.0	No
Garage	FR5 - 200mm concrete slab	R2.5	No
WIP	Plasterboard	R5.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Void	FR5 - Timber Lined	R0.0	No
Void	FR5 - Timber Lined	R0.0	No
Void	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Hall	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
PDR	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No



ENS	Plasterboard	R5.0	No
Void	Plasterboard	R5.0	No
Stairs	Plasterboard	R5.0	No
Family	Plasterboard	R5.0	No

Ceiling

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Laundry	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
WIP	1	Downlights	90	Sealed
Kitchen/Living/Dining	3	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Bedroom 2	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
Hall	1	Downlights	90	Sealed
Bedroom 1/ WIR	1	Downlights	90	Sealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Bedroom 3	1	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
Family	1	Downlights	90	Sealed

Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

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

* Refer to glossary.

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

Not all assumptions that may have been 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.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	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.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, 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.
Conditioned	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.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	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.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	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).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

National Construction Code (NCC) Class	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 www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	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.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	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).

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 7P8T1X314X

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 6, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	141.8	suburban
Unconditioned*	31	NatHERS climate zone
Total	172.8	24 Canberra Airport
Garage	31	



Accredited assessor

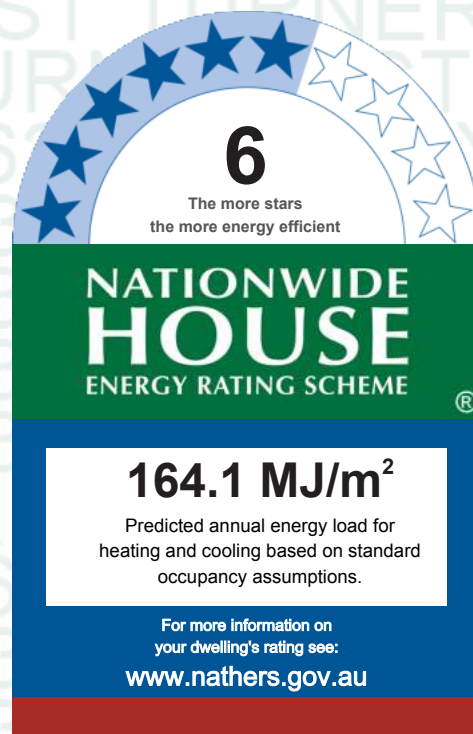
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Accreditation No. HERA10079
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
130	34.1
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=7P8T1X314X> When using either link, ensure you are visiting www.FR5.com.au.





Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling’s rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the ‘number’ and ‘type’ of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is “exposed” or a top floor high-rise apartment is “protected”.

Provisional* values

Have provisional values been used in the assessment and, if so, noted in “additional notes” below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ATB-005-03 B	Al Thermally Broken A DG Argon Fill High Solar Gain low-E -Clear	2.91	0.44	0.42	0.46

ATB-006-03 B	Al Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.9	0.51	0.48	0.54
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Custom* windows

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

Window and glazed doorSchedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
WIP	ATB-005-03 B	W01.06	2400	1000	awning	45.0	E	No
WIP	ATB-005-03 B	W01.05	1400	1350	awning	45.0	N	No

* Refer to glossary.



Kitchen/Living/- Dining	ATB-006-03 B	W01.04	2400	2900	sliding	60.0	E	No
Kitchen/Living/- Dining	ATB-005-03 B	W01.03	2400	2400	awning	30.0	N	No
Kitchen/Living/- Dining	ATB-005-03 B	W01.02	2400	1000	awning	60.0	N	No
Kitchen/Living/- Dining	ATB-006-03 B	W01.01	2400	2400	sliding	45.0	W	No
Kitchen/Living/- Dining	ATB-005-03 B	D01.01	2400	1000	casement	100.0	W	No
ENS	ATB-005-03 B	W01.10	2400	1000	awning	45.0	N	No
Bedroom 2	ATB-005-03 B	W01.13	2400	1000	awning	45.0	E	No
Bedroom 2	ATB-005-03 B	W01.14	2400	1000	awning	45.0	E	No
Bedroom 3	ATB-006-03 B	W01.12	2400	2900	sliding	30.0	E	No
Bedroom 3	ATB-005-03 B	W01.11	2400	2350	awning	30.0	N	No
Bedroom 1/ WIR	ATB-005-03 B	W01.08	2400	2400	awning	20.0	W	No
Bedroom 1/ WIR	ATB-006-03 B	W01.07	2400	1335	fixed	0.0	W	No
Bedroom 1/ WIR	ATB-006-03 B	W01.09	900	2342	fixed	0.0	N	No
Study/Family	ATB-005-03 B	W01.18	2000	1000	awning	60.0	E	No
Study/Family	ATB-006-03 B	W01.16	2300	2400	fixed	0.0	N	No
Study/Family	ATB-006-03 B	W01.17	2400	1800	sliding	45.0	N	No
Study/Family	ATB-005-03 B	W01.15	2000	600	awning	60.0	W	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
Velux:VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Study/Family	Velux:VEL-011-01 W	Element 1	2.0	1	E	None	None

Skylight and performance

Skylight ID	Skylight description
No Data Available	

* Refer to glossary.



Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2200	4800	100.0	E

External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	Retaining - Earth Retaining Wall Insul	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
3	FR5 - Brick Veneer	0.5	Medium		No
4	FR5 - Earth Retaining Wall	0.5	Medium		No
5	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
6	FR5 - Metal Clad Framed	0.8	Dark	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
PDR	1	2700	866	W	0	No
PDR	1	2700	2202	N	0	No
Laundry/Stairs	1	2700	4399	W	0	No
Laundry/Stairs	2	2700	2237	S	0	No
Garage	2	2700	5939	S	0	No
Garage	3	2700	5429	E	0	Yes
Garage	4	2700	5944	N	0	No
Stairs	2	2700	3316	S	0	No
WIP	2	2700	1689	S	0	No
WIP	5	2700	2221	E	0	Yes
WIP	5	2700	1689	N	4648	Yes
Kitchen/Living/Dining	2	2700	1971	S	0	No
Kitchen/Living/Dining	2	2700	3062	S	0	No
Kitchen/Living/Dining	5	2700	3184	E	1709	Yes
Kitchen/Living/Dining	5	2700	3553	N	1458	Yes
Kitchen/Living/Dining	5	2700	6137	N	578	Yes
Kitchen/Living/Dining	5	2700	3622	W	0	Yes
Kitchen/Living/Dining	5	2700	1064	S	0	Yes



Kitchen/Living/Dining	5	2700	1749	W	1074	Yes
ENS	5	2700	3359	N	0	Yes
Bath	2	2700	1793	S	0	No
Bedroom 2	2	2700	1194	S	0	No
Bedroom 2	5	2700	1830	S	0	Yes
Bedroom 2	5	2700	3630	E	0	Yes
Bedroom 2	5	2700	1198	N	3281	Yes
Bedroom 3	5	2700	1305	W	0	Yes
Bedroom 3	5	2700	3076	E	1207	Yes
Bedroom 3	5	2700	3726	N	0	Yes
Stairs	2	2700	3314	S	0	No
Bedroom 1/ WIR	5	2700	5442	W	0	No
Bedroom 1/ WIR	2	2700	3085	S	0	No
Bedroom 1/ WIR	5	2700	3085	N	0	Yes
Stairs	6	2700	499	WSW	7755	No
Stairs	6	2700	566	W	1777	No
Stairs	2	2700	3380	S	0	No
Study/Family	2	2700	3045	S	0	No
Study/Family	6	2700	2168	E	1070	Yes
Study/Family	6	2700	576	E	0	No
Study/Family	6	2700	656	ENE	0	No
Study/Family	6	2700	555	NE	1026	No
Study/Family	6	2700	5502	N	950	No
Study/Family	6	2700	506	NNW	1059	No
Study/Family	6	2700	342	NW	0	No
Study/Family	6	2700	1158	W	1130	No
Study/Family	6	2700	521	W	4556	No
Study/Family	6	2700	291	SW	9690	Yes

Internal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Brick Veneer	2.5	Glass fibre batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	157.8	
3	FR5 - Internal Plasterboard Stud Wall	16.7	Glass fibre batt: R2.5 (R2.5)

Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
PDR	FR5 - CSOG: Slab on Ground	1.9	Enclosed	R0.0	Tiles
Lift	FR5 - CSOG: Slab on Ground	1.5	Enclosed	R0.0	none
Hall	FR5 - CSOG: Slab on Ground	2.7	Enclosed	R0.0	Timber
Laundry/Stairs	FR5 - CSOG: Slab on Ground	5.9	Enclosed	R0.0	Tiles



Garage	FR5 - CSOG: Slab on Ground	5	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	26	Enclosed	R0.0	none
Lift	FR5 - 200mm concrete slab	1.5	Enclosed	R2.5	none
Stairs	FR5 - 200mm concrete slab	1.7	Enclosed	R2.5	Timber
Stairs	FR5 - 200mm concrete slab	2.9	Enclosed	R2.5	Timber
WIP	FR5 - 200mm concrete slab	3.8	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab	19.7	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab	8.6	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - CSOG: Slab on Ground	14.6	Enclosed	R0.0	Timber
ENS	FR5 - Timber Lined	5.9	Enclosed	R0.0	Tiles
Lift	FR5 - Timber Lined	1.5	Enclosed	R0.0	Timber (Mountain ash)
Bath	FR5 - Timber Lined	4.6	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - Timber Lined	2.1	Elevated	R2.5	Carpet
Bedroom 2	FR5 - Timber Lined	4.2	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber Lined	4.7	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber Lined	5	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber Lined	4.6	Elevated	R2.5	Carpet
Bedroom 3	FR5 - Timber Lined	0.7	Elevated	R2.5	Carpet
Stairs	FR5 - Timber Lined	4.6	Enclosed	R0.0	Timber
Hall	FR5 - Timber Lined	6.3	Enclosed	R0.0	Timber
Hall	FR5 - Timber Lined	1.1	Enclosed	R0.0	Timber
Bedroom 1/ WIR	FR5 - Timber Lined	1.7	Elevated	R2.5	Carpet
Bedroom 1/ WIR	FR5 - Timber Lined	1.7	Enclosed	R0.0	Carpet
Bedroom 1/ WIR	FR5 - Timber Lined	13.4	Enclosed	R0.0	Carpet
Lift	FR5 - Timber Lined	1.5	Enclosed	R0.0	Timber (Mountain ash)
Stairs	FR5 - Timber Lined	4	Enclosed	R0.0	Timber
Study/Family	FR5 - Timber Lined	17	Enclosed	R0.0	Timber

tyCeiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
PDR	FR5 - 200mm concrete slab	R2.5	No
Lift	FR5 - 200mm concrete slab	R2.5	No
Hall	FR5 - 200mm concrete slab	R2.5	No
Laundry/Stairs	FR5 - 200mm concrete slab	R2.5	No
Garage	Plasterboard	R0.0	No
Garage	FR5 - 200mm concrete slab	R2.5	No

Lift	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
WIP	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
ENS	Plasterboard	R5.0	No
Lift	FR5 - Timber Lined	R0.0	No
Bath	FR5 - Timber Lined	R0.0	No
Bedroom 2	Plasterboard	R5.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
Bedroom 2	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Hall	FR5 - Timber Lined	R0.0	No
Hall	Plasterboard	R5.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	FR5 - Timber Lined	R0.0	No
Bedroom 1/ WIR	Plasterboard	R5.0	No
Lift	Plasterboard	R5.0	No
Stairs	Plasterboard	R5.0	No
Study/Family	Plasterboard	R5.0	No

penetrating Ceiling*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Hall	1	Downlights	90	Sealed
Laundry/Stairs	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
WIP	1	Downlights	90	Sealed
Kitchen/Living/Dining	3	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed



Bath	1	Downlights	90	Sealed
Bath	1	Exhaust Fans	200	Sealed
Bedroom 2	1	Downlights	90	Sealed
Bedroom 3	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
Hall	1	Downlights	90	Sealed
Bedroom 1/ WIR	1	Downlights	90	Sealed
Stairs	1	Downlights	90	Sealed
Study/Family	1	Downlights	90	Sealed

Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

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

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

Not all assumptions that may have been 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.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	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.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, 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.
Conditioned	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.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	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.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	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).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

National Construction Code (NCC) Class	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 www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	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.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	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).

Nationwide House Energy Rating Scheme

NatHERS Certificate No. OQLBPHDVT5

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 7, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	132	suburban
Unconditioned*	69.3	NatHERS climate zone
Total	201.3	24 Canberra Airport
Garage	51.6	



Accredited assessor

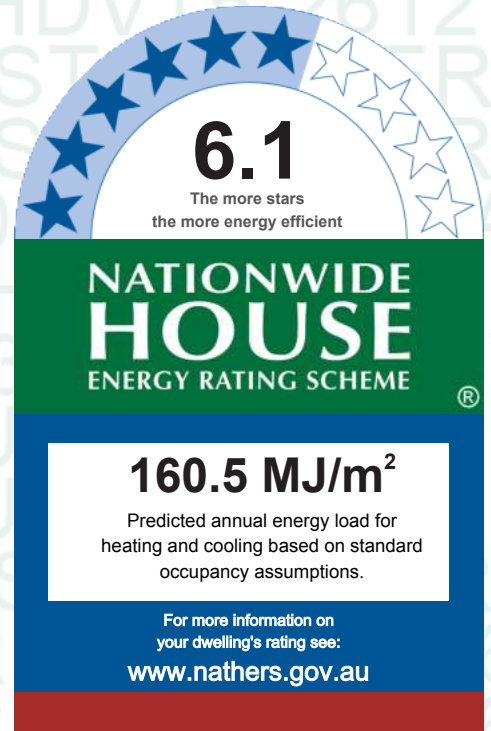
Name Hristos Parthenios
Business name 6 Star Report
Email admin@6starhouse.com.au
Phone 0466054837
Accreditation No. HERA10079
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
123	37.5
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=OQLBPHDVT5> When using either link, ensure you are visiting www.FR5.com.au.



Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ATB-005-03 B	Al Thermally Broken A DG Argon Fill High Solar Gain low-E -Clear	2.91	0.44	0.42	0.46
ATB-006-03 B	Al Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.9	0.51	0.48	0.54

Custom* windows

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

Window and glazed door Schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
PDR	ATB-005-03 B	W11.05	1200	900	awning	45.0	W	No
Kitchen/Living/-Dining	ATB-006-03 B	W11.04	2400	3340	sliding	30.0	W	No

* Refer to glossary.



Kitchen/Living/-Dining	ATB-006-03 B	W11.01	2400	4405	sliding	30.0	E	No
Kitchen/Living/-Dining	ATB-006-03 B	W11.3	600	3660	sliding	60.0	N	No
Kitchen/Living/-Dining	ATB-006-03 B	W11.02	2400	2970	sliding	60.0	N	No
Bath	ATB-005-03 B	W11.13	600	1130	awning	45.0	N	No
Bedroom 1	ATB-006-03 B	W11.07	2400	2400	sliding	45.0	E	No
Bedroom 1	ATB-005-03 B	W11.09	2400	800	awning	45.0	N	No
Bedroom 1	ATB-005-03 B	W11.08	2400	716	awning	45.0	N	No
Bedroom 2	ATB-006-03 B	W11.12	2400	2660	sliding	60.0	W	No
Bedroom 2	ATB-005-03 B	W11.11	2400	800	awning	45.0	N	No
Bedroom 2	ATB-005-03 B	W11.10	2400	800	awning	45.0	N	No
Study	ATB-005-03 B	W11.06	1400	1200	awning	45.0	E	No
Bath	ATB-005-03 B	W11.19	1200	600	awning	45.0	N	No
Bedroom 3	ATB-006-03 B	W11.18	2400	2716	sliding	45.0	W	No
Bedroom 3	ATB-005-03 B	W11.17	2400	800	awning	45.0	N	No
Bedroom 3	ATB-005-03 B	W11.16	2400	800	awning	45.0	N	No
Family	ATB-005-03 B	W11.14	2000	3740	awning	45.0	E	No
Family	ATB-005-03 B	W11.15	2400	3100	awning	45.0	N	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
Velux:VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Family	Velux:VEL-011-01 W	Element 4	0.0	0.9	W	None	None

Skylight and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule



Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door

Location	Height (mm)	Width (mm)	Opening %	Orientation
Stairs	2400	920	100.0	W
Garage	2200	3600	100.0	W
Kitchen/Living/Dining	2400	1000	100.0	N

External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	No
2	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
3	FR5 - Brick Veneer	0.5	Medium		No
4	FR5 - Earth Retaining Wall	0.5	Medium		No
5	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Lift	1	2700	1347	S	0	No
Stairs	2	2700	976	W	0	Yes
Stairs	1	2700	5294	S	0	No
Laundry	1	2700	2007	S	0	No
Garage	3	2700	4296	W	0	Yes
Garage	1	2700	2514	S	0	No
Garage	4	2700	5379	E	0	No
Garage	4	2700	11439	N	0	No
Lift	1	2700	1328	S	0	No
PDR	2	2700	1003	W	0	Yes
PDR	1	2700	2289	S	0	No
PDR	2	2700	1369	N	4106	Yes
Stairs	1	2700	2445	S	0	No
Kitchen/Living/Dining	2	2700	4102	W	1368	Yes
Kitchen/Living/Dining	1	2700	2511	S	0	No
Kitchen/Living/Dining	1	2700	1315	S	0	No
Kitchen/Living/Dining	2	2700	1200	S	0	Yes
Kitchen/Living/Dining	2	2700	5197	E	0	Yes
Kitchen/Living/Dining	2	2700	10068	N	0	Yes

* Refer to glossary.



Lift	1	2700	1361	S	0	No
Bath	2	2700	2114	W	0	Yes
Bath	1	2700	2325	S	0	No
Bath	2	2700	2325	N	0	Yes
Bedroom 1	2	2700	3008	E	1518	Yes
Bedroom 1	2	2700	3699	N	0	Yes
Bedroom 2	2	2700	3000	W	2194	Yes
Bedroom 2	2	2700	107	S	0	Yes
Bedroom 2	2	2700	3826	N	0	Yes
Study	1	2700	1307	S	0	No
Study	2	2700	1220	S	0	Yes
Study	2	2700	2090	E	0	No
Study	2	2700	1550	N	0	Yes
Hall/Stairs	1	2700	4991	S	0	No
Bath	5	2700	2098	W	0	Yes
Bath	5	2700	3321	S	0	No
Bath	5	2700	1202	N	0	Yes
Stairs	1	2700	4069	S	0	No
Lift	1	2700	1342	S	0	No
WIR	5	2700	2102	N	0	No
Bedroom 3	5	2700	2996	W	1222	Yes
Bedroom 3	5	2700	3203	N	0	No
Family	1	2700	1297	S	0	No
Family	5	2700	5221	E	1334	No
Family	5	2700	3675	N	0	No

typInternal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	26.4	Glass fibre batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	135.1	

type Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Lift	FR5 - CSOG: Slab on Ground	1.5	Enclosed	R0.0	none
Stairs	FR5 - CSOG: Slab on Ground	5.2	Enclosed	R0.0	Timber
Laundry	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Tiles
Garage	FR5 - CSOG: Slab on Ground	46.3	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	5.3	Enclosed	R0.0	none
Lift	FR5 - 200mm concrete slab Lined	1.5	Enclosed	R2.5	none
PDR	FR5 - 200mm concrete slab Lined	2.3	Enclosed	R2.5	Tiles
Stairs	FR5 - 200mm concrete slab Lined	2.3	Enclosed	R2.5	Timber

* Refer to glossary.



Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	4	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	2.8	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	37.5	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	2.4	Enclosed	R2.5	Timber
Lift	FR5 - Timber Lined	1.6	Enclosed	R0.0	Timber (Mountain ash)
Bath	FR5 - Timber Lined	3.7	Enclosed	R0.0	Tiles
Bath	FR5 - Timber Lined	1.2	Elevated	R2.5	Tiles
Bedroom 1	FR5 - Timber Lined	10.8	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber Lined	11.1	Enclosed	R0.0	Carpet
Study	FR5 - Timber Lined	2.4	Enclosed	R0.0	Timber
Study	FR5 - Timber Lined	2.9	Enclosed	R0.0	Timber
Hall/Stairs	FR5 - Timber Lined	12.3	Enclosed	R0.0	Timber
Bath	FR5 - Timber Lined	7	Enclosed	R0.0	Tiles
Stairs	FR5 - Timber Lined	4	Enclosed	R0.0	Timber
Lift	FR5 - Timber Lined	1.5	Enclosed	R0.0	Timber (Mountain ash)
WIR	FR5 - Timber Lined	6.4	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber Lined	9.5	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber Lined	3.3	Elevated	R2.5	Carpet
Family	FR5 - Timber Lined	16.3	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Lift	FR5 - 200mm concrete slab Lined	R2.5	No
Stairs	FR5 - 200mm concrete slab Lined	R2.5	No
Laundry	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
Lift	FR5 - Timber Lined	R0.0	No
PDR	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	Plasterboard	R5.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No



Kitchen/Living/Dining	Plasterboard	R5.0	No
Lift	FR5 - Timber Lined	R0.0	No
Bath	FR5 - Timber Lined	R0.0	No
Bath	FR5 - Timber Lined	R0.0	No
Bedroom 1	FR5 - Timber Lined	R0.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
Study	Plasterboard	R5.0	No
Study	FR5 - Timber Lined	R0.0	No
Hall/Stairs	FR5 - Timber Lined	R0.0	No
Bath	Plasterboard	R5.0	No
Stairs	Plasterboard	R5.0	No
Lift	Plasterboard	R5.0	No
WIR	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Family	Plasterboard	R5.0	No

Ceiling

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Stairs	1	Downlights	90	Sealed
Laundry	1	Downlights	90	Sealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
Kitchen/Living/Dining	6	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
Bath	1	Downlights	90	Sealed
Bath	1	Exhaust Fans	200	Sealed
Bedroom 1	1	Downlights	90	Sealed
Bedroom 2	1	Downlights	90	Sealed
Study	1	Downlights	90	Sealed
Hall/Stairs	2	Downlights	90	Sealed
Bath	1	Downlights	90	Sealed
Bath	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
WIR	1	Downlights	90	Sealed
Bedroom 3	1	Downlights	90	Sealed
Family	2	Downlights	90	Sealed

Ceilings

Location	Quantity	Diameter (mm)
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No Data Available

Roof

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

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

Not all assumptions that may have been 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.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	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.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, 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.
Conditioned	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.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	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.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	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).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

National Construction Code (NCC) Class	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 www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	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.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	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).

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0ZL3HPR32N

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 8, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects

Construction and environment

Assessed floor area (m ²)*	Exposure type
Conditioned* 127	suburban
Unconditioned* 61	NatHERS climate zone
Total 188	24 Canberra Airport
Garage 51.8	



Accredited assessor

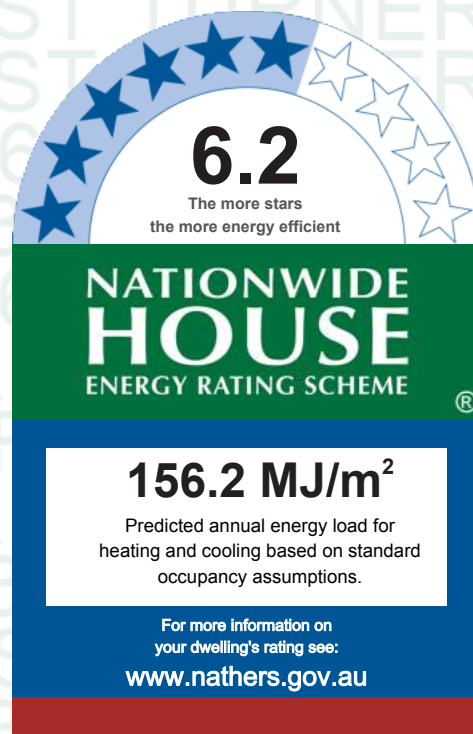
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Phone 0466054837
Accreditation No. HERA10079
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
127.4	28.8
MJ/m ²	MJ/m ²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=0ZL3HPR32N> When using either link, ensure you are visiting www.FR5.com.au.





Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling’s rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the ‘number’ and ‘type’ of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is “exposed” or a top floor high-rise apartment is “protected”.

Provisional* values

Have provisional values been used in the assessment and, if so, noted in “additional notes” below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-03 A	Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47	0.45	0.49
ALM-004-03 A	Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53	0.5	0.56

Custom* windows

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

Window and glazed doorSchedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
PDR	ALM-003-03 A	W10.03	1200	900	awning	10.0	W	No
Kitchen/Living/- Dining	ALM-004-03 A	W10.04	2400	3340	sliding	30.0	W	No

* Refer to glossary.



Kitchen/Living/-Dining	ALM-004-03 A	W10.01	2400	3340	sliding	30.0	E	No
Kitchen/Living/-Dining	ALM-003-03 A	W10.02	2100	800	awning	10.0	N	No
Bath	ALM-003-03 A	W10.07	600	908	awning	10.0	S	No
Bedroom 2	ALM-004-03 A	W10.08	2400	2840	sliding	60.0	W	No
ENS	ALM-003-03 A	W10.05	1400	1000	awning	10.0	E	No
Bedroom 1	ALM-004-03 A	W10.06	2400	2400	sliding	45.0	E	No
ENS	ALM-003-03 A	W10.09	2000	1000	awning	10.0	E	No
Bedroom 3	ALM-003-03 A	W10.10	2000	2400	awning	10.0	E	No
Family	ALM-003-03 A	W10.11	2000	3000	awning	10.0	W	No

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-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Family	Velux:VEL-011-01 W	Element 5	0.0	1	W	None	None

Skylight performance

Skylight ID	Skylight description
No Data Available	

Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door

Location	Height (mm)	Width (mm)	Opening %	Orientation
Stairs	2400	920	100.0	W
Garage	2200	3600	100.0	W
Kitchen/Living/Dining	2400	1000	100.0	E

* Refer to glossary.



External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
3	FR5 - Brick Veneer	0.5	Medium		No
4	FR5 - Earth Retaining Wall	0.5	Medium		No
5	FR5 - Metal Clad Framed	0.8	Dark	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Stairs	1	2700	982	W	0	Yes
Stairs	2	2700	5304	N	0	No
Laundry	2	2700	2007	N	0	No
Garage	3	2700	4121	W	0	Yes
Garage	2	2700	11463	S	0	No
Garage	4	2700	5260	E	0	No
Garage	2	2700	4003	N	0	No
PDR	1	2700	1010	W	0	Yes
PDR	1	2700	1420	S	0	Yes
PDR	2	2700	2295	N	0	No
Stairs	2	2700	2178	N	0	No
Kitchen/Living/Dining	1	2700	4074	W	1443	Yes
Kitchen/Living/Dining	2	2700	10053	S	0	No
Kitchen/Living/Dining	1	2700	3858	E	0	Yes
Kitchen/Living/Dining	1	2700	1223	N	0	Yes
Kitchen/Living/Dining	1	2700	1334	E	1169	Yes
Kitchen/Living/Dining	2	2700	5625	N	0	No
WIR	2	2700	1791	S	0	No
Bath	1	2700	1267	S	0	Yes
Bath	2	2700	2284	N	0	No
Bath	1	2700	2121	W	0	Yes
Bedroom 2	1	2700	3017	W	1169	Yes
Bedroom 2	2	2700	3790	S	0	No
ENS	1	2700	2105	E	1157	No
ENS	2	2700	2779	N	0	No
Bedroom 1	2	2700	3230	S	0	No
Bedroom 1	1	2700	2982	E	1157	No

* Refer to glossary.

Hall/Stairs	2	2700	5000	N	0	No
ENS	5	2700	2118	E	1290	No
ENS	2	2700	2793	N	0	No
Bedroom 3	2	2700	3921	S	0	No
Bedroom 3	5	2700	3026	E	1357	No
Family	5	2700	5213	W	1053	Yes
Family	2	2700	2801	S	0	No
Family	2	2700	3971	N	0	No

Internal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	20.1	Glass fibre batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	89.4	
3	FR5 - Brick Veneer	7.5	Glass fibre batt: R2.5 (R2.5)

Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Stairs	FR5 - CSOG: Slab on Ground	5.2	Enclosed	R0.0	Timber
Laundry	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Tiles
Garage	FR5 - CSOG: Slab on Ground	1.5	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	45.3	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	5.1	Enclosed	R0.0	none
PDR	FR5 - 200mm concrete slab Lined	2.3	Enclosed	R2.5	Tiles
Stairs	FR5 - 200mm concrete slab Lined	2.1	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	4.4	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	40.1	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	2.7	Enclosed	R2.5	Timber
WIR	FR5 - Timber Lined	3.4	Enclosed	R0.0	Carpet
Bath	FR5 - Timber Lined	3.6	Enclosed	R0.0	Tiles
Bath	FR5 - Timber Lined	1.2	Elevated	R2.5	Tiles
Bedroom 2	FR5 - Timber Lined	5.9	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber Lined	5.5	Enclosed	R0.0	Carpet
ENS	FR5 - Timber Lined	5.8	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - Timber Lined	10.4	Enclosed	R0.0	Carpet
Hall/Stairs	FR5 - Timber Lined	9.9	Enclosed	R0.0	Timber
Hall/Stairs	FR5 - Timber Lined	1.7	Enclosed	R0.0	Timber
ENS	FR5 - Timber Lined	5.9	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber Lined	11.9	Enclosed	R0.0	Carpet
Family	FR5 - Timber Lined	17.1	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Stairs	FR5 - 200mm concrete slab Lined	R2.5	No
Laundry	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
Garage	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
PDR	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	Plasterboard	R5.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
WIR	FR5 - Timber Lined	R0.0	No
Bath	Plasterboard	R5.0	No
Bath	Plasterboard	R5.0	No
Bedroom 2	Plasterboard	R5.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
Bedroom 1	FR5 - Timber Lined	R0.0	No
Hall/Stairs	FR5 - Timber Lined	R0.0	No
Hall/Stairs	Plasterboard	R5.0	No
ENS	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Family	Plasterboard	R5.0	No

General Ceiling*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Stairs	1	Downlights	90	Sealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
Kitchen/Living/Dining	6	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
WIR	1	Downlights	90	Sealed
Bath	1	Downlights	90	Sealed
Bath	1	Exhaust Fans	200	Sealed
Bedroom 2	1	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed



ENS	1	Exhaust Fans	200	Sealed
Bedroom 1	1	Downlights	90	Sealed
Hall/Stairs	2	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Bedroom 3	1	Downlights	90	Sealed
Family	2	Downlights	90	Sealed

Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

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



Explanatory Notes

About this report

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Nationwide House Energy Rating Scheme

NatHERS Certificate No. 2IU4CTPK07

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 9, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects

Construction and environment

Assessed floor area (m ²)*	Exposure type
Conditioned* 127	suburban
Unconditioned* 61	NatHERS climate zone
Total 188	24 Canberra Airport
Garage 51.8	



Accredited assessor

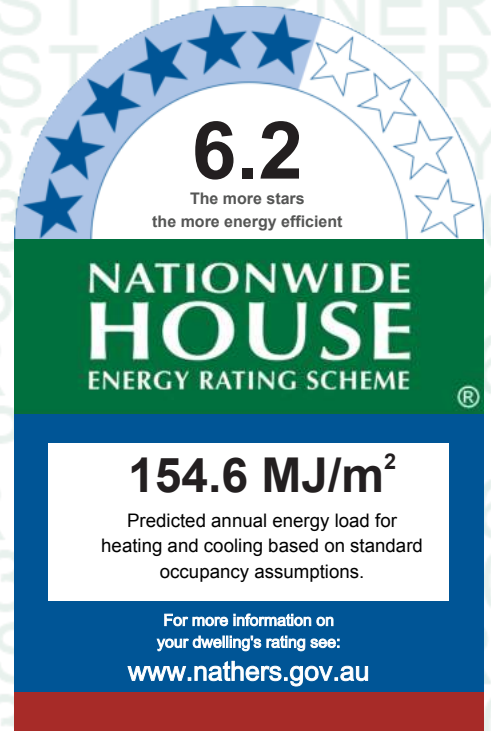
Name Hristos Parthenios
Business name 6 Star Report
Email admin@6starhouse.com.au
Phone 0466054837
Accreditation No. HERA10079
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
126.3	28.3
MJ/m ²	MJ/m ²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=2IU4CTPK07> When using either link, ensure you are visiting www.FR5.com.au.





Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling’s rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the ‘number’ and ‘type’ of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is “exposed” or a top floor high-rise apartment is “protected”.

Provisional* values

Have provisional values been used in the assessment and, if so, noted in “additional notes” below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-03 A	Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47	0.45	0.49
ALM-004-03 A	Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53	0.5	0.56

Custom* windows

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

Window and glazed doorSchedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
PDR	ALM-003-03 A	W10.03	1200	900	awning	10.0	W	No
Kitchen/Living/- Dining	ALM-004-03 A	W10.04	2400	3340	sliding	30.0	W	No

* Refer to glossary.



Kitchen/Living/-Dining	ALM-004-03 A	W10.01	2400	3340	sliding	30.0	E	No
Kitchen/Living/-Dining	ALM-003-03 A	W10.02	2100	800	awning	10.0	N	No
Bath	ALM-003-03 A	W10.07	600	908	awning	10.0	S	No
Bedroom 2	ALM-004-03 A	W10.08	2400	2840	sliding	60.0	W	No
ENS	ALM-003-03 A	W10.05	1400	1000	awning	10.0	E	No
Bedroom 1	ALM-004-03 A	W10.06	2400	2400	sliding	45.0	E	No
ENS	ALM-003-03 A	W10.09	2000	1000	awning	10.0	E	No
Bedroom 3	ALM-003-03 A	W10.10	2000	2400	awning	10.0	E	No
Family	ALM-003-03 A	W10.11	2000	3000	awning	10.0	W	No

Roof window

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	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-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Family	Velux:VEL-011-01 W	Element 5	0.0	1	W	None	None

Skylight performance

Skylight ID	Skylight description
No Data Available	

Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External shutter

Location	Height (mm)	Width (mm)	Opening %	Orientation
Stairs	2400	920	100.0	W
Garage	2200	3600	100.0	W
Kitchen/Living/Dining	2400	1000	100.0	E

* Refer to glossary.



External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
3	FR5 - Brick Veneer	0.5	Medium		No
4	FR5 - Earth Retaining Wall	0.5	Medium		No
5	FR5 - Metal Clad Framed	0.8	Dark	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Stairs	1	2700	982	W	0	Yes
Stairs	2	2700	5304	N	0	No
Laundry	2	2700	2007	N	0	No
Garage	3	2700	4121	W	0	Yes
Garage	2	2700	11463	S	0	No
Garage	4	2700	5260	E	0	No
Garage	2	2700	4003	N	0	No
PDR	1	2700	1010	W	0	Yes
PDR	1	2700	1420	S	0	Yes
PDR	2	2700	2295	N	0	No
Stairs	2	2700	2178	N	0	No
Kitchen/Living/Dining	1	2700	4074	W	1443	Yes
Kitchen/Living/Dining	2	2700	10053	S	0	No
Kitchen/Living/Dining	1	2700	3858	E	0	Yes
Kitchen/Living/Dining	1	2700	1223	N	0	Yes
Kitchen/Living/Dining	1	2700	1334	E	1169	Yes
Kitchen/Living/Dining	2	2700	5625	N	0	No
WIR	2	2700	1791	S	0	No
Bath	1	2700	1267	S	0	Yes
Bath	2	2700	2284	N	0	No
Bath	1	2700	2121	W	0	Yes
Bedroom 2	1	2700	3017	W	1169	Yes
Bedroom 2	2	2700	3790	S	0	No
ENS	1	2700	2105	E	1157	No
ENS	2	2700	2779	N	0	No
Bedroom 1	2	2700	3230	S	0	No
Bedroom 1	1	2700	2982	E	1157	No

* Refer to glossary.



Hall/Stairs	2	2700	5000	N	0	No
ENS	5	2700	2118	E	1290	No
ENS	2	2700	2793	N	0	No
Bedroom 3	2	2700	3921	S	0	No
Bedroom 3	5	2700	3026	E	1357	No
Family	5	2700	5213	W	1053	Yes
Family	2	2700	2801	S	0	No
Family	2	2700	3971	N	0	No

Internal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	20.1	Glass fibre batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	89.4	
3	FR5 - Brick Veneer	7.5	Glass fibre batt: R2.5 (R2.5)

Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Stairs	FR5 - CSOG: Slab on Ground	5.2	Enclosed	R0.0	Timber
Laundry	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Tiles
Garage	FR5 - CSOG: Slab on Ground	1.5	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	45.3	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	5.1	Enclosed	R0.0	none
PDR	FR5 - 200mm concrete slab Lined	2.3	Enclosed	R2.5	Tiles
Stairs	FR5 - 200mm concrete slab Lined	2.1	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	4.4	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	40.1	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	2.7	Enclosed	R2.5	Timber
WIR	FR5 - Timber Lined	3.4	Enclosed	R0.0	Carpet
Bath	FR5 - Timber Lined	3.6	Enclosed	R0.0	Tiles
Bath	FR5 - Timber Lined	1.2	Elevated	R2.5	Tiles
Bedroom 2	FR5 - Timber Lined	5.9	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber Lined	5.5	Enclosed	R0.0	Carpet
ENS	FR5 - Timber Lined	5.8	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - Timber Lined	10.4	Enclosed	R0.0	Carpet
Hall/Stairs	FR5 - Timber Lined	9.9	Enclosed	R0.0	Timber
Hall/Stairs	FR5 - Timber Lined	1.7	Enclosed	R0.0	Timber
ENS	FR5 - Timber Lined	5.9	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber Lined	11.9	Enclosed	R0.0	Carpet
Family	FR5 - Timber Lined	17.1	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Stairs	FR5 - 200mm concrete slab Lined	R2.5	No
Laundry	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
Garage	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
PDR	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	Plasterboard	R5.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
WIR	FR5 - Timber Lined	R0.0	No
Bath	Plasterboard	R5.0	No
Bath	Plasterboard	R5.0	No
Bedroom 2	Plasterboard	R5.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
Bedroom 1	FR5 - Timber Lined	R0.0	No
Hall/Stairs	FR5 - Timber Lined	R0.0	No
Hall/Stairs	Plasterboard	R5.0	No
ENS	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Family	Plasterboard	R5.0	No

General Ceiling*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Stairs	1	Downlights	90	Sealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
Kitchen/Living/Dining	6	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
WIR	1	Downlights	90	Sealed
Bath	1	Downlights	90	Sealed
Bath	1	Exhaust Fans	200	Sealed
Bedroom 2	1	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed



ENS	1	Exhaust Fans	200	Sealed
Bedroom 1	1	Downlights	90	Sealed
Hall/Stairs	2	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Bedroom 3	1	Downlights	90	Sealed
Family	2	Downlights	90	Sealed

Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

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

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NatHERS Certificate No. VKI99010W9

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 10, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
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Type New Home

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Prepared by KnD Architects

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Garage	51.8	



Accredited assessor

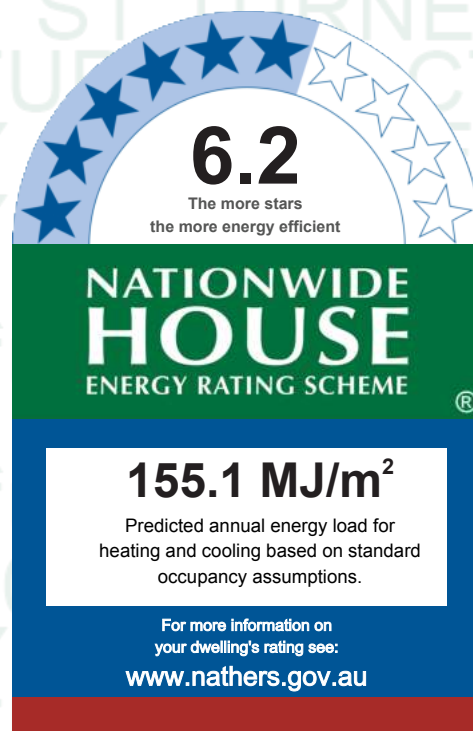
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Phone 0466054837
Accreditation No. HERA10079
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
118.7	36.4
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

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Ceiling penetrations*

Does the ‘number’ and ‘type’ of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

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.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is “exposed” or a top floor high-rise apartment is “protected”.

Provisional* values

Have provisional values been used in the assessment and, if so, noted in “additional notes” below?

Additional Notes

Window and glazed doorance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-03 A	Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47	0.45	0.49
ALM-004-03 A	Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53	0.5	0.56

Custom* windows

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

Window and glazed doorSchedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
PDR	ALM-003-03 A	W10.03	1200	900	awning	10.0	W	No
Kitchen/Living/- Dining	ALM-003-03 A	W10.02	2100	930	awning	10.0	S	No

* Refer to glossary.



Kitchen/Living/-Dining	ALM-004-03 A	W10.01	2400	3340	sliding	30.0	E	No
Kitchen/Living/-Dining	ALM-004-03 A	W10.04	2400	3340	sliding	30.0	W	No
Bath	ALM-003-03 A	W10.07	600	1000	awning	10.0	N	No
Bedroom 2	ALM-004-03 A	W10.08	2400	2840	sliding	60.0	W	No
ENS	ALM-003-03 A	W10.05	1400	1000	awning	10.0	E	No
Bedroom 1	ALM-004-03 A	W10.06	2400	2400	sliding	45.0	E	No
ENS	ALM-003-03 A	W10.09	2000	1000	awning	10.0	E	No
Bedroom 3	ALM-003-03 A	W10.10	2000	2400	awning	10.0	E	No
Family	ALM-003-03 A	W10.11	2000	3000	awning	10.0	W	No

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-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Family	Velux:VEL-011-01 W	Element 5	0.0	1	W	None	None

Skylight performance

Skylight ID	Skylight description
No Data Available	

Skylight

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External shutter

Location	Height (mm)	Width (mm)	Opening %	Orientation
Stairs	2400	920	100.0	W
Garage	2200	3600	100.0	W
Kitchen/Living/Dining	2400	1000	100.0	E

* Refer to glossary.

External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
2	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
3	FR5 - Earth Retaining Wall	0.5	Medium		No
4	FR5 - Brick Veneer	0.5	Medium		No
5	FR5 - Metal Clad Framed	0.8	Dark	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Stairs	1	2700	5304	S	0	No
Stairs	2	2700	982	W	0	No
Laundry	1	2700	2007	S	0	No
Garage	1	2700	4003	S	0	No
Garage	3	2700	5260	E	0	No
Garage	1	2700	11463	N	0	No
Garage	4	2700	4121	W	0	No
PDR	1	2700	2295	S	0	No
PDR	2	2700	1420	N	0	Yes
PDR	2	2700	1010	W	0	No
Stairs	1	2700	2178	S	0	No
Kitchen/Living/Dining	1	2700	5625	S	0	No
Kitchen/Living/Dining	2	2700	1334	E	1169	Yes
Kitchen/Living/Dining	2	2700	1223	S	0	Yes
Kitchen/Living/Dining	2	2700	3858	E	0	Yes
Kitchen/Living/Dining	1	2700	10053	N	0	No
Kitchen/Living/Dining	2	2700	4074	W	1443	Yes
WIR	1	2700	1791	N	0	No
Bath	2	2700	2121	W	0	No
Bath	1	2700	2284	S	0	No
Bath	2	2700	1267	N	0	Yes
Bedroom 2	1	2700	3790	N	0	No
Bedroom 2	2	2700	3017	W	1169	Yes
ENS	1	2700	2779	S	0	No
ENS	2	2700	2105	E	1157	No
Bedroom 1	2	2700	2982	E	1157	No
Bedroom 1	1	2700	3230	N	0	No

Hall/Stairs	1	2700	5000	S	0	No
ENS	1	2700	2793	S	0	No
ENS	5	2700	2118	E	1290	No
Bedroom 3	5	2700	3026	E	1357	No
Bedroom 3	1	2700	3921	N	0	No
Family	1	2700	3971	S	0	No
Family	1	2700	2801	N	0	No
Family	5	2700	5213	W	1053	Yes

Internal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	20.1	Glass fibre batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	89.4	
3	FR5 - Brick Veneer	7.5	Glass fibre batt: R2.5 (R2.5)

Floor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Stairs	FR5 - CSOG: Slab on Ground	5.2	Enclosed	R0.0	Timber
Laundry	FR5 - CSOG: Slab on Ground	2	Enclosed	R0.0	Tiles
Garage	FR5 - CSOG: Slab on Ground	1.5	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	45.3	Enclosed	R0.0	none
Garage	FR5 - CSOG: Slab on Ground	5.1	Enclosed	R0.0	none
PDR	FR5 - 200mm concrete slab Lined	2.3	Enclosed	R2.5	Tiles
Stairs	FR5 - 200mm concrete slab Lined	2.1	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	4.4	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	40.1	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	2.7	Enclosed	R2.5	Timber
WIR	FR5 - Timber Lined	3.4	Enclosed	R0.0	Carpet
Bath	FR5 - Timber Lined	3.6	Enclosed	R0.0	Tiles
Bath	FR5 - Timber Lined	1.2	Elevated	R2.5	Tiles
Bedroom 2	FR5 - Timber Lined	5.9	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber Lined	5.5	Enclosed	R0.0	Carpet
ENS	FR5 - Timber Lined	5.8	Enclosed	R0.0	Tiles
Bedroom 1	FR5 - Timber Lined	10.4	Enclosed	R0.0	Carpet
Hall/Stairs	FR5 - Timber Lined	9.9	Enclosed	R0.0	Timber
Hall/Stairs	FR5 - Timber Lined	1.7	Enclosed	R0.0	Timber
ENS	FR5 - Timber Lined	5.9	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - Timber Lined	11.9	Enclosed	R0.0	Carpet
Family	FR5 - Timber Lined	17.1	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Stairs	FR5 - 200mm concrete slab Lined	R2.5	No
Laundry	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
Garage	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
PDR	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	Plasterboard	R5.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
WIR	FR5 - Timber Lined	R0.0	No
Bath	Plasterboard	R5.0	No
Bath	Plasterboard	R5.0	No
Bedroom 2	Plasterboard	R5.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
ENS	FR5 - Timber Lined	R0.0	No
Bedroom 1	FR5 - Timber Lined	R0.0	No
Hall/Stairs	FR5 - Timber Lined	R0.0	No
Hall/Stairs	Plasterboard	R5.0	No
ENS	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Family	Plasterboard	R5.0	No

General Ceiling*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Stairs	1	Downlights	90	Sealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
Kitchen/Living/Dining	6	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
WIR	1	Downlights	90	Sealed
Bath	1	Downlights	90	Sealed
Bath	1	Exhaust Fans	200	Sealed
Bedroom 2	1	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed



ENS	1	Exhaust Fans	200	Sealed
Bedroom 1	1	Downlights	90	Sealed
Hall/Stairs	2	Downlights	90	Sealed
ENS	1	Downlights	90	Sealed
ENS	1	Exhaust Fans	200	Sealed
Bedroom 3	1	Downlights	90	Sealed
Family	2	Downlights	90	Sealed

Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

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

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

Not all assumptions that may have been 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.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	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.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, 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.
Conditioned	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.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	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.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	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).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

National Construction Code (NCC) Class	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 www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	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.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	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).

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 4K10H1NW4H

Generated on 26 Jun 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 11, 60-62 Macleay St, Turner, ACT, 2612
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 22021
Prepared by KnD Architects

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	132	suburban
Unconditioned*	69.3	NatHERS climate zone
Total	201.3	24 Canberra Airport
Garage	51.6	



Accredited assessor

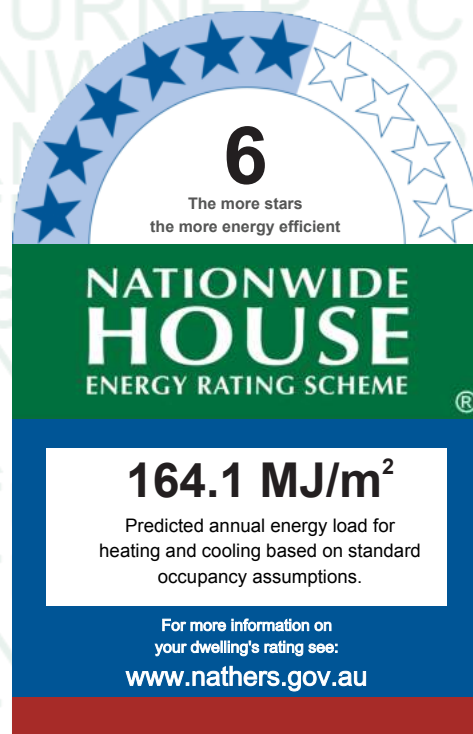
Name Hristos Parthenios
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Phone 0466054837
Accreditation No. HERA10079
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

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Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

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Additional Notes

Window and glazed door schedule

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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
AWS-088-13 A	Series 755 Comfort Edge Awning Window DG FGI OptEmaClr_4mm_12Ar_4mm	2.36	0.48	0.46	0.5
AWS-025-154 A	702/704 SM Slidemaster Al Sliding Door DG 638KlymetShieldLamClr-8Ar-4EnviroClr	2.28	0.48	0.46	0.5

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
PDR	AWS-088-13 A	W11.05	1200	900	awning	10.0	W	No
Kitchen/Living/- Dining	AWS-025-154 A	W11.3	600	3660	sliding	60.0	S	No

* Refer to glossary.



Kitchen/Living/-Dining	AWS-025-154 A	W11.02	2400	2970	sliding	60.0	S	No
Kitchen/Living/-Dining	AWS-025-154 A	W11.01	2400	4405	sliding	30.0	E	No
Kitchen/Living/-Dining	AWS-025-154 A	W11.04	2400	3340	sliding	30.0	W	No
Bath	AWS-088-13 A	W11.13	600	1130	awning	10.0	S	No
Bedroom 1	AWS-088-13 A	W11.09	2400	800	awning	10.0	S	No
Bedroom 1	AWS-088-13 A	W11.08	2400	800	awning	10.0	S	No
Bedroom 1	AWS-025-154 A	W11.07	2400	2400	sliding	45.0	E	No
Bedroom 2	AWS-088-13 A	W11.11	2400	800	awning	10.0	S	No
Bedroom 2	AWS-088-13 A	W11.10	2400	800	awning	10.0	S	No
Bedroom 2	AWS-025-154 A	W11.12	2400	2840	sliding	60.0	W	No
Study	AWS-088-13 A	W11.06	1400	1200	awning	10.0	E	No
Bath	AWS-088-13 A	W11.19	1200	600	awning	10.0	S	No
Bedroom 3	AWS-088-13 A	W11.17	2400	800	awning	10.0	S	No
Bedroom 3	AWS-088-13 A	W11.16	2400	800	awning	10.0	S	No
Bedroom 3	AWS-025-154 A	W11.18	2400	2840	sliding	45.0	W	No
Family	AWS-088-13 A	W11.15	2400	3100	awning	10.0	S	No
Family	AWS-088-13 A	W11.14	2000	3740	awning	10.0	E	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
Velux:VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
Family	Velux:VEL-011-01 W	Element 4	0.0	0.9	W	None	None

Skylight and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

* Refer to glossary.



Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door

Location	Height (mm)	Width (mm)	Opening %	Orientation
Stairs	2400	920	100.0	W
Garage	2200	3600	100.0	W
Kitchen/Living/Dining	2400	1000	100.0	S

External wall

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	Parti Walls - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	No
2	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
3	FR5 - Brick Veneer	0.5	Medium		No
4	FR5 - Earth Retaining Wall	0.5	Medium		No
5	FR5 - Metal Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Lift	1	2700	1347	N	0	No
Stairs	1	2700	5294	N	0	No
Stairs	2	2700	976	W	0	Yes
Laundry	1	2700	2007	N	0	No
Garage	3	2700	5191	S	0	Yes
Garage	4	2700	6249	S	0	No
Garage	4	2700	5379	E	0	No
Garage	1	2700	2514	N	0	No
Garage	3	2700	4296	W	0	Yes
Lift	1	2700	1328	NNE	0	No
PDR	2	2700	1369	S	4106	Yes
PDR	1	2700	2289	N	0	No
PDR	2	2700	1003	W	0	Yes
Stairs	1	2700	2445	N	0	No
Kitchen/Living/Dining	2	2700	10068	S	0	Yes
Kitchen/Living/Dining	2	2700	5197	E	0	Yes
Kitchen/Living/Dining	2	2700	1200	N	0	Yes
Kitchen/Living/Dining	1	2700	1315	N	0	No
Kitchen/Living/Dining	1	2700	2511	N	0	No



Kitchen/Living/Dining	2	2700	4102	W	1368	Yes
Lift	1	2700	1361	N	0	No
Bath	2	2700	2325	S	0	Yes
Bath	1	2700	2325	N	0	No
Bath	2	2700	2114	W	0	Yes
Bedroom 1	2	2700	3699	S	0	Yes
Bedroom 1	2	2700	3008	E	1518	Yes
Bedroom 2	2	2700	3826	S	0	Yes
Bedroom 2	2	2700	107	N	0	Yes
Bedroom 2	2	2700	3000	W	2194	Yes
Study	2	2700	1550	S	0	Yes
Study	2	2700	2090	E	0	No
Study	2	2700	1220	N	0	Yes
Study	1	2700	1307	N	0	No
Hall/Stairs	1	2700	4991	N	0	No
Bath	5	2700	1202	S	0	Yes
Bath	5	2700	3321	N	0	Yes
Bath	5	2700	2098	W	0	Yes
Stairs	1	2700	4069	N	0	No
Lift	1	2700	1342	N	0	No
WIR	5	2700	2102	S	0	No
Bedroom 3	5	2700	3203	S	0	No
Bedroom 3	5	2700	2996	W	1222	Yes
Family	5	2700	3675	S	0	No
Family	5	2700	5221	E	1334	No
Family	1	2700	1297	N	0	No

typeInternal wall

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	26.4	Glass fibre batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	135.1	

typeFloor

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Lift	FR5 - CSOG: Slab on Ground	1.5	Enclosed	R1.0	none
Stairs	FR5 - CSOG: Slab on Ground	5.2	Enclosed	R1.0	Timber
Laundry	FR5 - CSOG: Slab on Ground	2	Enclosed	R1.0	Tiles
Garage	FR5 - CSOG: Slab on Ground	46.3	Enclosed	R1.0	none
Garage	FR5 - CSOG: Slab on Ground	5.3	Enclosed	R1.0	none
Lift	FR5 - 200mm concrete slab Lined	1.5	Enclosed	R2.5	none
PDR	FR5 - 200mm concrete slab Lined	2.3	Enclosed	R2.5	Tiles



Stairs	FR5 - 200mm concrete slab Lined	2.3	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	4	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	2.8	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	37.5	Enclosed	R2.5	Timber
Kitchen/Living/Dining	FR5 - 200mm concrete slab Lined	2.4	Enclosed	R2.5	Timber
Lift	FR5 - Timber Lined	1.6	Enclosed	R0.0	Timber (Mountain ash)
Bath	FR5 - Timber Lined	3.7	Enclosed	R0.0	Tiles
Bath	FR5 - Timber Lined	1.2	Elevated	R2.5	Tiles
Bedroom 1	FR5 - Timber Lined	10.8	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber Lined	11.1	Enclosed	R0.0	Carpet
Study	FR5 - Timber Lined	2.4	Enclosed	R0.0	Timber
Study	FR5 - Timber Lined	2.9	Enclosed	R0.0	Timber
Hall/Stairs	FR5 - Timber Lined	12.3	Enclosed	R0.0	Timber
Bath	FR5 - Timber Lined	7	Enclosed	R0.0	Tiles
Stairs	FR5 - Timber Lined	4	Enclosed	R0.0	Timber
Lift	FR5 - Timber Lined	1.5	Enclosed	R0.0	Timber (Mountain ash)
WIR	FR5 - Timber Lined	6.4	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber Lined	9.5	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber Lined	3.3	Elevated	R2.5	Carpet
Family	FR5 - Timber Lined	16.3	Enclosed	R0.0	Timber

Ceiling

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Lift	FR5 - 200mm concrete slab Lined	R2.5	No
Stairs	FR5 - 200mm concrete slab Lined	R2.5	No
Laundry	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	FR5 - 200mm concrete slab Lined	R2.5	No
Garage	Plasterboard	R0.0	No
Lift	FR5 - Timber Lined	R0.0	No
PDR	FR5 - Timber Lined	R0.0	No
Stairs	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	Plasterboard	R5.0	No
Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No



Kitchen/Living/Dining	FR5 - Timber Lined	R0.0	No
Kitchen/Living/Dining	Plasterboard	R5.0	No
Lift	FR5 - Timber Lined	R0.0	No
Bath	FR5 - Timber Lined	R0.0	No
Bath	FR5 - Timber Lined	R0.0	No
Bedroom 1	FR5 - Timber Lined	R0.0	No
Bedroom 2	FR5 - Timber Lined	R0.0	No
Study	Plasterboard	R5.0	No
Study	FR5 - Timber Lined	R0.0	No
Hall/Stairs	FR5 - Timber Lined	R0.0	No
Bath	Plasterboard	R5.0	No
Stairs	Plasterboard	R5.0	No
Lift	Plasterboard	R5.0	No
WIR	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Family	Plasterboard	R5.0	No

ions*Ceiling

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Stairs	1	Downlights	90	Sealed
Laundry	1	Downlights	90	Sealed
PDR	1	Downlights	90	Sealed
PDR	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
Kitchen/Living/Dining	6	Downlights	90	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	150	Sealed
Bath	1	Downlights	90	Sealed
Bath	1	Exhaust Fans	200	Sealed
Bedroom 1	1	Downlights	90	Sealed
Bedroom 2	1	Downlights	90	Sealed
Study	1	Downlights	90	Sealed
Hall/Stairs	2	Downlights	90	Sealed
Bath	1	Downlights	90	Sealed
Bath	1	Exhaust Fans	200	Sealed
Stairs	1	Downlights	90	Sealed
WIR	1	Downlights	90	Sealed
Bedroom 3	1	Downlights	90	Sealed
Family	2	Downlights	90	Sealed



Ceiling

Location	Quantity	Diameter (mm)
No Data Available		

Roof

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

* Refer to glossary.

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

Not all assumptions that may have been 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.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	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.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, 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.
Conditioned	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.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	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.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	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).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

National Construction Code (NCC) Class	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 www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	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.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	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).