

Disclosure Statement – Off the Plan Contacts for a Unit Development

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

Required Information		Comments / where information can be found
<p>Seller must provide a plan that shows:</p> <ol style="list-style-type: none"> 1. the proposed location and dimensions of the unit in relation to other units and the common property in the units plan; and 2. the internal floor plan of the unit; and 3. 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 Plans as provided in Contract.
<p>Is a Building Management Statement required or proposed for the building?</p> <p>If yes, is a copy of the Building Management Statement attached?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	
<p>A statement about the proposed use of each unit in the units plan showing the full list of potential authorized uses under the lease for the unit.</p>		Refer to permitted uses in the Crown Lease
<p>Does the developer propose to restrict the use of a unit to a subset of the potential uses authorised uses under the Crown Lease.</p> <p>If yes, is a statement attached showing the proposed subset of uses that applies to the unit and any conditions applying to a stated use?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	The Seller does not intend to restrict the uses of the units

The proposed schedule of unit entitlement for the units plan	Refer to proposed entitlement as provided in Contract.
Details of each proposed unit subsidiary in the units plan, including the potential uses of the subsidiary.	No subsidiaries anticipated, all unit areas will be within the boundaries of the land to which the unit relates.
A statement about the potential for, and type of, easements that may be required for the units plan	<p>The easement identified in the plans annexed to the Contract will remain.</p> <p>The Seller reserves the right to register any easement, right of way, encumbrance or covenant that any Authority may require, provided the Buyer's use and enjoyment of the Property is not substantially interfered with.</p>
The proposed rules for the owners corporation for the units plan including any special privilege rule.	Refer to the draft of the Default rules as provided in the Contract.
<p>Does the developer intend the owners corporation to enter into any contract?</p> <p>If yes, are details, including the amount of the buyer's general fund contribution that will be used to service the contract and any personal or business relationship between the developer and another party to the contract attached?</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Refer to the budget annexed to this Contract</p>
Developer's estimate of the buyer's general fund contribution for 2 years after the units plan is registered	Refers to proposed levy estimates as provided in the Contract.
The method proposed for working out the contribution to be paid into the general fund and sinking fund by each unit.	Unit Entitlement
<p>Is a staged development of the units proposed?</p> <p>If yes, is the proposed development statement including any amendment to the statement attached?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>

<p>Details pertaining to the Development Application:</p> <ol style="list-style-type: none"> 1. DA No. 2. Statement about DA conditions 3. Whether DA lodged and status of application 4. Where the Buyer may find further information about the DA including information about how to find information about publicly notified amendments to the DA. 	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><u>DA details</u></p> <ol style="list-style-type: none"> 1. DA No. – 202442835 2. No DA conditions will apply after the Units Plan has registered. 3. Lodged and approved in accordance with Notice of Decision provided with the Contract. 4. Notifications in relation to any development application can be found at: https://www.planning.act.gov.au/applications-and-assessments/development-applications/browse-das
<p>Whether any units in the units plan will be individually metered for the purposes of cold water supply.</p>	<p>All units will be individually sub metered by the Owners Corporation for the purposes of cold water supply.</p>	
<p>Whether facilities will be provided for charging vehicles in the units plan.</p>	<p>There are no plans to provide any facilities for charging electric vehicles in the units plan.</p>	

Schedule

Land	The unexpired term of the Lease	Unit xxx	UP No.	Block 4 & 5	Section 13	Division/District Mawson
	and known as Unit XXX "Caro" 75- 77 Ainsworth Street, Mawson ACT 2607					
Seller	Full name	Helix Property Group Pty Ltd				
	ACN/ABN	620 143 419				
	Address	c/- Bates & Pickering, Level 1, 11 Fitzroy Street Forrest ACT 2603				
Seller Solicitor	Firm	Elevated Legal Advisory				
	Email	jonathon@elevatedlegal.com.au				
	Phone	0437 693 862	Ref: Jonathon Bellato			
	DX/Address	PO Box 5327, Braddon ACT 2612				
Stakeholder	Name	Elevated Legal Law Practice Trust Account				
Seller Agent	Firm	HIVE Property				
	Email	matt@hiveproperty.co				
	Phone	0408 218 179	Ref: Matt Shipard			
	DX/Address	Level 1, 4 Campion Street, Deakin ACT 2600				
Restriction on Transfer	Mark as applicable	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> section 370 <input type="checkbox"/> section 280 <input type="checkbox"/> section 306 <input type="checkbox"/> section 351				
Land Rent	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease <input type="checkbox"/> Land Rent Lease				
Occupancy	Mark one	<input checked="" type="checkbox"/> Vacant possession <input type="checkbox"/> Subject to tenancy				
Breach of covenant or unit articles	Description (Insert other breaches)	As disclosed in the Contract				
Goods	Description	Refer to Inclusions List				
Date for Registration of Units Plan		20 December 2026				
Date for Completion		Refer to special condition 59(a)				
Electronic Transaction?		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, using Nominated ELN: Pexa				
Land Tax to be adjusted?		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes				
Residential Withholding Tax	New residential premises?		<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes	
	Potential residential land?		<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes	
	Buyer required to make a withholding payment?		<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes (insert details on p.3)	
Foreign Resident Withholding Tax	Relevant Price more than \$750,000.00?		<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes	
	Clearance Certificates attached for all the Sellers?		<input checked="" type="checkbox"/> No		<input type="checkbox"/> 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					
	Email					
	Phone		Ref			
	DX/Address					
Price	Price					(GST inclusive unless otherwise specified)
	Less deposit					(10% of Price)
	Balance					<input checked="" type="checkbox"/> Deposit by Instalments (clause 52 applies)
Date of this Contract						

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

Seller signature	Buyer signature
Seller witness name and signature	Buyer witness name and signature

Seller Disclosure Documents

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

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

If the Property is off-the-plan:

- Proposed plan
- Inclusions list

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

- Inclusions list
- Disclosure Statement

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

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

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

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

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

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

GST

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

Tenancy

- Tenancy Agreement
- No written Tenancy Agreement exists

Invoices

- Building and Compliance Inspection Report
- Pest Inspection Report

Asbestos

- Asbestos Advice
- Current Asbestos Assessment Report

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

Interest rate if the defaulting party is the Seller	% per annum
Interest rate if the defaulting party is the Buyer	10% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	\$660 (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	Helix Property Group Pty Ltd		
	ABN	87 620 143 419	Phone	(02) 6295 1090
	Business address	11 Fitzroy St, Forrest ACT 2603		
	Email	reception@bates-pickering.com.au		
Residential Withholding Tax	Supplier's portion of the RW Amount:			\$
	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?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
	If 'Yes', the GST inclusive market value of the non-monetary consideration:			\$
Other details (including those required by regulation or the ATO forms):				

Cooling Off Period

(for residential property only)

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

Warnings

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

Disputes

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

Exchange of Contract

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

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

1. Definitions and interpretation

- 1.1 Definitions appear in the Schedule and as follows:

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

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

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

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

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Covenant includes a restrictive covenant;

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

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

Deposit means the deposit forming part of the Price;

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

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

Development has the meaning in the Planning Act;

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

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

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

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

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

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

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

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

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

Income includes the rents and profits derived from the Property;

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

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

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

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

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

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

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

Legislation Act means the *Legislation Act 2001*;

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

Lot has the meaning in the Community Title Act;

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

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

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

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

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

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

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

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

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

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

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

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

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

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

Section 56 Certificate means a certificate for a Lot issued under section 56 of the Community Title Act;

Section 67 Statement means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

Service includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

Staged Development has the meaning given by section 17(4) of the Unit Titles Act;

Tenancy Agreement includes a lease for any term and whether for residential purposes or otherwise;

Unapproved Structure has the meaning in the Sale of Residential Property Act;

Unit means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

Unit Entitlement for the Unit has the meaning in the Unit Titles Act;

Unit Title is the Lease together with the rights of the registered lessee of the Unit;

Unit Title Certificate means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

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

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

Units Plan means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970*; and

Withholding Law means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.

1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

1.3 Headings are inserted for convenience only and are not part of this Contract.

1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.

1.5 A reference to “this Contract” extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.

1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.

1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.

1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the *Electronic Transactions Act 1999* (Cth), this Contract may be signed and/or exchanged electronically.

2. Terms of payment

2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.

2.2 The Deposit becomes the Seller’s property on Completion.

2.3 The Deposit may be paid by cheque or in cash (up to \$3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.

2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.

2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.

2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to \$200.00).

2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.

2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

3. Title to the Lease

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

4. Restrictions on transfer

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

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

5. Particulars of title and submission of transfer

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

6. Buyer rights and limitations

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

easement for support or not having the benefit of an easement for support;

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

7. Seller warranties

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

- 7.1.1 the Seller will be able to complete at Completion;
- 7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;
- 7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and
- 7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

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

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

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

8. Adjustments

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

9. Terms of possession

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

- (c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;
- (d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;
- (e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and
- (f) if applicable, the Tenancy Agreement incorporates:
 - (i) the Prescribed Terms; and
 - (ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

- (a) any written Tenancy Agreement to which this Contract is subject;
- (b) a notice of attornment;
- (c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and
- (d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

10. Inspection and condition of Property

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

11. Inspection of building file

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

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

12. Additional Seller obligations

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

13. Electronic transaction

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

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

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

Conveyancing Transaction has the meaning given in the Participation Rules;

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

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

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

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

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

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

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

Electronic Workspace has the meaning given in the Participation Rules;

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

ELN has the meaning given in the Participation Rules;

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

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

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

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

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

Nominated ELN means the ELN specified in the Schedule;

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

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

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

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

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

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

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

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

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

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

14. Off the plan purchase and Compliance Certificate

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

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

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

15. Goods

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

15.2 The Goods are included in the Price.

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

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

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

16. Errors and misdescriptions

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

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

16.1.2 if the error is not corrected before Completion:

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

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

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

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

17. Compensation claims by Buyer

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

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

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

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

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

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

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

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

- the Stakeholder in trust for the Seller and the Buyer;
- (c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;
 - (d) the decision of the arbitrator is final and binding;
 - (e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;
 - (f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;
 - (g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and
 - (h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.
- 18.3.2 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.

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

19. Termination — Buyer default

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

* Alter as necessary

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

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

20. Termination – Seller default

- 20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:

- 20.1.1 terminate and seek damages; or
20.1.2 enforce without further notice any other rights and remedies available to the Buyer.

- 20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

21. Rescission

- 21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:

- 21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and
21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

22. Damages for delay in Completion

- 22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:

- 22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;
22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and
22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not

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

- 22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.

- 22.3 The parties agree that:

- 22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and
22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

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

- 23.2 This clause is an essential term.

24. GST

- 24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.

- 24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.

- 24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:

- 24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but
24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.

- 24.4 If this Contract says this sale is the supply of a going concern:

- 24.4.1 the parties agree the supply of the Property is the supply of a going concern;
- 24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;
- 24.4.3 the Seller must carry on the enterprise until Completion;
- 24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and
- 24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:
 - (a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and
 - (b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).
- 24.5 If this Contract says the margin scheme applies:
 - 24.5.1 the Seller warrants that it can use the margin scheme; and
 - 24.5.2 the Buyer and Seller agree that the margin scheme is to apply, in respect of the sale of the Property.
- 24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.
- 24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

25. Power of attorney

- 25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.

26. Notices claims and authorities

- 26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.
- 26.2 To serve a notice a party must:
 - 26.2.1 leave it at; or

- 26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to, the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or
- 26.2.3 serve it on that party's solicitor in any of the above ways; or
- 26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or
- 26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.
- 26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

27. Unit title

- 27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.

28. Definitions and interpretation

- 28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.
- 28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

29. Title to the Unit

- 29.1 Clauses 3.1, 3.2 and 3.3 do not apply.
- 29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).
- 29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

30. Buyer rights limited

- 30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the

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

31. Adjustment of contribution

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

32. Inspection of Unit

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

33. Seller warranties

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

33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:

- (a) defects arising through fair wear and tear; and
- (b) defects disclosed in this Contract;

33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;

33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;

33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;

33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;

33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and

33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:

- (a) as set out in Schedule 4 to the Unit Titles Management Act; or

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

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

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

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

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

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

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

34. Damage or destruction before Completion

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

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

35. Notice to Owners Corporation

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

36. Unit Title Certificate

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

37. Unregistered Units Plan

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

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

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

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

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

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

38. Rescission of Contract

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

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

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

39. Claims for compensation

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

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

39.2.1 tell the Seller:

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

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

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

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

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

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

40. Community title

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

41. Definitions and interpretation

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

42. Buyer rights limited

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

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

43. Adjustment of contribution

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

44. Inspection of property

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

45. Unregistered Community Title Scheme

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

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

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

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

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

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

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

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

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

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

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

46. Incomplete development of Community Title Scheme

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

47. Incomplete development of Lot

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

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

48. Required first or top sheet

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

49. Notice to Community Title Body Corporate

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

50. Section 56 Certificate

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

51. Foreign Resident Withholding Tax

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

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

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

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

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

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

Relevant Price means the higher of:

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

as at the Date of this Contract;

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

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

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

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

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

51.4 If neither clauses 51.2 or 51.3 apply, then:

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

51.4.2 the Buyer must:

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

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

no later than 5 days before the Date for Completion;

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

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

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

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

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

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

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

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

52. Deposit by Instalments

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

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

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

- 52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and
- 52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

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

53. Residential Withholding Tax

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

- 53.1 In this clause 53 the following words have the following meanings:

RW Amount means the amount which the Buyer must pay under section 14-250 of the Withholding Law;

RW Amount Information means the completed RW Amount details referred to on page 3 of this Contract; and

RW Percentage means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.

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

* Alter as necessary

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

Block 4 & 5 Section 13 MAWSON

SPECIAL CONDITIONS

54. DEFINITIONS

In this contract:

- (a) **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;
- (b) **Building** means the Building or Buildings to be constructed on the Land;
- (c) **Building Works** means the completion of all construction works to construct the dwelling 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;
- (d) **Business Day** means any day on which banks are open for business in Canberra, ACT excluding Saturdays and Sundays;
- (e) **Bond** means an unconditional bond or bank guarantee issued by a reputable bond provider based in Australia on terms that are satisfactory to the Seller (in the Seller's absolute discretion);
- (f) **Contract** means this Contract including the General Conditions, these Special Conditions and any Schedule, Appendix or Annexure;
- (g) **Defects Period** means the period of 90 days after Completion;
- (h) **Developer Control Period** has the meaning given to it in the *Unit Titles (Management) Act 2011* (ACT);
- (i) **FATA** means Foreign Acquisitions and Takeovers Act 1975 (Cth)
- (j) **Foreign Person** means:
 - i. a "foreign person" as defined in section 21A as the meaning is extended by section 4(6) of the FATA; or
 - ii. a "person to whom this section applies" within the meaning of section 26A as section 26A is affected by section 5A of the FATA.
- (k) **General Conditions** General Conditions means the ACT Law Society Contract for Sale CS10-2024 or as updated by the Law Society from time to time.
- (l) **GST** means GST within the meaning of the GST Act;
- (m) **GST Act** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth);
- (n) **Inclusions** means the Inclusions List attached to this Contract;
- (o) **Inclusions List** means the list of inclusions attached to this Contract;

- (p) **Loss** includes any cost, liability, loss, fine, penalty, suit, claim, damage or proceeding.
- (q) **Minor Defect** means any chips, cracks, marks or stains in paint work, brickwork, tiles, carpets, concrete, painting on walls, ceilings or windows, or such other Defect of a similar nature.
- (r) **Owners Corporation** means the owners corporation of which, on registration of the Units Plan, the owner of the Land will be a member;
- (s) **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 to this Contract;
- (t) **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.
- (u) **Units Plan** means the units plan, as defined in the *Unit Titles Act 2001 (ACT)*, to be prepared by the Seller and registered in accordance with the Plans and the terms of this Contract.

55. INTERPRETATION

In the interpretation of this Contract, the following provisions apply unless the context otherwise requires:

- (a) terms defined in the General Conditions which are not defined in these special conditions have the meaning given to the terms in the General Conditions;
- (b) headings are inserted for convenience only and do not affect the interpretation of this Contract;
- (c) a reference to a time of day means that time of day in the place whose laws govern the construction of this Contract;
- (d) a reference in this Contract to "dollars" or "\$" means Australian dollars and all amounts payable under this Contract are payable in Australian dollars;

- (e) a reference in this Contract to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision;
- (f) a reference in this Contract to any document or agreement is to that document or agreement as amended, novated, supplemented or replaced;
- (g) a reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Contract;
- (h) an expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency;
- (i) where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
- (j) a word which indicates the singular also indicates the plural, a word which indicates the plural also indicates the singular, and a reference to either gender also indicates the other genders;
- (k) a reference to the word "include" or "including" is to be interpreted without limitation; and
- (l) any schedules and attachments form part of this Contract.

56. GENERAL

- (a) This Contract cannot be varied, except in writing, which must be agreed to and executed by all parties.
- (b) A right created by this Contract cannot be waived except in writing signed by the party entitled to that right. 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.
- (c) Each party must promptly execute all documents and do all things necessary or desirable to give full effect to the arrangements contained in this Contract.
- (d) The laws applicable in the Australian Capital Territory govern this Contract, and the parties submit to the non-exclusive jurisdiction of the courts of the State or Territory and any courts competent to hear appeals from those courts.
- (e) 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 Contract 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 clause has no effect if the severance alters the basic nature of this Contract or is contrary to public policy.

- (f) A right or obligation of a party that can operate or have effect on or after the completion, expiration, termination or rescission of this Contract will not merge on the occurrence of that event but will remain in full force and effect.
- (g) This Contract is properly executed if each party executes either this document or an identical document. In the latter case, this Contract takes effect when the separately executed documents are exchanged between the parties.
- (h) To the extent that the General Conditions are inconsistent with these special conditions, these special conditions override the General Conditions.

57. GENERAL CONDITION AMENDMENTS

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

- (a) clause 7.1.4 is deleted;
- (b) clauses 7.2.5 & 7.2.6 are deleted;
- (c) clauses 8.2 to 8.5 (inclusive) are deleted;
- (d) clause 10.1 is deleted;
- (e) clauses 12.1.5 is deleted;
- (f) clause 14 is deleted;
- (g) clause 16 is deleted;
- (h) clause 17.1.1(a) is amended by deleting the words '5% of the Price' and inserting '\$1,000.00';
- (i) clause 17.1.2(a) is amended by deleting the words '5% of the Price' and inserting '\$1,000.00';
- (j) clause 22.1 is deleted and replaced with the following:
'If Completion does not occur by the Date for Completion, due to the default of the Buyer, the Buyer must pay the Seller as liquidated damages on Completion:
 - i. interest on the Price at the rate of 10% per annum calculated on a daily basis from the Date for Completion to the date of Completion (inclusive); and
 - ii. the amount of \$660 (including GST) to be applied towards any legal costs and disbursements incurred by the Seller as a result of the Buyer's default.';
- (k) clause 22.2 is deleted;
- (l) clause 22.3.1 is deleted and replaced with:

'the amount of damages payable under clause 22.1 to the Seller, by the Buyer, is a genuine and honest pre-estimate of loss to the Seller for the delay in Completion, and';

(m) insert additional clause 22.4 as follows:

'If Completion does not occur by the Date for Completion, due to the default of the Seller the Seller will not be required to pay any amount to the Buyer damages (liquidated or otherwise) resulting from the delay.';

(n) clause 26.2 is deleted and replaced with the following:

i. 26.2 to serve a notice a party must:

1. 26.2.1 leave it at; or
2. 26.2.2 send it by a method of post requiring acknowledgement of receipt by the addressee; or
3. 26.2.3 send it by electronic mail; or
4. 26.2.4 by delivering to an appropriate place in the facilities of a document exchange system,

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 to that party's solicitor.

(o) insert additional clause 26.4 as follows:

i. 26.4 A notice is given:

1. 26.4.1 if hand delivered, on the date of delivery;
2. 26.4.2 if sent by electronic mail, on the date the sender's electronic mail delivery system records that the electronic mail has been successfully transmitted in its entirety;
3. 26.4.3 sent by prepaid ordinary mail within Australia, on the date being 2 Business Days after the date of posting; or
4. 26.4.4 sent by prepaid express post International airmail between countries, on the date that is 7 Business Days after the date of posting.

(p) clause 28 is amended by deleting the words '5% of the Price' and inserting '\$1,000.00';

(q) clauses 37.3 and 37.7 are deleted;

(r) clause 37.8 is amended by deleting the number '7' and replacing it with '3';

(s) clause 37.10 is amended by inserting the words 'so far as the Seller is aware' between the words 'warrants' and 'that'; and

(t) clauses 40 to 50 (inclusive) are deleted.

58. CONDITIONS PRECEDENT & DELAYS

If the Seller is 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 clause 58 requires the Seller to commence legal proceedings to remove the cause of the Delay.

59. DATE FOR COMPLETION

- (a) The Date for Completion is 21 days after the Seller provides the Buyer a copy of the registered Units Plan together with, if applicable, any registered alternative rules.
- (b) Completion will take place in the manner as directed by the Seller. The Seller currently proposes Completion to take place on the electronic lodgement network operator, PEXA.
- (c) The Seller must use all reasonable endeavours to register the Units Plan by the Date for Registration of Units Plan. The Seller may by written notice to the Buyer or the Buyer Solicitor extend the Date for Registration of 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 from undertaking any of the Building Works;
 - iv. damage to the Building or Land, or works on the Land for which the Seller is not responsible;
 - v. civil action (including strikes, lockouts or riots);
 - vi. difficulties or delays 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 Units Plan under clause 59(b) for a period of longer than 12 months.
- (e) If the Units Plan is not registered by the Date for Registration of Units Plan, as extended by clause 59(b), subject to the party's rights at law, either party may, by written notice to the other party, rescind this Contract and clause 21 will apply.

60. CONSTRUCTION OF DWELLING

- (a) The Seller has, or will, complete 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 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; or
 - 3. are required by the Seller's architect; and
 - 4. do not reduce the area of the Property by more than 5%;
 - ii. the layout of the Property 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, or better, value and quality; and
 - iv. the energy efficiency rating of the Property to accommodate any variations arising out of this clause or clause 37.5 of the General Conditions.
- (c) The Buyer must not Raise Issue with any variation, alteration or substitution to the Plans and Inclusions made in accordance with this clause 60.

61. DEFECTS

- (a) Prior to Completion, the Seller will provide the Buyer with the opportunity to inspect the Property 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 (if any) 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 clause 61.
- (d) During the Defects Period, the Buyer may make and deliver to the Seller, one written list of defects in relation to the Property.
- (e) The Seller must remedy all defects in the Property 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 defect in which could, or might, lead to damage to any chattels in the Property or could restrict or interfere with the proper occupation and use of the Property; and
 - ii. for any other defect, 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 Property which are covered by a manufacturer's warranty (the benefit of which is transferred to the Buyer on Completion);
 - ii. minor defects or irregularities in natural materials used in construction of the Building;
 - iii. natural shrinkage or movement of the Building or defects resulting from natural shrinkage or movement of the Building; or
 - iv. any Minor Defect 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, except for those matters in clause 61(e)i.
- (h) The Buyer must provide access to the Seller and any tradesman to allow for the rectification of any defects.
- (i) The Buyer must not Raise Issue in relation to any matter in this clause 61.

62. NATURAL PRODUCTS AND OTHER FINISHES

The Buyer acknowledges and agrees that the materials:

- (a) used in construction of the Property (particularly in the finishes and fittings) may comprise natural products (such as stone, timber and the like);
- (b) 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;
- (c) may expand, contract, or distort over time as a result of exposure to heat, cold, weather or the like;
- (d) may mark or stain if exposed to certain substances;
- (e) may be damaged or disfigured by impact or scratching or other means; and
- (f) may be subject to shade variations and manufacture batching (for example: in carpet, tiles and other finishes), and

cannot Raise Issue in relation to any of the occurrences in this clause 62.

63. DEPOSIT BOND

- (a) If the Seller agrees to accept the Deposit by way of Bond, the Bond must be for the full Deposit amount and clause 52 does not apply.

- (b) Subject to this clause 63, the delivery of the Bond on the Date of this Contract to the Stakeholder or the Seller Solicitor will be deemed to be payment of the Deposit in accordance with the terms of this Contract.
- (c) The Buyer must pay the amount stipulated in the Bond to the Seller by unendorsed bank cheque on Completion if;
 - i. the Seller serves a written notice on the Buyer claiming forfeiture of the Deposit to the Seller;
 - ii. the Bond expires, or is due to expire, prior to the Date for Completion, and is not replaced by another Bond or cash deposit no less than 30 days prior to the expiry date of the Bond; or
 - iii. in the Seller's reasonable opinion, the Bond provider is, or will be, unable to pay the amount stipulated in the Bond, when required by the Seller.
- (d) If the Seller serves on the Buyer a written notice claiming to forfeit the Deposit then to the extent that the amount has not already been paid by the bond provider who issued the Bond, the Buyer must immediately pay the Deposit or so much of the Deposit as has not been paid to the Stakeholder or the Seller Solicitor.
- (e) If the bond provider who issued the Bond goes into administration, liquidation or has a receiver appointed for any reason, the Buyer must within 24 hours either:
 - i. pay the Deposit due and payable under the terms of this Contract by way of electronic funds transfer or unendorsed bank cheque to the Stakeholder; or
 - ii. provide another Bond to the Seller.
- (f) The parties agree and acknowledge that this clause 63 is an essential condition of this Contract.

64. DEVELOPER 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 other services as set out in the budget attached to this Contract ('**Service Contracts**').
- (c) Unless attached to this Contract, the Service Contracts are not available to be disclosed to the Buyer because the Building Works have not been completed as at the Date of this Contract.
- (d) Any Service Contract will not exceed a period longer than 2 years.

- (e) The amount of the Buyer's General Fund Contribution required to service the Service Contracts are provided in the estimate of Owners Corporation levies attached to this Contract.
- (f) The estimates provided in this Contract for the Buyer's General Fund Contribution have been prepared by a professional strata manager and the Seller believes they are based on reasonable grounds, for 2 years after the units plan is registered.
- (g) The unit entitlements in the Units Plan will be in accordance with the allocations approved by the relevant Authority and the actual amount of the Buyer's General Fund Contribution will be based on that determination of unit entitlement prior to Completion.
- (h) The Seller approves the keeping of animals by the Buyer during the Developer Control Period, subject to the following conditions:
 - i. the Buyer may keep within the Unit up to two small, quiet pets;
 - ii. the pets must be confined to the boundary of the Unit unless on a leash; and
 - iii. approval to keep the pet/s will be withdrawn by the Owners Corporation if the pet/s causes a nuisance.

65. ADJUSTMENTS

- (a) The parties acknowledge that all Land Charges (including owners corporation levies) will be adjusted from the date of registration of the Units Plan. All Income will be adjusted from the date of Completion.
- (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 regarding any matter in this this clause 65(a).
- (c) If the Land is subject to land tax, then the parties just adjust land tax on Completion, with an adjustment date of the date of registration of the Units Plan.

66. SELLER AGENT

- (a) The Buyer warrants that it was not introduced directly or indirectly to either the Seller or the Property by an agent, other than the agent on the Contract Schedule, 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 by any other agent.
- (b) The Buyer indemnifies the Seller against any claim, Loss or demand for commission or remuneration by any person arising from a breach of the warranty in clause 66(a).

67. 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.

68. NO CAVEAT

- (a) The Buyer must not lodge, or cause, or allow any person claiming through it or acting on its behalf to lodge a caveat over any certificate of title relating to the Land or the land of which the Property forms a part.
- (b) The Buyer indemnifies, and keeps indemnified, the Seller from any Loss arising as a result of the Buyer's breach of clause 68(a).

69. RESTRICTION ON RE-SALES

The Buyer must not until after Completion sell, transfer, assign or otherwise in any way whatsoever deal with its interest in the Property 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.

70. 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.

71. UNIT NUMBER

- (a) The Seller discloses a discrepancy in the unit numbering between the marketing floor plans and the stamped plans dated 2 April 2025. The Buyer is to rely on the unit numbering in the marketing floor plans for the purposes of identifying the Unit and its locality within the complex.
- (b) The Buyer acknowledges that the door number, address and unit number of the Property as shown in this Contract may differ from the door number, address and unit number allocated to the Property in the Units Plan. The Buyer must not Raise Issue with any change in the door number, address or unit number.

72. AREA

- (a) The Seller and Buyer agree and acknowledge that the area of the Property referred to in the Plans and the actual area of the Property may vary due to different methods of measurement.

- (b) The Buyer must not Raise Issue due to any difference in area between the Plans and the actual area of the Property due to a difference in the method of measurement.

73. DESIGN ELEMENTS

The Buyer agrees and acknowledges that any furniture or goods included in the Plans but not specified in the Inclusions have been included for design and illustrative purposes only, and do not form part of the Goods or Property being transferred for the Price under this Contract.

74. EASEMENTS

The Buyer permits the Seller to register any easement, right of way, encumbrance or covenant that any Authority may require and must not Raise Issue, provided the Buyer's use and enjoyment of the Property is not substantially interfered with.

75. 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.

76. FATA APPROVAL

- (a) If applicable, on the Date of this Contract, the Buyer must provide the Seller with a written confirmation that it is a Foreign Person for the purposes of the FATA and it has:
 - i. made an application to the Treasurer of Australia for approval for the purchase of the Property under the requirements of FATA;
 - ii. the approval of the Treasurer of Australia to the purchase of the Property by the Buyer, without imposing adverse conditions which the Buyer, acting reasonably, considers unacceptable;
 - iii. the Treasurer of Australia indicating that there is no objection to the purchase of the Property by the Buyer; or
 - iv. the expiration of the relevant period under the FATA without an order prohibiting the purchase of the unit having been made.
- (b) Where the Buyer is a Foreign Person, the Buyer undertakes to do all things necessary to obtain the approval of the Treasurer of Australia for the purchase of the Property by the Buyer including promptly attend to the payment of any applicable application fee.
- (c) Pursuant to the FATA where the Buyer is a Foreign Person the Buyer warrants that it has provided the following information to the Seller on the Date of this Contract:

- i. the Buyer's full name and residency status;
- ii. the address of the Buyer;
- iii. if the Buyer is a corporation, the name and place of ordinary residence of all substantial shareholders of the Buyer;
- iv. if the Buyer is a trust, the name and place of ordinary residence of all major beneficiaries of the trust; and
- v. any other information requested by the Seller

and the Buyer warrants that the information so provided is true and correct at the Date of this Contract.

- (d) Seller may at any time by notice served on the Buyer require the Buyer to provide evidence of all steps it has taken to satisfy clause 76(a)
- (e) Should the Buyer fail to comply with its obligations pursuant to this clause 76 the Buyer will be in breach of an essential term of this Contract and the provisions of clause 19 shall apply.
- (f) If none of the events in clause 76 have occurred within 60 days of the Date of this Contract, either party may rescind this Contract in accordance with clause 21.
- (g) The Buyer will at all times indemnify the Seller against all liability or loss suffered or incurred by the Seller which arises directly or indirectly from a breach of any of the obligations of the Buyer under this clause 76.

77. DIRECTOR GUARANTEE AND INDEMNITY

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), the Buyer acknowledges and confirms the following:

- (a) each director of the Buyer must and will provide a signed personal guarantee in the form of the Guarantee and Indemnity attached as Annexure A on the Date of this Contract ('Guarantee'); and
- (b) that each director of the Buyer has, on the Date of this Contract, properly executed the Guarantee attached to this Contract and agree to guarantee that corporation's performance of its obligations under this Contract.
- (c) The Buyer acknowledges and agrees that this clause 77 is an essential term of this Contract.

78. INSOLVENCY AND INCAPACITY

- (a) If the Buyer is a corporation and:
 - i. petition is presented for the winding up of the Buyer and is not stayed, withdrawn or discharged within 21 days or a resolution is passed by the Buyer for its winding up;

- ii. an administrator or controller (as defined in section 9 of the *Corporations Act 2001* (Cth)) is appointed over the whole or any part of the assets or undertakings of the Buyer;
- iii. a liquidator is appointed in respect of the undertakings of the Buyer;
- iv. becomes insolvent (as defined in section 9 of the *Corporations Act 2001* (Cth));
- v. the Buyer enters any arrangement with its creditors in relation to the affairs of the Buyer,

then the Buyer will be deemed to be in default of this Contract and the Seller may terminate this Contract and General Condition 19 will apply.

- (b) A notice of termination under this clause 78 will not take effect during any stay period, as the term is defined in Section 451(E)(2) of the *Corporations Act 2001* (Cth)
- (c) If the Buyer is an individual and:
 - i. dies; or
 - ii. becomes incapable to manage their affairs due to unsoundness of mind,

then either party may rescind this Contract and General Condition 21 will apply.

79. 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 clause, "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* in this regard).

80. ELECTRONIC TRANSACTION

- (a) Each party warrants that immediately prior to entering into this Contract, it has unconditionally consented to:
 - i. the requirement for a signature under any law being met; and
 - ii. any other party to this Contract executing it,

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

81. COLOUR SELECTION

- (a) The Seller permits the Buyer to make a colour selection for the Property and undertake agreed variations.
- (b) The Buyer must provide the Seller the required colour selection and variation form within the time stipulated by the Seller from time to time.
- (c) If the Buyer fails to submit the colour selection and variation form to the Seller within the time stipulated the Buyer must not Raise Issue for the Buy not being able to receive any variation to the Property and/or the Seller exercising their discretion with the colour selection for the Property.

EXECUTION PAGE**SELLER EXECUTION**

SIGNED by **Helix Property Group Pty Ltd ACN 620 143 419** in accordance with section 127 of the Corporations Act 2001 (Cth):

.....
Signature of Director/Secretary

Nicholas James Gray

.....
Name of Director/Secretary
(Please print)

.....
Signature of Director/Secretary

Joshua Joseph Palfi

.....
Name of Director/Secretary
(Please print)

ANNEXURE A: GUARANTEE & INDEMNITY

In this Guarantee & Indemnity:

- (a) Guarantor means each director of the Buyer as at the Date of this Contract.
- (b) Any capitalised terms used in this Guarantee & Indemnity which are not defined have the corresponding meaning given to them in the Contract for Sale which this Guarantee & Indemnity forms an Annexure to.
- (c) In consideration of the Seller entering the Contract with the Buyer 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 Guarantee & Indemnity.
- (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 Guarantee & Indemnity 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:
 - i. their obligations under this Guarantee & Indemnity are valid and binding;
 - ii. they are entering this Guarantee & Indemnity as an adult above the age of 18;
 - iii. are not acting in any capacity as a trustee; and

- iv. have been given an opportunity to seek independent legal and financial advice before entering this Guarantee & Indemnity.

Executed by in the presence of:

.....
Signature

.....
Signature of Witness

.....
Name of Guarantor
(Please print)

.....
Name of Witness
(Please print)

**AUSTRALIAN CAPITAL TERRITORY
TITLE SEARCH**

LAND

Mawson Section 13 Block 4 on Deposited Plan 1848

Lease commenced on 24/09/1970, granted on 24/09/1971, terminating on 23/09/2069

Area is 955 square metres or thereabouts

Proprietor

HELIX PROPERTY GROUP PTY LTD

PO BOX 7033, GREENWAY ACT 2900

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume 339 Folio 43**

Restrictions

Purpose Clause: Refer Crown Lease

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

Registered Date	Dealing Number	Description
26/02/2024	3298871	Mortgage to PERPETUAL CORPORATE TRUST LTD (ACN: 000 341 533)

End of interests



Product	Title Details
Date/Time	31/03/2025 01:20PM
Customer Reference	20250250
Order ID	20250331001044
Cost	\$34.00

Volume 407 Folio 37 Edition 3

AUSTRALIAN CAPITAL TERRITORY TITLE SEARCH

LAND

Mawson Section 13 Block 5 on Deposited Plan 1848

Lease commenced on 01/11/1971, granted on 14/08/1972, terminating on 31/10/2070

Area is 999 square metres or thereabouts

Proprietor

HELIX PROPERTY GROUP PTY LTD

PO BOX 7033, GREENWAY ACT 2900

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume 407 Folio 37**

Restrictions

Purpose Clause: Refer Crown Lease

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

Registered Date	Dealing Number	Description
26/02/2024	3298902	Mortgage to BARCOM PTY LTD (ACN: 008 562 089)

End of interests

THE COMMONWEALTH OF AUSTRALIA

Australian Capital Territory

SECTION 28A CITY AREA LEASES
ORDINANCE 1936-1968 APPLIES

The City Area Leases Ordinance 1936-1969

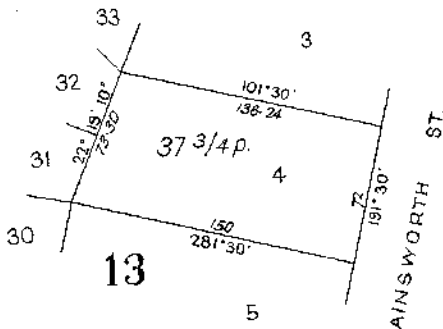
Lease GRANTED pursuant to the City Area Leases Ordinance 1936-1969 and the Regulations thereunder on the Twenty fourth day of September One thousand nine hundred and seventy one WHEREBY the Commonwealth of Australia (hereinafter called the "Commonwealth") grants to WILLIAM JAMES HENDERSON of 77 Ainsworth Street Mawson in the Australian Capital Territory Public Servant and MICHAL ADRIENNE HENDERSON his wife as joint tenants

(hereinafter called the "Lessee")

ALL THAT piece or parcel of land situate in the City Area in the Australian Capital Territory containing an area of _____ acres _____ roods _____ 37 3/4 perches or thereabouts and being Block 4 Section 13 Division of Mawson as delineated on Deposited Plan Number 1848 in the office of the Registrar of Titles at Canberra in the said Territory and being the land shown by pink colour on the plan endorsed hereon RESERVING unto the Commonwealth all minerals TO HOLD unto the Lessee for the term of ninety-nine years commencing on the twenty fourth day of September One thousand nine hundred and seventy one to be used by the Lessee for residential purposes only YIELDING AND PAYING THEREFOR during the first twenty (20) years of the said term rent at the rate of seventy two dollars per annum and after the expiration of the said first twenty years during the remainder of the said term rent at the rate of Five dollars per centum per annum of the unimproved value of the said land as determined from time to time upon re-appraisal of the said value under any Statute Ordinance or Regulation.

1. THE lessee covenants with the Commonwealth as follows:

- (a) That the lessee will in respect of the first year of the said term pay to the Minister on behalf of the Commonwealth or to such person as may be authorized by the Minister for that purpose at Canberra in the said Territory the rent hereby reserved in advance without any deduction whatsoever and that the lessee will during the remainder of the said term pay the rent hereby reserved at the rate aforesaid in the following manner namely in advance for the period commencing on the twenty fourth day of September and ending on the thirtieth day of September One thousand nine hundred and seventy one and thereafter by quarterly payments in advance on the FIRST day of October the FIRST day of January the FIRST day of April and the FIRST day of July in each year to the Minister or to such person as may from time to time be authorized by the Minister for that purpose at Canberra aforesaid without any deductions whatsoever the first of such quarterly payments to be made on the FIRST day of October One thousand nine hundred and seventy one
- (b) That the lessee will pay to the Minister on behalf of the Commonwealth or to such person as may be authorized as aforesaid at Canberra in the said Territory as additional rent a sum at the rate of Eight dollars per centum (8%) per annum of rent payable under this lease which may remain unpaid for one calendar month after the day appointed for payment thereof computed from the expiration of the said calendar month to the date upon which such payment is made such additional rent to be added to and paid with the said amount of rent;
- (c) That the lessee will at all times during the said term maintain repair and keep in repair all buildings and erections on the said land all to the satisfaction of the Minister;
- (d) That the lessee will not without the previous approval in writing of the Commonwealth or the Minister on behalf of the Commonwealth erect any building on the said land or make any structural alterations in any building erected on the said land;
- (e) To use the said land for residential purposes only;
- (f) If and whenever the lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth or the Minister on behalf of the Commonwealth may by notice in writing to the lessee specifying the wants of repairs require the lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth or the Minister on behalf of the Commonwealth may in writing allow the lessee has not effected the said repairs or removed the building or erection the Minister or any person or persons duly authorized by the Commonwealth or the Minister in that behalf with or without carts or other vehicles horses or other animals may enter upon the said land and effect the said repairs or (if the Minister is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth or the Minister in effecting such repairs or in demolishing and removing the building or erection shall be paid by the lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be deemed to be rent payable under this lease and unpaid by the lessee;
- (g) To permit any person or persons authorized by the Commonwealth or the Minister on behalf of the Commonwealth in that behalf to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land and any buildings erections and improvements thereon.



Scale: 60 Feet to an Inch

2. THE Commonwealth covenants with the lessee—

- (a) That the lessee may at any time upon payment of all rent and other moneys due to the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law of the Territory to the contrary the lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any buildings erections or improvements upon the said land;
- (b) That the unimproved value of the said land shall be re-appraised for the purpose of determining the rent payable under this lease only in the twentieth year of the term of this lease and in every twentieth year thereafter.

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:

- (a) That if—
 - (i) any rent payable under this lease shall remain unpaid for twelve calendar months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
 - (ii) the said land is at any time not used for a period of one year for the purpose for which this lease is granted; the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the lessee in respect of any breach of the covenants on the part of the lessee to be observed or performed;
- (b) That acceptance of rent by the Commonwealth or the Minister or a person authorized by the Minister for that purpose during or after any period referred to in paragraph (ii) of sub-clause (a) of this clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred upon it by sub-clause (a) of this clause;
- (c) If at the expiration of this lease the Minister shall have decided not to subdivide the said land and that it is not required for any Commonwealth purpose and shall have declared the said land to be available for lease the lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions (including re-appraisal of rent) as may then be provided or permitted by Statute Ordinance or Regulation. If the Minister shall have decided to subdivide the said land the lessee shall be entitled to a lease under the Statutes Ordinances and Regulations then in force of any one block which forms part of the said land and which the Minister shall have declared to be available for lease;
- (d) That in this lease the expression "Minister" shall mean the Minister of State of the Commonwealth for the time being administering the City Area Leases Ordinance 1936-1969 including any amendments thereof or any Statute or Ordinance substituted therefor or the member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister and shall include the authority or person for the time being authorized by the Minister or by law to exercise the powers and functions of the Minister under the City Area Leases Ordinance 1936-1969 including any amendments thereof or any Statute or Ordinance substituted therefor;
- (e) That any notice requirement demand consent or other communication to be given to or served upon the lessee by the Commonwealth or the Minister under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the lessee at the said land or at the usual or last-known address of the lessee or affixed in a conspicuous position on the said land;
- (f) That if the lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the lessee and the executors administrators and assigns of the lessee;
- (g) That if the lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the administrators executors and assigns of the survivor of them;
- (h) That if the lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns.
- (i) That Section 28A of the City Area Leases Ordinance 1936-1969 shall apply to this lease.

IN WITNESS whereof this Lease has been executed in the name of the Commonwealth of Australia by the Minister and by the lessee.

SIGNED SEALED AND DELIVERED

by ROY JAMES CORRIGAN
 delegate of the Minister of State for
 the Interior of the Commonwealth of
 Australia in the presence of—

Epitona Public Servant
 Canberra

Henderson

SIGNED SEALED AND DELIVERED

by the Lessee in the presence of—

W.A. Henderson

W.A. Henderson
 M.A. Henderson

COMMISSIONER FOR DECLARATIONS

No. 887744 DISCHARGE OF MORTGAGE No. 220492
 Entered 1 MAR 1994 at Ten o'clock in
 the Fore noon
 B.J. MCCARTHY
 DEPUTY REGISTRAR-GENERAL

No. 887745 DISCHARGE OF MORTGAGE No. 387762
 Entered 1 MAR 1994 at Ten o'clock in
 the Fore noon
 B.J. MCCARTHY
 DEPUTY REGISTRAR-GENERAL

CAMPUTER CERTIFICATE OF TITLE ISSUED

No. 122367 MORTGAGE from the within named
 William James Henderson and Michal
 Adrienne Henderson to Commonwealth of Australia
 Produced 13th October 1971 and entered 21st October 1971 at
 five minutes past three o'clock in the afternoon

No. 220492 MORTGAGE from the WITHIN NAMED WILLIAM
 JAMES HENDERSON AND MICHAL ADRIENNE HENDERSON
 to CIVIC Co-operative Permanent Building Society Limited
 Produced 20th JANUARY 1976 and entered 25th MARCH 1977 at
 TWELVE minutes past NINE o'clock in the afternoon

No. 387762 MORTGAGE TO AUSTRALIA AND
 NEW ZEALAND BANKING GROUP LIMITED
 Entered 1st March 1982 at Four o'clock in
 the afternoon

No. 887743 DISCHARGE OF MORTGAGE No. 122367
 Entered 1 MAR 1994 at Ten o'clock in
 the Fore noon
 B.J. MCCARTHY
 DEPUTY REGISTRAR-GENERAL

SECTION 28A CITY AREA LEASES
ORDINANCE 1936-1971 APPLIESCANCELLED AND COMPUTER
CERTIFICATE OF TITLE ISSUEDTHE COMMONWEALTH OF AUSTRALIA
AUSTRALIAN CAPITAL TERRITORY

Entered in Register Book Vol. 407 Folio 37

The City Area Leases Ordinance 1936-1971

Registrar of Titles

LS 3/17 (1971)

LEASE GRANTED pursuant to the City Area Leases Ordinance 1936-1971 and the Regulations thereunder on the fourteenth day of August One thousand nine hundred and seventy two WHEREBY the Commonwealth of Australia (hereinafter called the "Commonwealth") grants to GEORGE STERN of 75 Ainsworth Street Mawson in the Australian Capital Territory Public Servant and DEBORAH STERN his wife as joint tenants

(hereinafter called the "Lessee")

ALL THAT piece or parcel of land situate in the City Area in the Australian Capital Territory containing an area of _____ acres _____ roods 39 1/2 perches or thereabouts and being Block 5 Section 13 Division of Mawson as delineated on Deposited Plan Number 1848 in the office of the Registrar of Titles at Canberra in the said Territory and being the land shown by pink colour on the plan annexed hereto RESERVING unto the Commonwealth all minerals TO HOLD unto the Lessee for the term of ninety-nine years commencing on the first day of November One thousand nine hundred and seventy one to be used by the Lessee for residential purposes only YIELDING AND PAYING THEREFOR during the said term rent at the rate of five cents per annum if and when demanded.

1. THE Lessee covenants with the Commonwealth as follows:

- (a) That the Lessee will pay to the Minister or to the person as may be authorized by the Minister for that purpose at Canberra in the said Territory the rent hereinbefore reserved within one month of the date of any demand made by the Minister relating thereto and served on the Lessee;
- (b) That the Lessee will at all times during the said term maintain repair and keep in repair all buildings and erections on the said land all to the satisfaction of the Minister;
- (c) That the Lessee will not without the previous approval in writing of the Commonwealth or the Minister on behalf of the Commonwealth erect any building on the said land or make any structural alterations in any building erected on the said land;
- (d) To use the said land for residential purposes only;
- (e) If and whenever the Lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth or the Minister on behalf of the Commonwealth may by notice in writing to the Lessee specifying the wants of repairs require the Lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth or the Minister on behalf of the Commonwealth may in writing allow the Lessee has not effected the said repairs or removed the building or erection the Minister or any person or persons duly authorized by the Commonwealth or the Minister in that behalf with such equipment as is necessary may enter upon the said land and effect the said repairs or (if the Minister is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth or the Minister in effecting such repairs or in demolishing and removing the building or erection shall be paid by the Lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Commonwealth by the Lessee;
- (f) To permit any person or persons authorized by the Minister to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land and any buildings erections and improvements thereon.

2. THE Commonwealth covenants with the Lessee:

- (a) That the Lessee may at any time upon payment of all rent and other moneys due to and demanded by the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law of the Territory to the contrary the Lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any buildings erections or improvements upon the said land.

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:

- (a) That if the said land is at any time not used for a period of one year for the purpose for which this lease is granted the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;
- (b) That acceptance of rent by the Commonwealth or the Minister or a person authorized by the Minister for that purpose during or after any period referred to in sub-clause (a) of this clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred upon it by sub-clause (a) of this clause;

- (c) If at the expiration of this lease the Minister shall have decided not to subdivide the said land and that it is not required for any Commonwealth purpose and shall have declared the said land to be available for lease the Lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;
- (d) That in this lease the expression "Minister" shall mean the Minister of State of the Commonwealth for the time being administering the City Area Leases Ordinance 1936-1971 including any amendments thereof or any Statute or Ordinance substituted therefor or the member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister and shall include the authority or person for the time being authorized by the Minister or by law to exercise those powers and functions of the Minister;
- (e) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the Lessee at the said land or at the usual or last-known address of the Lessee or affixed in a conspicuous position on the said land;
- (f) That if the Lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
- (g) That if the Lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the executors administrators and assigns of the survivor of them;
- (h) That if the Lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns;
- (i) That Section 28A of the City Area Leases Ordinance 1936-1971 shall apply to this lease.

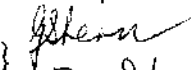
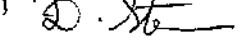
IN WITNESS whereof the Commonwealth and the Lessee have executed this lease.

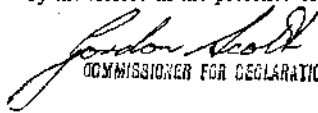
SIGNED SEALED AND DELIVERED
by RAYMOND JOHN SCHOER
Delegate of the Minister for and on behalf
of the Commonwealth in the presence of

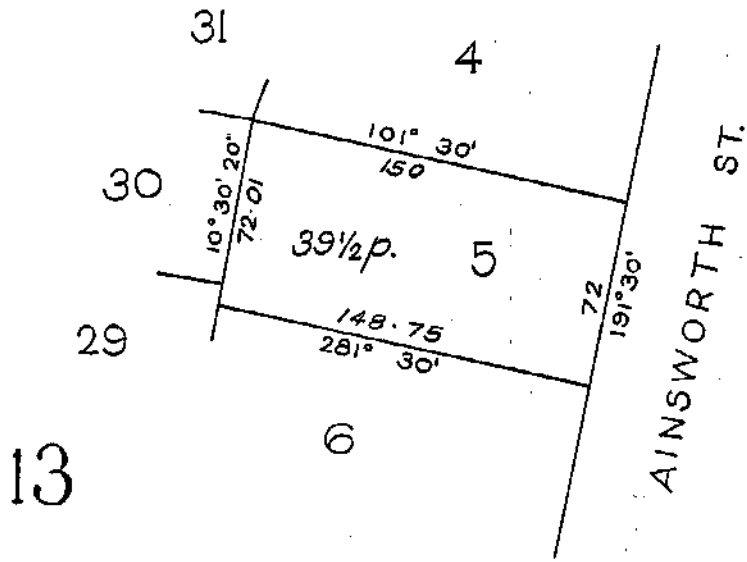


Public Servant *Barbara Jorgie*
Canberra

SIGNED SEALED AND DELIVERED
by the Lessee in the presence of


COMMISSIONER FOR DECLARATIONS



Scale: 60 Feet to an Inch

"This is the plan referred to in the lease of Block 5 — Section 13 — Division of MAWSON — granted on the ~~fourteenth~~ day of August — 1972 as being annexed thereto."

Glenn
D. Ste *Glenn*

139497 within named
George Stern and Deborah Stern

11th September 1992
14th September 1992 Eight

fore



No. 694107 - DISCHARGE OF MORTGAGE No. 139497

Entered - 31ST MAY 1990 - at - Two - o'clock in
the - AFTER - NOON



P. A. Rowe
P. A. ROWE Deputy
Registrar of Titles

No. 703802 TRANSFER TO Geoffrey
James Dean and Vicki Lorraine
Dean as joint tenants of the land within described

Entered 17th September 1990 at ten o'clock
in the fore Noon.



E. M. ERDOS Deputy
Registrar of Titles

No. 703803 MORTGAGE TO COMMONWEALTH
SAVINGS BANK OF AUSTRALIA

Entered 17th September 1990 at ten o'clock in
the fore noon



E. M. ERDOS Deputy
Registrar of Titles

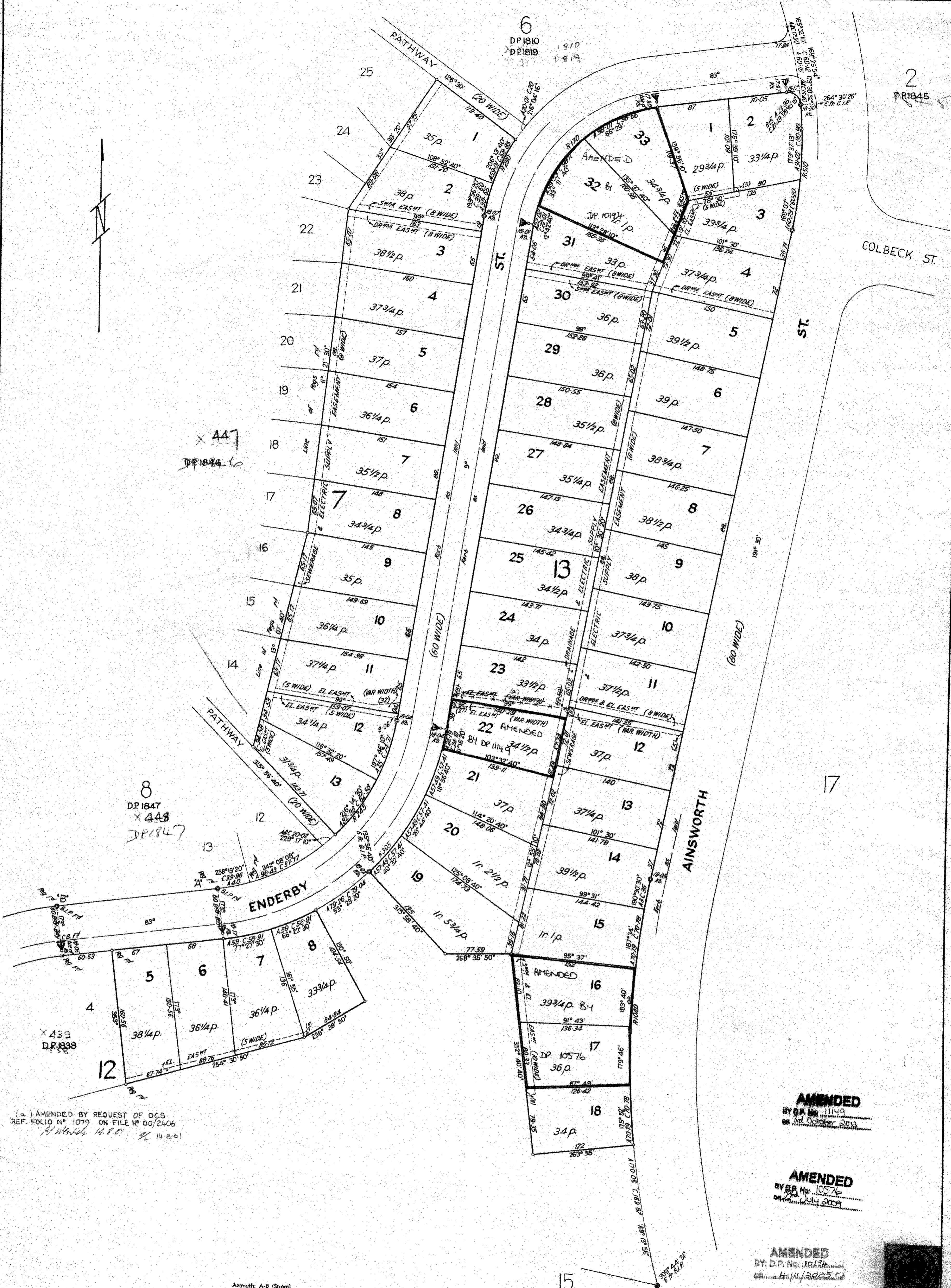
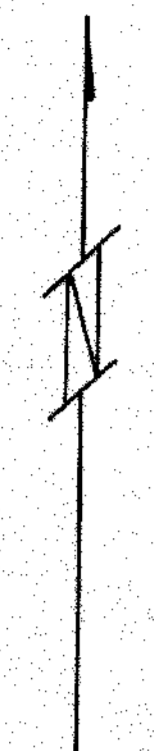
No. 900455 MORTGAGE TO COMMONWEALTH
BANK OF AUSTRALIA

Entered 3 JUN 1994 at Ten o'clock in
the Fore noon

B. J. MCCARTHY
DEPUTY REGISTRAR-GENERAL



CANCELLED AND RE-ENTER
CERTIFICATE OF TITLE ISSUED



(c) AMENDED BY REQUEST OF DCS
 REF. FOLIO No. 1079 ON FILE No. 00/2406
 14.8.01 14.8.01

AMENDED
 BY D.P. No. 1114
 on 3rd October 2013

AMENDED
 BY D.P. No. 10576
 on 21 July 2009

AMENDED
 BY D.P. No. 1114
 on 3rd October 2013

REFERENCE & PERMANENT MARKS
 ● Denotes G.I.P. in road 6 radially from T.P.
 ▲ " C.B. " " 6 " " T.P.
 (Except as otherwise shown)

Azimuth: A-B (Strom)

I, JOHN MILLS HARRIS, of Canberra, a surveyor specially licensed by the Commonwealth under the provisions of the Real Property Ordinance 1925-1961 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 (1) by me, (2) under my supervision and completed on the 15th day of December 1967 and the reference marks have been placed as shown hereon.

And I make this solemn declaration by virtue of the Statutory Declarations Act 1959 conscientiously believing the statements contained therein to be true in every particular.

John Harris
 Licensed Surveyor.

Declared at Canberra the 21st day of April 1967 before me
Kevin O'Hara
 Commissioner for Declarations under the Statutory Declarations Act 1959.

I certify that this plan is the plan prepared in accordance with section 6 of the Districts Ordinance 1966.
W. Doyle
 Commonwealth Surveyor-General.

PLAN OF
 BLOCKS 1-13 SECTION 7
 BLOCKS 5-8 SECTION 12
 BLOCKS 1-33 SECTION 13

DIVISION: MAWSON
 DISTRICT: CANBERRA CITY
 AUSTRALIAN CAPITAL TERRITORY.

Scale: 60 feet to an inch.
 Field Books: K 3618

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory the 21st day of June 1967 at 21 minutes past Twelve o'clock in the afternoon

Approved
Registrar of Titles
 Registrar of Titles

DEPOSITED PLAN.
1848



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	4	Section	13	Suburb	MAWSON
-------------	----------	--------------	----------	----------------	-----------	---------------	---------------

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.

	No	Yes
1. Have any notices been issued relating to the Crown Lease?	(X)	()
2. Is the Lessor aware of any notice of a breach of the Crown Lease?	(X)	()
3. Has a Certificate of Compliance been issued? (N/A ex-Government House) <input checked="" type="checkbox"/>	()	()

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 an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023? (see report)
- 7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)? (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 Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023? (see report)
- 10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land? (see report)

Applicant's Name : InfoTrack, InfoTrack
 E-mail Address : actenquiries@infotrack.com.au
 Client Reference : 20250250 - 158839442

Date: 31-MAR-25 13:52:52



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

31-MAR-2025 13:52

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 4

INFORMATION ABOUT THE PROPERTY

MAWSON Section 13/Block 4

Area(m2): 957.3

Unimproved Value: \$855,000

Year: 2024

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

Heritage Status: Nil.

Environment Assessment: The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development ACT 2007, or part 6.3a of the Planning Act 2023.



ACCESS CANBERRA
 LAND, PLANNING & BUILDING SERVICES
 8 Darling Street
 MITCHELL ACT 2911

31-MAR-2025 13:52

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 4

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

Application DA202442835 **Lodged** 09-APR-24 **Type** See Subclass

-- Application Details -----

Description

PLANNING ACT 2023-AMENDMENT TO DA202442835-S168B STAGE 2-PROPOSAL FOR MULTI-UNIT DEVELOPMENT AND LEASE VARIATION. Amendment to development application for Demolition of two existing single dwellings and associated structures, construction of 7 attached dwellings across two buildings with attached garages, new driveway/verge crossing, tree removal, landscaping and associated works. Lease variation to consolidate blocks blocks 4 and 5 of Section 13 Mawson and to vary the crown lease to permit 7 dwellings which is still under consideration - the amendment is to increase the POS for unit 7, units 1-4 minor relocation, clotheslines added, driveway varied, Evoenergy overhead conductors and poles details shown, landscape plans revised, ground level changes to south-west of site, and retaining walls to reduce fill and the courtyard wall slightly relocated.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Woden Valley	Mawson	13	4-4	
Woden Valley	Mawson	13	5-5	

-- Involved Parties -----

Role	Name
Lessee	Helix Property Group Pty Ltd
Applicant	Purdon Planning Pty Ltd
Representor	Confidential Representor
Representor	Fowler, Mary Christine

-- Activities -----

Activity Name	Status
Significant	Refused
Da - Reconsideration	Approval Conditional

Application DA992393 **Lodged** 29-APR-99 **Type** Single Dwelling

-- Application Details -----

Description

additions to residence and new deck

-- Site Details -----

District	Division	Section	Block(s)	Unit
Woden Valley	Mawson	13	4-4	

-- Involved Parties -----

Role	Name
Applicant	Hare

-- Activities -----

Activity Name	Status
Ba Single House	Approved



ACCESS CANBERRA
 LAND, PLANNING & BUILDING SERVICES
 8 Darling Street
 MITCHELL ACT 2911

31-MAR-2025 13:52

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. Exempt activities can 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 <https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da>

Sect	Blk	DA No.	Description	Overlay Policy	Status
13	5	202442835	PLANNING ACT 2023-AMENDMENT TO DA202442835-S168B STAGE 2-PROPOSAL FOR MULTI-UNIT DEVELOPMENT AND LEASE VARIATION. Amendment to development application for Demolition of two existing single dwellings and associated structures, construction of 7 attached dwellings across two buildings with attached garages, new driveway/verge crossing, tree removal, landscaping and associated works. Lease variation to consolidate blocks blocks 4 and 5 of Section 13 Mawson and to vary the crown lease to permit 7 dwellings which is still under consideration - the amendment is to increase the POS for unit 7, units 1-4 minor relocation, clotheslines added, driveway varied, Evoenergy overhead conductors and poles details shown, landscape plans revised, ground level changes to south-west of site, and retaining walls to reduce fill and the courtyard wall slightly relocated.	Approval Conditional	19-MAR-25
13	5	202442835	PLANNING ACT 2023-AMENDMENT TO DA202442835-S168B STAGE 2-PROPOSAL FOR MULTI-UNIT DEVELOPMENT AND LEASE VARIATION. Amendment to development application for Demolition of two existing single dwellings and associated structures, construction of 7 attached dwellings across two buildings with attached garages, new driveway/verge crossing, tree removal, landscaping and associated works. Lease variation to consolidate blocks blocks 4 and 5 of Section 13 Mawson and to vary the crown lease to permit 7 dwellings which is still under consideration - the amendment is to increase the POS for unit 7, units 1-4 minor relocation, clotheslines added, driveway varied, Evoenergy overhead conductors and	Refused	22-AUG-24



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

31-MAR-2025 13:52

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 4 of 4

13 5

poles details shown, landscape plans revised,
ground level changes to south-west of site,
and retaining walls to reduce fill and the
courtyard wall slightly relocated.

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 <https://www.legislation.act.gov.au/ni/2023-540/>

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.

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

Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash. Cats born before 1 July 2022 do not have to be contained unless they live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at <https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment> or by phoning Access Canberra on 13 22 81.

URBAN FOREST ACT 2023

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) 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 Transport Canberra and City Services website https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register or for further information please call Access Canberra on 132281.

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



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	5	Section	13	Suburb	MAWSON
-------------	----------	--------------	----------	----------------	-----------	---------------	---------------

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.

	No	Yes
1. Have any notices been issued relating to the Crown Lease?	(X)	()
2. Is the Lessor aware of any notice of a breach of the Crown Lease?	(X)	()
3. Has a Certificate of Compliance been issued? (N/A ex-Government House) <input checked="" type="checkbox"/>	()	()

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 an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023? (see report)
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- 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 Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023? (see report)
- 10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land? (see report)

Applicant's Name : InfoTrack, InfoTrack
 E-mail Address : actenquiries@infotrack.com.au
 Client Reference : 20250250 - 158839545

Date: 31-MAR-25 13:53:18



ACCESS CANBERRA
 LAND, PLANNING & BUILDING SERVICES
 8 Darling Street
 MITCHELL ACT 2911

31-MAR-2025 13:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 3

INFORMATION ABOUT THE PROPERTY

MAWSON Section 13/Block 5

Area(m2): 999.1
Unimproved Value: \$855,000 **Year:** 2024
Subdivision Status: Application not received under the Unit Titles Act.
Heritage Status: Nil.

Environment Assessment: The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development ACT 2007, or part 6.3a of the Planning Act 2023.

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

Application DA202442835 **Lodged** 09-APR-24 **Type** See Subclass

-- Application Details -----

Description

PLANNING ACT 2023-AMENDMENT TO DA202442835-S168B STAGE 2-PROPOSAL FOR MULTI-UNIT DEVELOPMENT AND LEASE VARIATION. Amendment to development application for Demolition of two existing single dwellings and associated structures, construction of 7 attached dwellings across two buildings with attached garages, new driveway/verge crossing, tree removal, landscaping and associated works. Lease variation to consolidate blocks blocks 4 and 5 of Section 13 Mawson and to vary the crown lease to permit 7 dwellings which is still under consideration - the amendment is to increase the POS for unit 7, units 1-4 minor relocation, clotheslines added, driveway varied, Evoenergy overhead conductors and poles details shown, landscape plans revised, ground level changes to south-west of site, and retaining walls to reduce fill and the courtyard wall slightly relocated.

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Woden Valley	Mawson	13	5-5	

-- Involved Parties -----

Role	Name
Lessee	Helix Property Group Pty Ltd
Applicant	Purdon Planning Pty Ltd
Representor	Confidential Representor
Representor	Fowler, Mary Christine

-- Activities -----

Activity Name	Status
Significant	Refused
Da - Reconsideration	Approval Conditional



ACCESS CANBERRA
 LAND, PLANNING & BUILDING SERVICES
 8 Darling Street
 MITCHELL ACT 2911

31-MAR-2025 13:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 3

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. Exempt activities can 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 <https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da>

Sect	Blk	DA No.	Description	Overlay Policy	Status
13	4	202442835	PLANNING ACT 2023-AMENDMENT TO DA202442835-S168B STAGE 2-PROPOSAL FOR MULTI-UNIT DEVELOPMENT AND LEASE VARIATION. Amendment to development application for Demolition of two existing single dwellings and associated structures, construction of 7 attached dwellings across two buildings with attached garages, new driveway/verge crossing, tree removal, landscaping and associated works. Lease variation to consolidate blocks blocks 4 and 5 of Section 13 Mawson and to vary the crown lease to permit 7 dwellings which is still under consideration - the amendment is to increase the POS for unit 7, units 1-4 minor relocation, clotheslines added, driveway varied, Evoenergy overhead conductors and poles details shown, landscape plans revised, ground level changes to south-west of site, and retaining walls to reduce fill and the courtyard wall slightly relocated.	Approval Conditional	19-MAR-25
13	4	202442835	PLANNING ACT 2023-AMENDMENT TO DA202442835-S168B STAGE 2-PROPOSAL FOR MULTI-UNIT DEVELOPMENT AND LEASE VARIATION. Amendment to development application for Demolition of two existing single dwellings and associated structures, construction of 7 attached dwellings across two buildings with attached garages, new driveway/verge crossing, tree removal, landscaping and associated works. Lease variation to consolidate blocks blocks 4 and 5 of Section 13 Mawson and to vary the crown lease to permit 7 dwellings which is still under consideration - the amendment is to increase the POS for unit 7, units 1-4 minor relocation, clotheslines added, driveway varied, Evoenergy overhead conductors and	Refused	22-AUG-24



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

31-MAR-2025 13:53

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 3 of 3

13 4

poles details shown, landscape plans revised,
ground level changes to south-west of site,
and retaining walls to reduce fill and the
courtyard wall slightly relocated.

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 <https://www.legislation.act.gov.au/ni/2023-540/>

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.

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

Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash. Cats born before 1 July 2022 do not have to be contained unless they live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at <https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment> or by phoning Access Canberra on 13 22 81.

URBAN FOREST ACT 2023

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) 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 Transport Canberra and City Services website https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register or for further information please call Access Canberra on 132281.

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



AREA SCHEDULE

GROUND & FIRST FLOOR UNIT AREA CALCULATIONS

GROUND	AREA	FIRST	AREA	GRAND TOTAL
UNIT 01	123 m ²	UNIT 01	96 m ²	218 m ²
UNIT 02	120 m ²	UNIT 02	102 m ²	222 m ²
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UNIT 06	109 m ²	UNIT 06	77 m ²	186 m ²
UNIT 07	115 m ²	UNIT 07	97 m ²	211 m ²
Total	811 m ²	Total	647 m ²	1459 m ²

UNIT PRIVATE OPEN SPACE CALCULATIONS

UNIT 01	191 m ²
UNIT 02	73 m ²
UNIT 03	143 m ²
UNIT 04	101 m ²
UNIT 05	65 m ²
UNIT 06	59 m ²
UNIT 07	127 m ²
Total	760 m ²

REMAINING AREA CALCULATIONS

COMMUNAL GARDEN	57 m ²
GARDEN 01	18 m ²
GARDEN 02	16 m ²
DRIVEWAY	294 m ²
Total	385 m ²

SITE CALCULATIONS

SITE AREA:	1956m ²
PLOT RATIO:	74.59%
SITE COVERAGE:	839m ² (42.89%)

**DEVELOPMENT
APPROVAL GRANTED**
Pursuant to section 187
Planning Act 2023

Delegate name: Nicole Licicato
Date: 02 April 2025

DA 02442835 AMENDMENTS - ADDRESSING NOD CONDITIONS

- UNIT 4 MAIN ENTRY RELOCATED ADJACENT TO THE GARAGE, FACING AND ACCESSED FROM THE INTERNAL DRIVEWAY - AS PER NOD CONDITION
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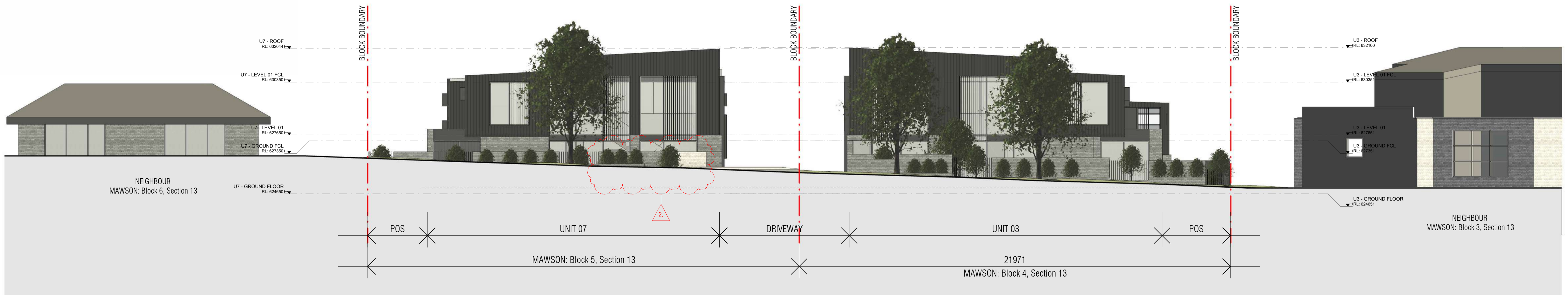
MATERIALS

- M.01 DARK LIGHTWEIGHT CLADDING VERTICAL SEEM
- M.02 GREY BRICK WITH VARIATION
- M.03 DARK SOLID ALUMINIUM CLADDING
- M.04 CLEAR GLASS
- M.04a FROSTED GLASS
- M.05 SCREENS - TO MATCH CLADDING COLOUR
- M.06 PERGOLA - TO MATCH CLADDING COLOUR
- M.07 PLANTER
- M.08 COURTYARD WALL - GREY BRICK WITH VARIATION TO MATCH M.02
- M.09 SLAT FENCE - TO MATCH CLADDING COLOUR
- M.10 DARK LIGHTWEIGHT SHEET METAL ROOF CLADDING

**DEVELOPMENT
APPROVAL GRANTED**

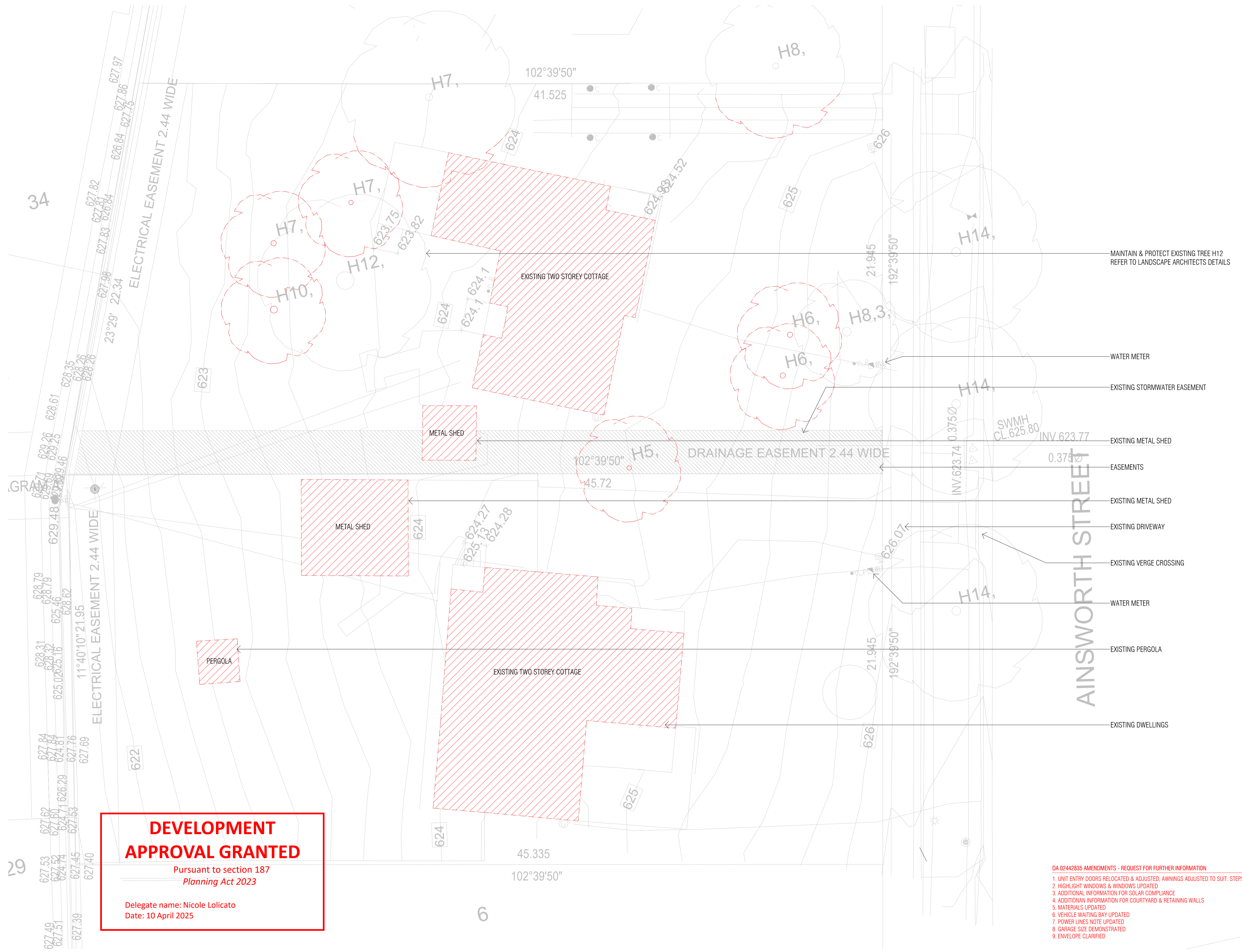
Pursuant to section 187
Planning Act 2023

Delegate name: Nicole Lolicato
Date: 02 April 2025



1
20 STREET ELEVATION
1 : 100 @ A1

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- GENERAL NOTES:
1. OWNER TO ENGAGE LICENCED CONTRACTOR TO ASSESS EXISTING STRUCTURES AND DETERMINE HAZARDOUS MATERIALS AND ASBESTOS PRIOR TO DEMOLITION.
 2. ANY HAZARDOUS MATERIALS AND ASBESTOS LOCATED ON THE EXISTING BUILDING TO BE DISPOSED OF BY A LICENSED CONTRACTOR.
 3. SERVICES DISCONNECTIONS IN ACCORDANCE WITH UTILITY REQUIREMENTS
 4. ELECTRICITY TO BE DISCONNECTED IN ACCORDANCE WITH ACTEW REQUIREMENTS. MAINTAIN TEMPORARY SUPPLY FOR CONSTRUCTION.
 5. ALSO REFER CIVIL ENGINEERS DOCUMENTATION

WATER SUPPLY - DEMOLITION WORKS ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN CONTAMINATION OF THE POTABLE WATER SUPPLY. THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:

1. WHERE AN ACTEW WATER MAIN TRAVERSES A PROPERTY (AND WHERE AN ACTEW WATER MAIN IS OUTSIDE THE PROPERTY BOUNDARY BUT PROPOSED DEMOLITION WORKS MAY IMPACT ON THE WATER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE WATER NETWORK SURVEY PLANS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW WATER ASSET LOCATIONS (INCLUDING MAINS, VALVES AND HYDRANTS) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS TO SITE BOUNDARIES).
2. IDENTIFY THE LOCATION OF THE ACTEW ISOLATION VALVE AND WATER METER ON THE SITE PLAN (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
3. RECORD THE CONDITION OF THE WATER CONNECTION PIPE, ISOLATION VALVE, WATER METER, VERGE HYDRANTS, VERGE NETWORK VALVES, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
4. ENGAGE A LICENSED PLUMBER TO DISCONNECT THE INTERNAL PLUMBING SERVICE AT THE WATER METER BEFORE ANY DEMOLITION WORKS COMMENCE.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, INSTALL A TEMPORARY HOSE COCK ADJACENT TO THE METER. RETAIN THE METER, METER BOX AND HOSE COCK FOR THE DURATION OF ANY BUILDING WORKS. IDENTIFY, FLAG, BARRICADE AND PROTECT THE METER ASSEMBLY FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE. TO AVOID ACCIDENTAL WASTAGE, TURN OFF THE ISOLATION VALVE UNTIL REQUIRED.
6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION AND REMOVAL OF THE METER MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. FLAG AND PROTECT NETWORK ISOLATION VALVES AND HYDRANTS (ON THE VERGE) FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE.
8. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE. (ACTEWAGL MAY TAKE THE OPPORTUNITY TO INSTALL A NEW ISOLATION VALVE AND METER SSEMBLY TO THE CURRENT ACTEW STANDARD).

CONTACTS:
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET MITCHELL DURING BUSINESS HOURS.

SEWER CONNECTIONS
DEMOLITION WORKS
ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN DISCHARGE OF STORMWATER OR OTHER UNAPPROVED WASTES (OTHER THAN DOMESTIC SEWAGE) TO THE ACTEW SEWERAGE NETWORK. THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:

1. WHERE AN ACTEW SEWER MAIN TRAVERSES A PROPERTY OR AN ACTEW SEWER MAIN IS OUTSIDE THE PROPERTY BOUNDARY (AND PROPOSED DEMOLITION WORKS MAY IMPACT ON THE SEWER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE SEWER NETWORK SURVEY PLANS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW SEWER ASSET LOCATIONS (INCLUDING MANHOLE, BOUNDARY RISER AND TIE LOCATION) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
2. RECORD THE CONDITION OF MANHOLE COVERS, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
3. ENGAGE A LICENSED DRAINER TO DISCONNECT THE INTERNAL SANITARY DRAINS BEFORE ANY DEMOLITION WORKS COMMENCE. THE DISCHARGE OF DEBRIS, STORMWATER OR OTHER UNAPPROVED LIQUID WASTES (OTHER THAN DOMESTIC SEWAGE) IS AN OFFENCE UNDER THE UTILITIES ACT 2000.
4. IDENTIFY, FLAG, BARRICADE AND PROTECT THE SANITARY DRAINAGE RISER (INSTALLED) AND MANHOLES FROM DEMOLITION OPERATIONS.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, SANITARY DRAINS ARE TO BE TEMPORARILY SEALED OFF BY CAPPING NO CLOSER THAN 3 METRES FROM THE ACTEW TIE. EXCAVATION AND CAPPING IS TO BE UNDERTAKEN BY LICENSED DRAINERS AT THE CUSTOMER EXPENSE. THE CAPPING POINT IS TO BE STAKED BEHIND THE CAP AND IDENTIFIED AT GROUND LEVEL. NOTE: THE SUBSEQUENT BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE (NOT AT THE TEMPORARY CAP). THIS MAY REQUIRE THE REMOVAL OF OLD JUMP-UPS IN THE CUSTOMER SANITARY DRAINS. WHEN THE TIE IS EXPOSED IT IS DESIRABLE TO ASK ACTEWAGL TO INSPECT THE BRANCH-LINE TO ENSURE IT IS IN GOOD CONDITION.
6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE.

CONTACTS:
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET MITCHELL DURING BUSINESS HOURS.

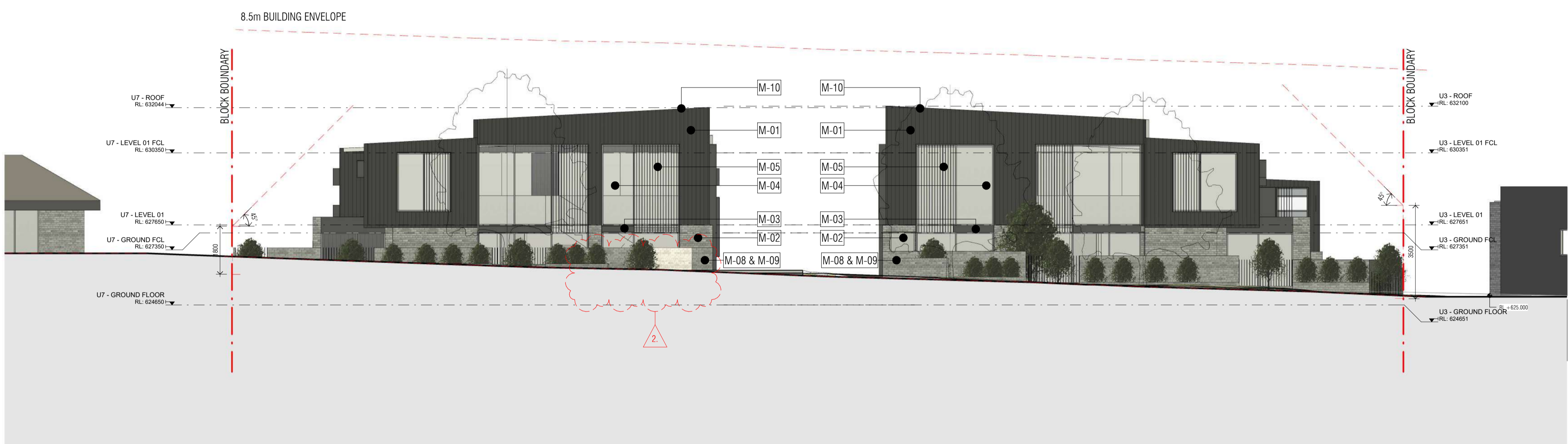
- DA 02442835 AMENDMENTS - REQUEST FOR FURTHER INFORMATION
1. UNIT ENTRY DOORS RELOCATED & ADJUSTED, AWNINGS ADJUSTED TO SUIT. STEPS ADDED
 2. HIGHLIGHT WINDOWS & WINDOWS UPDATED
 3. ADDITIONAL INFORMATION FOR SOLAR COMPLIANCE
 4. ADDITIONAN INFORMATION FOR COURTYARD & RETAINING WALLS
 5. MATERIALS UPDATED
 6. VEHICLE WAITING BAY UPDATED
 7. POWER LINES NOTE UPDATED
 8. GARAGE SIZE DEMONSTRATED
 9. ENVELOPE CLARIFIED

DEVELOPMENT APPROVAL GRANTED
Pursuant to section 187
Planning Act 2023

Delegate name: Nicole Loicato
Date: 10 April 2025



1 NORTH ELEVATION
1:100 @ A1



2 EAST ELEVATION
1:100 @ A1



3 SOUTH ELEVATION
1:100 @ A1

MATERIALS	
M.01	DARK LIGHTWEIGHT CLADDING VERTICAL SEEM
M.02	GREY BRICK WITH VARIATION
M.03	DARK SOLID ALUMINIUM CLADDING
M.04	CLEAR GLASS
M.04a	FROSTED GLASS
M.05	SCREENS - TO MATCH CLADDING COLOUR
M.06	PERGOLA - TO MATCH CLADDING COLOUR
M.07	PLANTER
M.08	COURTYARD WALL - GREY BRICK WITH VARIATION TO MATCH M.02
M.09	SLAT FENCE - TO MATCH CLADDING COLOUR
M.10	DARK LIGHTWEIGHT SHEET METAL ROOF CLADDING

**DEVELOPMENT
APPROVAL GRANTED**

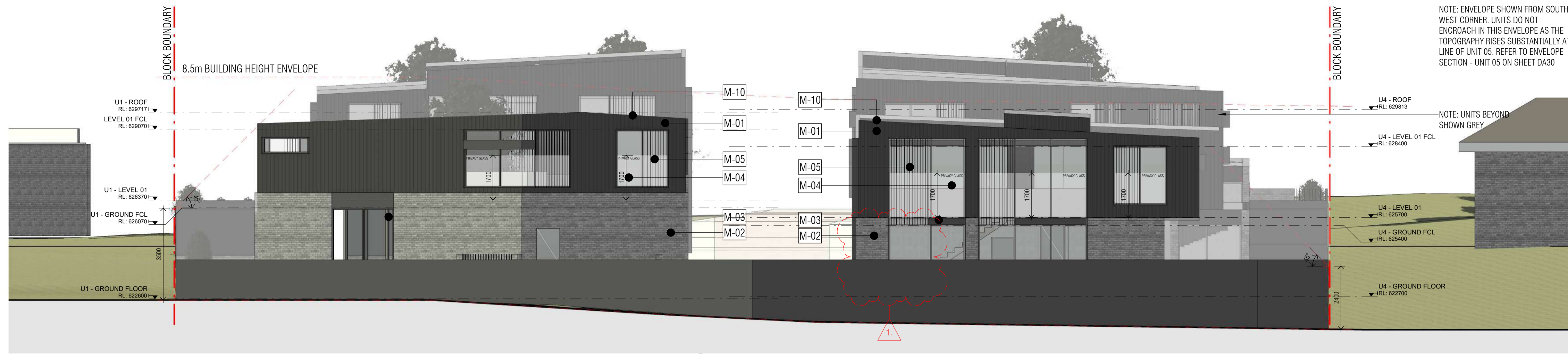
Pursuant to section 187
Planning Act 2023

Delegate name: Nicole Lolicato
Date: 02 April 2025

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1
22 WEST ELEVATION
1 : 100 @ A1

MATERIALS	
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M.02	GREY BRICK WITH VARIATION
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Pursuant to section 187
Planning Act 2023

Delegate name: Nicole Lolicato
Date: 02 April 2025



2
22 INTERNAL ELEVATION 01
1 : 100 @ A1

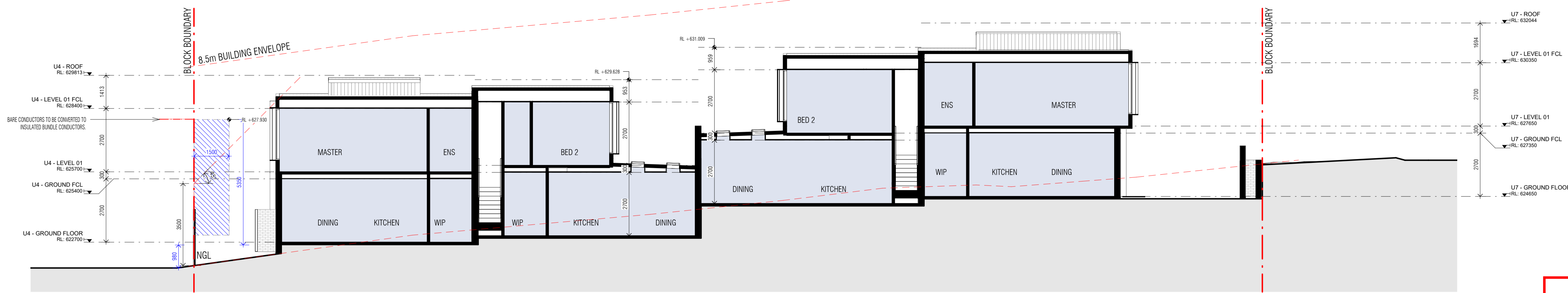


3
22 INTERNAL ELEVATION 02
1 : 100 @ A1

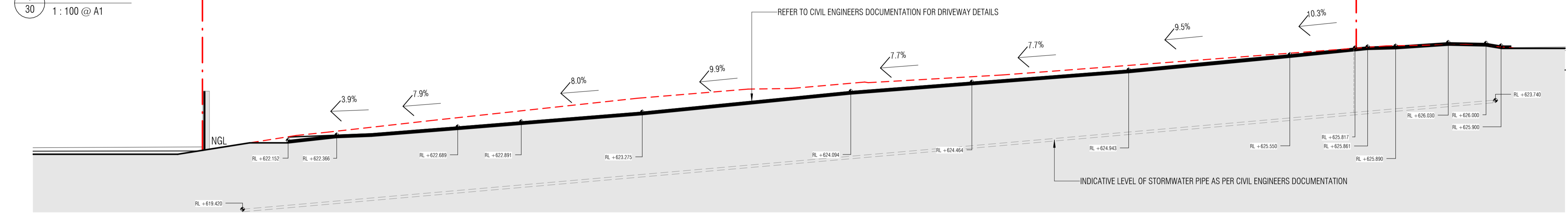
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MATERIALS

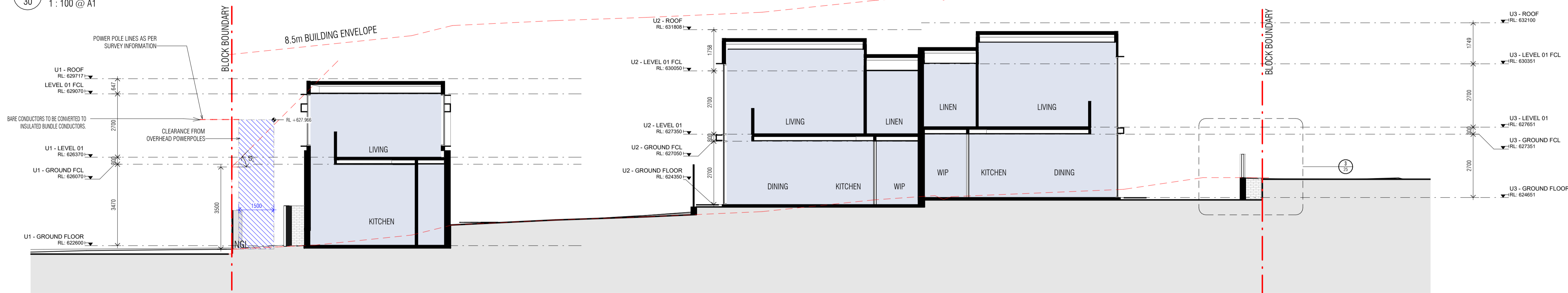
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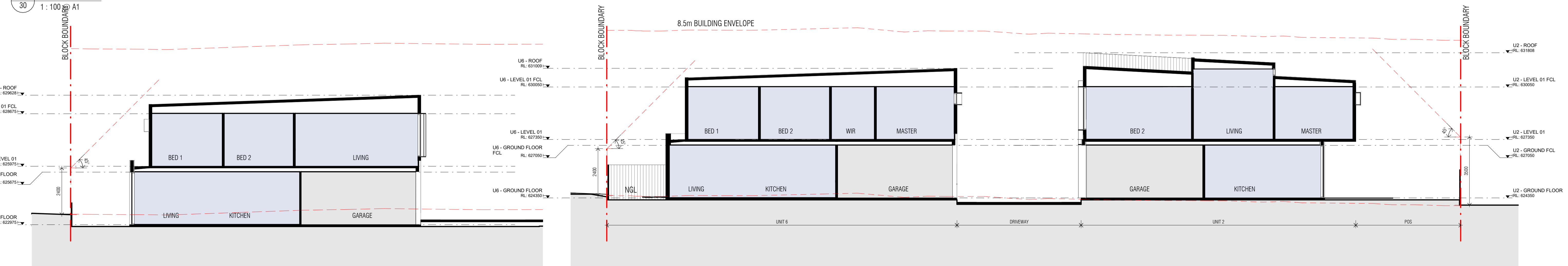
SECTION 1
1 : 100 @ A1



4 - DRIVEWAY
1 : 100 @ A1



SECTION 2
1 : 100 @ A1



ENVELOPE SECTION - UNIT 05
1 : 100 @ A1

SECTION 03
1 : 100 @ A1

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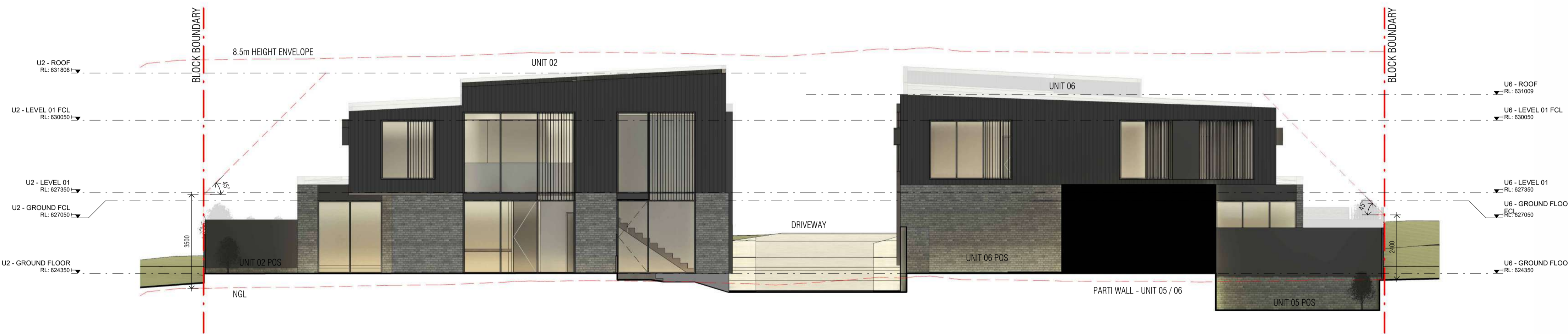
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1 6
32 1:100 @ A1

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2 7
32 1:100 @ A1

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POWER LINES - REFER TO SURVEY INFORMATION AND DRAWING DA31 FOR CLEARANCES

REFER TO LANDSCAPE PLANS FOR COMMUNAL GARDEN FENCE DETAILS



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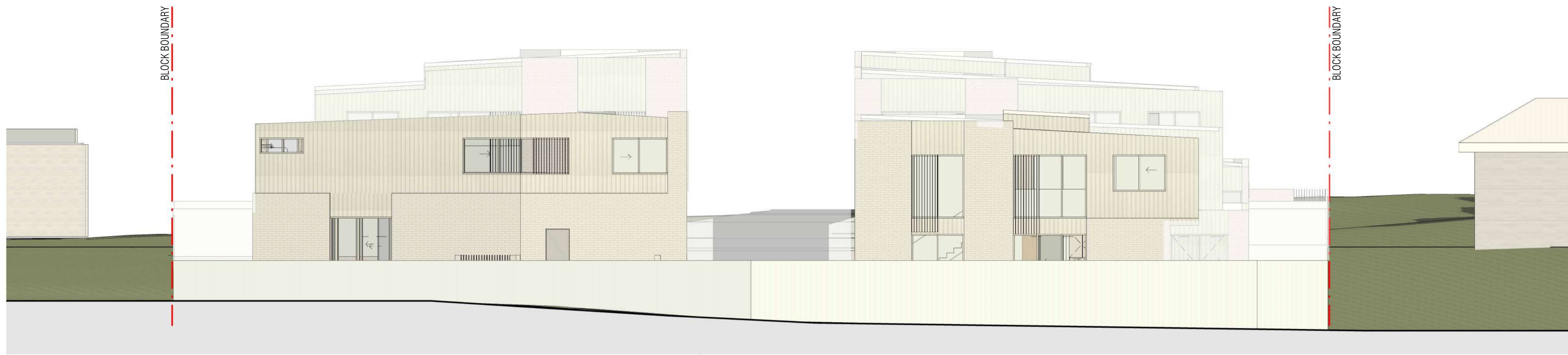
1 NORTH ELEVATION MK
MK11 1:100 @ A1



2 EAST ELEVATION MK
MK11 1:100 @ A1



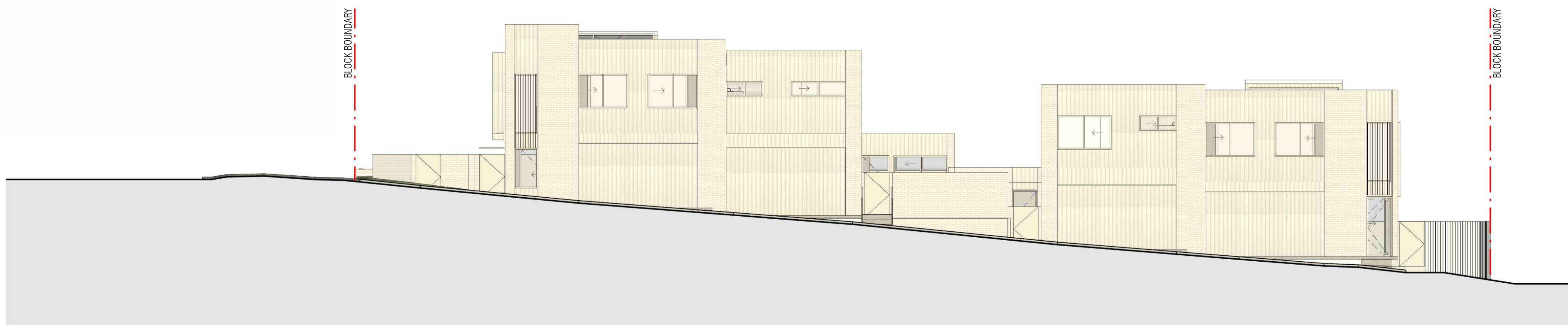
3 SOUTH ELEVATION MK
MK11 1:100 @ A1



1 WEST ELEVATION MK
MK12 1:100 @ A1



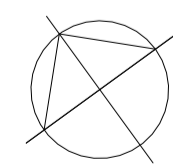
2 INTERNAL ELEVATION 01 MK
MK12 1:100 @ A1



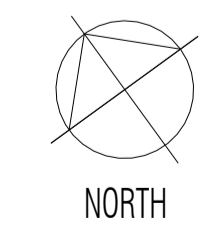
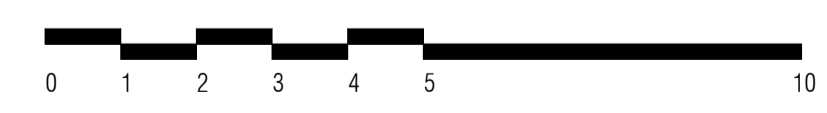
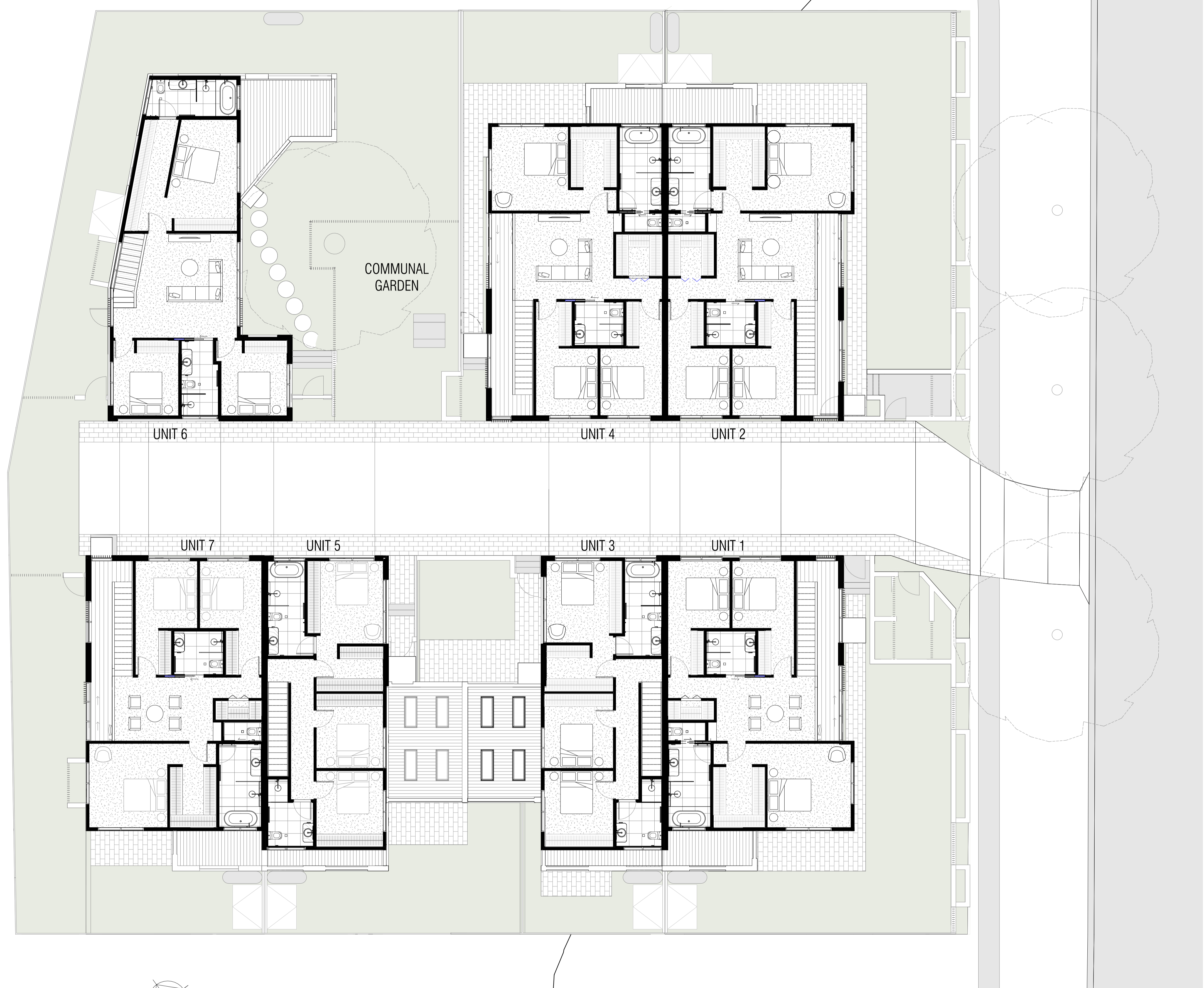
3 INTERNAL ELEVATION 02 MK
MK12 1:100 @ A1

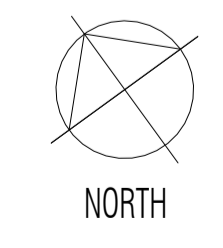
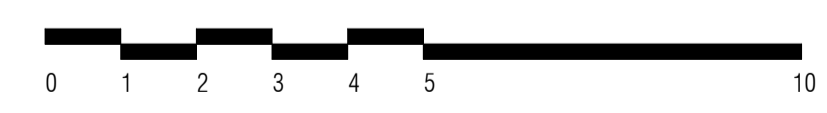
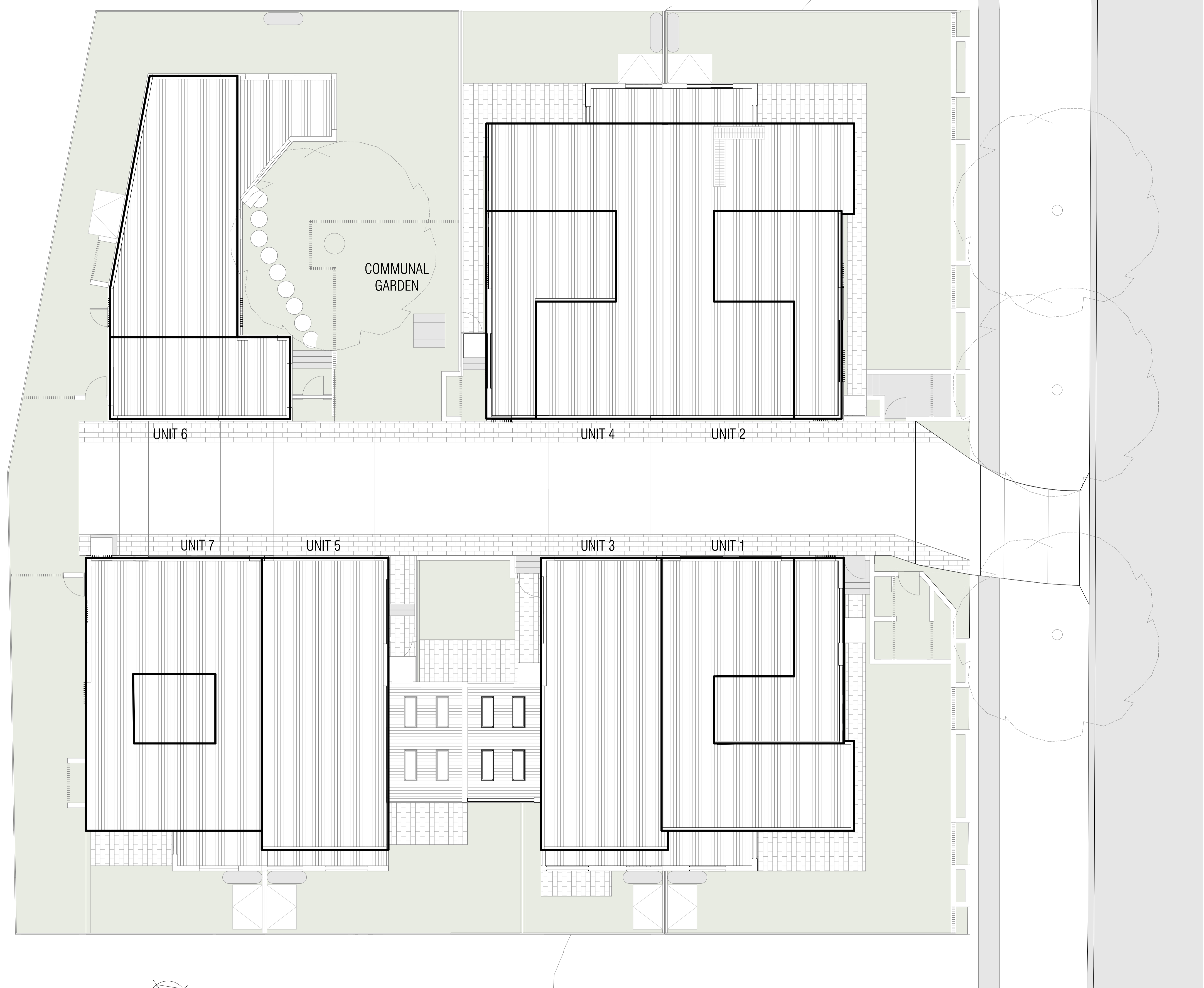


0 1 2 3 4 5 10

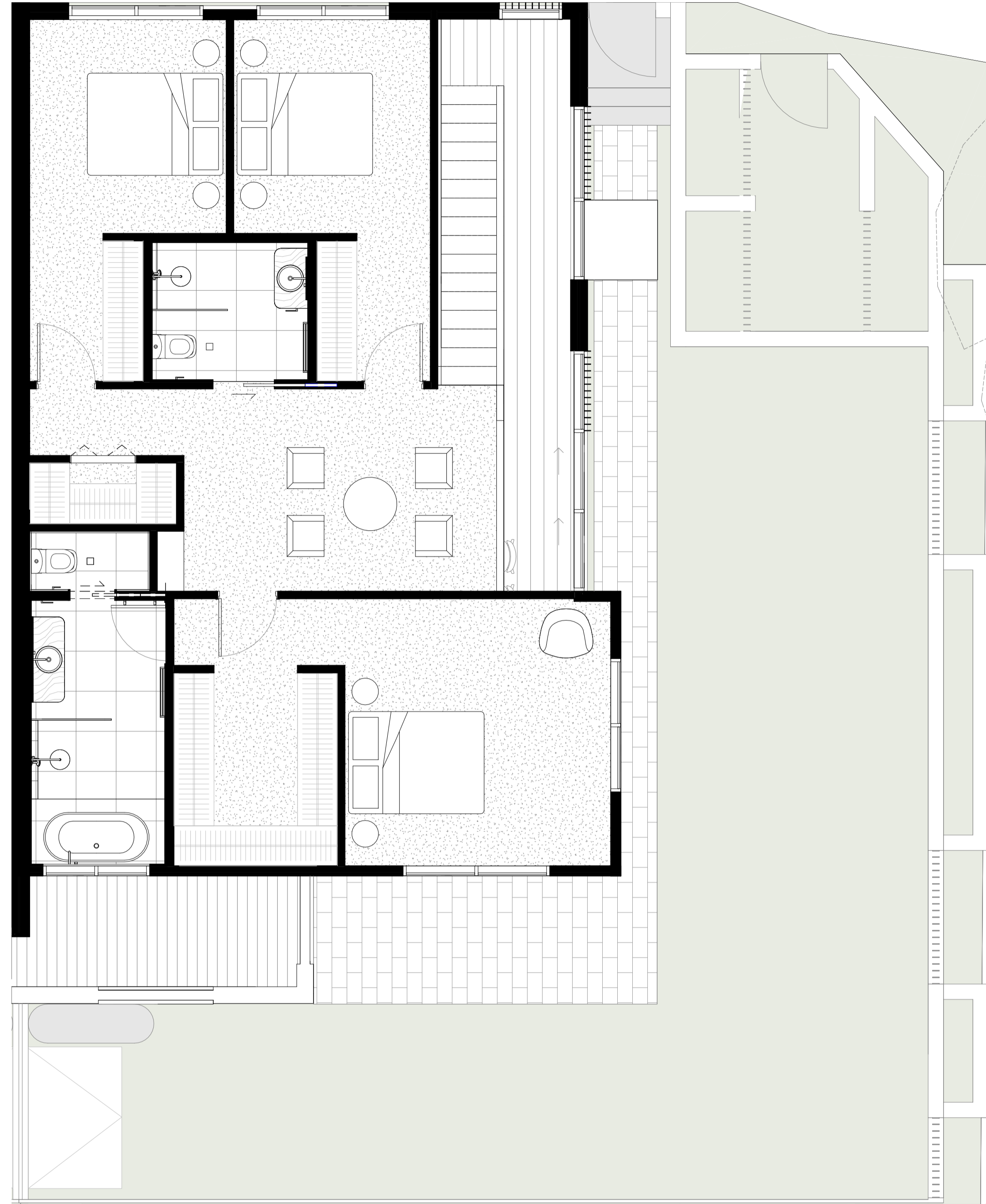
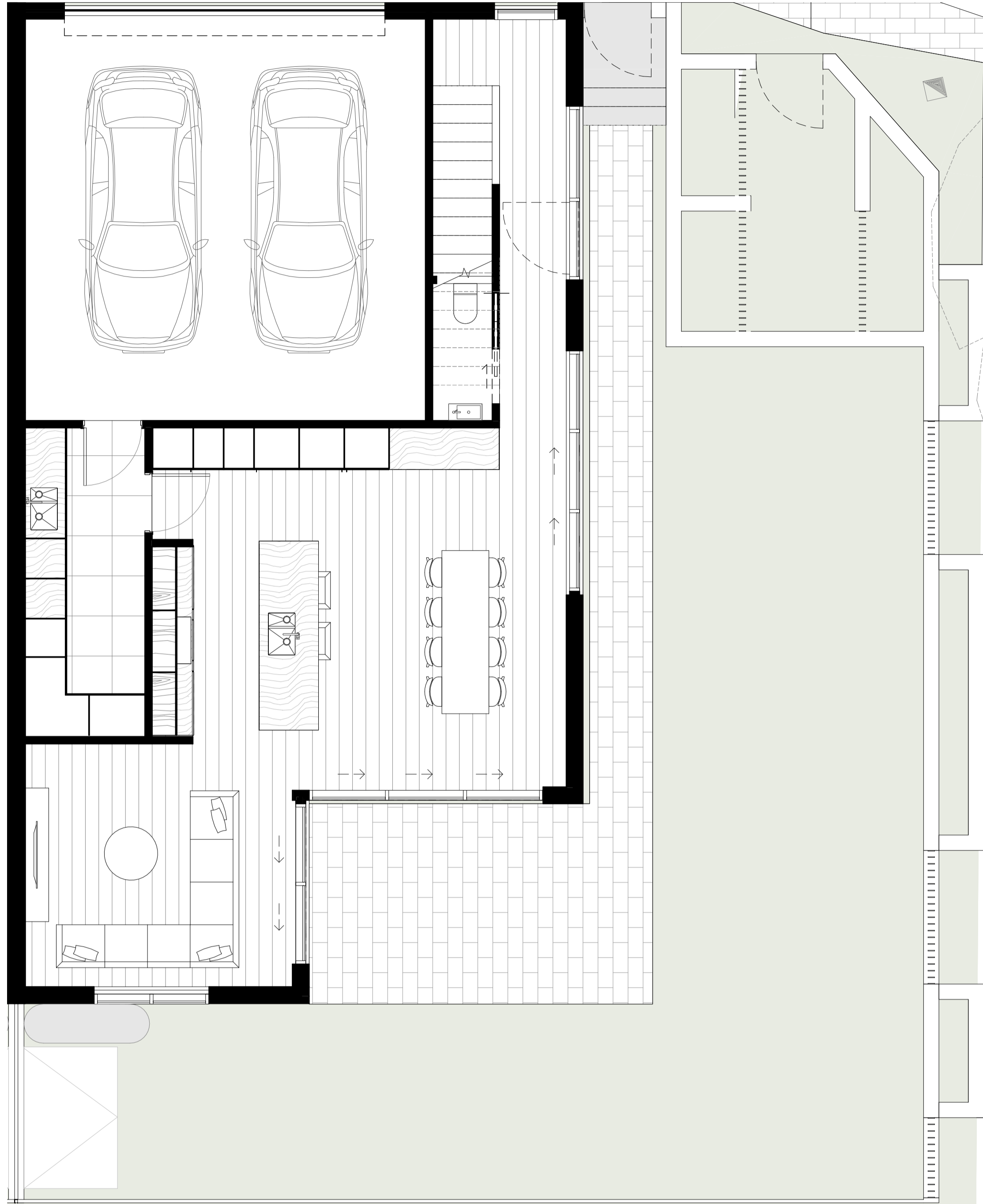


NORTH



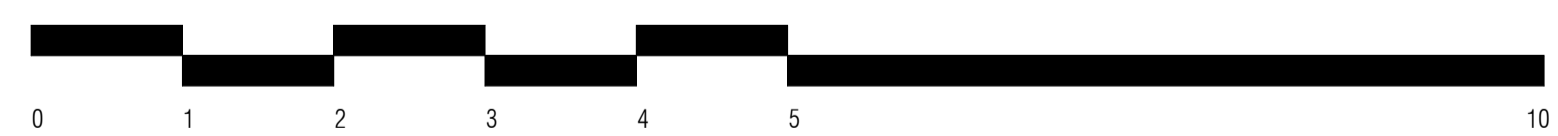


UNIT AREAS:	
GROUND FLOOR:	115m ²
LEVEL 01:	97m ²
TOTAL:	211m ²
PRIVATE OPEN SPACE:	127m ²

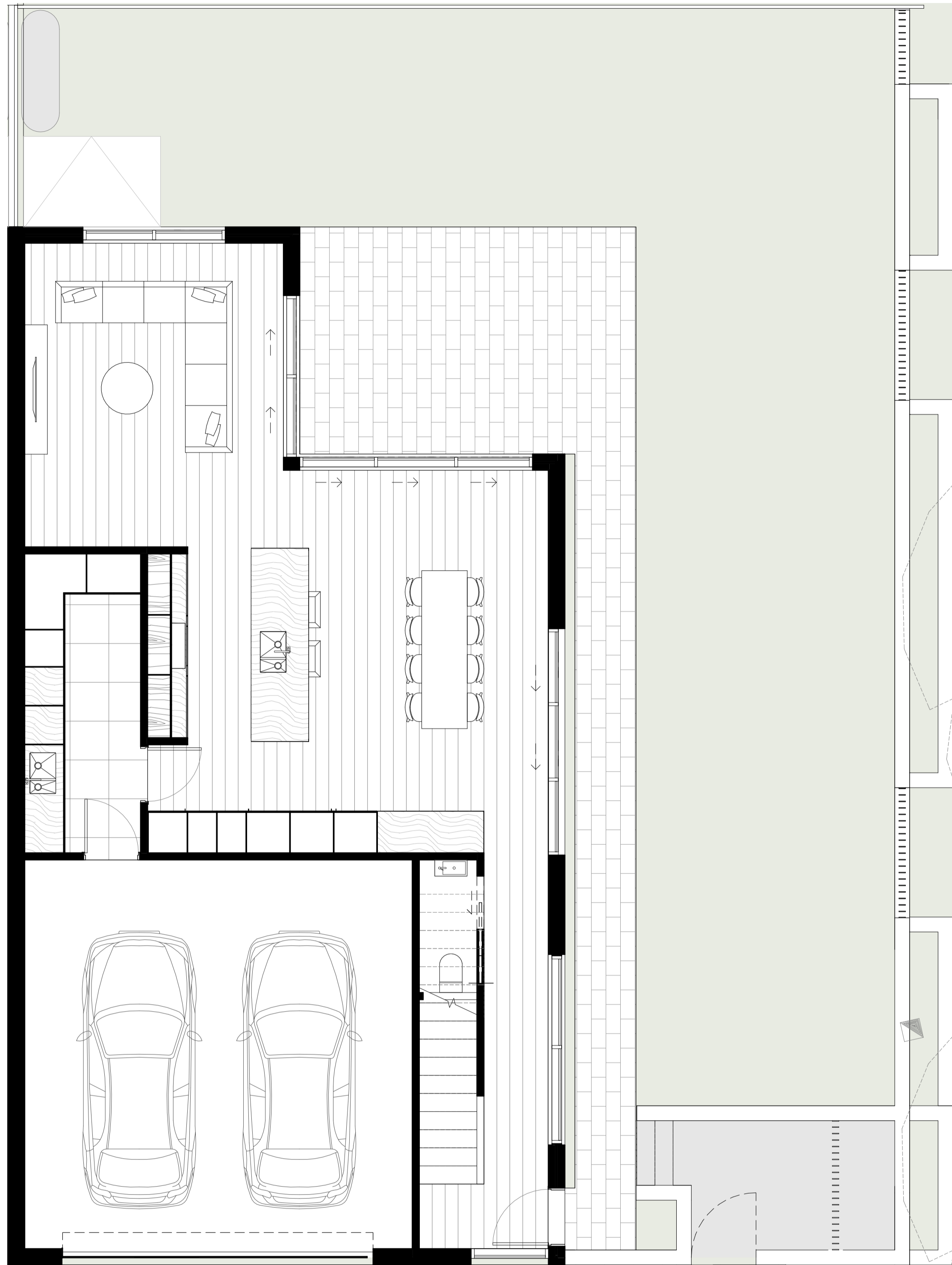


1 UNIT B.4 - GROUND
MK04 1:50 @ A1

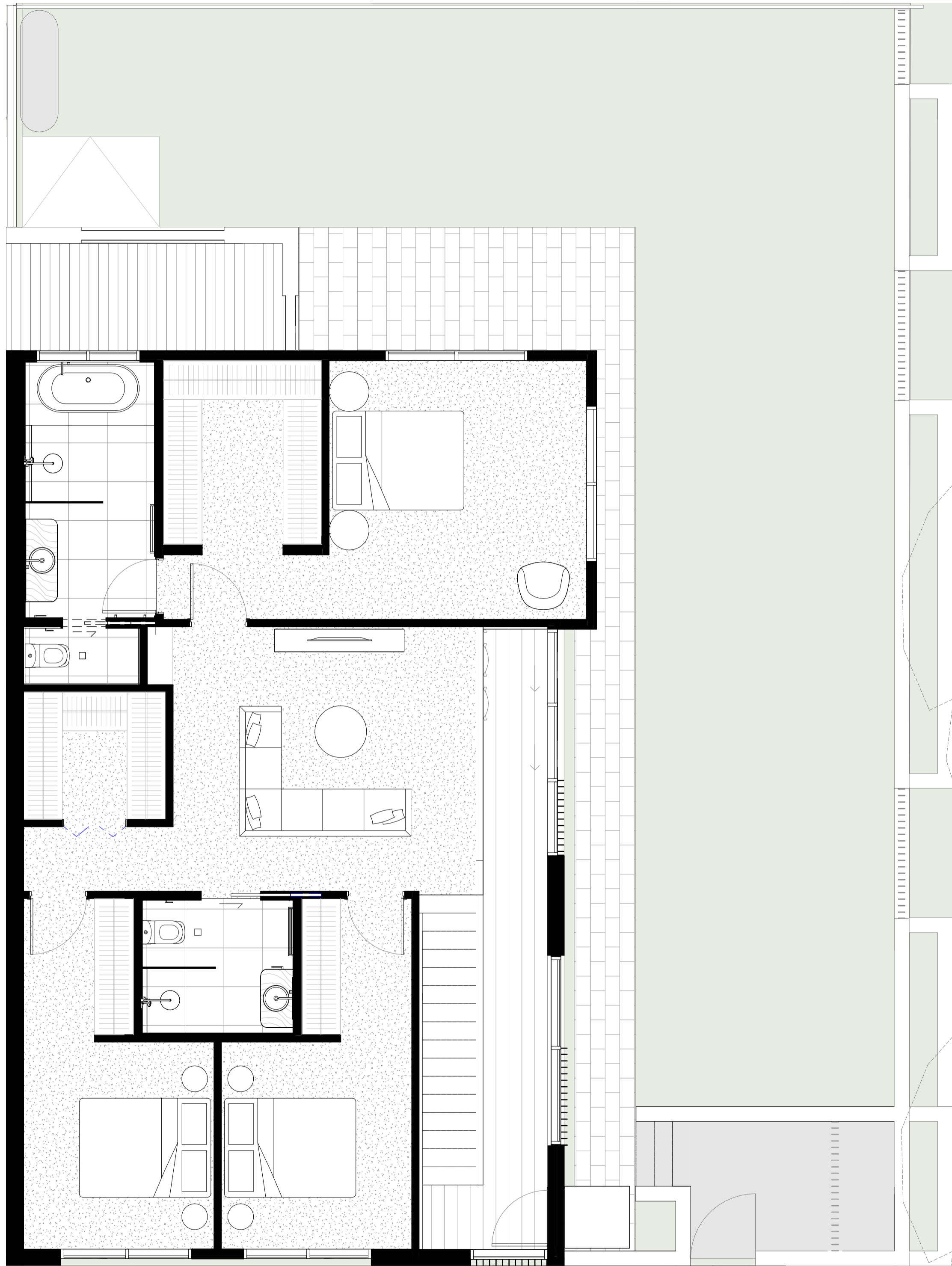
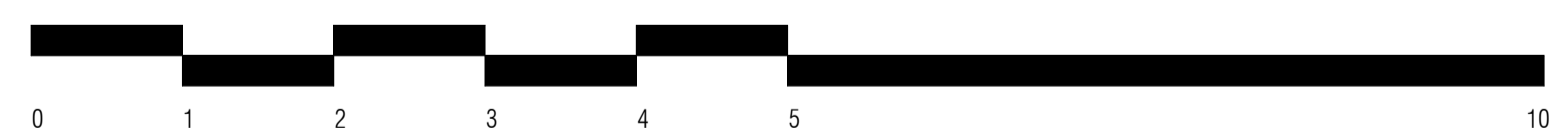
2 UNIT B.4 - LEVEL 01
MK04 1:50 @ A1



UNIT AREAS:
 GROUND FLOOR: 121m²
 LEVEL 01: 104m²
 TOTAL: 225m²
 PRIVATE OPEN SPACE: 143m²



1 UNIT B.2 - GROUND
 MK05 1:50 @ A1

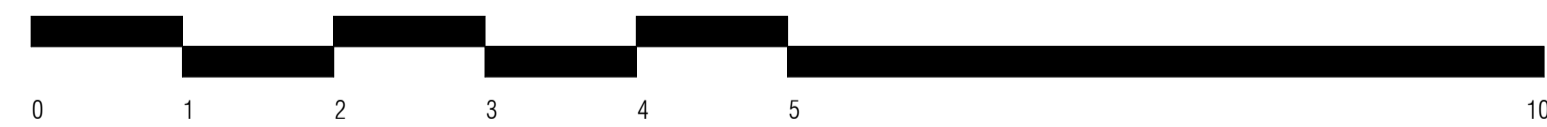


2 UNIT B.2 - LEVEL 01
 MK05 1:50 @ A1

UNIT AREAS:	
GROUND FLOOR:	109m ²
LEVEL 01:	77m ²
TOTAL:	186m ²
PRIVATE OPEN SPACE:	59m ²



1 UNIT C.3 - GROUND
MK06 1:50 @ A1

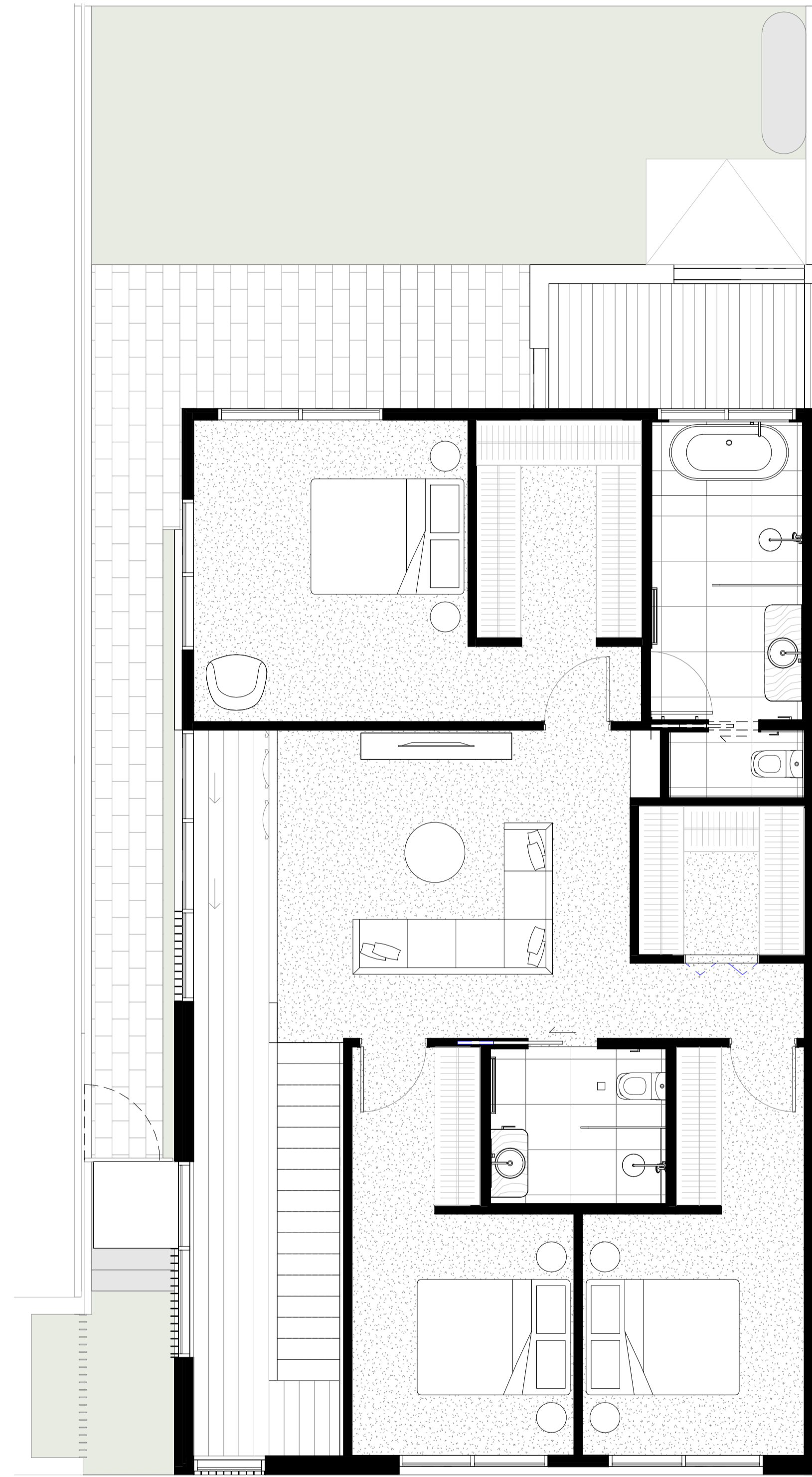
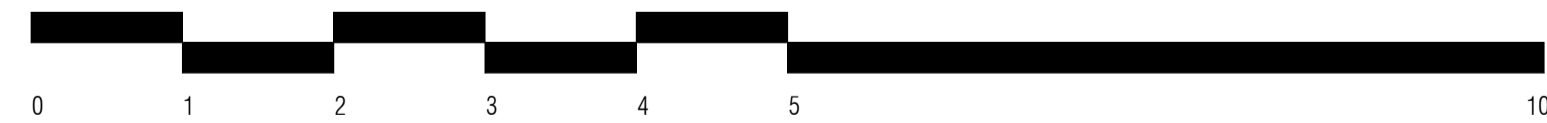


2 UNIT C.3 - LEVEL 01
MK06 1:50 @ A1

UNIT AREAS:	
GROUND FLOOR:	120m ²
LEVEL 01:	102m ²
TOTAL:	222m ²
PRIVATE OPEN SPACE:	73m ²

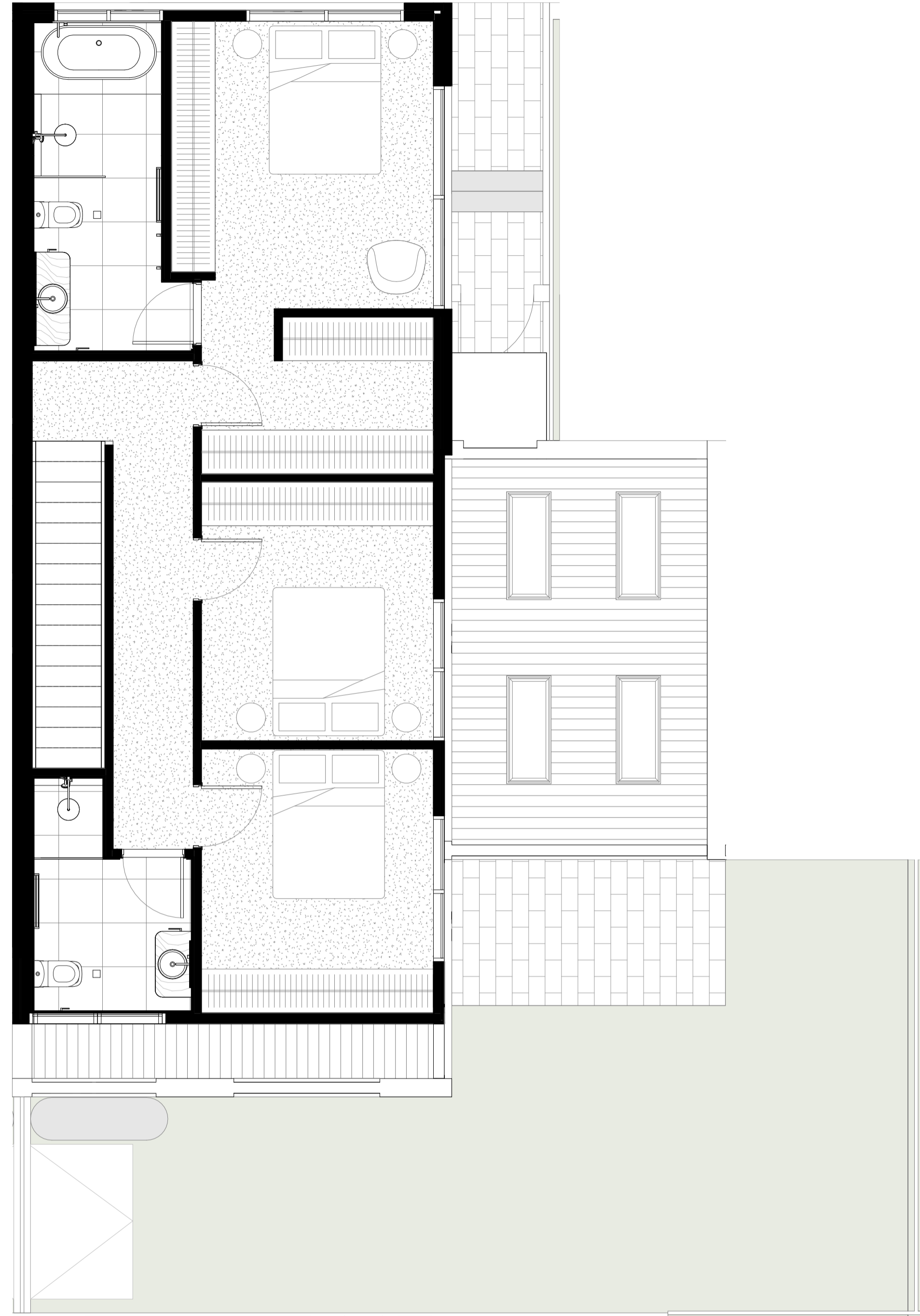


1 UNIT B.1 - GROUND
MK07 1:50 @ A1



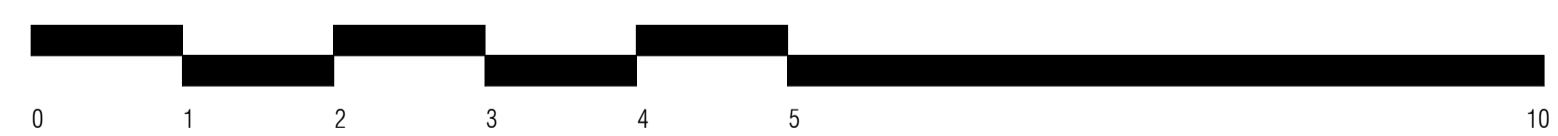
2 UNIT B.1 - LEVEL 01
MK07 1:50 @ A1

UNIT AREAS:	
GROUND FLOOR:	109m ²
LEVEL 01:	77m ²
TOTAL:	186m ²
PRIVATE OPEN SPACE:	65m ²

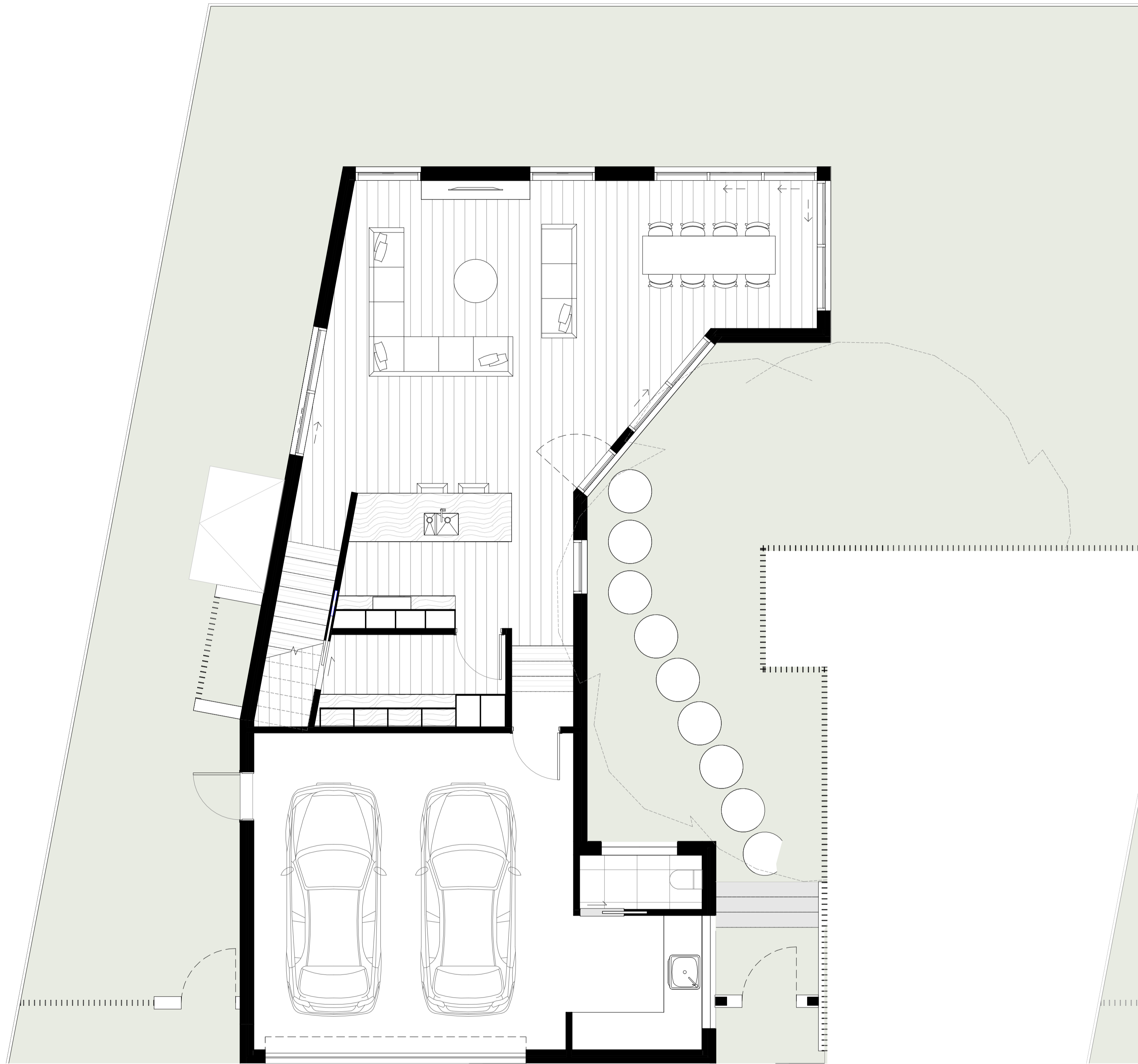


1 UNIT C.1 - GROUND
MK08 1:50 @ A1

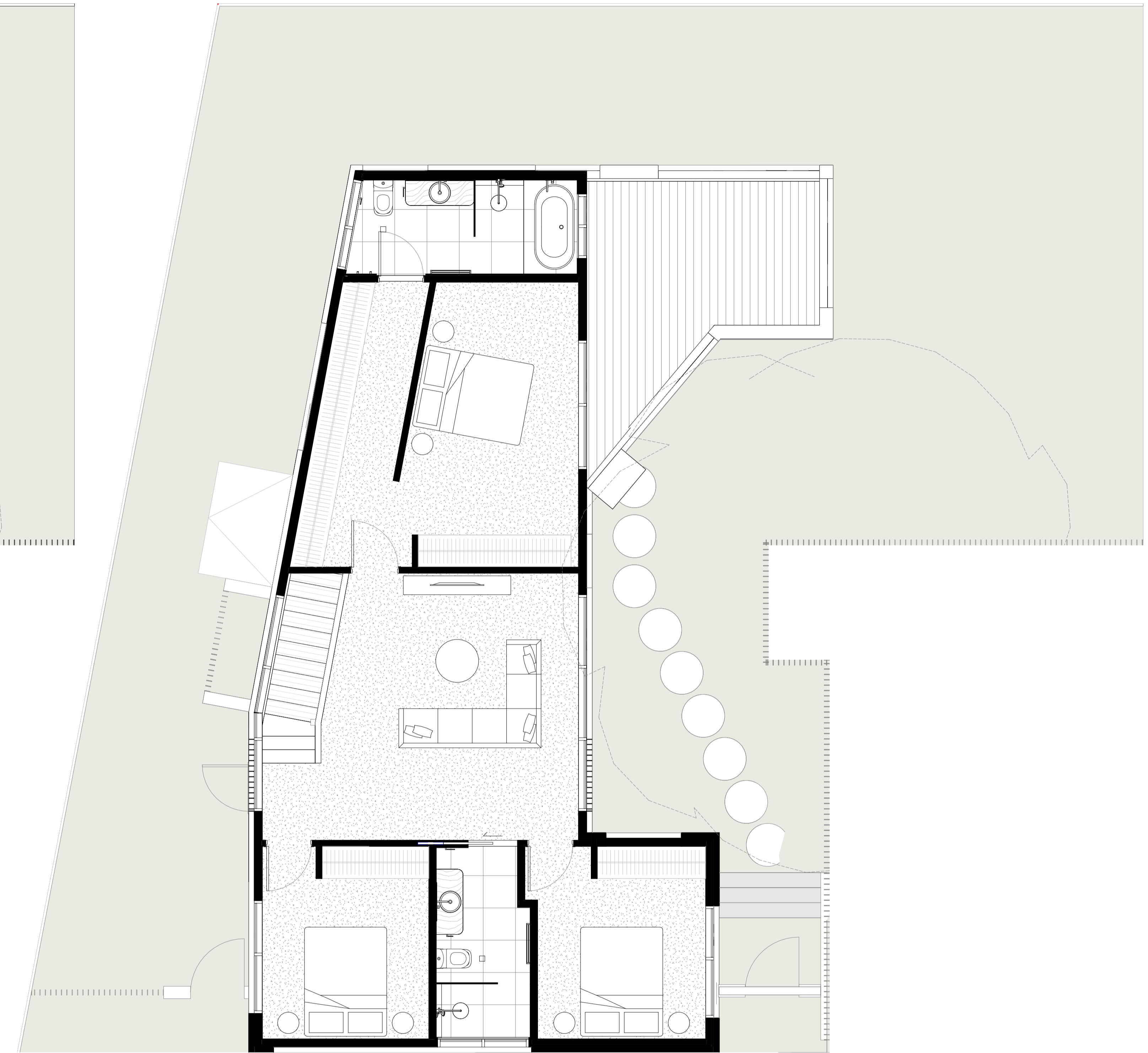
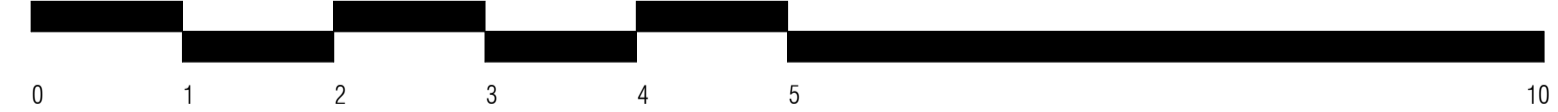
2 UNIT C.1 - LEVEL 01
MK08 1:50 @ A1



UNIT AREAS:	
GROUND FLOOR:	123m ²
LEVEL 01:	96m ²
TOTAL:	218m ²
PRIVATE OPEN SPACE:	191m ²



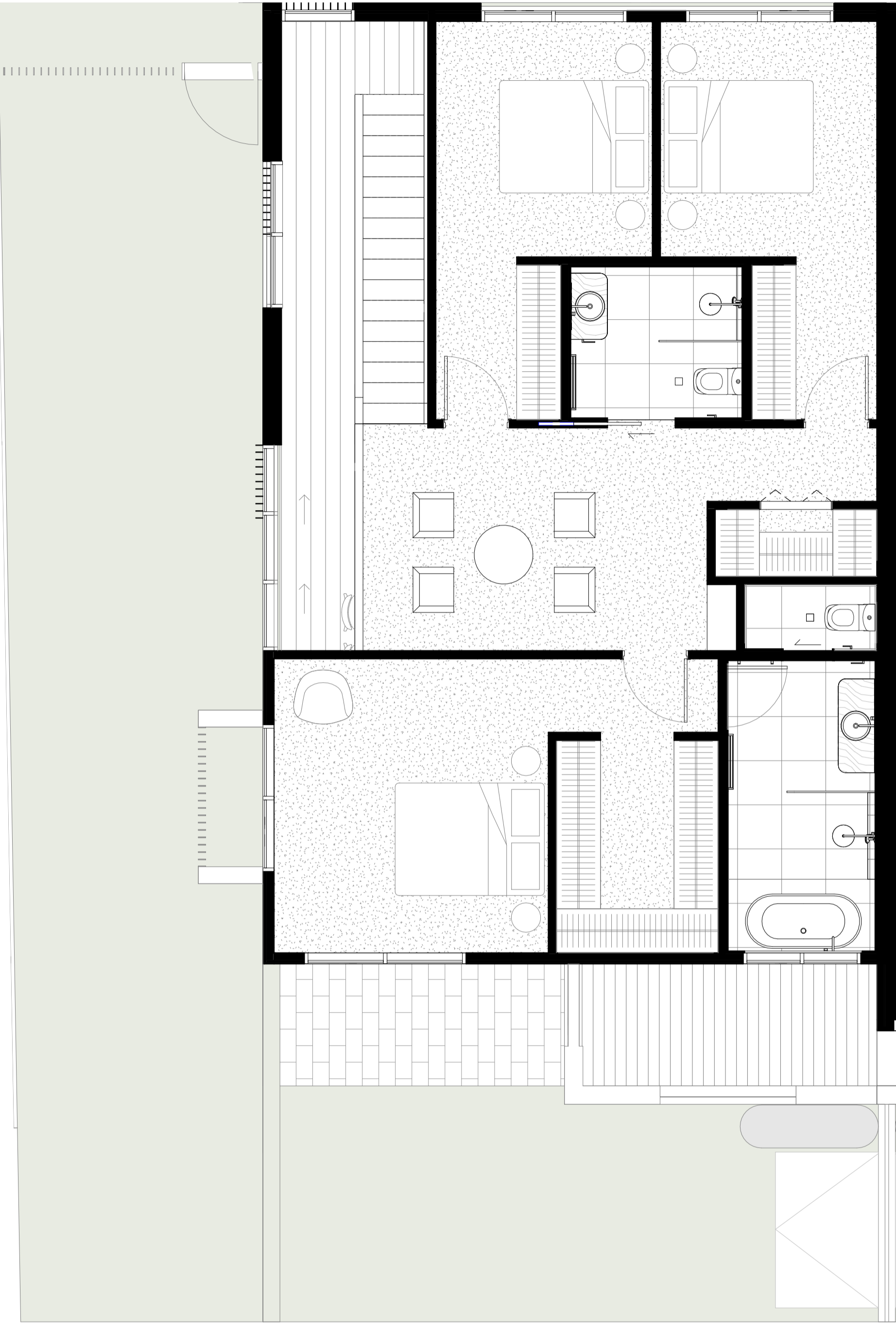
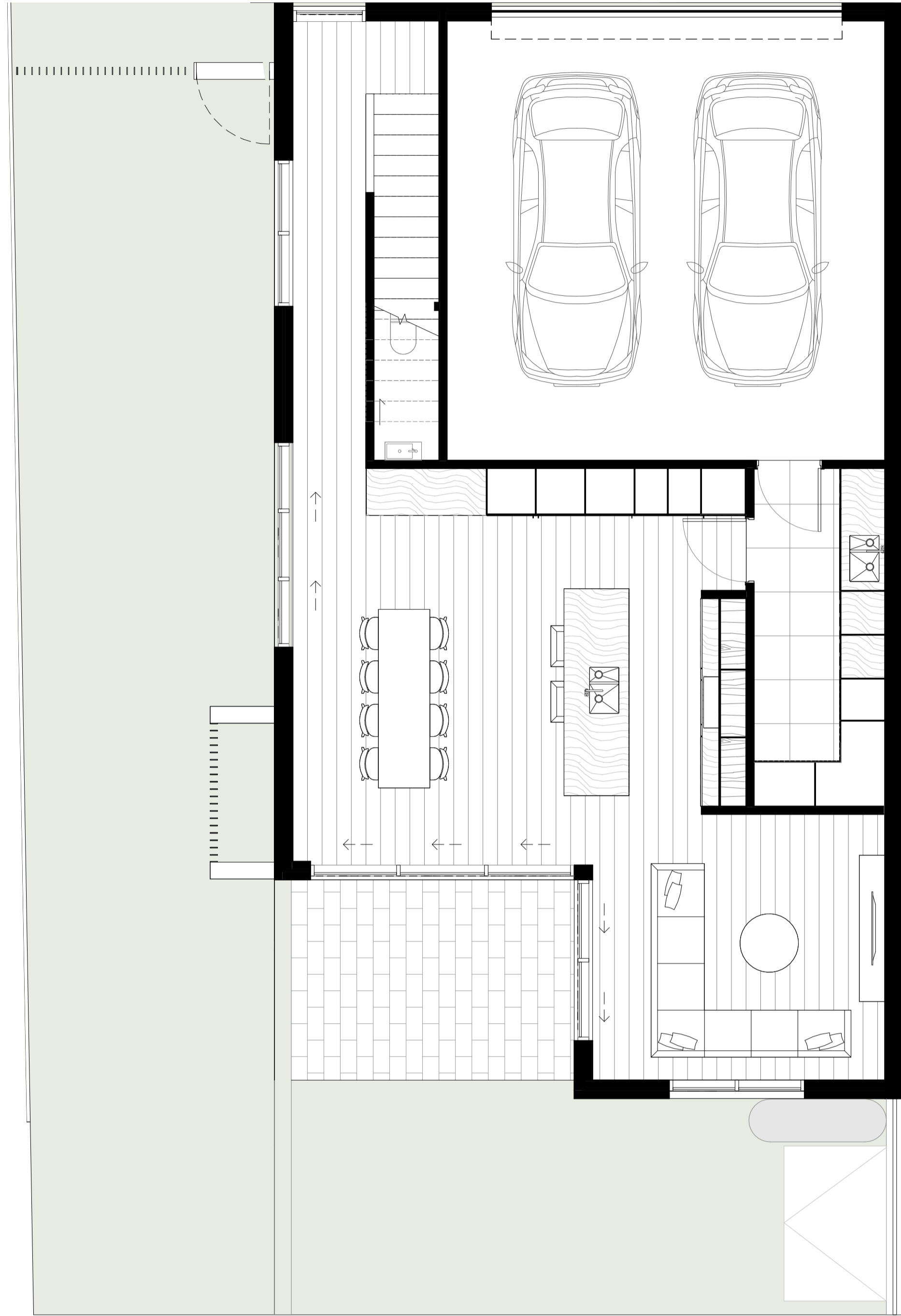
1 UNIT A - GROUND
MK09 1:50 @ A1



1m PEDESTRIAN WALK WAY - DRIVERS GIVE WAY

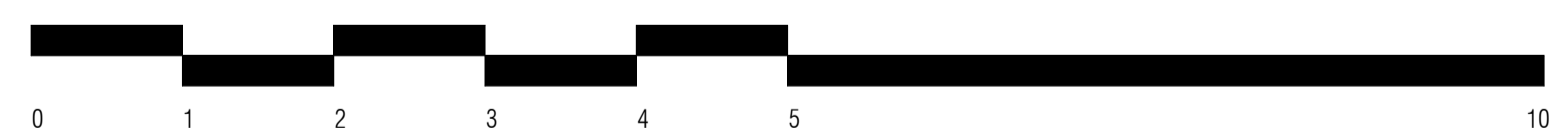
2 UNIT A - LEVEL 01
MK09 1:50 @ A1

UNIT AREAS:
 GROUND FLOOR: 115m²
 LEVEL 01: 94m²
 TOTAL: 209m²
 PRIVATE OPEN SPACE: 101m²



1 UNIT B.3 - GROUND
 MK10 1:50 @ A1

2 UNIT B.3 - LEVEL 01
 MK10 1:50 @ A1



CARO

Inclusions

ADDRESS

75 & 77 AINSWORTH STREET MAWSON ACT, 2607

PROJECT INCLUSIONS

CONSTRUCTION

Wall insulation As per EER

Ceiling insulation As per EER

RCD safety switches and circuit breakers Included

90 Day maintenance period Included

All risk, public liability, construction insurance Included

Service connection of electricity & water Includes any connection fees

NBN House to be NBN ready

Builders clean On completion fit for purpose

Slab and footings To engineer's specifications

Termite treatment As required

EXTERNAL FINISHES & FITTINGS

Brick veneer As per construction drawings and finishes schedule

Light weight cladding Metal cladding

Roof, fascia & gutter Colorbond metal as per plan

Clothesline Fold out to residences, locations to be determined

Windows Double Glazing window systems to suit proposed EER with fly screens to windows and sliding doors only

External door lock Included

Retaining walls / fencing Included

Landscaping As per plan

Letterbox	Masonry Letter Box
Taps	Two external (one at front, one at back)
INTERNAL FINISHES & FITTINGS	
Ceiling height	2.7 where achievable
Internal doors	2340mm high doors throughout with door stops
Door handles	As per Interior Design schedule
Skirting and architraves	To be installed to all areas as required
Cornicing	Square set throughout
Walls	Plasterboard throughout, moisture resistant FC sheeting to wet areas
Paint works	As per selection with 3 coat system
Joinery	As per interior layout
Floor finishes	As per Interior Design schedule
Lighting	LED lights throughout except where noted differently
KITCHEN FINISHES & FITTINGS	
Oven	2x 600mm Smeg oven (stacked) for units 1-5 and 7. 900mm Smeg oven for Unit 6.
Cooktop	900mm Smeg cooktop
Rangehood	900mm Smeg rangehood
Dishwasher (integrated)	600mm Smeg integrated dishwasher
Cabinets	As per Interior Design schedule
Bench tops	As per Interior Design schedule
Drawers and cupboards	Soft close
Cabinet handles	As per Interior Design schedule

Sink	As per Interior Design schedule
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Tapware	As per Interior Design schedule
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Splashback	As per Interior Design schedule
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Appliances	Wiring and connections of all fixed appliances
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FAMILY / DINING FINISHES & FITTINGS

Double GPO	5x Double GPOs
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TV	1 x TV point
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UPSTAIRS LOUNGE FINISHES & FITTINGS

Double GPO	2x Double GPOs
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TV	1 x TV point
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MASTER BEDROOM FINISHES & FITTINGS

Double GPO	3x Double GPOs
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TV	1x TV point
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Robes	Standard white finish
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BEDROOM 2/3 AND 4 FINISHES & FITTINGS

Double GPO	3x Double GPOs
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Robes	White with mirror sliding doors
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BATHROOM FINISHES & FITTINGS

Vanity Vanity with above vanity sink and tapware

Bath (where applicable) Free-standing bathtub

Shower screens Clear safety glass

Mirror Built-in cabinets with mirror

Toilet suite As per Interior Design schedule

Tapware, shower rails Selections as per Interior Design schedule

Accessories Robe hook, towel rail, hand towel as per Interior Design schedule

Wall tiling Floor to ceiling, selections as per Interior Design schedule

Floor tiling Tiles to floor area, selections as per Interior Design schedule

Tastic Tastic included

Double GPO 1x double GPO above vanity, 1x double GPO in mirrored cabinet

ENSUITE FINISHES & FITTINGS

Vanity Vanity with above vanity sink and tapware

Frameless shower screens Clear safety glass

Mirror Built-in cabinets with mirror

Toilet suite As per Interior Design schedule

Tapware, shower rails Selections as per Interior Design schedule

Accessories Robe hook, towel rail, hand towel as per Interior Design schedule

Wall tiling Floor to ceiling, selections as per Interior Design schedule

Floor tiling Tiles to floor area, selections as per Interior Design schedule

Tastic Tastic included

Double GPO	1x double GPO above vanity, 1x double GPO in mirrored cabinet
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W/C FINISHES & FITTINGS

Basin	Wall-hung basin (except where W/C is inside ensuite)
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Tapware	Tap to basin
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Accessories	Hand towel rail as per Interior Design schedule (except where W/C is inside ensuite)
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Mirror	Frameless mirror, above basin (except where W/C is inside ensuite)
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Toilette suite	As per Interior Design schedule
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Wall tiling	Skirting tiles
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Floor tiling	Tiles to floor area, selections as per Interior Design schedule
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Mechanical	Extraction fan included
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LAUNDRY FINISHES & FITTINGS

Cabinet	Polytec finish
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Doors	Polytec finish
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Tapware	Tapware as required, sections as per Interior Design schedule
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Wall tiling	Skirting tiles
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Double GPO	2x Double GPOs + extra GPO for dryer and washing machine
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Mechanical	Extraction fan included
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STORAGE / LINEN FINISHES

Shelving	Standard white finish
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GARAGE FINISHES & FITTINGS

Double GPO	3x Double GPO
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Roller door	Automatic door with 2 remotes
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ELECTRICAL GENERAL FINISHES

Smoke detectors	Detectors installed as per relevant Australian Standards
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External lights	Outdoor lighting to external areas as required
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Video intercom	Intercom to front gate for Unit 1 only
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NBN	House to be NBN ready
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TV aerial	Included
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HEATING COOLING & HOT WATER

Reverse cycle	Adequately sized so it services the home's heating and cooling requirements
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Hot water system	Continuous hot water (electric)
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CARO - Finishes Schedule











Caro Sol



RUMI

27 May 2025

Exterior

	Brick - -	Light coloured brick Product Name Nill Brand	Light colour Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Metal cladding - -	Cladding Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Garage door - -	Wide Horizontal Panel Product Name Colourbond Brand	Surfmist Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Fascia - -	Fascia Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Roof - -	Roof Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Corner capping - -	Corner capping Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Down pipes - -	Down pipes Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Gutters COLOURBOND HALF ROUND - -	Gutters Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Window awnings - -	Awnings Product Name Colourbond Brand	White Colour Matt Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Aluminium type fencing - -	Fencing Product Name Colourbond Brand	Surfmist Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Water tank - -	Tank Product Name Colourbond Brand	Surfmist Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)

	Aluminium windows -	Windows Product Name - Brand	White Colour - Matt Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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Appliances

	Built in Oven - SOPA6301TN	Smeg 600mm Classic Pyrolytic Oven - Matte Black Product Name SMEG Brand	Matt Black Colour - Matt Finish	- Material	600mm Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Induction Cooktop - PIP2951D	SMEG 90cm INDUCTION COOKTOP Product Name SMEG Brand	Black Colour - As shown Finish	- Material	900mm Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Rangehood - PUM910X	90CM CLASSIC STAINLESS STEEL UNDERMOUNT RANGEHOOD Product Name SMEG Brand	Stainless steel Colour - As shown Finish	- Material	900mm Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Integrated Dish washer - DWAFI62144	Integrated Dishwasher Product Name Smeg Brand	Joinery panel attached Colour - Integrated Finish	- Material	598mm Width (mm) - Length (mm)	- Height (mm) 570mm Depth (mm)
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PC items












	Kitchen & Laundry mixer MIXER -	Mixer Product Name PARISI Brand	Brushed brass Colour - As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Laundry Sink LAUNDRY SINK -	Single Bowl Sink Product Name PARISI Brand	White Colour - As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Kitchen sink KITCHEN SINK -	Double Bowl Sink Product Name PARISI Brand	White Colour - As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Tap & spout set BASIN MIXER BATHROOM AND ENSUITE -	Wall Basin/Bath Set with 190mm Spout Product Name PARISI Brand	Brushed brass Colour - As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Spout BATH -	Wall Bath Spout 240mm Product Name PARISI Brand	Brushed brass Colour - As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Mixer set BATH AND SHOWERS	Wall Mixer Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Mixer set W.C	Assembly Taps - Brushed Brass Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	ABI Interiors Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Mini Wall Spout W.C	110mm Mini Wall-Mounted Spout Product Name	Brushed Brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	ABI Interiors Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Robe hook ENSUITE	Robe Hook Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Shower rail set BATHROOM & ENSUITE	Shower Column with Sliding Rail & Turn Diverter Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Hand towel W.C / ENSUITE/ BATHROOM	Hand Towel Holder Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Towel rail BATHROOM & ENSUITE	Double Towel Rail 600mm Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Toilet roll holder ALL TOILETS	Toilet Roll Holder Right Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Cabinet Mirror W.C SEMI RECESSED	ARCH MIRROR CABINET 860 X 560 Product Name	Brushed Brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	Future glass Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Cabinet Mirror BATHROOM	ROUND MIRROR CABINET 800 Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	- Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	MIRROR CABINET PENCILLED EDGE 1200MM ENSUITE SEMI RECESSED	Mirror cabinet Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	- Brand	As shown Finish	-	- Length (mm)	- Depth (mm)


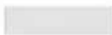


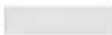

	Basin ENSUITE	Above counter basin Product Name	Matt White Colour	- Material	- Width (mm)	- Height (mm)
	-	PARISI Brand	As shown Finish		- Length (mm)	- Depth (mm)
	Basin BATHROOM	Above counter basin Product Name	Matt White Colour	- Material	- Width (mm)	- Height (mm)
	-	PARISI Brand	As shown Finish		- Length (mm)	- Depth (mm)
	Toilet TOILET	Wall faced toilet suite Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
	-	SEIMA Brand	As shown Finish		- Length (mm)	- Depth (mm)
	Shower screens CLEAR GLASS FRAMELESS	Frameless shower screen Product Name 	Clear Colour	- Material	- Width (mm)	- Height (mm)
	-	- Brand	Clear Finish		- Length (mm)	- Depth (mm)
	Exhaust fan BATHROOM/ ENSUIE/ TOILET	Exhaust fan Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
	-	Ventair Brand	As shown Finish		- Length (mm)	- Depth (mm)
	Washing machine stops LAUNDRY	Washing Machine Stops Product Name	Steel Colour	- Material	- Width (mm)	- Height (mm)
	-	PARISI Brand	As shown Finish		- Length (mm)	- Depth (mm)
	Bath ENSUITE	Freestanding Bath Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
	-	PARISI Brand	Matt Finish		- Length (mm)	- Depth (mm)
	Tile floor waste	Floor waste Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
	-	ABI Interiors Brand	As shown Finish		- Length (mm)	- Depth (mm)

Lighting and fans




	Strip lighting BENEATH KITCHEN OVERHEADS AND BATHROOM/ ENSUITE VANITY	Strip lighting Product Name	TBA Colour	- Material	- Width (mm)	- Height (mm)
	-	Nill Brand	Channel recessed Finish		- Length (mm)	- Depth (mm)
	Feature Pendant ENTRY VOID	800mm Round Handcrafted Linen Shade in Ivory Product Name	Ivory Colour	Linen Material	- Width (mm)	- Height (mm)
	-	Beacon lighting Brand	As shown Finish		- Length (mm)	- Depth (mm)
	Feature Pendant ENTRY VOID	400mm Round Handcrafted Linen Shade in Ivory Product Name	Ivory Colour	Linen Material	- Width (mm)	- Height (mm)
	-	Beacon lighting Brand	As shown Finish		- Length (mm)	- Depth (mm)

	External light EXTERIOR ENTRY AND SURROUNDS	Flinders 2 Light Round Up/Down Exterior Wall Sconce in White Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Wall light DINING ROOM WALL & TV CORNER WALL ON GROUND LEVEL	1 Light Uplighting Wall Sconce in White Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	As shown Finish	-	- Length (mm)	- Depth (mm)
	Wall light LEVEL 1	Ribbed wall light Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	Ribbed Finish	-	- Length (mm)	- Depth (mm)
	Wall light W.C	1 Light Wall Bracket in Brass with Frosted Opal Glass Product Name	Brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	Frosted Finish	-	- Length (mm)	- Depth (mm)




Tiles

	Powder room/ ensuite / bathroom wall tile MAIN TILE	Arlo Marfil Product Name	Arlo Marfil Colour	- Material	600mm Width (mm)	600mm Height (mm)
-	-	- Brand	Matt Finish	-	- Length (mm)	- Depth (mm)
	Splash back KITCHEN AND WIP	Polo White Matt Product Name	Matt white Colour	- Material	75 Width (mm)	- Height (mm)
-	-	- Brand	Matt Finish	-	300 Length (mm)	- Depth (mm)
	Powder room floor tile W.C FLOOR	Arlo Marfil Product Name	Arlo Marfil Colour	- Material	75mm Width (mm)	75mm Height (mm)
-	-	- Brand	Matt Finish	-	- Length (mm)	- Depth (mm)
	Bathroom and ensuite FLOOR TILE	Arlo warm grey Product Name	Arlo warm grey Colour	- Material	600mm Width (mm)	600mm Height (mm)
-	-	- Brand	Matt Finish	-	- Length (mm)	- Depth (mm)
	Bathroom Tile FEATURE	Polo White Matt Product Name	Matt white Colour	- Material	75 Width (mm)	- Height (mm)
-	-	- Brand	Matt Finish	-	300 Length (mm)	- Depth (mm)
	Exterior Tile pavers EXTERIOR	Light coloured tile Product Name	Light Colour	- Material	- Width (mm)	- Height (mm)
-	-	- Brand	Matt Finish	-	- Length (mm)	- Depth (mm)





Flooring

	Floorboards -	Product Name Nill Brand	light timber Colour Light Finish	European oak veneer Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Carpet -	Loop pile ash Product Name 🔗 Nill Brand	ASH Colour Loop pile Finish	Polypropylene Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Flooring expansion trim -	Timber look Product Name - Brand	To match floorboards Colour Timber look Finish	TBA Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)

Doors / Ceilings / Architraves/ Skirting

	Internal doors -	Door Product Name 🔗 Hume Brand	See paint schedule Colour See paint schedule Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Ceiling SQUARE SET -	Square set Product Name 🔗 Nill Brand	See paint schedule Colour See paint schedule Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Skirting and architraves PENCIL ROUND -	Pencil round Product Name 🔗 Nill Brand	See paint schedule Colour See paint schedule Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)

Joinery

	Kitchen/ WIP / Laundry / Linen / Pantry / Bench MAIN CABINETRY -	Elegant oak natural Product Name Laminex Brand	Elegant oak natural Colour Natural Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Benchtops KITCHEN / WIP/ LAUNDRY / BENCH/ VANITIES -	Pure White Product Name - Brand	Pure white Colour As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Bathroom Vanity FAMILY BATHROOM -	Vanity Product Name ABI Brand	Pure Oak Colour As shown Finish	- Material	- Width (mm) 900mm Length (mm)	- Height (mm) - Depth (mm)
	Ensuite Vanity ENSUITE -	Vanity Product Name ABI Brand	Pure oak Colour As shown Finish	- Material	- Width (mm) 1164mm Length (mm)	- Height (mm) - Depth (mm)

	W.C Wall hung basin POWDER ROOM -	Mini Wall-Mounted Basin Product Name ABI Interiors Brand	White Colour As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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Door/ window hardware & furniture

	Door stopper -	Door stopper Product Name Nill Brand	White Colour As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Internal doorhandles INTERNAL -	Door Handle - Brushed Brass Product Name Nill Brand	Brushed Brass Colour As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Cavity slider handle SLIDING DOORS -	Sliding Door Privacy Set - Brushed Brass Product Name Nill Brand	Brushed brass Colour As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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Paint

	Internal Door's and Door Trim -	Lexicon half 1/2 Product Name Dulux Brand	Lexicon half 1/2 Colour Semi gloss Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Wall's -	Natural White Product Name Dulux Brand	Natural White Colour Matt Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Skirting and architraves -	Lexicon half 1/2 Product Name Dulux Brand	Lexicon 1/2 Colour Low gloss Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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	Ceiling Paint -	Ceiling White Product Name Dulux Brand	Ceiling White Colour Main ceilings = flat, bathrooms = low sheen Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
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CARO - Finishes Schedule











Caro Blanc







RUMI

27 May 2025







Exterior










	Brick - -	Light coloured brick Product Name Nill Brand	Light coloured Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Metal cladding - -	Cladding Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Garage door - -	Wide Horizontal Panel Product Name Colourbond Brand	Surfmist Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Fascia - -	Fascia Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Roof - -	Roof Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Corner capping - -	Corner capping Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Gutters COLOURBOND HALF ROUND - -	Gutters Product Name Colourbond Brand	Dover white Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Window awnings - -	Awnings Product Name Colourbond Brand	White Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Aluminium type fencing - -	Fencing Product Name Colourbond Brand	Surfmist Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Water tank - -	Tank Product Name Colourbond Brand	Surfmist Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)
	Aluminium windows - -	Windows Product Name - Brand	White Colour - Finish - Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)




Appliances

	Built in Oven - SOPA6301TN	Smeg 600mm Classic Pyrolytic Oven - Matte Black Product Name SMEG Brand	Matt Black Colour Matt Finish	- Material	600mm Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Induction Cooktop - PIP2951D	SMEG 90CM INDUCTION COOKTOP Product Name SMEG Brand	Black Colour As shown Finish	- Material	900cm Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Rangehood - PUM910X	90CM CLASSIC STAINLESS STEEL UNDERMOUNT RANGEHOOD Product Name SMEG Brand	Stainless steel Colour As shown Finish	- Material	900mm Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Integrated Dish washer - DWAFI62144	Integrated Dishwasher Product Name Smeg Brand	Joinery panel attached Colour Integrated Finish	- Material	598mm Width (mm) - Length (mm)	- Height (mm) 570mm Depth (mm)

PC items


	Kitchen & Laundry mixer MIXER -	Kitchen Mixer with Round Spout and Pull Out Spray Product Name PARISI Brand	Brushed brass Colour As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Kitchen sink KITCHEN SINK -	Double Bowl Sink 830mm Product Name PARISI Brand	White Colour As shown Finish	- Material	830mm Width (mm) - Length (mm)	250mm Height (mm) 500mm Depth (mm)
	Laundry Sink LAUNDRY SINK -	Single Bowl Sink 610mm Product Name PARISI Brand	White Colour As shown Finish	- Material	610mm Width (mm) - Length (mm)	255mm Height (mm) 460mm Depth (mm)
	Tap & spout set BASIN MIXER BATHROOM AND ENSUITE -	Wall Basin/Bath Set with 190mm Spout Product Name PARISI Brand	Brushed brass Colour As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Mixer set BATH AND SHOWERS -	Wall Mixer Product Name PARISI Brand	Brushed brass Colour As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)
	Toilet roll holder ALL TOILETS -	Toilet Roll Holder Right Product Name PARISI Brand	Brushed brass Colour As shown Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)

	Spout BATH	Wall Bath Spout 240mm Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	-	-
					Length (mm)	Depth (mm)
	Shower rail set BATHROOM & ENSUITE	Shower Column with Sliding Rail & Turn Diverter Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	-	-
					Length (mm)	Depth (mm)
	Robe hook ENSUITE	Robe Hook Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	-	-
					Length (mm)	Depth (mm)
	Towel rail BATHROOM & ENSUITE	Double Towel Rail 600mm Product Name	Brushed brass Colour	- Material	600mm Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	-	-
					Length (mm)	Depth (mm)
	Hand towel W.C / ENSUITE/ BATHROOM	Hand Towel Holder Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	As shown Finish	-	-	-
					Length (mm)	Depth (mm)
	Mixer set W.C	Mixer Brushed Brass Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	ABI Interiors Brand	As shown Finish	-	-	-
					Length (mm)	Depth (mm)
	Mini Wall Spout W.C	Mini Wall-Mounted Spout Product Name	Brushed Brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	ABI Interiors Brand	As shown Finish	-	110mm Length (mm)	- Depth (mm)
	Cabinet Mirror BATHROOM RECESSED	RECTANGLE MIRROR CABINET 900 X 600 Product Name	Black Colour	- Material	600mm Width (mm)	900mm Height (mm)
-	-	Future glass Brand	As shown Finish	-	-	-
					Length (mm)	Depth (mm)
	Mirror W.C / POWDER ROOM RECESSED	RECTANGLE MIRROR 1000 X 560 Product Name	Brushed Brass Colour	- Material	560mm Width (mm)	1000mm Height (mm)
-	-	Future glass Brand	As shown Finish	-	-	-
					Length (mm)	Depth (mm)
	Bath ENSUITE	1700mm Oval Freestanding Bath Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	PARISI Brand	Matt Finish	-	1700mm Length (mm)	- Depth (mm)
	Toilet TOILET	Wall faced toilet suite Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	SEIMA Brand	As shown Finish	-	-	-
					Length (mm)	Depth (mm)


	MIRROR CABINET PENCILLED EDGE 1200MM ENSUITE SEMI RECESSED	Mirror Cabinet Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	Nill Brand	As shown Finish		1200mm Length (mm)	- Depth (mm)
	Basin ENSUITE	Bench Basin Product Name	Matt White Colour	- Material	430mm Width (mm)	125mm Height (mm)
-	-	PARISI Brand	As shown Finish		- Length (mm)	430mm Depth (mm)
	Basin BATHROOM	Bench Basin – Matte White Product Name	Matt White Colour	- Material	405mm Width (mm)	150mm Height (mm)
-	-	PARISI Brand	As shown Finish		- Length (mm)	405mm Depth (mm)
	Shower screens CLEAR GLASS FRAMELESS	Frameless shower screen Product Name 	Clear Colour	- Material	- Width (mm)	- Height (mm)
-	-	- Brand	Clear Finish		- Length (mm)	- Depth (mm)
	Tile floor waste	Tile Insert Floor Waste - Brushed Brass Product Name	Brushed brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	ABI Interiors Brand	As shown Finish		- Length (mm)	- Depth (mm)

Lighting and fans

	Strip lighting BENEATH KITCHEN OVERHEADS AND BATHROOM/ ENSUITE VANITY	Strip lighting Product Name	Soft Warm lighting Colour	- Material	- Width (mm)	- Height (mm)
-	-	- Brand	Channel recessed Finish		- Length (mm)	- Depth (mm)
	Feature Pendant ENTRY VOID	800mm Round Handcrafted Linen Shade in Ivory Product Name	Ivory Colour	Linen Material	800mm Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	As shown Finish		- Length (mm)	- Depth (mm)
	Feature Pendant ENTRY VOID	400mm Round Handcrafted Linen Shade in Ivory Product Name	Ivory Colour	Linen Material	400mm Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	As shown Finish		- Length (mm)	- Depth (mm)
	External entry & external lighting EXTERIOR	2 Light Round Up/Down Exterior Wall Sconce in White Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	As shown Finish		- Length (mm)	- Depth (mm)
	Wall light DINING ROOM WALL & TV CORNER WALL	1 Light Uplighting Wall Sconce in White Product Name	White Colour	- Material	246mm Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	As shown Finish		- Length (mm)	- Depth (mm)
	Wall light LEVEL 1	Ribbed wall lights Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	Ribbed Finish		- Length (mm)	- Depth (mm)


	Wall light W.C	1 Light Wall Bracket in Brass with Frosted Opal Glass Product Name	Brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	Beacon lighting Brand	Frosted Finish	-	- Length (mm)	- Depth (mm)

Tiles

	Ensuite and bathroom feature tile FEATURE TILE	Lush Rubis Product Name	Purple grain Colour	- Material	600mm Width (mm)	- Height (mm)
-	-	Nill Brand	Natural Finish	-	600mm Length (mm)	- Depth (mm)

	Splash back KITCHEN AND WIP	Polo White Matt Product Name	Matt white Colour	- Material	75 Width (mm)	- Height (mm)
-	-	Nill Brand	Grout White Finish	-	300 Length (mm)	- Depth (mm)


	W.C / ensuite / bathroom tile MAIN TILE	Arlo Marfil Product Name	Arlo Marfil Colour	- Material	600mm Width (mm)	600mm Height (mm)
-	-	Nill Brand	Matt Finish	-	- Length (mm)	- Depth (mm)


	W.C floor tile W.C FLOOR	Arlo Marfil Product Name	Arlo Marfil Colour	- Material	75mm Width (mm)	75mm Height (mm)
-	-	Nill Brand	Matt Finish	-	- Length (mm)	- Depth (mm)

	Bathroom Tile FEATURE	Polo White Matt Product Name	Matt white Colour	- Material	75 Width (mm)	- Height (mm)
-	-	Nill Brand	Grout White Finish	-	300 Length (mm)	- Depth (mm)


	Exterior Tile pavers EXTERIOR	Light coloured tile Product Name	Light Colour	- Material	- Width (mm)	- Height (mm)
-	-	Nill Brand	matt Finish	-	- Length (mm)	- Depth (mm)


Flooring

	Floorboards	Product Name	Light timber Colour	European oak veneer Material	- Width (mm)	- Height (mm)
-	-	Nill Brand	As shown Finish	-	- Length (mm)	- Depth (mm)


	Carpet	Loop pile ash Product Name 🔗	ASH Colour	Polypropylene Material	- Width (mm)	- Height (mm)
-	-	Nill Brand	Loop pile Finish	-	- Length (mm)	- Depth (mm)


Doors / Ceilings / Architraves/ Skirting

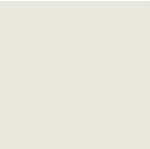
	Internal doors	Door Product Name 🔗	See paint schedule Colour	- Material	- Width (mm)	- Height (mm)
-	-	Hume Brand	See paint schedule Finish	-	- Length (mm)	- Depth (mm)


	Skirting and architraves PENCIL ROUND	Pencil round Product Name ↗	See paint schedule Colour	- Material	- Width (mm)	- Height (mm)
-	-	Nill Brand	See paint schedule Finish	-	- Length (mm)	- Depth (mm)


Joinery


	Island bench waterfall	Viola Product Name	Viola Colour	- Material	- Width (mm)	- Height (mm)
-	-	Smart stone Brand	As shown Finish	-	- Length (mm)	- Depth (mm)

	Kitchen/ WIP / Laundry/ bathroom / ensuite benchtop	Organic white Product Name	Organic white Colour	Mineral Material	- Width (mm)	- Height (mm)
-	-	Nill Brand	As shown Finish	-	- Length (mm)	- Depth (mm)


	Kitchen / WIP / Laundry Cabinetry MAIN CABINETRY	Gossamer white smooth Product Name	Gossamer Colour	- Material	- Width (mm)	- Height (mm)
-	-	Polytec Brand	Smooth Finish	-	- Length (mm)	- Depth (mm)

	Pantry, Bench & Linen cupboard & separate bench GROUND FLOOR	Blonde oak Product Name	Blonde oak Colour	- Material	- Width (mm)	- Height (mm)
-	-	Polytec Brand	Woodmat Finish	-	- Length (mm)	- Depth (mm)


	Cabinetry handle KITCHEN SIDE BENCH	Cabinetry Knob - Brushed Brass Product Name	Brass Colour	- Material	- Width (mm)	- Height (mm)
-	-	- Brand	Brushed Finish	-	- Length (mm)	- Depth (mm)

	Vanity ENSUITE	CURVED WALL HUNG VANITY 1200MM MATTE WHITE Product Name	White Matt Colour	- Material	- Width (mm)	- Height (mm)
-	-	- Brand	As shown Finish	-	1200mm Length (mm)	- Depth (mm)

	W.C Wall hung basin POWDER ROOM	Mini Wall-Mounted Basin Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	- Brand	As shown Finish	-	- Length (mm)	- Depth (mm)

	Vanity BATHROOM	CURVED WALL HUNG VANITY 900MM MATTE WHITE Product Name	White Matt Colour	- Material	- Width (mm)	- Height (mm)
-	-	- Brand	As shown Finish	-	900mm Length (mm)	- Depth (mm)

Door / window hardware & furniture

	Door stopper	Door stopper Product Name	White Colour	- Material	- Width (mm)	- Height (mm)
-	-	Nill Brand	As shown Finish	-	- Length (mm)	- Depth (mm)

	Internal doorhandles	Product Name	Brushed Brass	-	-	-
	INTERNAL	ABI Interiors	Colour	Material	Width (mm)	Height (mm)
-	-	Brand	As shown	-	-	-
			Finish	Length (mm)	Depth (mm)	

	Cavity slider handle	Product Name	Brushed brass	-	-	-
	SLIDING DOORS	ABI Interiors	Colour	Material	Width (mm)	Height (mm)
-	-	Brand	As shown	-	-	-
			Finish	Length (mm)	Depth (mm)	

Paint

	Internal Door's and Door Trim	Lexicon half 1/2	Lexicon half 1/2	-	-	-
	-	Product Name	Colour	Material	Width (mm)	Height (mm)
-	-	Dulux	Semi gloss	-	-	-
		Brand	Finish	Length (mm)	Depth (mm)	

	Ceiling Paint	Ceiling White	Ceiling White	-	-	-
	-	Product Name	Colour	Material	Width (mm)	Height (mm)
-	-	Dulux	Main ceilings = flat, bathrooms = low sheen	-	-	-
		Brand	Finish	Length (mm)	Depth (mm)	

	Wall's	Natural White	Natural White	-	-	-
	-	Product Name	Colour	Material	Width (mm)	Height (mm)
-	-	Dulux	Matt	-	-	-
		Brand	Finish	Length (mm)	Depth (mm)	

	Skirting and architraves	Lexicon half 1/2	Lexicon 1/2	-	-	-
	-	Product Name	Colour	Material	Width (mm)	Height (mm)
-	-	Dulux	Low gloss	-	-	-
		Brand	Finish	Length (mm)	Depth (mm)	

H I V E

CARO

Buyer Selections

Buyer #1 Details

Buyer #2 Details

Name	Name
Email	Email
Phone	Phone

Residence Number

#

Colour Scheme Selection

BLANC Scheme

SOL Scheme

Additional Options

Double GPOs, Data Points and switches.	QTY	Per Unit \$180
TV Cabinet Joinery @ 2000mm		\$2,940
Under Tile Heating (Bathrooms only)		Per Bathroom \$1,700
Upgrade to Polytech with lighting in WIR		\$7,400
Integrated Fridge		\$7,400
Ceiling fans	QTY	Per Room \$700
Power for EV Charger 3 Phase \$650	Power for EV Charger Single Phase \$500	
Solar - POA (Price dependent on system and inclusion)		
Stone Splashback		Per Splashback \$1,600
Zip Tap - POA (Price dependent on system and inclusion)		

Drink or wine fridge - POA (Price dependent on system and inclusion)

***Price listed includes financial credit for any materials removed to permit installation of the selected option(s).**

The above items are "Inclusions" as defined in the Contract for Sale. In the event of an inconsistency between the Inclusions List in the Contract for Sale and this Selection form, this Selection form prevails.

You must complete one form for each unit that you purchase and provide it to your solicitor or sales agent. The form must be provided to the Seller's solicitor within 30 days of exchange of contracts. If not provided within the 30 days, the Seller reserves the right to select the colour scheme on behalf of the Buyer.

Both the Buyer and Seller must sign this form for it to be accepted.

This form is a deed varying the Inclusions List in the Contract for Sale.

Total of upgrades above (incl. GST)

\$

Buyer #1 Approval & Authorisation

Name

Signature

Date

/ /

Buyer #2 Approval & Authorisation

Name

Signature

Date

/ /

Agent Confirmation & Acceptance

Name

Signature

Date

/ /

H I V E

MATT SHIPARD
+61 408 218 179
matt@hiveproperty.co

HIVEPROPERTY.CO



Development Name:	Arch
Block Number:	4.5
Section Number:	13
Developer:	Helix Property Group
Division:	MAWSON

ESTIMATED BUDGET	Year 1	Year 2
Accounting Services & ATO Compliance	\$ 399.00	\$ 418.95
Bank Management	\$ 399.00	\$ 418.95
Building Repairs & Maintenance	\$ 500.00	\$ 525.00
Bundled Disbursements	\$ 220.00	\$ 231.00
Contractor - Gardening	\$ 3,000.00	\$ 4,000.00
Contingencies	\$ 500.00	\$ 1,000.00
Electricity - Common Areas	\$ 700.00	\$ 735.00
Electrical Repairs & Maintenance	\$ 300.00	\$ 300.00
Insurance Premiums	\$ 11,000.00	\$ 12,400.00
Management Fees	\$ 3,150.00	\$ 3,307.50
Plumbing & Drainage	\$ 500.00	\$ 600.00
Sinking Fund Forecasts	\$ 380.00	\$
Water Consumption	\$ 750.00	\$ 787.50
Sub Total	\$ 21,807.00	\$ 25,173.90
Initial Year Sinking Fund Contribution	\$ 1,000.00	\$ 5,000.00
TOTAL	\$ 22,807.00	\$ 30,173.90

Development Name:	Caro
Block Number:	4,5
Section Number:	13
Developer:	Helix Property Group
Division:	MAWSON

CONTRIBUTIONS							
Unit No.	GFA	Unit of Entitlement	Y1 Combined Contribution	Y1 Levies (Admin Fund)	Y1 Levies (Sinking Fund)	Y2 Levies (Admin Fund)	Y2 Levies (Sinking Fund)
1	218	150	\$3,412.44	\$3,262.82	\$149.62	\$3,766.58	\$748.11
2	222	152	\$3,475.05	\$3,322.69	\$152.37	\$3,835.69	\$761.84
3	225	154	\$3,522.01	\$3,367.59	\$154.43	\$3,887.53	\$772.13
4	209	143	\$3,271.56	\$3,128.11	\$143.45	\$3,611.08	\$717.23
5	186	128	\$2,911.53	\$2,783.87	\$127.66	\$3,213.69	\$638.30
6	186	128	\$2,911.53	\$2,783.87	\$127.66	\$3,213.69	\$638.30
7	211	145	\$3,302.87	\$3,158.05	\$144.82	\$3,645.64	\$724.09
TOTAL	1457	1000	\$22,807.00	\$21,807.00	\$1,000.00	\$25,173.90	\$5,000.00

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

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. NEARQYPHRX

Thermal performance
star rating

Generated on 16 May 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address 01, 75-77 Ainsworth Street,
Mawson, ACT, 2607
Lot/DP B4-5 S13
NCC Class* Class 1a
Floor/all Floors
Type New Home

Plans

Main plan Refer to stamped plans
Prepared by Isaac Wagner

Construction and environment

Assessed floor area [m²]*	Exposure type
Conditioned* 148.8	suburban
Unconditioned* 37.4	NatHERS climate zone
Total 186.2	24 Canberra Airport
Garage 35.7	



Accredited assessor

Name Trisha Campbell
Business name ACT Sustainable Systems
Email trish.actss@gmail.com
Phone 0412587507
Accreditation No. 32313
Assessor Accrediting Organisation
ABSA
Declaration of interest No

NCC Requirements

NCC provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

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

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

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

121.2 MJ/m²

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

For more information on your dwelling's rating see:
www.nathers.gov.au

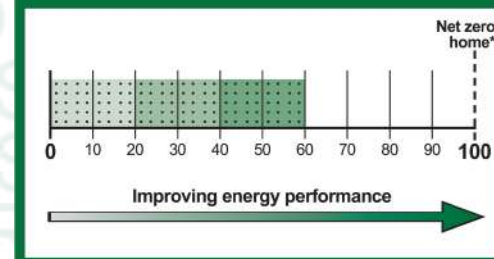
Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	92.6	28.6
Load limits	129	34
Features determining load limits		
Floor type (lowest conditioned area)		CSOG
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

Whole of Home performance rating

60 out of 100



Verification

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



*Refer to glossary.



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable



Predicted onsite renewable energy impact

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

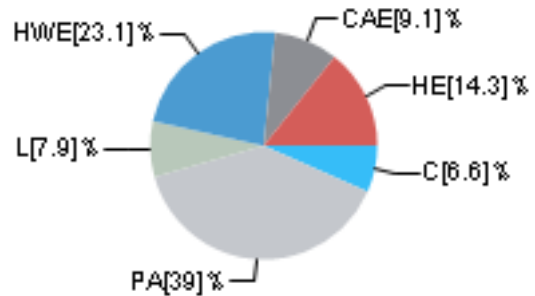
**This home's annual greenhouse gas emissions: N/A (with solar)
1055kg CO2e (without solar)**

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

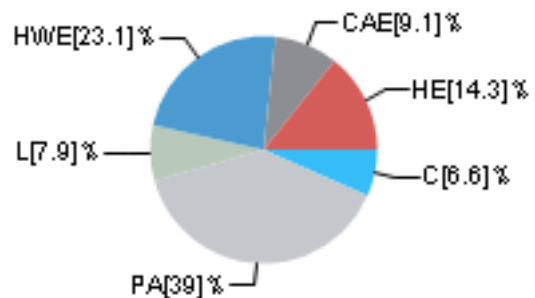
Predicted Whole of Home annual impact by appliance

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

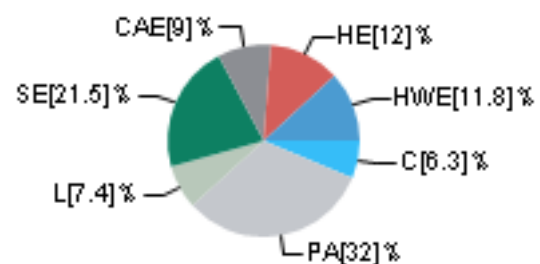
Energy use:



Greenhouse gas emissions:



Cost:



Graph key:

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

Certificate check

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

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

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

*Refer to glossary.



Certificate check

Continued

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

Other NCC requirements

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

Additional notes

Custom window modelled with identical opening type and total window system U-value equal to or greater than specified window from supplier with SHGC +5%.



Room schedule

Room	Zone Type	Area [m ²]
GARAGE	garage	35.7
WC	unconditioned	1.7
LDRY WIP	dayTime	7.8
KITCHEN DINING LIVING	kitchen	48.7
HALL	dayTime	7.8
WIR	nightTime	7
ENS	nightTime	9.9
BED 1	bedroom	13
BATH	dayTime	4.9
LIVING	living	48.2
MASTER	bedroom	18.4

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-042-16 W	Trend Timber Sliding Door DG 4gry-10ar-4ET	2.39	0.35	0.33	0.37
IMP-003-10 B	Thermally Broken Hinged Door DG 4mmEnTech-18Ar-4mmClr	2.29	0.46	0.44	0.48
CTD-004-47 W	Westech Series 7100 uPVC Fixed Window DG 6S500-14-4	1.93	0.53	0.5	0.56

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
KITCHEN DINING LIVING	TND-042-16 W	1.W4	2400	2400	other	90.0	SE	No
KITCHEN DINING LIVING	TND-042-16 W	1.W3	2400	3498	other	90.0	SW	No
KITCHEN DINING LIVING	TND-042-16 W	1.W2.1	2400	3600	sliding	60.0	SE	No



Room	Window ID	Window no.	Area [m ²]	Height [mm]	Type	U-value [W/m ² K]	Orientation	SHGC	Indoor shade
KITCHEN DINING LIVING	TND-042-16 W	1.W5	600	1720	sliding	45.0	SW	No	
HALL	IMP-003-10 B	7.W1.1	2400	2600	casement	34.0	SE	No	
HALL	CTD-004-47 W	1.W6.1	1600	950	fixed	0.0	NE	No	
ENS	TND-042-16 W	1.W9	600	1600	sliding	45.0	SW	No	
BED 1	TND-042-16 W	1.W10	1380	2015	sliding	34.0	NE	No	
LIVING	CTD-004-47 W	1.W6.2	2400	950	fixed	0.0	NE	No	
LIVING	TND-042-16 W	1.W11	1380	1985	sliding	34.0	NE	No	
LIVING	CTD-004-47 W	1.W12	536	3650	awning	30.0	SW	No	
LIVING	CTD-004-47 W	1.W2.1	2400	3600	fixed	0.0	SE	No	
LIVING	CTD-004-47 W	1.W1.2	2400	2600	fixed	0.0	SE	No	
MASTER	TND-042-16 W	1.W7	1380	2000	sliding	45.0	SE	No	
MASTER	TND-042-16 W	1.W8	600	2200	sliding	45.0	SW	No	

Roof window* type and performance value

Default* roof windows

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

Custom* roof windows

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

Roof window* schedule

Location	Window ID	Window no.	Opening %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				



GARAGE	2700	4800	100.0	NE
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External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Party Wall - 25mm Shaftliner panel	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
2	Brick Veneer - BV with R2.7 Batt + Foil	0.3	Light	Rockwool batt (k = 0.033) (R2.7)	Yes
3	Metal Clad - MC with R2.7 Batt	0.5	Medium	Rockwool batt (k = 0.033) (R2.7)	Yes

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
GARAGE	1	2700	5992	NW	0	No
GARAGE	2	2700	5960	NE	0	Yes
LDRY WIP	1	2700	4367	NW	0	No
KITCHEN DINING LIVING	2	2730	2992	SE	0	Yes
KITCHEN DINING LIVING	2	2730	4089	SW	0	Yes
KITCHEN DINING LIVING	2	2730	2855	SE	0	Yes
KITCHEN DINING LIVING	2	2730	4265	SE	281	Yes
KITCHEN DINING LIVING	2	2730	176	SE	0	Yes
KITCHEN DINING LIVING	1	2730	3867	NW	0	No
KITCHEN DINING LIVING	2	2730	3987	SW	0	Yes
HALL	2	2700	192	SE	0	Yes
HALL	2	2700	2938	SE	281	Yes
HALL	2	2700	954	SE	0	Yes
HALL	2	2700	1238	NE	0	Yes
HALL	2	2700	742	NE	0	Yes
WIR	3	2700	2413	SW	0	No
ENS	1	2700	5007	NW	0	No
ENS	3	2700	150	SW	0	No
ENS	3	2700	1646	SW	225	Yes
ENS	3	2700	218	SW	0	No
BED 1	3	2700	334	NE	0	Yes
BED 1	3	2700	2047	NE	0	Yes
BED 1	3	2700	523	NE	0	Yes
BED 1	1	2700	5404	NW	0	No
LIVING	3	3600	1350	NE	294	Yes

*Refer to glossary.



LIVING	3	3600	1427	NE	0	Yes
LIVING	3	3600	1984	NE	267	Yes
LIVING	3	3600	406	NE	0	Yes
LIVING	3	550	6264	SW	0	No
LIVING	1	3600	2034	NW	0	No
LIVING	3	3600	4145	SE	300	Yes
LIVING	3	3600	502	SE	0	Yes
LIVING	3	3600	2940	SE	300	Yes
LIVING	3	3600	954	SE	0	Yes
MASTER	3	2700	882	SW	0	No
MASTER	3	2700	3085	SE	0	Yes
MASTER	3	2700	876	SE	0	Yes
MASTER	3	2700	510	NE	0	Yes
MASTER	3	2700	877	SW	0	Yes
MASTER	3	2700	2218	SW	261	Yes

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	INT - Int Unconditioned Wall R2	41.2	Rockwool batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	105	
3	INT - Int Wall To Subfloor/roof	12.2	Rockwool batt: R2.5 (R2.5)

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
GARAGE	FR5 - CSOG: Slab on Ground	35.7	Enclosed	R2.3	none
WC	FR5 - CSOG: Slab on Ground	1.7	Enclosed	R2.3	Tiles
LDRY WIP	FR5 - CSOG: Slab on Ground	7.8	Enclosed	R2.3	Tiles
KITCHEN DINING LIVING	FR5 - CSOG: Slab on Ground	41.5	Enclosed	R2.3	Tiles
KITCHEN DINING LIVING	FR5 - CSOG: Slab on Ground	7.1	Enclosed	R2.3	Tiles
HALL	FR5 - CSOG: Slab on Ground	7.8	Enclosed	R2.3	Tiles
WIR	FR5 - Timber Lined	0.7	Elevated	R4.0	Carpet
WIR	FR5 - Timber Lined	6.3	Enclosed	R4.0	Carpet
ENS	FR5 - Timber Lined	9.9	Enclosed	R4.0	Tiles
BED 1	FR5 - Timber Lined	13	Enclosed	R4.0	Carpet
BATH	FR5 - Timber Lined	4.9	Enclosed	R4.0	Tiles



LIVING	FR5 - Timber Lined	48.2	Enclosed	R4.0	Timber
MASTER	FR5 - Timber Lined	11.9	Enclosed	R4.0	Carpet
MASTER	FR5 - Timber Lined	6.5	Elevated	R4.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
GARAGE	FR5 - Timber Lined	R4.0	No
WC	FR5 - Timber Lined	R4.0	No
LDRY WIP	FR5 - Timber Lined	R4.0	No
KITCHEN DINING LIVING	FR5 - Timber Lined	R4.0	No
KITCHEN DINING LIVING	FR5 - Timber Lined	R4.0	No
KITCHEN DINING LIVING	Plasterboard	R7.0	Yes
HALL	FR5 - Timber Lined	R4.0	No
WIR	Plasterboard	R7.0	Yes
WIR	Plasterboard	R7.0	Yes
ENS	Plasterboard	R7.0	Yes
BED 1	Plasterboard	R7.0	Yes
BATH	Plasterboard	R7.0	Yes
LIVING	Plasterboard	R7.0	Yes
MASTER	Plasterboard	R7.0	Yes
MASTER	Plasterboard	R7.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WC	1	Downlights	50	50	Sealed
WC	1	Exhaust Fans	250	250	Sealed
LDRY WIP	2	Downlights	50	50	Sealed
LDRY WIP	1	Exhaust Fans	250	250	Sealed
KITCHEN DINING LIVING	9	Downlights	50	50	Sealed
KITCHEN DINING LIVING	1	Exhaust Fans	250	250	Sealed
HALL	2	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
ENS	2	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	250	250	Sealed
BED 1	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	250	250	Sealed
LIVING	8	Downlights	50	50	Sealed

*Refer to glossary.



MASTER	2	Downlights	50	50	Sealed
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Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

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

Appliance *schedule*

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

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

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bed 1, Bath, Living, Ldry Wip, Kitchen Dining Living, Hall, Ens, WIR, Master	Electricity	4 Star (ZERL)	21.6kW

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bed 1, Bath, Living, Ldry Wip, Kitchen Dining Living, Hall, Ens, WIR, Master	Electricity	4 Star (ZERL)	13.8kW

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	27 STCs	5	24	130L

Pool/spa equipment

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



Onsite renewable energy *schedule*

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

System type	Orientation	System size or generation capacity
No Data Available		

Battery *schedule*

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

System type	Size [battery storage capacity]
No Data Available	



Explanatory Notes

About this report

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

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

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

Accredited assessors

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
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, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
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.
COP	Coefficient of performance
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.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
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 .
Net zero home	a home that achieves a net zero energy value*.
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
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap 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 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.

*Refer to glossary.



STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
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).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. XE00T4D4DZ

Thermal performance
star rating

Generated on 16 May 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address 02, 75-77 Ainsworth Street,
Mawson, ACT, 2607
Lot/DP B4-5 S13
NCC Class* Class 1a
Floor/all Floors
Type New Home

Plans

Main plan Refer to stamped plans
Prepared by Isaac Wagner

Construction and environment

Assessed floor area [m²]*	Exposure type
Conditioned* 161.5	suburban
Unconditioned* 37.4	NatHERS climate zone
Total 198.9	24 Canberra Airport
Garage 35.7	



Accredited assessor

Name Trisha Campbell
Business name ACT Sustainable Systems
Email trish.actss@gmail.com
Phone 0412587507
Accreditation No. 32313
Assessor Accrediting Organisation
ABSA
Declaration of interest No

NCC Requirements

NCC provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

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

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

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

121.5 MJ/m²

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

For more information on
your dwelling's rating see:
www.nathers.gov.au

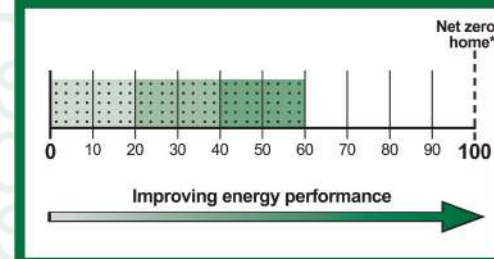
Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	91.5	30
Load limits	129	34
Features determining load limits		
Floor type		CSOG
(lowest conditioned area)		
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

Whole of Home performance rating

60 out of 100



Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=XE00T4D4DZ>
When using either link, ensure you are visiting www.fr5.com.au.



*Refer to glossary.



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

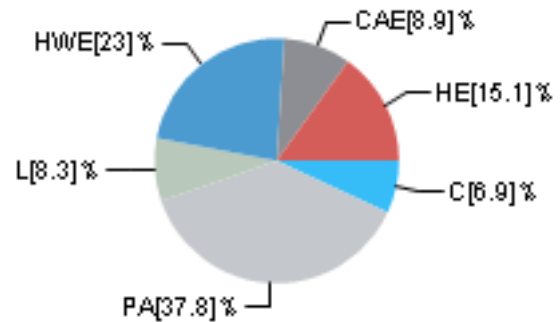
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

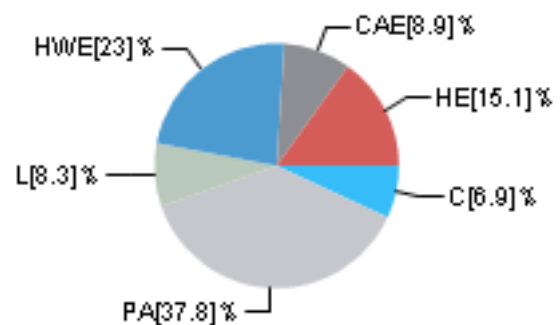
Predicted Whole of Home annual impact by appliance

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

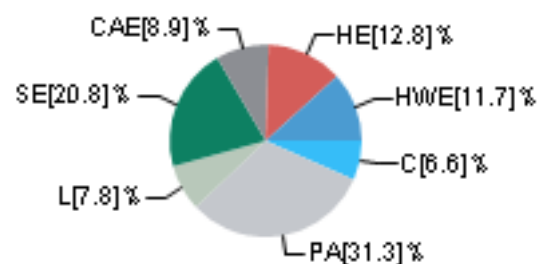
Energy use:



Greenhouse gas emissions:



Cost:



Graph key:

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



Predicted onsite renewable energy impact

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

**This home's annual greenhouse gas emissions: N/A (with solar)
1093kg CO2e (without solar)**

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

*Refer to glossary.



Certificate check

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

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

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

*Refer to glossary.



Certificate check

Continued

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

Other NCC requirements

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

Additional notes

Custom window modelled with identical opening type and total window system U-value equal to or greater than specified window from supplier with SHGC +5%.



Room schedule

Room	Zone Type	Area [m ²]
GARAGE	garage	35.7
WC	unconditioned	1.7
LDRY WIP	dayTime	8.1
KITCHEN DINING LIVING	kitchen	54.7
HALL	dayTime	7.8
WIR	nightTime	6.3
ENS	nightTime	8.8
LINEN	dayTime	4.3
BED 1	bedroom	13
BED 2	bedroom	13.1
BATH	dayTime	4.9
LIVING	living	37.8
MASTER	bedroom	20

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-042-16 W	Trend Timber Sliding Door DG 4gry-10ar-4ET	2.39	0.35	0.33	0.37
CTD-004-47 W	Westech Series 7100 uPVC Fixed Window DG 6S500-14-4	1.93	0.53	0.5	0.56
TND-050-31 W	Trend Thermal Awning Window DG 6CSClr/12/6CSClr	2.73	0.42	0.4	0.44

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
KITCHEN DINING LIVING	TND-042-16 W	2.W5	600	2200	sliding	45.0	NE	No
KITCHEN DINING LIVING	TND-042-16 W	2.W2.1	2400	3500	sliding	60.0	SE	No



KITCHEN DINING LIVING	TND-042-16 W	2.W3	2400	3600	other	90.0	NE	No
KITCHEN DINING LIVING	TND-042-16 W	2.W4	2400	2500	other	90.0	SE	No
HALL	CTD-004-47 W	2.W6.1	1600	1199	fixed	0.0	SW	No
HALL	CTD-004-47 W	2.W1.1	2400	2905	fixed	0.0	SE	No
ENS	TND-042-16 W	2.W9	600	1600	sliding	45.0	NE	No
BED 1	TND-042-16 W	2.W10	1380	2025	sliding	45.0	SW	No
BED 2	TND-042-16 W	2.W11	1380	1975	sliding	45.0	SW	No
LIVING	CTD-004-47 W	2.W1.2	2400	2905	fixed	0.0	SE	No
LIVING	CTD-004-47 W	2.W2.2	2400	3500	fixed	0.0	SE	No
LIVING	TND-050-31 W	2.W12	390	5751	awning	0.54	SW	No
LIVING	CTD-004-47 W	2.W6.2	2400	1199	fixed	0.0	SW	No
MASTER	TND-042-16 W	2.W8	600	2200	sliding	45.0	NE	No
MASTER	TND-042-16 W	2.W7	1380	2400	sliding	45.0	SE	No

Roof window* type and performance value

Default* roof windows

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

Custom* roof windows

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

Roof window* schedule

Location	Window ID	Window no.	Opening %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

*Refer to glossary.



External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
GARAGE	2700	4800	100.0	SW

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Brick Veneer - BV with R2.7 Batt + Foil	0.3	Light	Rockwool batt (k = 0.033) (R2.7)	Yes
2	Party Wall - 25mm Shaftliner panel	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
3	Metal Clad - MC with R2.7 Batt	0.5	Medium	Rockwool batt (k = 0.033) (R2.7)	Yes
4	Party Wall - Concrete Block Solid/Core Filled	0.5	Medium		No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
GARAGE	1	2700	5960	SW	0	Yes
GARAGE	2	2700	5992	NW	0	No
LDRY WIP	2	2700	4579	NW	0	No
KITCHEN DINING LIVING	1	2700	2148	NE	0	No
KITCHEN DINING LIVING	3	2700	1846	NE	0	No
KITCHEN DINING LIVING	4	2700	4698	NW	0	No
KITCHEN DINING LIVING	1	2700	1225	SE	0	Yes
KITCHEN DINING LIVING	1	2700	4276	SE	0	Yes
KITCHEN DINING LIVING	1	2700	2326	SE	0	Yes
KITCHEN DINING LIVING	1	2700	4068	NE	0	Yes
KITCHEN DINING LIVING	1	2700	3512	SE	0	Yes
HALL	1	2700	715	SW	0	Yes
HALL	1	2700	1265	SW	0	Yes
HALL	1	2700	914	SE	0	Yes
HALL	1	2700	3022	SE	0	Yes
HALL	1	2700	148	SE	0	Yes
WIR	3	2700	2194	NE	0	No
ENS	3	2700	1762	NE	261	Yes
ENS	2	2700	4986	NW	0	No
LINEN	2	2700	1963	NW	0	No
BED 1	2	2700	5404	NW	0	No



BED 1	3	2700	2665	SW	261	Yes
BED 1	3	2700	239	SW	0	Yes
BED 2	3	2700	299	SW	0	Yes
BED 2	3	2700	2065	SW	234	Yes
BED 2	3	2700	571	SW	0	Yes
LIVING	3	3600	954	SE	0	Yes
LIVING	3	3600	2940	SE	0	Yes
LIVING	3	3600	1543	SE	0	Yes
LIVING	3	3600	4160	SE	0	Yes
LIVING	2	3600	967	NW	0	No
LIVING	3	400	6264	SW	0	No
LIVING	3	3600	722	SW	0	Yes
LIVING	3	3600	1329	SW	261	Yes
MASTER	3	2700	839	NE	0	No
MASTER	3	2700	2310	NE	300	Yes
MASTER	3	2700	1317	NE	0	No
MASTER	3	2700	531	SW	0	Yes
MASTER	3	2700	867	SE	0	Yes
MASTER	3	2700	2419	SE	0	Yes
MASTER	3	2700	713	SE	0	Yes

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	INT - Int Unconditioned Wall R2	41	Rockwool batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	135.9	
3	INT - Int Wall To Subfloor/roof	13.6	Rockwool batt: R2.0 (R2.0)

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
GARAGE	FR5 - CSOG: Slab on Ground	35.7	Enclosed	R2.3	none
WC	FR5 - CSOG: Slab on Ground	1.7	Enclosed	R2.3	Tiles
LDRY WIP	FR5 - CSOG: Slab on Ground	8.1	Enclosed	R2.3	Timber
KITCHEN DINING LIVING	FR5 - CSOG: Slab on Ground	47.5	Enclosed	R2.3	Tiles
KITCHEN DINING LIVING	FR5 - CSOG: Slab on Ground	7.2	Enclosed	R2.3	Tiles
HALL	FR5 - CSOG: Slab on Ground	7.8	Enclosed	R2.3	Timber



WIR	FR5 - Timber Lined	6.3	Enclosed	R4.0	Carpet
ENS	FR5 - Timber Lined	8.8	Enclosed	R4.0	Tiles
LINEN	FR5 - Timber Lined	4.3	Enclosed	R4.0	Carpet
BED 1	FR5 - Timber Lined	13	Enclosed	R4.0	Carpet
BED 2	FR5 - Timber Lined	13.1	Enclosed	R4.0	Carpet
BATH	FR5 - Timber Lined	4.9	Enclosed	R4.0	Tiles
LIVING	FR5 - Timber Lined	37.8	Enclosed	R4.0	Timber
MASTER	FR5 - Timber Lined	11	Enclosed	R4.0	Carpet
MASTER	FR5 - Timber Lined	9	Elevated	R4.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
GARAGE	FR5 - Timber Lined	R4.0	No
WC	FR5 - Timber Lined	R4.0	No
LDRY WIP	FR5 - Timber Lined	R4.0	No
KITCHEN DINING LIVING	FR5 - Timber Lined	R4.0	No
KITCHEN DINING LIVING	FR5 - Timber Lined	R4.0	No
KITCHEN DINING LIVING	Plasterboard	R6.0	Yes
HALL	FR5 - Timber Lined	R4.0	No
WIR	Plasterboard	R6.0	Yes
ENS	Plasterboard	R6.0	Yes
LINEN	Plasterboard	R6.0	Yes
BED 1	Plasterboard	R6.0	Yes
BED 2	Plasterboard	R6.0	Yes
BATH	Plasterboard	R6.0	Yes
LIVING	Plasterboard	R6.0	Yes
MASTER	Plasterboard	R6.0	Yes
MASTER	Plasterboard	R6.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
GARAGE	7	Downlights	50	50	Sealed
WC	1	Downlights	50	50	Sealed
WC	1	Exhaust Fans	250	250	Sealed
LDRY WIP	2	Downlights	50	50	Sealed
LDRY WIP	1	Exhaust Fans	250	250	Sealed
KITCHEN DINING LIVING	9	Downlights	50	50	Sealed
KITCHEN DINING LIVING	1	Exhaust Fans	250	250	Sealed



Room	Count	Fixture Type	Wattage	Wattage	Status
HALL	2	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
ENS	2	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	250	250	Sealed
LINEN	1	Downlights	50	50	Sealed
BED 1	2	Downlights	50	50	Sealed
BED 2	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	250	250	Sealed
LIVING	8	Downlights	50	50	Sealed
MASTER	2	Downlights	50	50	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.3	Light
Cont:Attic-Continuous	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

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

Appliance schedule

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

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

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bed 1, Bed 2, Bath, Living, Hall, Kitchen Dining Living, Ldry Wip, Ens, Linen, WIR, Master	Electricity	4 Star (ZERL)	22.2kW

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
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Ducted RAC - variable capacity	Bed 1, Bed 2, Bath, Living, Hall, Kitchen Dining Living, Ldry Wip, Electricity Ens, Linen, WIR, Master	4 Star (ZERL)	14.9kW
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Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
Heat pump (off-peak)	Electricity	27 STCs	5	24	134L

Pool/spa equipment

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

Onsite renewable energy *schedule*

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

System type	Orientation	System size or generation capacity
No Data Available		

Battery *schedule*

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

System type	Size [battery storage capacity]
No Data Available	

*Refer to glossary.



Explanatory Notes

About this report

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

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

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

Accredited assessors

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
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, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
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.
COP	Coefficient of performance
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.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
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 .
Net zero home	a home that achieves a net zero energy value*.
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
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap 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 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.

*Refer to glossary.



STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
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).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. ASGIY3E800

Thermal performance
star rating

Generated on 16 May 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address 03, 75-77 AINSWORTH STREET,
Mawson, ACT, 2607
Lot/DP B4-5 S13
NCC Class* Class 1a
Floor/all Floors
Type New Home

Plans

Main plan Refer to stamped plans
Prepared by Isaac Wagner

Construction and environment

Assessed floor area [m²]*	Exposure type
Conditioned* 125.2	suburban
Unconditioned* 37.8	NatHERS climate zone
Total 163	24 Canberra Airport
Garage 32	



Accredited assessor

Name Trisha Campbell
Business name ACT Sustainable Systems
Email trish.actss@gmail.com
Phone 0412587507
Accreditation No. 32313
Assessor Accrediting Organisation
ABSA
Declaration of interest No

NCC Requirements

NCC provisions Volume 2
State/Territory variation Yes

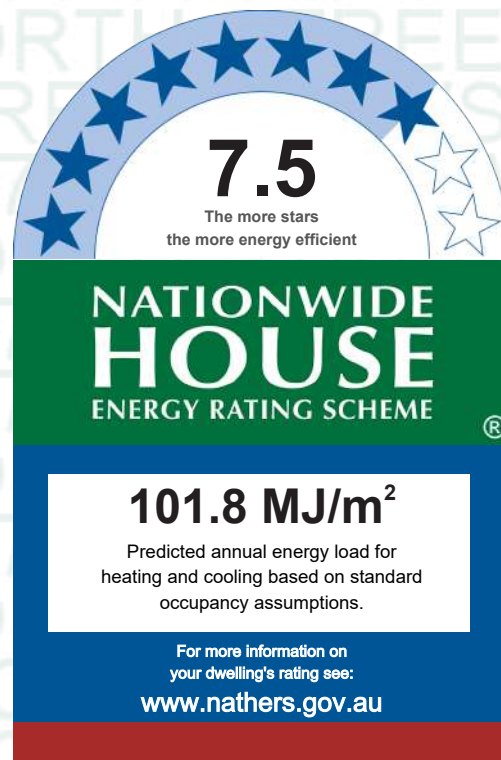
National Construction Code (NCC) requirements

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

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

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

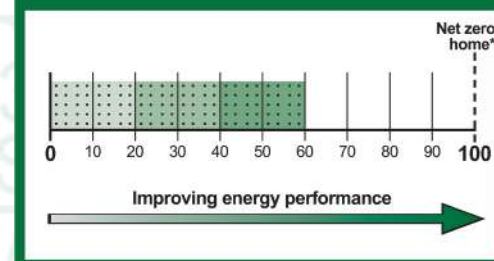
	Heating	Cooling
Modelled	75.9	25.8
Load limits	129	34

Features determining load limits

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

Whole of Home performance rating

62 out of 100



Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=ASGIY3E800>
When using either link, ensure you are visiting www.fr5.com.au.



*Refer to glossary.



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

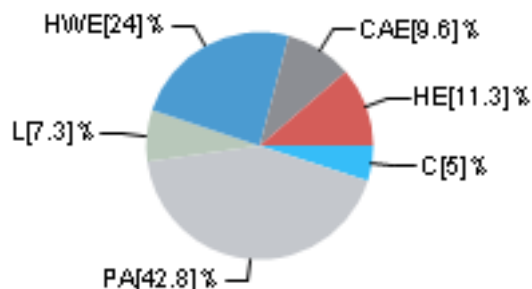
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

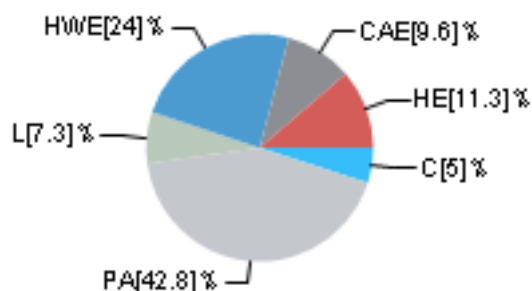
Predicted Whole of Home annual impact by appliance

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

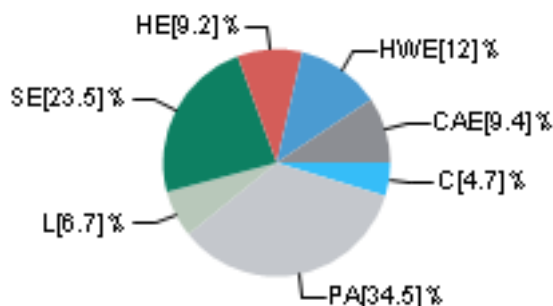
Energy use:



Greenhouse gas emissions:



Cost:



Graph key:

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



Predicted onsite renewable energy impact

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

**This home's annual greenhouse gas emissions: N/A (with solar)
945kg CO2e (without solar)**

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

*Refer to glossary.



Certificate check

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

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

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

*Refer to glossary.



Certificate check

Continued

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

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

Additional notes

Custom window modelled with identical opening type and total window system U-value equal to or greater than specified window from supplier with SHGC +5%.

*Refer to glossary.



Room schedule

Room	Zone Type	Area [m ²]
GARAGE	garage	32
WIP	dayTime	7.3
WC	dayTime	1.9
KITCHEN LIVING DINING	kitchen	55.4
MASTER WIR	nightTime	22.4
BED 2	bedroom	11.9
BED 1	bedroom	11.8
BATH	unconditioned	5.8
HALL	dayTime	13.6
ENS	nightTime	8.8

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
BRD-154-25 A	Essential Sliding Window 67 DG DuoUltraClr_5mm-8Ar-5mm	3.1	0.45	0.43	0.47
JLN-011-04 B	TB - 150mm Sliding Door DG 5CMFTE2-12Ar-5ClrCSG	2.9	0.5	0.48	0.53
ALS-045-13 A	Carinya Select 125 Hinged Door DG LightBridge_ClrS0_5-14-5	3.1	0.41	0.39	0.43

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
KITCHEN LIVING DINING	BRD-154-25 A	3.W6	600	3165	sliding	30.0	SW	No
KITCHEN LIVING DINING	JLN-011-04 B	3.W5	2400	3000	sliding	60.0	NW	No
KITCHEN LIVING DINING	BRD-154-25 A	3.W3	600	1700	sliding	45.0	SW	No
KITCHEN LIVING DINING	JLN-011-04 B	3.W4	2400	2000	sliding	45.0	SW	No



KITCHEN LIVING DINING	ALS-045-13 A	3.W1	2400	1100	casement	90.0	NE	No
KITCHEN LIVING DINING	JLN-011-04 B	3.W2	2400	2200	sliding	45.0	NE	No
MASTER WIR	BRD-154-25 A	3.W11	600	1500	sliding	45.0	NE	No
MASTER WIR	BRD-154-25 A	3.W9	1380	3145	sliding	30.0	NW	No
BED 2	BRD-154-25 A	3.W8	1380	1945	sliding	45.0	NW	No
BED 1	BRD-154-25 A	3.W7	1380	2000	sliding	45.0	NW	No
BATH	BRD-154-25 A	3.W12	600	1810	sliding	45.0	SW	No
ENS	BRD-154-25 A	3.W10	600	2168	sliding	45.0	NE	No

Roof window* type and performance value

Default* roof windows

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

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
Velux:VEL-010-01 W	VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.53	0.21	0.2	0.22

Roof window* schedule

Location	Window ID	Window no.	Opening %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
KITCHEN LIVING DINING	Velux:VEL-010-01 W	Element 1	0.0	0.9	0	SE	None	None
KITCHEN LIVING DINING	Velux:VEL-010-01 W	Element 2	0.0	0.9	0	SE	None	None
KITCHEN LIVING DINING	Velux:VEL-010-01 W	Element 3	0.0	0.9	0	SE	None	None
KITCHEN LIVING DINING	Velux:VEL-010-01 W	Element 4	0.0	0.9	0	N	None	None

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		



Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
GARAGE	2700	4800	100.0	NE

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Brick Veneer - BV with R2.7 Batt + Foil	0.3	Light	Rockwool batt (k = 0.033) (R2.7)	Yes
2	Party Wall - 25mm Shaftliner panel	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
3	Metal Clad - MC with R2.7 Batt	0.7	Dark	Rockwool batt (k = 0.033) (R2.7)	Yes
4	Metal Clad - MC with R2.7 Batt	0.5	Medium	Rockwool batt (k = 0.033) (R2.7)	Yes
5	Metal Clad - MC with R2.7 Batt	0.5	Medium	Rockwool batt (k = 0.033) (R2.7)	Yes

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
GARAGE	1	2700	5455	NE	0	Yes
GARAGE	1	2700	5872	NW	0	Yes
GARAGE	2	2700	5872	SE	0	No
WC	2	2700	1969	SE	0	No
KITCHEN LIVING DINING	2	2700	5259	NW	0	No
KITCHEN LIVING DINING	1	2700	3732	SW	0	Yes
KITCHEN LIVING DINING	1	2700	3218	NW	0	Yes
KITCHEN LIVING DINING	1	2700	5489	SW	0	No
KITCHEN LIVING DINING	2	2700	6403	SE	0	No
KITCHEN LIVING DINING	1	2700	3748	NE	0	Yes
MASTER WIR	3	2700	977	NE	0	Yes
MASTER WIR	3	2700	2248	NE	287	Yes
MASTER WIR	3	2700	455	NE	0	Yes
MASTER WIR	3	2700	4071	NW	0	Yes



MASTER WIR	4	2700	2232	NW	0	No
BED 2	3	2700	1588	NW	0	Yes
BED 2	3	2700	1972	NW	300	Yes
BED 1	3	2700	914	NW	0	Yes
BED 1	3	2700	2025	NW	380	Yes
BED 1	3	2700	659	NW	0	Yes
BED 1	3	2700	3310	SW	0	No
BATH	3	2700	330	SW	0	No
BATH	3	2700	1866	SW	391	Yes
BATH	3	2700	665	SE	0	No
BATH	2	2700	2588	SE	0	No
HALL	2	2700	5589	SE	0	No
ENS	2	2400	4661	SE	0	No
ENS	5	2400	1806	NE	300	Yes

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	INT - Int Unconditioned Wall R2	27.9	Rockwool batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	82.1	

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
GARAGE	FR5 - CSOG: Slab on Ground	32	Enclosed	R2.3	none
WIP	FR5 - CSOG: Slab on Ground	7.3	Enclosed	R2.3	Timber
WC	FR5 - CSOG: Slab on Ground	1.9	Enclosed	R2.3	Tiles
KITCHEN LIVING DINING	FR5 - CSOG: Slab on Ground	31.3	Enclosed	R2.3	Timber
KITCHEN LIVING DINING	FR5 - CSOG: Slab on Ground	4.8	Enclosed	R2.3	Timber
KITCHEN LIVING DINING	FR5 - CSOG: Slab on Ground	19.3	Enclosed	R2.3	Timber
MASTER WIR	FR5 - Timber Lined	22.4	Enclosed	R4.0	Carpet
BED 2	FR5 - Timber Lined	11.9	Enclosed	R4.0	Timber
BED 1	FR5 - Timber Lined	11.8	Enclosed	R4.0	Timber
BATH	FR5 - Timber Lined	5.8	Enclosed	R4.0	Tiles
HALL	FR5 - Timber Lined	13.5	Enclosed	R4.0	Timber
ENS	FR5 - Timber Lined	8.8	Enclosed	R4.0	Tiles



Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
GARAGE	FR5 - Timber Lined	R4.0	No
WIP	FR5 - Timber Lined	R4.0	No
WC	FR5 - Timber Lined	R4.0	No
KITCHEN LIVING DINING	FR5 - Timber Lined	R4.0	No
KITCHEN LIVING DINING	Plasterboard	R6.0	Yes
KITCHEN LIVING DINING	FR5 - Timber Lined	R4.0	No
KITCHEN LIVING DINING	Plasterboard	R6.0	Yes
MASTER WIR	Plasterboard	R6.0	Yes
BED 2	Plasterboard	R6.0	Yes
BED 1	Plasterboard	R6.0	Yes
BATH	Plasterboard	R6.0	Yes
HALL	Plasterboard	R6.0	Yes
ENS	Plasterboard	R6.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WIP	1	Exhaust Fans	250	250	Sealed
WIP	1	Downlights	50	50	Sealed
KITCHEN LIVING DINING	1	Exhaust Fans	250	250	Sealed
KITCHEN LIVING DINING	11	Downlights	50	50	Sealed
MASTER WIR	4	Downlights	50	50	Sealed
BED 2	2	Downlights	50	50	Sealed
BED 1	2	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	250	250	Sealed
BATH	1	Downlights	50	50	Sealed
HALL	3	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	250	250	Sealed
ENS	2	Downlights	50	50	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
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Cont:Attic-Continuous	0.0	0.3	Light
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

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

Appliance *schedule*

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

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

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Master WIR, Hall, Ens, Kitchen Living Dining, Wip, WC, Bed 2, Bed 1	Electricity	4 Star (ZERL)	17.3kW

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Master WIR, Hall, Ens, Kitchen Living Dining, Wip, WC, Bed 2, Bed 1	Electricity	4 Star (ZERL)	10.6kW

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	27 STCs	5	24	118L

Pool/spa equipment

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

Onsite renewable energy *schedule*

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

System type	Orientation	System size or generation capacity
No Data Available		

Battery *schedule*

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

System type	Size [battery storage capacity]



No Data Available



Explanatory Notes

About this report

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

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

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

Accredited assessors

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
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, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
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.
COP	Coefficient of performance
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.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
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 .
Net zero home	a home that achieves a net zero energy value*.
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
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap 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 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.

*Refer to glossary.



STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
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).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. G1T9IDVODC

Thermal performance
star rating

Generated on 16 May 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address 04, 75-77 Ainsworth Street,
Mawson, ACT, 2607
Lot/DP B4-5 S13
NCC Class* Class 1a
Floor/all Floors
Type New Home

Plans

Main plan Refer to stamped plans
Prepared by Isaac Wagner

Construction and environment

Assessed floor area [m²]*	Exposure type
Conditioned* 157.3	suburban
Unconditioned* 37.4	NatHERS climate zone
Total 194.7	24 Canberra Airport
Garage 35.7	



Accredited assessor

Name Trisha Campbell
Business name ACT Sustainable Systems
Email trish.actss@gmail.com
Phone 0412587507
Accreditation No. 32313
Assessor Accrediting Organisation
ABSA
Declaration of interest No

NCC Requirements

NCC provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

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

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

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

115.4 MJ/m²

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

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

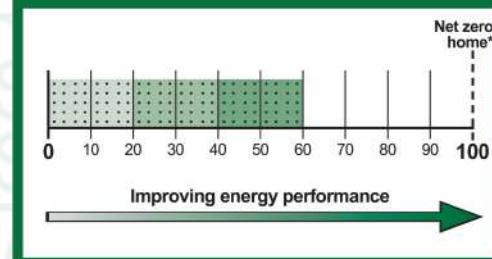
	Heating	Cooling
Modelled	82	33.5
Load limits	129	34

Features determining load limits

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

Whole of Home performance rating

61 out of 100



Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=G1T9IDVODC>. When using either link, ensure you are visiting www.fr5.com.au.



*Refer to glossary.



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

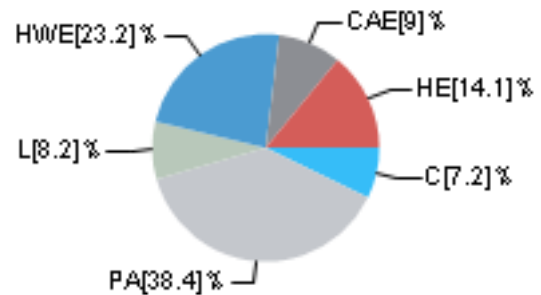
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

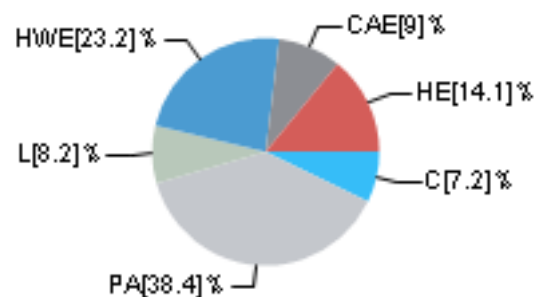
Predicted Whole of Home annual impact by appliance

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

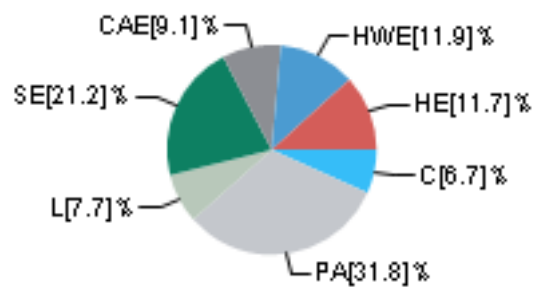
Energy use:



Greenhouse gas emissions:



Cost:



Graph key:

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



Predicted onsite renewable energy impact

Your Whole of Home energy use* rating excluding onsite renewable energy generation is **61 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)
1076kg CO2e (without solar)**

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

*Refer to glossary.

Certificate check

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

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

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

*Refer to glossary.



Certificate check

Continued

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

Other NCC requirements

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

Additional notes

Custom window modelled with identical opening type and total window system U-value equal to or greater than specified window from supplier with SHGC +5%.

*Refer to glossary.



Room schedule

Room	Zone Type	Area [m ²]
GARAGE	garage	35.7
WC	unconditioned	1.7
LDRY WIP	dayTime	8.1
KITCHEN DINING LIVING	kitchen	52.4
HALL	dayTime	7.8
WIR	nightTime	6.3
ENS	nightTime	8.8
LINEN	dayTime	4.3
BED 1	bedroom	13
BED 2	bedroom	13.1
BATH	dayTime	4.9
LIVING	living	37.8
MASTER	bedroom	18

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-042-16 W	Trend Timber Sliding Door DG 4gry-10ar-4ET	2.39	0.35	0.33	0.37
IMP-003-10 B	Thermally Broken Hinged Door DG 4mmEnTech-18Ar-4mmClr	2.29	0.46	0.44	0.48
CTD-004-47 W	Westech Series 7100 uPVC Fixed Window DG 6S500-14-4	1.93	0.53	0.5	0.56
TND-050-31 W	Trend Thermal Awning Window DG 6CSClr/12/6CSClr	2.73	0.42	0.4	0.44

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
KITCHEN DINING LIVING	TND-042-16 W	4.W4	2400	2400	other	90.0	NW	No



KITCHEN DINING LIVING	TND-042-16 W	4.W3	2400	3600	other	90.0	NE	No
KITCHEN DINING LIVING	TND-042-16 W	4.W2.1	2400	3600	sliding	60.0	NW	No
KITCHEN DINING LIVING	TND-042-16 W	4.W5	600	1730	sliding	45.0	NE	No
HALL	IMP-003-10 B	4.W1.1	2400	2600	casement	45.0	NW	No
HALL	CTD-004-47 W	4.W6.1	1600	950	fixed	0.0	SW	No
ENS	TND-042-16 W	4.W9	600	1840	sliding	45.0	NE	No
BED 1	TND-042-16 W	4.W10	1380	2055	sliding	45.0	SW	No
BED 2	TND-042-16 W	4.W11	1380	1975	sliding	45.0	SW	No
LIVING	CTD-004-47 W	4.W6.2	2400	950	fixed	0.0	SW	No
LIVING	TND-050-31 W	4.W12	390	5860	awning	0.54	SW	No
LIVING	CTD-004-47 W	4.W2.2	2400	3600	fixed	0.0	NW	No
LIVING	CTD-004-47 W	4.W1.2	2400	2600	fixed	0.0	NW	No
MASTER	TND-042-16 W	4.W7	1380	2000	sliding	45.0	NW	No
MASTER	TND-042-16 W	4.W8	600	2190	sliding	45.0	NE	No

Roof window* type and performance value

Default* roof windows

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

Custom* roof windows

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

Roof window* schedule

Location	Window ID	Window no.	Opening %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orient-ation	Outdoor shade	Diffuser
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No Data
Available

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
GARAGE	2700	4800	100.0	SW

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Party Wall - 25mm Shaftliner panel	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
2	Brick Veneer - BV with R2.7 Batt + Foil	0.3	Light	Rockwool batt (k = 0.033) (R2.7)	Yes
3	Metal Clad - MC with R2.7 Batt	0.5	Medium	Rockwool batt (k = 0.033) (R2.7)	Yes

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
GARAGE	1	2700	5992	SE	0	No
GARAGE	2	2700	5960	SW	0	Yes
LDRY WIP	1	2700	4579	SE	0	No
KITCHEN DINING LIVING	2	2700	3527	NW	0	Yes
KITCHEN DINING LIVING	2	2700	4698	NE	0	Yes
KITCHEN DINING LIVING	2	2700	2326	NW	0	Yes
KITCHEN DINING LIVING	2	2700	4276	NW	0	Yes
KITCHEN DINING LIVING	2	2700	1225	NW	0	Yes
KITCHEN DINING LIVING	1	2700	4698	SE	0	No
KITCHEN DINING LIVING	3	2700	1846	NE	0	No
KITCHEN DINING LIVING	2	2700	1529	NE	0	No
HALL	2	2700	148	NW	0	Yes
HALL	2	2700	3022	NW	0	Yes
HALL	2	2700	914	NW	0	Yes
HALL	2	2700	1265	SW	0	Yes
HALL	2	2700	715	SW	0	Yes
WIR	3	2700	2194	NE	0	No
ENS	1	2700	4986	SE	0	No
ENS	3	2700	1762	NE	261	Yes
LINEN	1	2700	1963	SE	0	No
BED 1	3	2700	239	SW	0	Yes



BED 1	3	2700	2665	SW	261	Yes
BED 1	1	2700	5404	SE	0	No
BED 2	3	2700	571	SW	0	Yes
BED 2	3	2700	2065	SW	261	Yes
BED 2	3	2700	299	SW	0	Yes
LIVING	3	3600	1329	SW	261	Yes
LIVING	3	3600	722	SW	0	Yes
LIVING	3	400	6264	SW	0	No
LIVING	1	3600	967	SE	0	No
LIVING	3	3600	4160	NW	300	Yes
LIVING	3	3600	1543	NW	0	Yes
LIVING	3	3600	2940	NW	0	Yes
LIVING	3	3600	954	NW	0	Yes
MASTER	3	2700	1011	NW	0	Yes
MASTER	3	2700	2070	NW	0	Yes
MASTER	3	2700	901	NW	0	Yes
MASTER	3	2700	1317	NE	0	Yes
MASTER	3	2700	2310	NE	300	Yes
MASTER	3	2700	327	NE	0	No

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	INT - Int Unconditioned Wall R2	41	Rockwool batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	135.9	
3	INT - Int Wall To Subfloor/roof	13.6	Rockwool batt: R2.0 (R2.0)

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
GARAGE	FR5 - CSOG: Slab on Ground	35.7	Enclosed	R2.3	none
WC	FR5 - CSOG: Slab on Ground	1.7	Enclosed	R2.3	Tiles
LDRY WIP	FR5 - CSOG: Slab on Ground	8.1	Enclosed	R2.3	Timber
KITCHEN DINING LIVING	FR5 - CSOG: Slab on Ground	46.4	Enclosed	R2.3	Tiles
KITCHEN DINING LIVING	FR5 - CSOG: Slab on Ground	6.1	Enclosed	R2.3	Tiles
HALL	FR5 - CSOG: Slab on Ground	7.8	Enclosed	R2.3	Tiles
WIR	FR5 - Timber Lined	1.2	Elevated	R4.0	Carpet



WIR	FR5 - Timber Lined	5.1	Enclosed	R4.0	Carpet
ENS	FR5 - Timber Lined	8.8	Enclosed	R4.0	Tiles
LINEN	FR5 - Timber Lined	4.3	Enclosed	R4.0	Timber
BED 1	FR5 - Timber Lined	13	Enclosed	R4.0	Carpet
BED 2	FR5 - Timber Lined	13.1	Enclosed	R4.0	Carpet
BATH	FR5 - Timber Lined	4.9	Enclosed	R4.0	Tiles
LIVING	FR5 - Timber Lined	37.8	Enclosed	R4.0	Timber
MASTER	FR5 - Timber Lined	11.2	Enclosed	R4.0	Carpet
MASTER	FR5 - Timber Lined	6.8	Elevated	R4.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
GARAGE	FR5 - Timber Lined	R4.0	No
WC	FR5 - Timber Lined	R4.0	No
LDRY WIP	FR5 - Timber Lined	R4.0	No
KITCHEN DINING LIVING	FR5 - Timber Lined	R4.0	No
KITCHEN DINING LIVING	FR5 - Timber Lined	R4.0	No
KITCHEN DINING LIVING	Plasterboard	R6.0	Yes
HALL	FR5 - Timber Lined	R4.0	No
WIR	Plasterboard	R6.0	Yes
WIR	Plasterboard	R6.0	Yes
ENS	Plasterboard	R6.0	Yes
LINEN	Plasterboard	R6.0	Yes
BED 1	Plasterboard	R6.0	Yes
BED 2	Plasterboard	R6.0	Yes
BATH	Plasterboard	R6.0	Yes
LIVING	Plasterboard	R6.0	Yes
MASTER	Plasterboard	R6.0	Yes
MASTER	Plasterboard	R6.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
GARAGE	7	Downlights	50	50	Sealed
WC	1	Downlights	50	50	Sealed
WC	1	Exhaust Fans	250	250	Sealed
LDRY WIP	2	Downlights	50	50	Sealed
LDRY WIP	1	Exhaust Fans	250	250	Sealed
KITCHEN DINING LIVING	9	Downlights	50	50	Sealed

*Refer to glossary.



KITCHEN DINING LIVING	1	Exhaust Fans	250	250	Sealed
HALL	2	Downlights	50	50	Sealed
WIR	1	Downlights	50	50	Sealed
ENS	2	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	250	250	Sealed
LINEN	1	Downlights	50	50	Sealed
BED 1	2	Downlights	50	50	Sealed
BED 2	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	250	250	Sealed
LIVING	8	Downlights	50	50	Sealed
MASTER	2	Downlights	50	50	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
KITCHEN DINING LIVING	1	1200
LIVING	1	1200

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.3	Light
Cont:Attic-Continuous	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

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

Appliance *schedule*

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

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

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bed 1, Bed 2, Bath, Living, Ldry Wip, Kitchen Dining Living, Hall, Ens, Linen, WIR, Master	Electricity	4 Star (ZERL)	22.8kW

Heating system



Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Bed 1, Bed 2, Bath, Living, Ldry Wip, Kitchen Dining Living, Hall, Ens, Linen, WIR, Master	Electricity	4 Star (ZERL)	14.6kW

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
Heat pump (off-peak)	Electricity	27 STCs	5	24	133L

Pool/spa equipment

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

Onsite renewable energy *schedule*

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

System type	Orientation	System size or generation capacity
No Data Available		

Battery *schedule*

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

System type	Size [battery storage capacity]
No Data Available	



Explanatory Notes

About this report

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

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

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

Accredited assessors

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
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, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
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.
COP	Coefficient of performance
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.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
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 .
Net zero home	a home that achieves a net zero energy value*.
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
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap 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 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.

*Refer to glossary.



STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
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).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. ZHFEXNM0XO

Thermal performance
star rating

Generated on 16 May 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address 05, 75-77 AINSWORTH STREET,
Mawson, ACT, 2607
Lot/DP B4-5 S13
NCC Class* Class 1a
Floor/all Floors
Type New Home

Plans

Main plan Refer to stamped plans
Prepared by Isaac Wagner

Construction and environment

Assessed floor area [m²]*	Exposure type
Conditioned* 125.1	suburban
Unconditioned* 37.7	NatHERS climate zone
Total 162.8	24 Canberra Airport
Garage 32	



Accredited assessor

Name Trisha Campbell
Business name ACT Sustainable Systems
Email trish.actss@gmail.com
Phone 0412587507
Accreditation No. 32313
Assessor Accrediting Organisation
ABSA
Declaration of interest No

NCC Requirements

NCC provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

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

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

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

113.3 MJ/m²

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

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

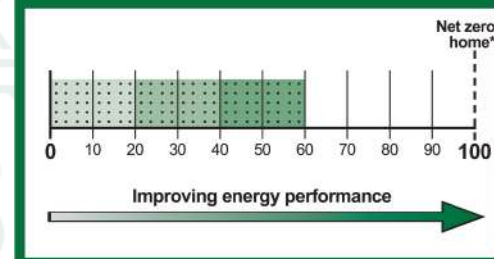
	Heating	Cooling
Modelled	97.7	15.5
Load limits	129	34

Features determining load limits

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

Whole of Home performance rating

61 out of 100



Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=ZHFEXNM0XO>. When using either link, ensure you are visiting www.fr5.com.au.



*Refer to glossary.



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable



Predicted onsite renewable energy impact

Your Whole of Home energy use* rating excluding onsite renewable energy generation is **61 out of 100**

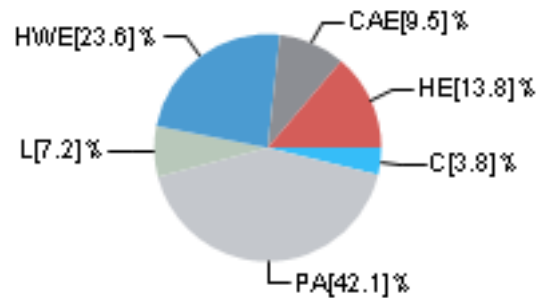
**This home's annual greenhouse gas emissions: N/A (with solar)
961kg CO2e (without solar)**

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

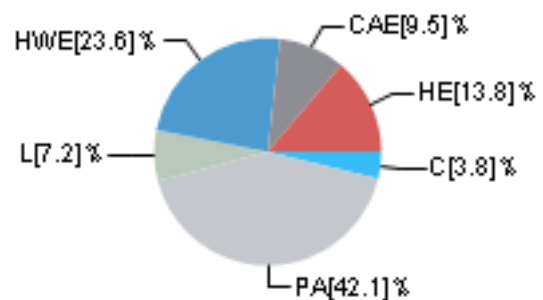
Predicted Whole of Home annual impact by appliance

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

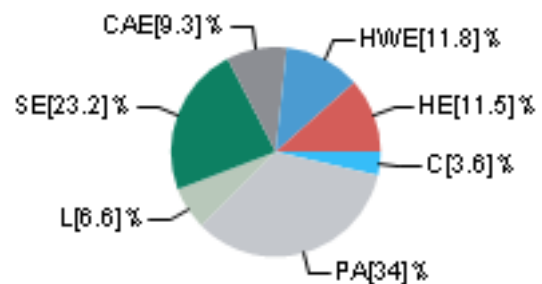
Energy use:



Greenhouse gas emissions:



Cost:



Graph key:

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

*Refer to glossary.



Certificate check

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

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

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

*Refer to glossary.



Certificate check

Continued

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

Other NCC requirements

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

Additional notes

Custom window modelled with identical opening type and total window system U-value equal to or greater than specified window from supplier with SHGC +5%.



Room schedule

Room	Zone Type	Area [m ²]
GARAGE	garage	32
WIP	dayTime	7.3
WC	dayTime	1.9
KITCHEN LIVING DINING	kitchen	55.4
LIVING STUDY	living	32.3
BED 2	bedroom	11.9
BED 1	bedroom	11.8
BATH	unconditioned	5.7
HALL	dayTime	12.4

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
BRD-154-25 A	Essential Sliding Window 67 DG DuoUltraClr_5mm-8Ar-5mm	3.1	0.45	0.43	0.47
JLN-011-04 B	TB - 150mm Sliding Door DG 5CMFTE2-12Ar-5ClrCSG	2.9	0.5	0.48	0.53

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
KITCHEN LIVING DINING	BRD-154-25 A	5.W4	600	1700	sliding	45.0	SW	No
KITCHEN LIVING DINING	JLN-011-04 B	5.W3	600	2000	sliding	45.0	SW	No
KITCHEN LIVING DINING	JLN-011-04 B	5.W2	2400	2999	other	90.0	SE	No
KITCHEN LIVING DINING	JLN-011-04 B	5.W1	2400	3509	other	90.0	SW	No
LIVING STUDY	BRD-154-25 A	5.W7	600	3059	sliding	45.0	SE	No
LIVING STUDY	BRD-154-25 A	5.W8	1380	2168	sliding	45.0	NE	No
LIVING STUDY	BRD-154-25 A	5.W9	600	1500	sliding	45.0	NE	No



BED 2	BRD-154-25 A	5.W6	1380	1945	sliding	45.0	SE	No
BED 1	BRD-154-25 A	5.W5	1380	2000	sliding	45.0	SE	No
BATH	BRD-154-25 A	5.W10	600	1825	sliding	45.0	SW	No

Roof window* type and performance value

Default* roof windows

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

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
Velux:VEL-010-01 W	VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.53	0.21	0.2	0.22

Roof window* schedule

Location	Window ID	Window no.	Opening %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
KITCHEN LIVING DINING	Velux:VEL-010-01 W	Element 1	0.0	0.9	0	SE	None	None
KITCHEN LIVING DINING	Velux:VEL-010-01 W	Element 2	0.0	0.9	0	SE	None	None
KITCHEN LIVING DINING	Velux:VEL-010-01 W	Element 3	0.0	0.9	0	SE	None	None
KITCHEN LIVING DINING	Velux:VEL-010-01 W	Element 4	0.0	0.9	0	N	None	None

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* schedule

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

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
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GARAGE	2700	4800	100.0	NE
KITCHEN LIVING DINING	2400	1020	100.0	NE

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Party Wall - 25mm Shaftliner panel	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
2	Brick Veneer - BV with R2.7 Batt + Foil	0.3	Light	Rockwool batt (k = 0.033) (R2.7)	Yes
3	Metal Clad - MC with R2.7 Batt	0.5	Medium	Rockwool batt (k = 0.033) (R2.7)	Yes

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
GARAGE	1	2700	5872	NW	0	No
GARAGE	2	2700	5872	SE	0	Yes
GARAGE	2	2700	5455	NE	0	Yes
WC	1	2700	1969	NW	0	No
KITCHEN LIVING DINING	2	2700	3748	NE	0	Yes
KITCHEN LIVING DINING	1	2700	6403	NW	0	No
KITCHEN LIVING DINING	2	2700	5489	SW	0	No
KITCHEN LIVING DINING	2	2700	3218	SE	0	Yes
KITCHEN LIVING DINING	2	2700	3732	SW	0	Yes
KITCHEN LIVING DINING	1	2700	5259	SE	0	No
LIVING STUDY	1	2700	5138	NW	0	No
LIVING STUDY	3	2700	6209	SE	0	Yes
LIVING STUDY	3	2700	462	NE	0	Yes
LIVING STUDY	3	2700	2212	NE	300	Yes
LIVING STUDY	3	2700	1106	NE	0	Yes
LIVING STUDY	3	2700	1835	NE	330	Yes
BED 2	3	2700	2045	SE	300	Yes
BED 2	3	2700	1588	SE	0	Yes
BED 1	3	2700	3271	SW	0	No
BED 1	3	2700	752	SE	0	Yes
BED 1	3	2700	2128	SE	300	Yes
BED 1	3	2700	721	SE	0	Yes
BATH	1	2700	2486	NW	0	No
BATH	3	2700	750	NW	0	No



BATH	3	2700	1838	SW	300	Yes
BATH	3	2700	336	SW	0	No
HALL	1	2700	5070	NW	0	No

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	INT - Int Unconditioned Wall R2	27.8	Rockwool batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	69.2	

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
GARAGE	FR5 - CSOG: Slab on Ground	32	Enclosed	R2.3	none
WIP	FR5 - CSOG: Slab on Ground	7.3	Enclosed	R2.3	Timber
WC	FR5 - CSOG: Slab on Ground	1.9	Enclosed	R2.3	Tiles
KITCHEN LIVING DINING	FR5 - CSOG: Slab on Ground	31.3	Enclosed	R2.3	Timber
KITCHEN LIVING DINING	FR5 - CSOG: Slab on Ground	4.8	Enclosed	R2.3	Timber
KITCHEN LIVING DINING	FR5 - CSOG: Slab on Ground	19.3	Enclosed	R2.3	Timber
LIVING STUDY	FR5 - Timber	32.3	Enclosed	R4.0	Timber
BED 2	FR5 - Timber	11.9	Enclosed	R4.0	Timber
BED 1	FR5 - Timber	11.8	Enclosed	R4.0	Timber
BATH	FR5 - Timber	5.7	Enclosed	R4.0	Tiles
HALL	FR5 - Timber	12.4	Enclosed	R4.0	Timber

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
GARAGE	FR5 - Timber	R4.0	No
WIP	FR5 - Timber	R4.0	No
WC	FR5 - Timber	R4.0	No
KITCHEN LIVING DINING	FR5 - Timber	R4.0	No
KITCHEN LIVING DINING	Plasterboard	R6.0	Yes
KITCHEN LIVING DINING	FR5 - Timber	R4.0	No
KITCHEN LIVING DINING	Plasterboard	R6.0	Yes
LIVING STUDY	Plasterboard	R6.0	Yes
BED 2	Plasterboard	R6.0	Yes
BED 1	Plasterboard	R6.0	Yes



BATH	Plasterboard	R6.0	Yes
HALL	Plasterboard	R6.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WIP	1	Exhaust Fans	250	250	Sealed
WIP	1	Downlights	50	50	Sealed
KITCHEN LIVING DINING	1	Exhaust Fans	250	250	Sealed
KITCHEN LIVING DINING	11	Downlights	50	50	Sealed
LIVING STUDY	3	Downlights	50	50	Sealed
BED 2	2	Downlights	50	50	Sealed
BED 1	2	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	250	250	Sealed
BATH	1	Downlights	50	50	Sealed
HALL	3	Downlights	50	50	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	0.0	0.3	Light
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.3	Light

Thermal bridging schedule for steel frame elements

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

Appliance schedule

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

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

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Living Study, Hall, WC, Wip, Kitchen Living Dining, Bed 2, Bed 1	Electricity	4 Star (ZERL)	14.6kW



Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Living Study, Hall, WC, Wip, Kitchen Living Dining, Bed 2, Bed 1	Electricity	4 Star (ZERL)	10kW

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
Heat pump (off-peak)	Electricity	27 STCs	5	24	118L

Pool/spa equipment

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

Onsite renewable energy *schedule*

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

System type	Orientation	System size or generation capacity
No Data Available		

Battery *schedule*

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

System type	Size [battery storage capacity]
No Data Available	



Explanatory Notes

About this report

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

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

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

Accredited assessors

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
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, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
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.
COP	Coefficient of performance
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.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
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 .
Net zero home	a home that achieves a net zero energy value*.
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
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap 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 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.

*Refer to glossary.



STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
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).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

Nationwide House Energy Rating Scheme[®] NatHERS[®] Certificate No. U6Z7PPGQMM

Thermal performance
star rating

Generated on 16 May 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address 06, 75-77 Ainsworth Street,
Mawson, ACT, 2607
Lot/DP B4-5 S13
NCC Class* Class 1a
Floor/all Floors
Type New Home

Plans

Main plan Refer to stamped plans
Prepared by Isaac Wagner

Construction and environment

Assessed floor area [m²]*		Exposure type
Conditioned*	142.1	suburban
Unconditioned*	48	NatHERS climate zone
Total	190.1	24 Canberra Airport
Garage	39.9	



Accredited assessor

Name Trisha Campbell
Business name ACT Sustainable Systems
Email trish.actss@gmail.com
Phone 0412587507
Accreditation No. 32313
Assessor Accrediting Organisation
ABSA
Declaration of interest No

NCC Requirements

NCC provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

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

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

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME[®]

114.5 MJ/m²

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

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

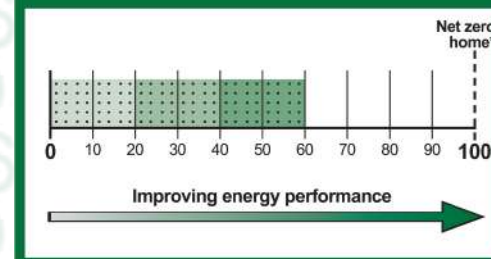
	Heating	Cooling
Modelled	91	23.5
Load limits	129	34

Features determining load limits

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

Whole of Home performance rating

61 out of 100



Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=U6Z7PPGQMM> When using either link, ensure you are visiting www.fr5.com.au.



*Refer to glossary.



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

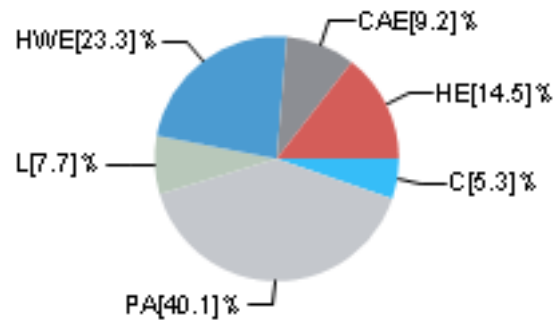
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

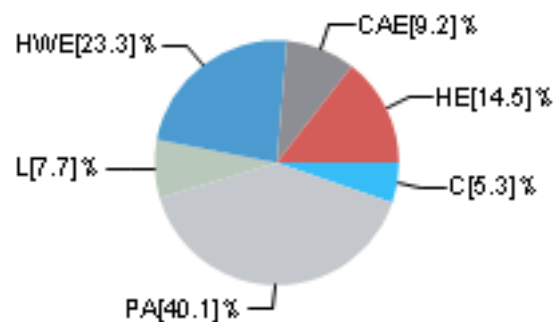
Predicted Whole of Home annual impact by appliance

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

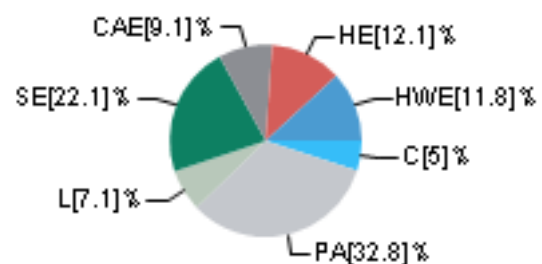
Energy use:



Greenhouse gas emissions:



Cost:



Graph key:

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



Predicted onsite renewable energy impact

Your Whole of Home energy use* rating excluding onsite renewable energy generation is **61 out of 100**

**This home's annual greenhouse gas emissions: N/A (with solar)
1019kg CO2e (without solar)**

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

*Refer to glossary.



Certificate check

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

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

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

*Refer to glossary.



Certificate check

Continued

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

Other NCC requirements

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

Additional notes

Custom window modelled with identical opening type and total window system U-value equal to or greater than specified window from supplier with SHGC +5%.

*Refer to glossary.



Room schedule

Room	Zone Type	Area [m ²]
GARAGE LDRY	garage	39.9
WC	unconditioned	2.2
WIP	dayTime	7.7
KITCHEN LIVING DINING ENTRY	kitchen	56.9
ENS	nightTime	7.2
MASTER	bedroom	25
FLEXI ROOM	living	27.6
BED 1	bedroom	11
BATH	unconditioned	6
BED 2	bedroom	11.4

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-042-16 W	Trend Timber Sliding Door DG 4gry-10ar-4ET	2.39	0.35	0.33	0.37
CTD-004-47 W	Westech Series 7100 uPVC Fixed Window DG 6S500-14-4	1.93	0.53	0.5	0.56
IMP-003-10 B	Thermally Broken Hinged Door DG 4mmEnTech-18Ar-4mmClr	2.29	0.46	0.44	0.48

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
GARAGE LDRY	TND-042-16 W	6.W10	600	2084	sliding	45.0	SE	No
WC	TND-042-16 W	6.W9	600	1400	sliding	45.0	NE	No
KITCHEN LIVING DINING ENTRY	CTD-004-47 W	6.W8	2400	998	fixed	0.0	SE	No
KITCHEN LIVING DINING ENTRY	IMP-003-10 B	6.W6	2400	960	casement	90.0	S	No
KITCHEN LIVING DINING ENTRY	TND-042-16 W	6.W7	2400	2200	sliding	45.0	S	No

*Refer to glossary.



KITCHEN LIVING DINING ENTRY	TND-042-16 W	6.W5	2400	2400	other	90.0	SE	No
KITCHEN LIVING DINING ENTRY	TND-042-16 W	6.W4	2400	3000	other	60.0	NE	No
KITCHEN LIVING DINING ENTRY	TND-042-16 W	6.W3	2400	1200	double_hung	60.0	NE	No
KITCHEN LIVING DINING ENTRY	TND-042-16 W	6.W2	2400	1200	double_hung	45.0	NE	No
KITCHEN LIVING DINING ENTRY	TND-042-16 W	6.W1	2400	2400	sliding	45.0	NW	No
ENS	TND-042-16 W	6.W.14	600	1690	sliding	45.0	NW	No
ENS	TND-042-16 W	6.W15	1380	1200	sliding	45.0	SE	No
MASTER	TND-042-16 W	6.W16	1380	2400	sliding	45.0	SE	No
FLEXI ROOM	TND-042-16 W	6.W17	1380	4029	sliding	30.0	SE	No
FLEXI ROOM	CTD-004-47 W	6.W13	1380	2225	fixed	0.0	NW	No
FLEXI ROOM	CTD-004-47 W	6.W12	1380	1834	fixed	0.0	NW	No
BED 1	TND-042-16 W	6.W11	1380	2100	sliding	45.0	NW	No
BATH	TND-042-16 W	6.W19	600	1700	sliding	45.0	SW	No
BED 2	TND-042-16 W	6.W18	1380	2084	sliding	45.0	SE	No

Roof window* type and performance value

Default* roof windows

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

Custom* roof windows

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

Roof window* schedule

Location	Window ID	Window no.	Opening %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orient- ation	Outdoor shade	Diffuser
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No Data
Available

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
GARAGE LDRY	2100	820	100.0	NW
GARAGE LDRY	2700	4800	100.0	SW

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Brick Veneer - BV with R2.7 Batt + Foil	0.3	Light	Rockwool batt (k = 0.033) (R2.7)	Yes
2	Metal Clad - MC with R4 Batt + Foil	0.7	Dark	Rockwool batt (k = 0.033) (R4.0)	Yes

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
GARAGE LDRY	1	3470	2451	SE	0	Yes
GARAGE LDRY	1	3470	2252	SE	0	Yes
GARAGE LDRY	1	3470	5818	NW	0	Yes
GARAGE LDRY	1	3470	8224	SW	0	Yes
WC	1	3470	973	SE	0	Yes
WC	1	3470	2236	NE	0	Yes
WIP	1	3470	1583	NW	0	Yes
KITCHEN LIVING DINING ENTRY	1	3470	4285	SE	0	Yes
KITCHEN LIVING DINING ENTRY	1	3470	3942	S	0	Yes
KITCHEN LIVING DINING ENTRY	1	3470	1975	SW	0	Yes
KITCHEN LIVING DINING ENTRY	1	3470	2717	SE	0	Yes
KITCHEN LIVING DINING ENTRY	1	3470	8501	NE	0	Yes
KITCHEN LIVING DINING ENTRY	1	3470	8487	NW	0	Yes
ENS	2	2700	1807	NW	237	Yes
ENS	2	2700	193	SE	0	Yes
ENS	2	2700	1328	SE	237	Yes
ENS	2	2700	256	SE	0	Yes
ENS	2	2700	3879	NE	0	No



MASTER	2	2700	1816	SE	0	Yes
MASTER	2	2400	2434	SE	237	Yes
MASTER	2	2400	1083	SE	0	Yes
MASTER	2	2700	5379	NW	0	No
FLEXI ROOM	2	2700	4943	SE	237	Yes
FLEXI ROOM	2	2700	385	NW	0	No
FLEXI ROOM	2	2700	2241	NW	237	Yes
FLEXI ROOM	2	2700	1857	NW	237	Yes
FLEXI ROOM	2	2700	513	NW	0	Yes
BED 1	2	2700	1078	NW	0	Yes
BED 1	2	2700	2076	NW	251	Yes
BED 1	2	2700	428	NW	0	Yes
BED 1	2	2700	3076	SW	0	Yes
BATH	2	2700	1798	SW	237	Yes
BED 2	2	2700	406	SE	0	Yes
BED 2	2	2700	2121	SE	237	Yes
BED 2	2	2700	1048	SE	0	Yes
BED 2	2	2700	2504	NE	0	Yes
BED 2	2	2700	3096	SW	0	Yes

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	INT - Int Unconditioned Wall R2	54.5	Rockwool batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	60.5	

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
GARAGE LDRY	FR5 - CSOG: Slab on Ground	39.9	Enclosed	R2.3	none
WC	FR5 - CSOG: Slab on Ground	2.2	Enclosed	R2.3	Tiles
WIP	FR5 - CSOG: Slab on Ground	7.7	Enclosed	R2.3	Timber
KITCHEN LIVING DINING ENTRY	FR5 - CSOG: Slab on Ground	39.5	Enclosed	R2.3	Timber
KITCHEN LIVING DINING ENTRY	FR5 - CSOG: Slab on Ground	17.3	Enclosed	R2.3	Timber
ENS	FR5 - Timber Lined	7.2	Enclosed	R4.0	Tiles
MASTER	FR5 - Timber Lined	25	Enclosed	R4.0	Timber
FLEXI ROOM	FR5 - Timber Lined	27.6	Enclosed	R4.0	Timber
BED 1	FR5 - Timber Lined	11	Enclosed	R4.0	Carpet



BATH	FR5 - Timber Lined	6	Enclosed	R4.0	Tiles
BED 2	FR5 - Timber Lined	11.4	Enclosed	R4.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
GARAGE LDRY	FR5 - Timber Lined	R4.0	No
WC	FR5 - Timber Lined	R4.0	No
WIP	FR5 - Timber Lined	R4.0	No
KITCHEN LIVING DINING ENTRY	FR5 - Timber Lined	R4.0	No
KITCHEN LIVING DINING ENTRY	FR5 - Timber Lined	R4.0	No
KITCHEN LIVING DINING ENTRY	Plasterboard	R6.0	Yes
ENS	Plasterboard	R6.0	Yes
MASTER	Plasterboard	R6.0	Yes
FLEXI ROOM	Plasterboard	R6.0	Yes
BED 1	Plasterboard	R6.0	Yes
BATH	Plasterboard	R6.0	Yes
BED 2	Plasterboard	R6.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
GARAGE LDRY	8	Downlights	50	50	Sealed
WC	1	Exhaust Fans	250	250	Sealed
WC	1	Downlights	50	50	Sealed
WIP	1	Downlights	50	50	Sealed
KITCHEN LIVING DINING ENTRY	1	Exhaust Fans	250	250	Sealed
KITCHEN LIVING DINING ENTRY	12	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	250	250	Sealed
ENS	2	Downlights	50	50	Sealed
MASTER	3	Downlights	50	50	Sealed
FLEXI ROOM	5	Downlights	50	50	Sealed
BED 1	2	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	250	250	Sealed
BATH	2	Downlights	50	50	Sealed
BED 2	2	Downlights	50	50	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
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*Refer to glossary.



No Data Available

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.3	Light
Cont:Attic-Continuous	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

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

Appliance *schedule*

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

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

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Flexi Room, Bed 1, Bed 2, Kitchen Living Dining Entry, Wip, Ens, Master	Electricity	4 Star (ZERL)	19.8kW

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted RAC - variable capacity	Flexi Room, Bed 1, Bed 2, Kitchen Living Dining Entry, Wip, Ens, Master	Electricity	4 Star (ZERL)	13.6kW

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER		Assessed daily load
			Zone	Zone 3 STC	
Heat pump (off-peak)	Electricity	27 STCs	5	24	125L

Pool/spa equipment

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

Onsite renewable energy *schedule*

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

System type	Orientation	System size or generation capacity



No Data Available

Battery *schedule*

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

System type

Size [battery storage capacity]

No Data Available



Explanatory Notes

About this report

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

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

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

Accredited assessors

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
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, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
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.
COP	Coefficient of performance
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.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
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 .
Net zero home	a home that achieves a net zero energy value*.
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
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap 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 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.

*Refer to glossary.



STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
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).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

Nationwide House Energy Rating Scheme[®] NatHERS[®] Certificate No. CW4667IVJJ

Thermal performance
star rating

Generated on 16 May 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address 07, 75-77 AINSWORTH STREET,
Mawson, ACT, 2607
Lot/DP B4-5 S13
NCC Class* Class 1a
Floor/all Floors
Type New Home

Plans

Main plan Refer to stamped plans
Prepared by Isaac Wagner

Construction and environment

Assessed floor area [m²]*	Exposure type
Conditioned* 145.8	suburban
Unconditioned* 37.4	NatHERS climate zone
Total 183.2	24 Canberra Airport
Garage 35.7	



Accredited assessor

Name Trisha Campbell
Business name ACT Sustainable Systems
Email trish.actss@gmail.com
Phone 0412587507
Accreditation No. 32313
Assessor Accrediting Organisation
ABSA
Declaration of interest No

NCC Requirements

NCC provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

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

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

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME[®]

121.7 MJ/m²

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

For more information on your dwelling's rating see:
www.nathers.gov.au

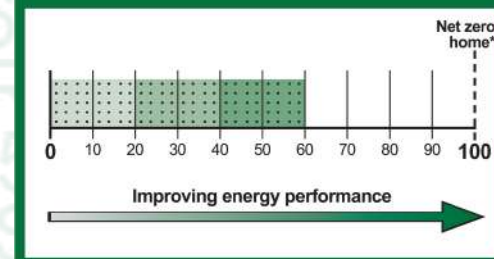
Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	89.9	31.7
Load limits	129	34
Features determining load limits		
Floor type (lowest conditioned area)		CSOG
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

Whole of Home performance rating

60 out of 100



Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=CW4667IVJJ>. When using either link, ensure you are visiting www.fr5.com.au.



*Refer to glossary.



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

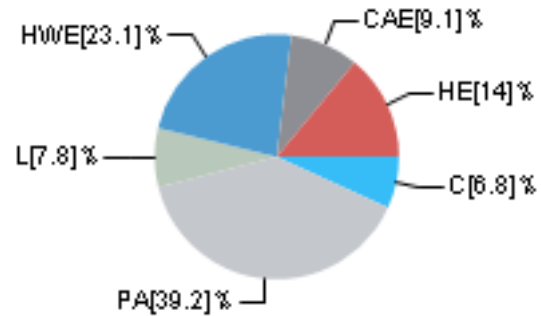
Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

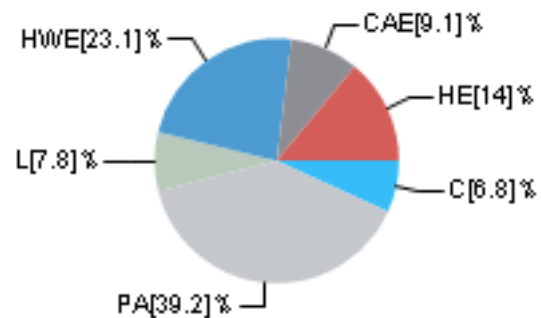
Predicted Whole of Home annual impact by appliance

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

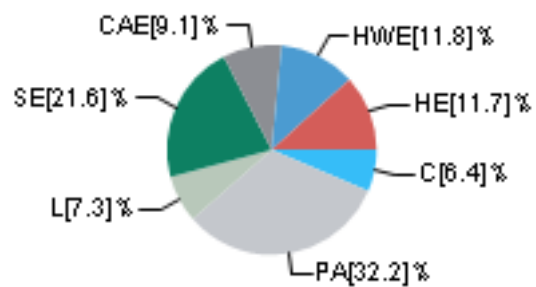
Energy use:



Greenhouse gas emissions:



Cost:



Graph key:

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



Predicted onsite renewable energy impact

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

**This home's annual greenhouse gas emissions: N/A (with solar)
1048kg CO2e (without solar)**

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

*Refer to glossary.



Certificate check

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

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

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

*Refer to glossary.



Certificate check

Continued

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

Other NCC requirements

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

Additional notes

Custom window modelled with identical opening type and total window system U-value equal to or greater than specified window from supplier with SHGC +5%.



Room schedule

Room	Zone Type	Area [m ²]
GARAGE	garage	35.7
WC	unconditioned	1.7
LDRY WIP	dayTime	7.8
KITCHEN DINING LIVING	kitchen	48.7
HALL	dayTime	7.8
WIR	nightTime	7
ENS	nightTime	9.9
LINEN	dayTime	2
BED 1	bedroom	13
BED 2	bedroom	13.1
BATH	dayTime	4.9
LIVING	living	31.6
MASTER	bedroom	16.2

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-042-16 W	Trend Timber Sliding Door DG 4gry-10ar-4ET	2.39	0.35	0.33	0.37
IMP-003-10 B	Thermally Broken Hinged Door DG 4mmEnTech-18Ar-4mmClr	2.29	0.46	0.44	0.48
CTD-004-47 W	Westech Series 7100 uPVC Fixed Window DG 6S500-14-4	1.93	0.53	0.5	0.56
TND-050-31 W	Trend Thermal Awning Window DG 6CSClr/12/6CSClr	2.73	0.42	0.4	0.44

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
KITCHEN DINING LIVING	TND-042-16 W	7.W5	600	1850	sliding	45.0	SW	No



KITCHEN DINING LIVING	TND-042-16 W	7.W2.1	2400	2800	sliding	60.0	NW	No
KITCHEN DINING LIVING	TND-042-16 W	7.W3	2400	3625	sliding	90.0	SW	No
KITCHEN DINING LIVING	TND-042-16 W	7.W4	2400	2200	other	90.0	NW	No
HALL	IMP-003-10 B	7.W6.1	2400	1000	casement	90.0	NE	No
HALL	CTD-004-47 W	7.W1.1	2400	2000	fixed	0.0	NW	No
ENS	TND-042-16 W	7.W9	600	1600	sliding	45.0	SW	No
BED 1	TND-042-16 W	7.W10	1380	2015	sliding	45.0	NE	No
BED 2	TND-042-16 W	7.W11	1380	1985	sliding	45.0	NE	No
LIVING	CTD-004-47 W	7.W1.2	2400	2000	fixed	0.0	NW	No
LIVING	CTD-004-47 W	7.W2.2	2400	2800	fixed	0.0	NW	No
LIVING	TND-050-31 W	7.W13	429	3610	awning	90.0	SW	No
LIVING	CTD-004-47 W	7.W6.2	2400	1000	fixed	0.0	NE	No
MASTER	TND-042-16 W	7.W8	600	2200	sliding	45.0	SW	No
MASTER	TND-042-16 W	7.W7	1380	2000	sliding	45.0	NW	No

Roof window* type and performance value

Default* roof windows

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

Custom* roof windows

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

Roof window* schedule

Location	Window ID	Window no.	Opening Area %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orient-ation	Outdoor shade	Diffuser
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No Data
Available

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
GARAGE	2700	4800	100.0	NE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Brick Veneer - BV with R2.7 Batt + Foil	0.3	Light	Rockwool batt (k = 0.033) (R2.7)	Yes
2	Party Wall - 25mm Shaftliner panel	0.5	Medium	Glass fibre batt: R2.0 (R2.0); Glass fibre batt: R2.0 (R2.0)	No
3	Metal Clad - MC with R2.7 Batt	0.5	Medium	Rockwool batt (k = 0.033) (R2.7)	Yes

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
GARAGE	1	2700	5960	NE	0	Yes
GARAGE	2	2700	5992	SE	0	No
LDRY WIP	2	2700	4367	SE	0	No
KITCHEN DINING LIVING	1	2730	3987	SW	0	No
KITCHEN DINING LIVING	2	2730	3867	SE	0	No
KITCHEN DINING LIVING	1	2730	7296	NW	0	Yes
KITCHEN DINING LIVING	1	2730	4089	SW	1099	Yes
KITCHEN DINING LIVING	1	2730	2992	NW	4025	Yes
HALL	1	2700	1980	NE	0	Yes
HALL	1	2700	938	NW	0	Yes
HALL	1	2700	3146	NW	294	Yes
WIR	3	2700	2413	SW	0	No
ENS	3	2700	218	SW	0	No
ENS	3	2700	1796	SW	0	Yes
ENS	2	2700	5007	SE	0	No
LINEN	2	2700	932	SE	0	No
BED 1	2	2700	5404	SE	0	No
BED 1	3	2700	540	NE	0	Yes
BED 1	3	2700	2054	NE	206	Yes
BED 1	3	2700	310	NE	0	Yes
BED 2	3	2700	313	NE	0	Yes



BED 2	3	2700	2055	NE	261	Yes
BED 2	3	2700	567	NE	0	Yes
LIVING	3	3600	954	NW	0	Yes
LIVING	3	3600	2940	NW	274	Yes
LIVING	3	3600	1711	NW	0	Yes
LIVING	3	3600	2936	NW	287	Yes
LIVING	2	3600	967	SE	0	No
LIVING	3	430	6264	SW	0	No
LIVING	3	3600	736	NE	0	Yes
LIVING	3	3600	1315	NE	249	Yes
MASTER	3	2700	202	SW	0	Yes
MASTER	3	2700	2245	SW	274	Yes
MASTER	3	2700	816	SW	0	Yes
MASTER	3	2700	896	NW	0	Yes
MASTER	3	2700	3090	NW	240	Yes
MASTER	3	2700	197	SW	0	Yes

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	INT - Int Unconditioned Wall R2	31.6	Rockwool batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	133	
3	INT - Int Unconditioned Wall R2	9.6	Rockwool batt: R2.0 (R2.0)
4	INT - Int Wall To Subfloor/roof	12.9	Rockwool batt: R2.0 (R2.0)

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
GARAGE	FR5 - CSOG: Slab on Ground	35.7	Enclosed	R2.3	none
WC	FR5 - CSOG: Slab on Ground	1.7	Enclosed	R2.3	Tiles
LDRY WIP	FR5 - CSOG: Slab on Ground	7.8	Enclosed	R2.3	Tiles
KITCHEN DINING LIVING	FR5 - CSOG: Slab on Ground	41.5	Enclosed	R2.3	Tiles
KITCHEN DINING LIVING	FR5 - CSOG: Slab on Ground	7.1	Enclosed	R2.3	Tiles
HALL	FR5 - CSOG: Slab on Ground	7.8	Enclosed	R2.3	Tiles
WIR	FR5 - Timber Lined	0.7	Elevated	R5.0	Carpet
WIR	FR5 - Timber Lined	6.3	Enclosed	R5.0	Carpet
ENS	FR5 - Timber Lined	9.9	Enclosed	R5.0	Tiles



LINEN	FR5 - Timber Lined	2	Enclosed	R5.0	Carpet
BED 1	FR5 - Timber Lined	13	Enclosed	R5.0	Carpet
BED 2	FR5 - Timber Lined	13.1	Enclosed	R5.0	Carpet
BATH	FR5 - Timber Lined	4.9	Enclosed	R5.0	Tiles
LIVING	FR5 - Timber Lined	31.6	Enclosed	R5.0	Timber
MASTER	FR5 - Timber Lined	11.7	Enclosed	R5.0	Carpet
MASTER	FR5 - Timber Lined	4.5	Elevated	R5.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
GARAGE	FR5 - Timber Lined	R5.0	No
WC	FR5 - Timber Lined	R5.0	No
LDRY WIP	FR5 - Timber Lined	R5.0	No
KITCHEN DINING LIVING	FR5 - Timber Lined	R5.0	No
KITCHEN DINING LIVING	FR5 - Timber Lined	R5.0	No
KITCHEN DINING LIVING	Plasterboard	R6.0	Yes
HALL	FR5 - Timber Lined	R5.0	No
WIR	Plasterboard	R7.0	Yes
WIR	Plasterboard	R7.0	Yes
ENS	Plasterboard	R7.0	Yes
LINEN	Plasterboard	R7.0	Yes
BED 1	Plasterboard	R7.0	Yes
BED 2	Plasterboard	R7.0	Yes
BATH	Plasterboard	R7.0	Yes
LIVING	Plasterboard	R7.0	Yes
MASTER	Plasterboard	R7.0	Yes
MASTER	Plasterboard	R7.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
GARAGE	7	Downlights	50	50	Sealed
WC	1	Downlights	50	50	Sealed
WC	1	Exhaust Fans	250	250	Sealed
LDRY WIP	2	Downlights	50	50	Sealed
LDRY WIP	1	Exhaust Fans	250	250	Sealed
KITCHEN DINING LIVING	9	Downlights	50	50	Sealed
KITCHEN DINING LIVING	1	Exhaust Fans	250	250	Sealed
HALL	2	Downlights	50	50	Sealed



WIR	1	Downlights	50	50	Sealed
ENS	2	Downlights	50	50	Sealed
ENS	1	Exhaust Fans	250	250	Sealed
LINEN	1	Downlights	50	50	Sealed
BED 1	2	Downlights	50	50	Sealed
BED 2	2	Downlights	50	50	Sealed
BATH	1	Downlights	50	50	Sealed
BATH	1	Exhaust Fans	250	250	Sealed
LIVING	8	Downlights	50	50	Sealed
MASTER	2	Downlights	50	50	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
KITCHEN DINING LIVING	1	1200
LIVING	1	1200

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

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

Appliance *schedule*

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

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

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
Ducted refrigerative - variable capacity	Bed 1, Bed 2, Bath, Living, Hall, Kitchen Dining Living, Ldry Wip, Ens, Linen, WIR, Master	Electricity	4 Star (ZERL)	23.1kW

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
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Ducted RAC - variable capacity	Bed 1, Bed 2, Bath, Living, Hall, Kitchen Dining Living, Ldry Wip, Electricity Ens, Linen, WIR, Master	4 Star (ZERL)	13.3kW
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Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
Heat pump (off-peak)	Electricity	27 STCs	5	24	128L

Pool/spa equipment

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

Onsite renewable energy *schedule*

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

System type	Orientation	System size or generation capacity
No Data Available		

Battery *schedule*

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

System type	Size [battery storage capacity]
No Data Available	



Explanatory Notes

About this report

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

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

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

Accredited assessors

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
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, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
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.
COP	Coefficient of performance
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.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
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 .
Net zero home	a home that achieves a net zero energy value*.
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
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap 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 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.

*Refer to glossary.



STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
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).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

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).

Dictionary

(see s 2)

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

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

- GST
- in relation to.

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

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

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

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

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

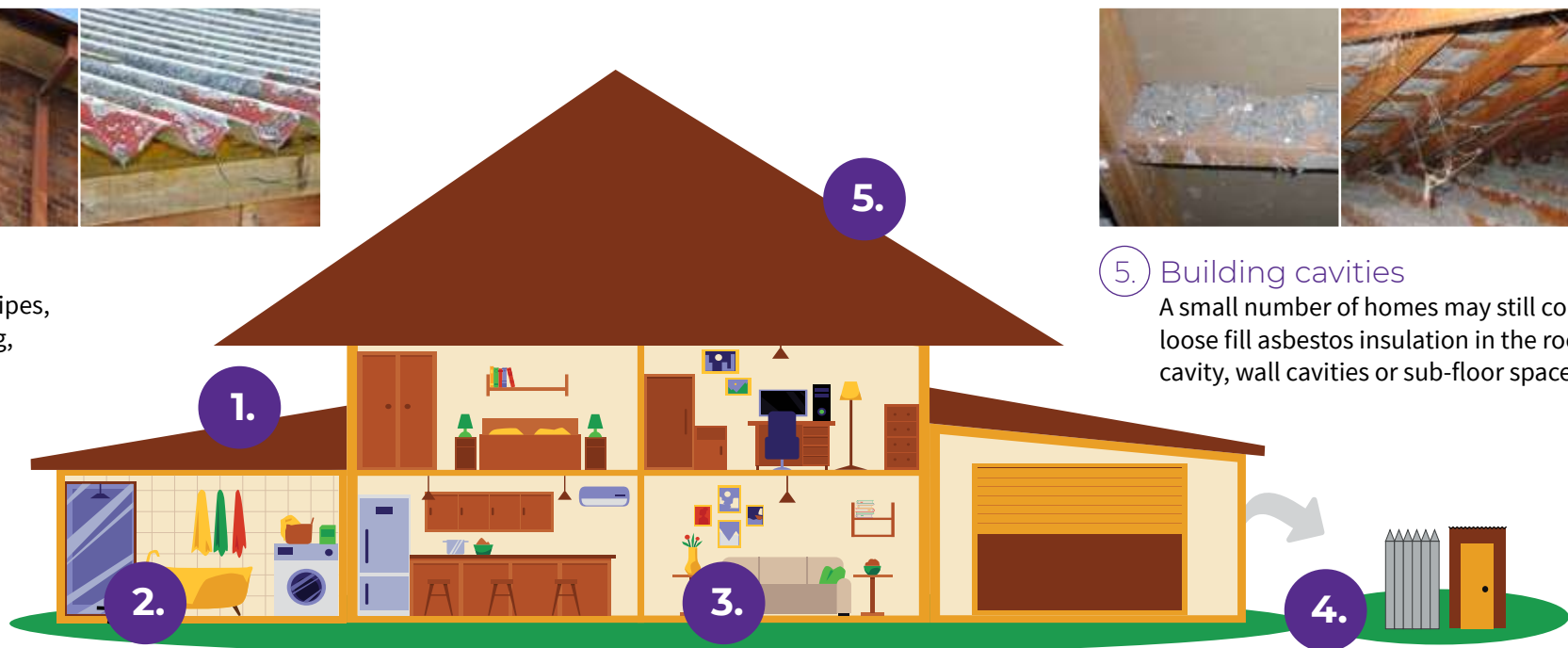
units plan—see the [Unit Titles Act 2001](#), dictionary.

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

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



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



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



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



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



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

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

Assess the risk

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

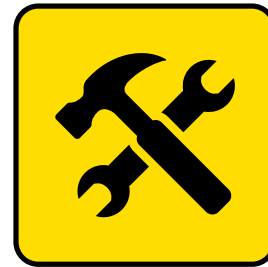
Asbestos materials become dangerous when:



Broken or in poor condition



Damaged accidentally



Disturbed during renovation or repairs



Loose fill asbestos insulation



Manage asbestos safely

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

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