Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate number: 0004825700

Certificate Date:

12 May 2020

Average Star rating: 6.6

6.

Average Rating

NATIONWIDE

The rating listed above is the average of all units in this building.

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

RATING SCHEME



Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration	None
of interest:	
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Dwelling details

Street:	50 Lawrence Street
Suburb:	Freshwater
State:	NSW
Postcode:	2096

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



Summary of all dwellings

Certificate Details					
Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0004825592-01	U1	23.5	21.5	45.1	6.4
0004825618-01	U2	33.5	23.5	57.0	5.6
0004825642-01	3	13.6	25.3	39.0	7
0004825675-01	4	38.3	29.0	67.3	4.9
0004825576-01	5	7.7	22.0	29.6	7.7
0004825626-01	6	16.5	20.8	37.2	7.2
0004825634-01	7	23.2	21.4	44.7	6.6
0004825667-01	8	28.4	19.3	47.7	6.3
0004825584-01	9	4.6	28.3	32.9	7.4
0004825600-01	10	22.1	25.7	47.8	6.3
0004825659-01	11	13.6	23.7	37.2	7.2

Certificate number: 0004825592-01

Certificate Date: 12 May 2020



Assessor details

Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit U1, 50 Lawrence Street Freshwater			
State:	NSW	Postcode:	2096	
Type:	New Dwelling	NCC Class:	2	
Lot/DP		NatHERS climate zone:	56	
number:	1/571975	Exposure:	Suburban	

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens
	Concrete, Plasterboard Suspended Concrete Slab
Insulation:	R1.5 wall insulation
	No ceiling insulation R1.2 floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill Clear-Clear

Net floor area	(m²)	Annual thermal
Conditioned: Unconditioned:	35.0	performance loads (MJ/m ²)
Garage:	0.0 0.0	Heating: 23.
TOTAL:	35.0	Cooling: 21.5 TOTAL: 45.5

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS** Architecture



Ceiling penetrations (see following pages for detain Sealed: 9 Unsealed: 0 TOTAL:** 9	s m ils) pe ce ce ce b ce th ce ce ce ce ce ce ce ce ce ce ce ce ce	*NOTE: This total is the naximum number of ceiling enetrations allowed to a eiling (under a roof) for this ertificate. If this number is xceded in construction then his certificate IS NOT VALID and a new certificate is required. oss of ceiling insulation for the enetrations listed has been
Principle downlight type: L Window selection -		aken into account with the rating.
default windows only Note on allowable window values: Only a 5% tolerance to the nominate SHGC window values shown on page can be used with this rating.	ed	certificate online and confirm this is valid.
Note: Only a +/- 5% SHGC tolerance allowed with this rating. NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the	e is	
values stated on page 2. If any of windows selected are outside the 5% tolerance then th certificate is no longer valid and dwelling will need to be rerated t confirm compliance.	the	E136677

Certificate number: 0004825592-01 Certificate Date:

12 May 2020

★ Star rating:

6.4 **NATIO**

Building features

Window type and performance value

window type a	and performanc	e value					
Window ID	Window type		U-value	SHGC			
ALM-004-01 A	ALM-004-01 A A	Aluminium B DG	Air Fill Clear-Clea	ar	4.8	0.59	
ALM-003-01 A	ALM-003-01 A A	Iuminium A DG	Air Fill Clear-Clea	ar	4.8	0.51	
Window schee	Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
Kitchen/Living	ALM-004-01 A	n/a	2630	2100	W	No Shading	
Kitchen/Living	ALM-003-01 A	n/a	570	2100	W	No Shading	
Kitchen/Living	ALM-004-01 A	n/a	3200	1400	SW	No Shading	
Kitchen/Living	ALM-003-01 A	n/a	2100	600	W	No Shading	
Bedroom 1	ALM-003-01 A	n/a	2100	1400	W	No Shading	

Roof windo	w and skyligh	t type and performance	e value			
ID	Window	type			U-value	SHGC
None Presen	t					
Roof windo	w and skyligh	t schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t					

ID	Wall type		Insulation Foil, Anti-glare one side + Bulk Insulation R1.5			Wall wrap or foil Yes	
EW-1	AAC cavity pa	anel on battens					
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Kitchen/Living	EW-1	2200	3300	W	No	1800	
Kitchen/Living	EW-1	1970	3300	SW	No	2216	
Kitchen/Living	EW-1	1600	3300	W	No	0	
Kitchen/Living	EW-1	316	3300	Ν	No	103	
Kitchen/Living	EW-1	1495	3300	W	No	100	
Bedroom 1	EW-1	395	3300	W	No	100	
Bedroom 1	EW-1	762	3300	W	No	79	
Bedroom 1	EW-1	1600	3300	W	No	100	

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Cavity wall, direct fix plasterboard, single gap	22.0	No insulation	No		
IW-2 - Concrete Panel/Blocks fi plasterboard	illed, 54.0	No Insulation	No		

Certificate number: 0004825592-01 Certificate Date:

12 May 2020

★ Star rating:

6.4

Building features continued

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Suspended Concrete Slab 150mm	21.7	Enclosed	Bulk Insulation in Contact with Floor R1.2	Ceramic Tiles 8mm
Bathroom	Suspended Concrete Slab 150mm	5.0	Enclosed	Bulk Insulation in Contact with Floor R1.2	
Bedroom 1	Suspended Concrete Slab 150mm	8.2	Enclosed		Carpet+Rubber Underlay 18mm

Ceiling type				
Construction	Added insulation	Roof space above		
Concrete, Plasterboard	No insulation	No		
Concrete, Plasterboard	No insulation	No		
Concrete, Plasterboard	No insulation	No		
	Concrete, Plasterboard Concrete, Plasterboard	insulationConcrete, PlasterboardNo insulationConcrete, PlasterboardNo insulation		

Ceiling penetrations

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	4	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Bedroom 1	1	Downlights - LED	150	Sealed

Ceiling fans		
Location N	umber	Diameter (mm)
None Present		

Roof type		
Construction	Added Roof col insulation	our
None Present		

Certificate number: 0004825592-01

Certificate Date: 12 May 2020

🛛 🖈 Star rating: 6.4



Additional information

Explanatory notes

About this report

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

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

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

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

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Contact

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

Certificate number: 0004825618-01

Certificate Date: 12 May 2020



Assessor details

Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit U2, 50 Lawrence Street Freshwater				
State:	NSW	Postcode:	2096		
Type:	New Dwelling	NCC Class:	2		
		NatHERS climate zone: 56			
Lot/DP	4/574075		50		
number:	1/571975	Exposure:	Suburban		

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens Waterproofing Membrane
Insulation:	Concrete Slab, Unit Below R1.5 wall insulation
	R2.5 ceiling insulation No floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill Clear-Clear

Net floor area (m ²)		Annual thermal		
Conditioned: Unconditioned:	72.0 0.0	performanc (MJ/m ²)	e loads	
Garage:	0.0	Heating:	33.5	
TOTAL:	72.0	Cooling: TOTAL:	23.5 57.0	

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS Architecture**



Ceiling penetrations (see following pages for details)				
Sealed: Unsealed: TOTAL:**	19 0 19	ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is requir Loss of ceiling insulation for the penetrations listed has been taken into account with the ratin		
Principle downlight type	e: LEI) 		
Window selection - default windows or			Scan to access this certificate online and confirm this is valid.	
Note on allowable window value: Only a 5% tolerance to the nomin SHGC window values shown on can be used with this rating.	nated			
	ance is			
Note: Only a +/- 5% SHGC tolera allowed with this rating. NB: This tolerance ONLY applie to SHGC, the U-value can alway be lower but not higher than the values stated on page 2.	s			

confirm compliance.

n/a

n/a

Certificate number: 0004825618-01 Certificate Date:

12 May 2020

★ Star rating:

Ν

Е

1400

1630

5.6

No Shading

No Shading

Building features

Window type and performance value

Master Bedroom ALM-003-01 A

Master Bedroom ALM-004-01 A

window type	and performant	e value				
Window ID	Window type				U-value	SHGC
ALM-003-01 A	ALM-003-01 A A	Aluminium A DG	4.8	0.51		
ALM-004-01 A	ALM-004-01 A A	Aluminium B DG	4.8	0.59		
Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-003-01 A	n/a	2700	2700	E	No Shading
Bedroom 2	ALM-003-01 A	n/a	2100	600	W	No Shading
Bedroom 2	ALM-004-01 A	n/a	3300	2400	Ν	No Shading
Living 1	ALM-004-01 A	n/a	3300	4410	Ν	No Shading

2200

3300

Roof window and skylight type and performance value						
ID None Present	Window type				U-value	SHGC
	and skylight sch	edule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

ID	Wall type	Insulation	Wall wrap or foil
EW-1	AAC cavity panel on battens	Foil, Anti-glare one side + Bulk Insulation R1.5	Yes

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	3195	3300	E	No	100
Kitchen/Living	EW-1	1600	3300	S	No	0
Bedroom 2	EW-1	595	3300	W	No	200
Bedroom 2	EW-1	2195	3300	W	No	200
Bedroom 2	EW-1	539	3300	NW	No	190
Bedroom 2	EW-1	2800	3300	Ν	No	1625
Living 1	EW-1	4495	3300	Ν	No	2100
Living 1	EW-1	583	3300	NE	No	549
Living 1	EW-1	2595	3300	E	No	100
Master Bedroom	EW-1	2195	3300	W	No	1950
Master Bedroom	EW-1	4300	3300	Ν	No	100
Master Bedroom	EW-1	2000	3300	E	No	4900

Internal wall type

Certificate number: 0004825618-01 Certificate Date:

12 May 2020

★ Star rating:

5.6 NAT

Building features continued

Nall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fi plasterboard	lled, 58.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	101.0	No insulation	No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Living 1	Suspended Concrete Slab 150mm	8.6	Enclosed	Bulk Insulation in Contact with Floor R1.2	Cork Tiles or Parquetry 8mm
Bath	Suspended Concrete Slab 150mm	6.6	Enclosed	Bulk Insulation in Contact with Floor R1.2	
Kitchen/Living	Suspended Concrete Slab 150mm	12.6	Enclosed	Bulk Insulation in Contact with Floor R1.2	Cork Tiles or Parquetry 8mm
Bedroom 2	Suspended Concrete Slab 150mm	1.6	Enclosed		Carpet+Rubber Underlay 18mn
Bedroom 2	Concrete Slab, Unit Below 150mm	8.5	None	No Insulation	Carpet+Rubber Underlay 18mm
Living 1	Concrete Slab, Unit Below 150mm	20.1	None	No Insulation	Cork Tiles or Parquetry 8mm
Master Bedroom	Concrete Slab, Unit Below 150mm	13.6	None	No Insulation	Carpet+Rubber Underlay 18mn

Ceiling type

Location	Construction	Added insulation	Roof space above
Living 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Living 1	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Master Bedroom	Concrete, Plasterboard	Bulk Insulation R2.5	Yes

Ceiling penetrations

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	4	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed

Nationwide House Energy Rating Scheme* Certificate						A A A A A A A A A A A A A A A A A A A
Certificate numb	per: 0004825618-01	Certificate Date:	12 May 2020	★ Star rating:	5.6	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building feat	ures continued					
Bedroom 2	2	Downlights - LED		150	Sealed	
Living 1	6	Downlights - LED		150	Sealed	
Living 1	1	Exhaust Fans		300	Sealed	

Downlights - LED

Master Bedroom 2

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Added Light Insulation, No air Gap

Sealed

150

Certificate number: 0004825618-01

Certificate Date: 12 May 2020

🗙 Star rating: 5.6



Additional information

Explanatory notes

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Contact

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Certificate number: 0004825642-01

Certificate Date: 12 May 2020



Assessor details

Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit 3, 50 Lawrend Freshwater	e Street	
State:	NSW	Postcode:	2096
Type:	New Dwelling	NCC Class:	2
Lot/DP		NatHERS climate zone:	56
number:	1/571975	Exposure:	Suburban

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens Concrete, Plasterboard
la sul sti su s	Suspended Concrete Slab
Insulation:	R1.5 wall insulation
	No ceiling insulation R1.2 floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill Clear-Clear

Net floor area (m ²)		Annual ther	
Conditioned: Unconditioned:	37.0 0.0	performanc (MJ/m²)	e loads
Garage:	0.0	Heating: Cooling:	13.6
TOTAL:	37.0	TOTAL:	25.3 39.0

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS** Architecture



Ceiling penetrations (see following pages for details)	**NOTE: This total is the maximum number of ceiling penetrations allowed to a
Sealed: 12 Unsealed: 0 TOTAL:** 12	ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.
Principle downlight type: LE)
Window selection - default windows only	Scan to access this certificate online and confirm this is valid.
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.	
Note: Only a +/- 5% SHGC tolerance is allowed with this rating.	.
NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.	
If any of windows selected are	

certificate is no longer valid and the dwelling will need to be rerated to

confirm compliance.

Certificate number: 0004825642-01 Certificate Date:

12 May 2020

★ Star rating:

7.0

Building features

Window type and performance value	Window	type and	performance	value
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Window ID	Window type				U-value	SHGC
ALM-004-01 A	ALM-004-01 A A	ALM-004-01 A Aluminium B DG Air Fill Clear-Clear			4.8	0.59
ALM-003-01 A	ALM-003-01 A A	ALM-003-01 A Aluminium A DG Air Fill Clear-Clear			4.8	0.51
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-004-01 A	n/a	2630	2500	E	No Shading
Kitchen/Living	ALM-003-01 A	n/a	3260	1400	NE	No Shading
Bedroom 1	ALM-003-01 A	n/a	2000	2800	E	No Shading

Roof windo	w and skylig	ht type and performanc	e value			
ID None Presen	Window	v type			U-value	SHGC
	່ w and skylig	ht schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t					

ID	Wall type		Insulation		Wa	all wrap or foil
EW-1	AAC cavity pa	anel on battens	Foil, Anti-glare R1.5	e one side + Bulk	Insulation Ye	es
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	2600	3300	E	No	1700
Kitchen/Living	EW-1	1879	3300	NE	No	1991
Kitchen/Living	EW-1	1595	3300	E	No	0
Bedroom 1	EW-1	2995	3300	E	No	0
Bedroom 1	EW-1	700	3300	S	No	0

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Concrete Panel/Blocks fill plasterboard	led, 58.0	No Insulation	No		
IW-2 - Cavity wall, direct fix plasterboard, single gap	18.0	No insulation	No		

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering

Nationwide Ho	use Energy Ra	ting Scheme*	Certi	ficate		A TANK
Certificate number	:: 0004825642-01	Certificate Date:		12 May 2020	★ Star rating:	7.0 NATIONWIDE HOUSE ENERGY RATING SCHEME
Building featur	es continued					
Kitchen/Living	Suspended Cor 150mm	icrete Slab	25.9	Enclosed	Bulk Insulation in Contact with Floor R1.2	Cork Tiles or Parquetry 8mm
Bedroom 1	Suspended Cor 150mm	crete Slab	10.8	Enclosed	Bulk Insulation in Contact with Floor R1.2	Carpet+Rubber Underlay 18mm

Ceiling type			
Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No

Ceiling	penetrations

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	9	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	2	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
None Present	

Certificate number: 0004825642-01

Certificate Date: 12 May 2020

★ Star rating: 7.0



Additional information

Explanatory notes

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Contact

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Certificate number: 0004825675-01

Certificate Date: 12 May 2020





Assessor details

Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit 4, 50 Lawrence Street Freshwater					
State:	NSW	Postcode:	2096			
Type:	New Dwelling	NCC Class:				
1990.	_	NatHERS	50			
Lot/DP		climate zone:	56			
number:	1/571975	Exposure:	Suburban			

Key construction and insulation materials

(see following pages for details)

AAC cavity panel on battens Concrete
Concrete Slab, Unit Below R1.5 wall insulation
No ceiling insulation No floor insulation
ATB-006-03 B AI Thermally Broken B DG Argon Fill High Solar Gain Iow-E

Net floor area (m ²)		Annual thermal		
Conditioned: Unconditioned:	53.0 0.0		performanc (MJ/m²)	
Garage:	0.0		Heating:	38.3
TOTAL:	53.0		Cooling: TOTAL:	29.0 67.3

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS Architecture**



Ceiling penetration (see following pages for deta	S maxi ails) pene	DTE: This total is the imum number of ceiling etrations allowed to a		
Sealed: 10 Unsealed: 10 TOTAL:** 10 Principle downlight type:	6 certif 0 this 6 and Loss pene taken	ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is require Loss of ceiling insulation for the penetrations listed has been taken into account with the rating		
	Taloge			
Window selection - default windows onl	y	Scan to access this certificate online and confirm this is valid.		
Note on allowable window values: Only a 5% tolerance to the nominat SHGC window values shown on pa can be used with this rating.				
Note: Only a +/- 5% SHGC tolerand allowed with this rating.	xe is			
NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the				
values stated on page 2.				

certificate is no longer valid and the dwelling will need to be rerated to

confirm compliance.

Certificate number: 0004825675-01 Certificate Date:

12 May 2020

★ Star rating:

4.9

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-006-03 B	ATB-006-03 B AI Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.9	0.51
ATB-005-03 B	ATB-005-03 B AI Thermally Broken A DG Argon Fill High Solar Gain low-E -Clear	2.9	0.44

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ATB-006-03 B	n/a	2400	4700	Ν	No Shading
Kitchen/Living	ATB-006-03 B	n/a	2400	2400	E	No Shading
Kitchen/Living	ATB-005-03 B	n/a	2400	750	NE	No Shading
Kitchen/Living	ATB-006-03 B	n/a	2400	2100	E	Awning
Kitchen/Living	ATB-005-03 B	n/a	2650	750	E	Awning
Bedroom 1	ATB-006-03 B	n/a	2400	2100	E	Awning
Bedroom 1	ATB-005-03 B	n/a	2400	595	E	Awning

ID None Present	Window type				U-value	SHGC
Roof window	and skylight sch	nedule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

External wa	all type					
ID	Wall type		Insulation		١	Nall wrap or foil
EW-1	AAC cavity pa	anel on battens	Foil, Anti-glare R1.5	e one side + Bulł	Insulation	Yes
External wa	all schedule					
Leastion	ID			Orientetien	Fived Chede	Банаа

Location	U	width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4700	2700	Ν	No	1100
Kitchen/Living	EW-1	3000	2700	E	No	1300
Kitchen/Living	EW-1	1030	2700	NE	No	1746
Kitchen/Living	EW-1	3795	2700	E	No	400
Bedroom 1	EW-1	3795	2700	E	No	400

Internal wall type					
Wall type	Area (m ²)	Insulation	Wall wrap or foil		
IW-1 - Concrete Panel/Blocks filled, plasterboard	, 45.0	No Insulation	No		
IW-2 - Cavity wall, direct fix plasterboard, single gap	23.0	No insulation	No		

Certificate number: 0004825675-01 Certificate Date:

12 May 2020

4.9

★ Star rating:



Building features continued

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	37.7	None	No Insulation	Cork Tiles or Parquetry 8mm
Entry	Concrete Slab, Unit Below 150mm	4.0	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	11.1	None	No Insulation	Carpet+Rubber Underlay 18mm

Ceiling type					
Location	Construction	Added insulation	Roof space above		
Kitchen/Living	Concrete, Plasterboard	No insulation	Yes		
Entry	Concrete, Plasterboard	No insulation	No		
Bedroom 1	Concrete, Plasterboard	No insulation	No		

Ceiling penetrations

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - Halogen	450	Unsealed
Kitchen/Living	3	Exhaust Fans	300	Sealed
Entry	1	Downlights - LED	150	Sealed
Bedroom 1	2	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type				
Construction	Added Roof colour insulation			
Concrete	No Added Light Insulation, No air Gap			

Certificate number: 0004825675-01

Certificate Date: 12 May 2020

★ Star rating: 4.9



Additional information

Explanatory notes

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Certificate number: 0004825576-01

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Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit 5, 50 Lawrend Freshwater	e Street	
State:	NSW	Postcode:	2096
Type:	New Dwelling	NCC Class:	2
11		NatHERS climate zone:	EC
Lot/DP		climate zone.	20
number:	1/571975	Exposure:	Suburban

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens Waterproofing Membrane
Insulation:	Concrete Slab, Unit Below R1.5 wall insulation
	R2.5 ceiling insulation
Glazing:	No floor insulation ALM-003-01 A Aluminium A DG Air Fill Clear-Clear

Net floor area (m ²)		Annual thermal	
Conditioned: Unconditioned:	64.0	performanc (MJ/m ²)	e loads
Garage:	7.0 0.0	Heating:	7.7
TOTAL:	71.0	Cooling: TOTAL:	22.0 29.6

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS Architecture**



Ceiling penetration (see following pages for de	ns tails)	maxir penet	TE: This total is the num number of ceiling trations allowed to a
Sealed:0Unsealed:0TOTAL:**0			g (under a roof) for this cate. If this number is ded in construction then certificate IS NOT VALID a new certificate is required. of ceiling insulation for the trations listed has been into account with the rating.
Principle downlight type:	Unk	now	'n
Window selection - default windows on	ly		Scan to access this certificate online and confirm this is valid.
Note on allowable window values: Only a 5% tolerance to the nomina SHGC window values shown on p can be used with this rating.	ated		
Note: Only a +/- 5% SHGC tolerar allowed with this rating.	nce is		∎‱∎
NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.			
If any of windows selected are outside the 5% tolerance then			

dwelling will need to be rerated to

confirm compliance.

Certificate number: 0004825576-01 Certificate Date:

12 May 2020

★ Star rating:

7.7

Building features

Window type and performance value

Willdow type	and periormane					
Window ID	Window type				U-value	SHGC
ALM-003-01 A	ALM-003-01 A A	Aluminium A DG	Air Fill Clear-Clea	ar	4.8	0.51
ALM-004-01 A	ALM-004-01 A A	Aluminium B DG	Air Fill Clear-Clea	ar	4.8	0.59
DG-Generic-02	A DG-Generic-02	A Clear Al DG D	EFAULT ROOF	WINDOW Syst	em 02 4.2	0.72
Window sche	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-003-01 A	n/a	1800	600	W	No Shading
Kitchen/Living	ALM-003-01 A	n/a	2650	1400	W	No Shading
Kitchen/Living	ALM-004-01 A	n/a	2400	6100	Ν	No Shading
Bedroom 1	ALM-003-01 A	n/a	1800	600	W	No Shading
Bedroom 2	ALM-003-01 A	n/a	1800	600	W	No Shading

Roof window	and skylight type	and performan	ce value			
ID	Window type				U-value	SHGC
DG-Generic-02	A DG-Generic-02 02	A Clear AI DG DE	FAULT ROOF	WINDOW Sy	stem 0.7	0.80
DG-Generic-02	A DG-Generic-02 02	A Clear AI DG DE	FAULT ROOF	WINDOW Sy	stem 4.2	0.72
Roof window	and skylight sche	edule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
Bath	DG-Generic-02 A	1	0.8	Ν	No	No

External wall type				
ID	Wall type	Insulation	Wall wrap or foil	
EW-1	AAC cavity panel on battens	Foil, Anti-glare one side + Bulk Insulation R1.5	Yes	

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	1595	2700	W	No	400
Kitchen/Living	EW-1	1118	2700	W	No	304
Kitchen/Living	EW-1	2000	2700	W	No	200
Kitchen/Living	EW-1	6100	2700	Ν	No	900
Bath	EW-1	2527	2700	W	No	202
Bath	EW-1	400	2700	Ν	No	5600
Bedroom 1	EW-1	2995	2700	W	No	400
Bedroom 2	EW-1	3790	2700	W	No	400

Internal wall type			
Wall type	Area (m²)	Insulation	Wall wrap or foil

Certificate number: 0004825576-01 Certificate Date:

12 May 2020

★ Star rating:



7.7

Building features continued			
IW-1 - Cavity wall, direct fix plasterboard, single gap	56.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, plasterboard	55.0	No Insulation	No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	33.1	None	No Insulation	Cork Tiles or Parquetry 8mm
Bath	Concrete Slab, Unit Below 150mm	6.7	None	No Insulation	Ceramic Tiles 8mm
Entry	Concrete Slab, Unit Below 150mm	2.7	None	No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	2.9	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	14.7	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Concrete Slab, Unit Below 150mm	11.0	None	No Insulation	Carpet+Rubber Underlay 18mm

Ceiling type Location Construction Added **Roof space** above insulation Kitchen/Living Concrete, Plasterboard **Bulk Insulation** Yes R2.5 Bath Concrete, Plasterboard **Bulk Insulation** Yes R2.5 Concrete, Plasterboard **Bulk Insulation** Yes Entry R2.5 Kitchen/Living Concrete, Plasterboard No insulation No Bedroom 1 No Concrete, Plasterboard No insulation No Bedroom 2 Concrete, Plasterboard No insulation

Ceiling penetrations				
Location	Number	Туре	Diameter (mm) Sealed/unsealed	
None Present				

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added	Roof colour

Nationwide House Energy Rating Scheme* C	ertificate			
Certificate number: 0004825576-01 Certificate Date:	12 May 2020	★ Star rating:	7.7	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building features continued				
		insulation		
Waterproofing Membrane		No Added Insulation, No ai Gap	Light r	

Certificate number: 0004825576-01

Certificate Date: 12 May 2020

★ Star rating: 7.7



Additional information

Explanatory notes

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		NatHERS climate zone:	50
Lot/DP		climate zone.	50
number:	1/571975	Exposure:	Suburban

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R1.5 wall insulation
	No ceiling insulation
	No floor insulation
Glazing:	ATB-006-03 B AI Thermally Broken B
	DG Argon Fill High Solar Gain low-E

Net floor area	(m²)	Annual ther	
Conditioned: Unconditioned:	55.0 0.0	performanc (MJ/m ²)	e loads
Garage:	0.0	Heating:	16.5
TOTAL:	55.0	Cooling: TOTAL:	20.8 37.2
		TO IT LE.	31.2

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS** Architecture



Ceiling penetration (see following pages for def	ns max tails) pene	DTE: This total is the imum number of ceiling etrations allowed to a ng (under a roof) for this	
Unsealed:	5 certi exco this 5 and Loss pend	certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is require Loss of ceiling insulation for the penetrations listed has been taken into account with the rating	
Principle downlight type:	LED		
Window selection - default windows on	ly	Scan to access this certificate online and confirm this is valid.	
Note on allowable window values:			
Only a 5% tolerance to the nomina SHGC window values shown on p can be used with this rating.			
SHGC window values shown on p	age 2	• jige •	
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Certificate number: 0004825626-01 Certificate Date:

12 May 2020

★ Star rating:

7.2

Building features

Window type and performance value						
Window ID	Window type				U-value	SHGC
ATB-006-03 B	ATB-006-03 B A low-E -Clear	I Thermally Broke	n B DG Argon F	Fill High Solar (Gain 2.9	0.51
Window sche	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living 1	ATB-006-03 B	n/a	2400	1735	NE	No Shading
Living 1	ATB-006-03 B	n/a	2400	5600	E	Awning
Bedroom 1	ATB-006-03 B	n/a	2400	4435	Е	No Shading

Roof windo	w and skylig	ht type and performanc	e value			
ID None Presen	Window	v type			U-value	SHGC
	່ w and skylig	ht schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Presen	t					

ID	Wall type		Insulation			Wall wrap or foil	
EW-1	AAC cavity pa	anel on battens	Foil, Anti-glare one side + Bulk Insulation R1.5			Yes	
External wal	l schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	de Eaves (mm)	
Living 1	EW-1	2188	2700	NE	No	3178	
Living 1	EW-1	6200	2700	E	No	300	
Living 1	EW-1	1995	2700	S	No	0	
Bedroom 1	EW-1	4695	2700	E	No	2300	

Internal wall type				
Wall type	Area (m ²)	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	51.0	No insulation	No	
IW-2 - Concrete Panel/Blocks fi plasterboard	lled, 53.0	No Insulation	No	

Floors					
Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	18.2	None	No Insulation	Cork Tiles or Parquetry 8mm

Certificate number: 0004825626-01 Certificate Date:

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★ Star rating:



Building	a features	continued

Living 1	Concrete Slab, Unit Below 150mm	13.0	None	No Insulation	Cork Tiles or Parquetry 8mm
Hall	Concrete Slab, Unit Below 150mm	4.9	None	No Insulation	Cork Tiles or Parquetry 8mm
Bath	Concrete Slab, Unit Below 150mm	4.8	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	13.9	None	No Insulation	Carpet+Rubber Underlay 18mm

Ceiling type Added Location Construction **Roof space** insulation above Kitchen/Living Concrete, Plasterboard No insulation No Concrete, Plasterboard **Bulk Insulation** Living 1 Yes R2.5 Hall Concrete, Plasterboard No insulation No Bath Concrete, Plasterboard No insulation No Bedroom 1 Concrete, Plasterboard No insulation No

Ceiling penetrations

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	5	Downlights - LED	150	Sealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Living 1	3	Downlights - LED	150	Sealed
Hall	1	Downlights - LED	150	Sealed
Bath	1	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Bedroom 1	2	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Added Light Insulation, No air Gap

Certificate number: 0004825626-01

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★ Star rating: 7.2



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Contact

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

Certificate number: 0004825634-01

Certificate Date: 12 May 2020





Assessor details

Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit 7, 50 Lawrence Street Freshwater				
State:	NSW	Postcode:	2096		
Type:	New Dwelling	NCC Class:	2		
11		NatHERS climate zone:	56		
Lot/DP		climate zone.	30		
number:	1/571975	Exposure:	Suburban		

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens Concrete, Plasterboard
	Concrete Slab, Unit Below
Insulation:	R1.5 wall insulation
	No ceiling insulation
	No floor insulation
Glazing:	ATB-006-03 B AI Thermally Broken B
	DG Argon Fill High Solar Gain low-E

Net floor area (m ²)		Annual the	
Conditioned: Unconditioned:	53.0 0.0	performanc (MJ/m ²)	e loads
Garage:	0.0	Heating:	23.2
TOTAL:	53.0	Cooling: TOTAL:	21.4 44 ₋ 7
		I U IAL.	44.7

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS Architecture**



Ceiling penetration (see following pages for the set of		maxim penetr	E: This total is the num number of ceiling ations allowed to a
Sealed: Unsealed: TOTAL:**	15 0 15	 ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required Loss of ceiling insulation for the penetrations listed has been taken into account with the rating. 	
Principle downlight typ	e: LE	D	
Window selection default windows o			Scan to access this certificate online and confirm this is valid.
	es:		certificate online and
default windows of Note on allowable window value Only a 5% tolerance to the norr SHGC window values shown of	es: ninated n page 2		certificate online and

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



Certificate number: 0004825634-01 Certificate Date:

12 May 2020

★ Star rating:

6.6 NA

Building features

Window t	vpe and	performance	value
	ypc and	periormanee	varue

mach type	and portormane					
Window ID	Window type				U-value	SHGC
ATB-005-03 B	ATB-005-03 B A low-E -Clear	Al Thermally Brok	en A DG Argon I	Fill High Solar	Gain 2.9	0.44
ATB-006-03 B	ATB-006-03 B A low-E -Clear	Al Thermally Brok	en B DG Argon I	Fill High Solar	Gain 2.9	0.51
Window sche	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ATB-005-03 B	n/a	2400	530	E	No Shading

Kitchen/Living	ATD-000-03 D	II/d	2400	550		No Shaung
Living 1	ATB-006-03 B	n/a	2400	1700	NE	No Shading
Living 1	ATB-006-03 B	n/a	2400	4500	E	Awning
Living 1	ATB-005-03 B	n/a	1800	530	S	No Shading
Bedroom 1	ATB-006-03 B	n/a	2400	4435	E	No Shading

Roof window and skylight type and performance value									
ID None Present	Window type	1			U-value	SHGC			
	• w and skylight sc	hedule							
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser			
None Present	t								

ID	Wall type		Insulation		Wa	all wrap or foi	
EW-1	AAC cavity pa	inel on battens	Foil, Anti-glare R1.5	Foil, Anti-glare one side + Bulk Insulation Ye			
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Kitchen/Living	EW-1	895	2700	S	No	200	
Kitchen/Living	EW-1	700	2700	E	No	200	
Kitchen/Living	EW-1	2886	2700	SW	No	206	
Living 1	EW-1	2188	2700	NE	No	3178	
Living 1	EW-1	5400	2700	E	No	300	
Living 1	EW-1	854	2700	S	No	372	
Living 1	EW-1	1195	2700	S	No	200	
Bedroom 1	EW-1	4695	2700	E	No	2300	

Internal wall type				
Wall type	Area (m ²)	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	51.0	No insulation	No	
IW-2 - Concrete Panel/Blocks fil	led, 42.0	No Insulation	No	

Certificate number: 0004825634-01 Certificate Date:

12 May 2020

★ Star rating:

Building features continued

plasterboard

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 150mm	18.0	None	No Insulation	Cork Tiles or Parquetry 8mm
Living 1	Concrete Slab, Unit Below 150mm	11.9	None	No Insulation	Cork Tiles or Parquetry 8mm
Hall	Concrete Slab, Unit Below 150mm	4.7	None	No Insulation	Cork Tiles or Parquetry 8mm
Bath	Concrete Slab, Unit Below 150mm	4.8	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	13.4	None	No Insulation	Carpet+Rubber Underlay 18mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Living 1	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Hall	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	5	Downlights - LED	150	Sealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Living 1	3	Downlights - LED	150	Sealed
Hall	1	Downlights - LED	150	Sealed
Bath	1	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Bedroom 1	2	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Construction Added	Roof colour

Nationwide House Energy Rating Scheme* Certificate					
Certificate number: 0004825634-01 Certificate Date:	12 May 2020	★ Star rating:	6.6	NATIONWIDE HOUSE ENERGY RATING SCHEME	
Building features continued					
		insulation			
Waterproofing Membrane		No Added Insulation, No air Gap	Light		

Certificate number: 0004825634-01

Certificate Date: 12 May 2020

★ Star rating: 6.6



Additional information

Explanatory notes

About this report

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

General Information

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

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

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

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

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

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

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

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Contact

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Certificate number: 0004825667-01

Certificate Date: 12 May 2020





Assessor details

Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit 8, 50 Lawrend Freshwater	e Street	
State:	NSW	Postcode:	2096
Type:	New Dwelling	NCC Class:	2
		NatHERS climate zone:	56
Lot/DP number:	1/571975	Exposure:	Suburban
		Exposure.	Supurban

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens Waterproofing Membrane
Insulation:	Concrete Slab, Unit Below R1.5 wall insulation
	R2.5 ceiling insulation
Glazing:	No floor insulation ALM-003-01 A Aluminium A DG Air Fill Clear-Clear

Net floor area (m²) Annual thermal performance loads Conditioned: 83.0 (MJ/m²) Unconditioned: 4.0 Heating: 28.4 Garage: 0.0 Cooling: 19.3 TOTAL: 87.0 TOTAL: 47.7

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS Architecture**



Ceiling penetratio		maxii pene	TE: This total is the num number of ceiling trations allowed to a
Sealed:	24	certifi	g (under a roof) for this cate. If this number is
Unsealed:	0		ded in construction then certificate IS NOT VALID
TOTAL:**	24	Loss pene	a new certificate is required of ceiling insulation for the trations listed has been into account with the rating.
Principle downlight type	e: LEI	D	
Window selection - default windows or		_	Scan to access this certificate online and confirm this is valid.
Note on allowable window value: Only a 5% tolerance to the nomin SHGC window values shown on can be used with this rating.	nated		
Note: Only a +/- 5% SHGC tolera allowed with this rating.	ance is		• •
NB: This tolerance ONLY applies to SHGC, the U-value can alway be lower but not higher than the values stated on page 2.	/S		
If any of windows selected ar outside the 5% tolerance the certificate is no longer valid a	n this		

dwelling will need to be rerated to

confirm compliance.

Certificate number: 0004825667-01 Certificate Date:

12 May 2020

★ Star rating:

6.3

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-003-01 A	ALM-003-01 A Aluminium A DG Air Fill Clear-Clear	4.8	0.51
ALM-004-01 A	ALM-004-01 A Aluminium B DG Air Fill Clear-Clear	4.8	0.59

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-003-01 A	n/a	2650	530	E	No Shading
Bedroom 1	ALM-003-01 A	n/a	1800	600	NW	No Shading
Kitchen/Living	ALM-004-01 A	n/a	2400	5400	E	No Shading
Kitchen/Living	ALM-003-01 A	n/a	3250	500	E	No Shading
Kitchen/Living	ALM-003-01 A	n/a	555	1400	Ν	No Shading
Upper Bath	ALM-003-01 A	n/a	555	1400	Ν	No Shading
Master Bedroom	ALM-003-01 A	n/a	3250	530	E	No Shading
Master Bedroom	ALM-003-01 A	n/a	1800	600	NW	No Shading

ID None Present	Window type				U-value	SHGC
	and skylight sch	edule				
Location	ID	Roof window/skylight	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	AAC cavity panel on battens	Foil, Anti-glare one side + Bulk Insulation	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Entry/Stairs	EW-1	2195	2700	W	No	100
Bath	EW-1	2095	2700	S	No	100
Bedroom 1	EW-1	800	2700	E	No	100
Bedroom 1	EW-1	2789	2700	SW	No	127
Bedroom 1	EW-1	1900	2700	S	No	100
Bedroom 1	EW-1	3474	2700	NW	No	79
Kitchen/Living	EW-1	2195	3250	W	No	100
Kitchen/Living	EW-1	5400	3250	E	No	2200
Kitchen/Living	EW-1	600	3250	S	No	100
Kitchen/Living	EW-1	800	3250	E	No	100
Kitchen/Living	EW-1	2341	3250	SW	No	79
Kitchen/Living	EW-1	1395	3250	S	No	125
Upper Bath	EW-1	2890	3250	S	No	175

Certificate number: 0004825667-01 Certificate Date:

12 May 2020 ★ Star rating:



6.3

Building features continued	
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Master Bedroom	EW-1	800	3250	Е	No	100
Master Bedroom	EW-1	2596	3250	SW	No	127
Master Bedroom	EW-1	2100	3250	S	No	100
Master Bedroom	EW-1	3474	3250	NW	No	79

Internal	wall	type
----------	------	------

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks fi plasterboard	lled, 58.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	60.0	No insulation	No

Floors						
Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering	
Entry/Stairs	Concrete Slab, Unit Below 150mm	14.4	None	No Insulation	Ceramic Tiles 8mm	
Bath	Concrete Slab, Unit Below 150mm	3.8	None	No Insulation	Ceramic Tiles 8mm	
Bedroom 1	Concrete Slab, Unit Below 150mm	14.0	None	No Insulation	Carpet+Rubber Underlay 18mm	
Kitchen/Living /Entry/Stairs	Concrete Above Plasterboard 150mm	14.5		No Insulation	Ceramic Tiles 8mm	
Kitchen/Living /Bath	Concrete Above Plasterboard 150mm	0.8		No Insulation	Ceramic Tiles 8mm	
Kitchen/Living	Concrete Slab, Unit Below 150mm	26.8	None	No Insulation	Ceramic Tiles 8mm	
Upper Bath/Bath	Concrete Above Plasterboard 150mm	3.0		No Insulation	Ceramic Tiles 8mm	
Upper Bath	Concrete Slab, Unit Below 150mm	1.1	None	No Insulation	Ceramic Tiles 8mm	
Master Bedroom /Bedroom 1	Concrete Above Plasterboard 150mm	13.8		No Insulation	Carpet+Rubber Underlay 18mm	

Ceiling type					
Location	Construction	Added insulation	Roof space above		
Entry/Stairs	Concrete, Plasterboard	Bulk Insulation R2.5	No		
Entry/Stairs	Concrete Above Plasterboard	No Insulation	No		
Bath	Concrete, Plasterboard	Bulk Insulation R2.5	No		
Bath	Concrete Above Plasterboard	No Insulation	No		
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R2.5	No		
Bedroom 1	Concrete Above Plasterboard	No Insulation	No		
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R2.5	Yes		

Nationwide House Energy Rating Scheme* Certificate					· · · · · · · · · · · · · · · · · · ·
Certificate number:	0004825667-01 Certificate Date:	12 May 2020	★ Star rating:	6.3	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building feature	es continued				
Upper Bath	Concrete, Plasterboard		Bulk Insulation R2.5	Yes	
Master Bedroom	Concrete, Plasterboard		Bulk Insulation R2.5	Yes	

Ceiling penetrations

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Entry/Stairs	2	Downlights - LED	150	Sealed
Entry/Stairs	1	Exhaust Fans	300	Sealed
Bath	1	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Bedroom 1	1	Downlights - LED	150	Sealed
Kitchen/Living	12	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Upper Bath	2	Downlights - LED	150	Sealed
Upper Bath	1	Exhaust Fans	300	Sealed
Master Bedroom	2	Downlights - LED	150	Sealed

Ceiling fans

Location	Number	Diameter (mm)	
None Present			

Roof type				
Construction	Added Roof colour insulation			
Waterproofing Membrane	No Added Light Insulation, No air Gap			
Certificate number: 0004825667-01

Certificate Date: 12 May 2020

★ Star rating: 6.3



Additional information

Explanatory notes

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Certificate number: 0004825584-01

Certificate Date: 12 May 2020



Assessor details

Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit 9, 50 Lawrenc Freshwater	e Street	
State:	NSW	Postcode:	2096
Type:	New Dwelling	NCC Class:	2
21 ² -		NatHERS climate zone:	50
Lot/DP		climate zone.	20
number:	1/571975	Exposure:	Suburban

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens Waterproofing Membrane
Insulation:	Concrete Slab, Unit Below R1.5 wall insulation R2.5 ceiling insulation
Glazing:	No floor insulation ATB-005-03 B AI Thermally Broken A DG Argon Fill High Solar Gain low-E

Net floor area (m ²)		Annual the	
Conditioned: Unconditioned:	75.0 4.0	performanc (MJ/m²)	e loads
Garage: TOTAL:	4.0 0.0 79.0	Heating: Cooling:	4.6 28.3
TOTAL.	79.0	TOTAL:	32.9

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS Architecture**



Ceiling penetratio		maxii pene	TE: This total is the mum number of ceiling trations allowed to a
Sealed: 24 Unsealed: 0 TOTAL:** 24		certifi exce this o and a Loss pene	g (under a roof) for this cate. If this number is ded in construction then certificate IS NOT VALID a new certificate is required of ceiling insulation for the trations listed has been i into account with the rating.
Principle downlight type	e: LEC	D	
Window selection - default windows or			Scan to access this certificate online and confirm this is valid.
Note on allowable window value: Only a 5% tolerance to the nomin SHGC window values shown on can be used with this rating.	nated		
Note: Only a +/- 5% SHGC tolera allowed with this rating.	ance is		
	_		T THE ALL A
NB: This tolerance ONLY applie to SHGC, the U-value can alway be lower but not higher than the values stated on page 2.	/S		

dwelling will need to be rerated to

confirm compliance.

Certificate number: 0004825584-01 Certificate Date:

12 May 2020

★ Star rating:



7.4

Building features

Window type and performance value

timaen type a	nu periormane	c value					
Window ID	Window type				U-value	SHGC	
ATB-003-03 B	ATB-003-03 B A E -Clear	I Thermally Bro	ken A DG Air Fill I	High Solar Gai	n low- 3.1	0.39	
ALM-003-01 A	ALM-003-01 A A	luminium A DG	Air Fill Clear-Clea	ar	4.8	0.51	
VEL-010-01 W		VEL-010-01 W VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 2.5 0.21 3.5mm Argon Gap / 5.36mm Clear La					
VEL-010-01 W	VEL-010-01 W VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 2.5 0.21 8.5mm Argon Gap / 5.36mm Clear La						
ATB-005-03 B	ATB-005-03 B AI Thermally Broken A DG Argon Fill High Solar Gain 2.9 0.44 low-E -Clear				0.44		
Window sched	ule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
Kitchen/Living	ATB-003-03 B	n/a	2650	5400	E	No Shading	
Kitchen/Living	ALM-003-01 A	n/a	555	1400	Ν	No Shading	
Master Bedroom	ATB-005-03 B	n/a	1800	600	W	No Shading	
Bedroom 1	ATB-005-03 B	n/a	1800	600	W	No Shading	

Roof window a	and skylight typ	e and performanc	e value			
ID	Window type				U-value	SHGC
VEL-010-01 W		VEL-010-01 W VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 0.4 0.30 8.5mm Argon Gap / 5.36mm Clear La				
VEL-010-01 W		VEL-010-01 W VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 2.5 0.21 8.5mm Argon Gap / 5.36mm Clear La				
Roof window a	and skylight sch	edule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
Upper Bath	VEL-010-01 W	1	0.8	N	No	No

External wall ty	/pe					
ID	Wall type		Insulation		W	all wrap or foil
EW-1	AAC cavity panel on battens		Foil, Anti-glare R1.5	Foil, Anti-glare one side + Bulk Insulation R1.5		es
External wall se	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	2195	3250	W	No	0
Kitchen/Living	EW-1	5500	3250	E	No	2200
Master Bedroom	EW-1	2236	3250	W	No	0
Master Bedroom	EW-1	1095	3250	W	No	0
Entry	EW-1	2995	2700	W	No	0
Bedroom 1	EW-1	2527	2700	W	No	50

Internal wall type

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

Certificate number: 0004825584-01 Certificate Date:

12 May 2020

★ Star rating:

7.4

Building features continued

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks filled, plasterboard	98.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	50.0	No insulation	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	5.0	Bulk Insulation, No Air Gap R1.5	No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living /Entry	Concrete Above Plasterboard 150mm	12.3		No Insulation	Ceramic Tiles 8mm
Kitchen/Living /Bedroom 1	Concrete Above Plasterboard 150mm	0.5		No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	25.3	None	No Insulation	Ceramic Tiles 8mm
Upper Bath/Bedroom 1	Concrete Above Plasterboard 150mm	1.8		No Insulation	Ceramic Tiles 8mm
Upper Bath	Concrete Slab, Unit Below 150mm	2.3	None	No Insulation	Ceramic Tiles 8mm
Master Bedroom /Entry	Concrete Above Plasterboard 150mm	1.3		No Insulation	Carpet+Rubber Underlay 18mm
Master Bedroom /Bedroom 1	Concrete Above Plasterboard 150mm	11.4		No Insulation	Carpet+Rubber Underlay 18mm
Entry	Concrete Slab, Unit Below 150mm	13.6	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	13.9	None	No Insulation	Ceramic Tiles 8mm

Ceiling type				
Location	Construction	Added insulation	Roof space above	
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R2.5	Yes	
Upper Bath	Concrete, Plasterboard	Bulk Insulation R2.5	Yes	
Master Bedroom	Concrete, Plasterboard	Bulk Insulation R2.5	Yes	
Entry	Concrete, Plasterboard	Bulk Insulation R2.5	No	
Entry	Concrete Above Plasterboard	No Insulation	No	
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R2.5	No	
Bedroom 1	Concrete Above Plasterboard	No Insulation	No	

Ceiling penet	rations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed

Nationwide House Energy Rating Scheme* Certificate								
Certificate number	:: 0004825584-01	Certificate Date:	12 May 2020	★ Star rating:	7.4	NATIONWIDE HOUSE ENERGY RATING SCHEME		
Building featur	es continued							
Kitchen/Living	14	Downlights - LED		150	Sealed			
Kitchen/Living	1	Exhaust Fans		300	Sealed			
Upper Bath	2	Downlights - LED		150	Sealed			
Upper Bath	1	Exhaust Fans		300	Sealed			
Master Bedroom	2	Downlights - LED		150	Sealed			
Entry	2	Downlights - LED		150	Sealed			
Bedroom 1	2	Downlights - LED		150	Sealed			

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Added Light Insulation, No air Gap

Certificate number: 0004825584-01

Certificate Date: 12 May 2020

Star rating: 7.4



Additional information

Explanatory notes

About this report

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Contact

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

Certificate number: 0004825600-01

Certificate Date: 12 May 2020





Assessor details

Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit 10, 50 Lawrence Street Freshwater						
State:	NSW	Postcode:	2096				
Type:	New Dwelling	NCC Class:	2				
		NatHERS climate zone:	56				
Lot/DP		climate zone.	30				
number:	1/571975	Exposure:	Suburban				

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens Waterproofing Membrane
Insulation:	Concrete Slab, Unit Below R1.5 wall insulation
	R2.5 ceiling insulation
Glazing:	No floor insulation ALM-004-01 A Aluminium B DG Air Fill Clear-Clear

Net floor area	Net floor area (m ²)		Annual thermal		
Conditioned: Unconditioned:	67.0 4.0		performanc (MJ/m ²)	e loads	
Garage:	4.0 0.0		Heating:	22.1	
TOTAL:	72.0		Cooling: TOTAL:	25.7 47.8	

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS Architecture**



Ceiling penetrations (see following pages for details)	**NOTE: This total is the maximum number of ceiling penetrations allowed to a
Sealed: 25 Unsealed: 0 TOTAL:** 25	 ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.
Principle downlight type: LE	D
Window selection - default windows only	Scan to access this certificate online and confirm this is valid.
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.	
Note: Only a +/- 5% SHGC tolerance is allowed with this rating.	
NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.	

certificate is no longer valid and the dwelling will need to be rerated to

confirm compliance.

Certificate number: 0004825600-01 Certificate Date:

12 May 2020

★ Star rating:

6.3

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-004-01 A	ALM-004-01 A Aluminium B DG Air Fill Clear-Clear	4.8	0.59
ALM-003-01 A	ALM-003-01 A Aluminium A DG Air Fill Clear-Clear	4.8	0.51
Window schee	dule		

Entry

EW-1

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-004-01 A	n/a	2650	5400	E	No Shading
Kitchen/Living	ALM-004-01 A	n/a	600	5400	E	No Shading
Kitchen/Living	ALM-003-01 A	n/a	555	1400	Ν	No Shading
Upper Bath	ALM-003-01 A	n/a	555	1400	Ν	No Shading
Master Bedroom	ALM-003-01 A	n/a	1550	720	W	No Shading
Bedroom 1	ALM-003-01 A	n/a	1550	720	W	No Shading

ID	Window type			U-value	SHGC
None Present					
Roof window	and skylight sch	edule			

External wall type									
ID	Wall type		Insulation	N	Wall wrap or foil				
EW-1	AAC cavity pa	anel on battens	Foil, Anti-glare one side + Bulk Insulation R1.5			′es			
External wall se	chedule								
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)			
Kitchen/Living	EW-1	2195	3250	W	No	100			
Kitchen/Living	EW-1	5500	3250	E	No	2200			
Master Bedroom	EW-1	1500	3250	W	No	100			
Master Bedroom	EW-1	1839	3250	W	No	103			
Bedroom 1	EW-1	1044	2700	W	No	56			
Bedroom 1	EW-1	801	2700	W	No	50			
Bedroom 1	EW-1	1500	2700	W	No	50			

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Concrete Panel/Blocks filled, plasterboard	90.0	No Insulation	No	
IW-2 - Cavity wall, direct fix plasterboard, single gap	51.0	No insulation	No	

2700

W

No

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

2195

100

Certificate number: 0004825600-01 Certificate Date:

12 May 2020

★ Star rating:

6.3

Building features continued

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living /Bedroom 1	Concrete Above Plasterboard 150mm	0.8		No Insulation	Ceramic Tiles 8mm
Kitchen/Living /Entry	Concrete Above Plasterboard 150mm	9.8		No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	24.4	None	No Insulation	Ceramic Tiles 8mm
Upper Bath	Concrete Slab, Unit Below 150mm	4.1	None	No Insulation	Ceramic Tiles 8mm
Master Bedroom /Bedroom 1	Concrete Above Plasterboard 150mm	12.4		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Concrete Slab, Unit Below 150mm	13.8	None	No Insulation	Ceramic Tiles 8mm
Entry	Concrete Slab, Unit Below 150mm	9.7	None	No Insulation	Ceramic Tiles 8mm

Construction	Added insulation	Roof space above
Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Concrete, Plasterboard	Bulk Insulation R2.5	No
Concrete Above Plasterboard	No Insulation	No
Concrete, Plasterboard	Bulk Insulation R2.5	No
Concrete Above Plasterboard	No Insulation	No
	Concrete, Plasterboard Concrete, Plasterboard Concrete, Plasterboard Concrete, Plasterboard Concrete, Plasterboard Concrete Above Plasterboard Concrete, Plasterboard	InsulationConcrete, PlasterboardBulk Insulation R2.5Concrete, PlasterboardNo Insulation R2.5Concrete, PlasterboardNo Insulation R2.5

Ceiling penetrations

51				
Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	16	Downlights - LED	150	Sealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Upper Bath	2	Downlights - LED	150	Sealed
Upper Bath	1	Exhaust Fans	300	Sealed
Master Bedroom	2	Downlights - LED	150	Sealed
Bedroom 1	2	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Nationwide House Energy Ra	ting Scheme* Ce	ertificate		*****
Certificate number: 0004825600-01	Certificate Date:	12 May 2020	★ Star rating:	6.3 NATION V ENERGY RATING
Building features continued				
Roof type				
Construction			Added insulation	Roof colour
Waterproofing Membrane			No Added Insulation, No air Gap	Light

Certificate number: 0004825600-01

Certificate Date: 12 May 2020

★ Star rating: 6.3



Additional information

Explanatory notes

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Certificate number: 0004825659-01

Certificate Date: 12 May 2020



Assessor details

Accreditation number:	20920
Name:	Terry Chapman
Organisation:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email:	terry@basixcertificates.com.au
Phone:	0414 265 292
Declaration of interest:	None
Software:	BERS Pro v4.4.0.0 (3.21)
AAO:	ABSA

Overview

Dwelling details

Street: Suburb:	Unit 11, 50 Lawren Freshwater	ce Street	
State:	NSW	Postcode:	2096
Type:	New Dwelling	NCC Class:	2
11		NatHERS climate zone:	56
Lot/DP		climate zone.	50
number:	1/571975	Exposure:	Suburban

Key construction and insulation materials

(see following pages for details)

Construction:	AAC cavity panel on battens Waterproofing Membrane
Insulation:	Concrete Slab, Unit Below R1.5 wall insulation
	R2.5 ceiling insulation No floor insulation
Glazing:	ALM-003-01 A Aluminium A DG Air Fill Clear-Clear

Net floor area (m ²)		Annual thermal		
Conditioned: Unconditioned:	110.0 4.0	performance load (MJ/m ²)		e loads
Garage:	4.0 0.0		Heating:	13.6
TOTAL:	114.0		Cooling: TOTAL:	23.7 37.2

Plan documents

Plan ref/date: 19045 Prepared by: **CKDS Architecture**

The more stars the more energy efficient NATIONWIDE **ENERGY RATING SCHEME** Predicted annual energy load for heating and cooling based on standard occupancy assumptions 3 MJ/m² For more information on your dwelling's rating see: www.nathers.gov.au

Ceiling penetrations (see following pages for details)		NOTE: This total is the aximum number of ceiling enetrations allowed to a		
Unsealed:	29 cer 9 ex 0 this 29 and Los per	 penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required Loss of ceiling insulation for the penetrations listed has been taken into account with the rating. 		
Principle downlight type:	LED			
Window selection - default windows on	ly	Scan to access this certificate online and confirm this is valid.		
Note on allowable window values Only a 5% tolerance to the nomin SHGC window values shown on p can be used with this rating.	ated			
Note: Only a +/- 5% SHGC toleral allowed with this rating.	nce is			
NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.				

dwelling will need to be rerated to

confirm compliance.

Certificate number: 0004825659-01 Certificate Date:

12 May 2020

★ Star rating:

7.2

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-003-01 A	ALM-003-01 A Aluminium A DG Air Fill Clear-Clear	4.8	0.51
ALM-004-01 A	ALM-004-01 A Aluminium B DG Air Fill Clear-Clear	4.8	0.59

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Upper Bath	ALM-003-01 A	n/a	555	1400	N	No Shading
Kitchen/Living	ALM-004-01 A	n/a	2400	4250	E	No Shading
Kitchen/Living	ALM-004-01 A	n/a	2400	4250	E	No Shading
Kitchen/Living	ALM-003-01 A	n/a	555	1400	Ν	No Shading
Kitchen/Living	ALM-003-01 A	n/a	555	1400	Ν	No Shading
Master Bedroom	ALM-003-01 A	n/a	1800	600	W	No Shading
Master Bedroom	ALM-004-01 A	n/a	2400	2400	Ν	No Shading
Master Ens	ALM-003-01 A	n/a	1550	900	Ν	Vertical Louvres, Vertical Blades
Bedroom 2	ALM-003-01 A	n/a	1800	600	W	No Shading
Bedroom 1	ALM-003-01 A	n/a	1800	600	W	No Shading

Roof windo	w and skylig	ht type and performanc	e value			
ID None Present	Window	v type			U-value	SHGC
	w and skylig	ht schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present	t					

External wall type

ID	Wall type		Insulation			Wall wrap or foil
EW-1	AAC cavity panel on battens					Yes
External wall s	chedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	de Eaves (mm)
Kitchen/Living	EW-1	600	2700	N	No	2800
Kitchen/Living	EW-1	8600	2700	E	No	800
Kitchen/Living	EW-1	2390	2700	W	No	100
Master Bedroom	EW-1	3195	2700	W	No	100
Master Bedroom	EW-1	1432	2700	W	No	103
Master Bedroom	EW-1	300	2700	Ν	No	1100
Master Bedroom	EW-1	300	2700	W	No	400
Master Bedroom	EW-1	3595	2700	Ν	No	800
Master Ens	EW-1	2195	2700	Ν	No	800
Bedroom 2	EW-1	1100	2700	W	No	100
Bedroom 2	EW-1	447	2700	N	No	112

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Certificate number: 0004825659-01 Certificate Date:

12 May 2020 ★ Star rating:

NATIONWIDE HOUSE

7.2

Building features continued

Bedroom 2	EW-1	1995	2700	W	No	100
Bedroom 1	EW-1	1100	2700	W	No	100
Bedroom 1	EW-1	500	2700	NW	No	90
Bedroom 1	EW-1	1895	2700	W	No	100
Entry	EW-1	2395	2700	W	No	100

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	62.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, plasterboard	79.0	No Insulation	No
IW-3 - Cavity wall, direct fix plasterboard, single gap	11.0	Bulk Insulation, No Air Gap R1.5	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Upper Bath	Concrete Slab, Unit Below 150mm	4.2	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living /Bedroom 1	Concrete Above Plasterboard 150mm	1.6		No Insulation	Carpet 10mm
Kitchen/Living /Entry	Concrete Above Plasterboard 150mm	9.9		No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab, Unit Below 150mm	42.2	None	No Insulation	Ceramic Tiles 8mm
Master Bedroom	Concrete Slab, Unit Below 150mm	15.7	None	No Insulation	Carpet+Rubber Underlay 18mm
Master Ens	Concrete Slab, Unit Below 150mm	4.2	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2/Bedroom 1	Concrete Above Plasterboard 150mm	12.4		No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 150mm	14.2	None	No Insulation	Carpet+Rubber Underlay 18mm
Entry	Concrete Slab, Unit Below 150mm	9.9	None	No Insulation	Ceramic Tiles 8mm

Ceiling type Location Construction Added **Roof space** insulation above Upper Bath Concrete, Plasterboard **Bulk Insulation** Yes R2.5 Kitchen/Living Concrete, Plasterboard **Bulk Insulation** Yes R2.5 Master Bedroom Concrete, Plasterboard **Bulk Insulation** Yes R2.5 Master Ens Concrete, Plasterboard **Bulk Insulation** Yes R2.5

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Nationwide House Energy Rating Scheme* Certificate					
Certificate numb	er: 0004825659-01 Certificate Date:	12 May 2020	★ Star rating:	7.2	NATIONWIDE HOUSE ENERGY RATING SCHEME
Building featu	ures continued				
Bedroom 2	Concrete, Plasterboard		Bulk Insulation R2.5	Yes	
Bedroom 1	Concrete Above Plasterboard		No Insulation	No	
Entry	Concrete Above Plasterboard		No Insulation	No	

Ceiling penetrations

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Upper Bath	2	Downlights - LED	150	Sealed
Upper Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	18	Downlights - LED	150	Sealed
Kitchen/Living	2	Exhaust Fans	300	Sealed
Master Bedroom	2	Downlights - LED	150	Sealed
Master Ens	1	Downlights - LED	150	Sealed
Master Ens	1	Exhaust Fans	300	Sealed
Bedroom 2	1	Downlights - LED	150	Sealed
Bedroom 1	1	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Added Light Insulation, No air Gap

Certificate number: 0004825659-01

Certificate Date: 12 May 2020

★ Star rating: 7.2



Additional information

Explanatory notes

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