

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate number: **0004825700**

Certificate Date: **12 May 2020**

★ Average Star rating: **6.6**

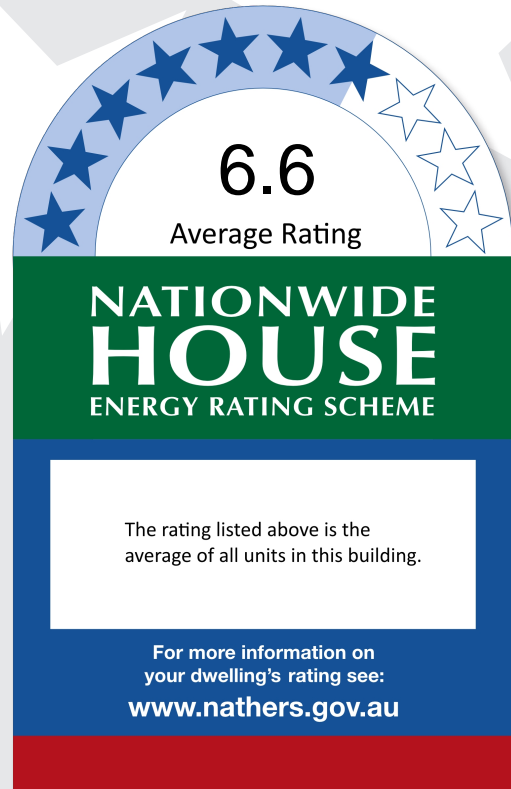
Assessor details

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**

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825592-01

Certificate Date: 12 May 2020

★ Star rating: 6.4



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: **Unit U1, 50 Lawrence Street**
Suburb: **Freshwater**
State: **NSW** Postcode: **2096**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP 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)

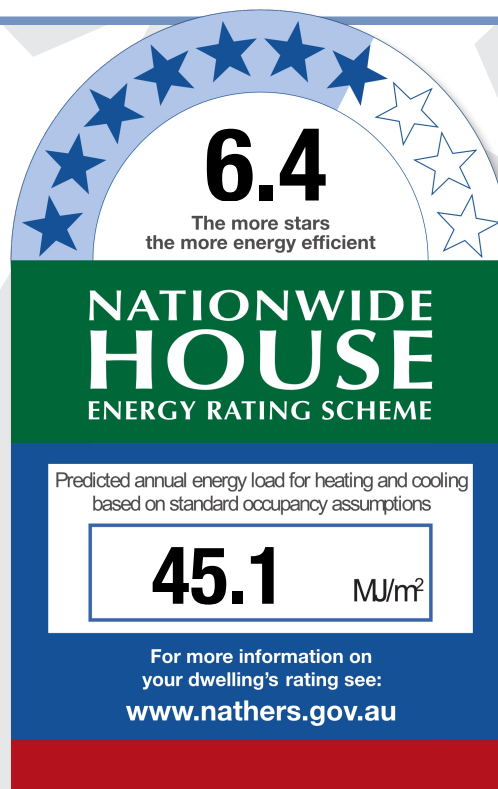
Conditioned: **35.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **35.0**

Annual thermal performance loads (MJ/m²)

Heating: **23.5**
Cooling: **21.5**
TOTAL: **45.1**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **9**
Unsealed: **0**
TOTAL:** **9**

****NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceeded 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 only

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 outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004825592-01**

Certificate Date:

12 May 2020

★ Star rating:

6.4

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 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 window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

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	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	N	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 (m ²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	22.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, plasterboard	54.0	No Insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825592-01**

Certificate Date:

12 May 2020

★ Star rating:

6.4

Building features continued

Floors

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	Ceramic Tiles 8mm
Bedroom 1	Suspended Concrete Slab 150mm	8.2	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
Bathroom	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	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	Number	Diameter (mm)
None Present		

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825592-01

Certificate Date: 12 May 2020

★ Star rating: 6.4



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.

Accredited Assessors

To ensure you get a high-quality, professional NatHERS House Energy Rating report, you should always use an accredited assessor, accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

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

If you have any questions or concerns about this report, please direct them to your assessor in the first instance.

If your assessor is unable to address your questions or concerns, please contact their AAO listed under 'assessor details'. You can also find a range of information about accredited assessors on the AAO websites.

Disclaimer

The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

Contact

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

For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825618-01

Certificate Date: 12 May 2020

★ Star rating: 5.6



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

Key construction and insulation materials

(see following pages for details)

Construction: **AAC cavity panel on battens
Waterproofing Membrane
Concrete Slab, Unit Below**
Insulation: **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 (m²)

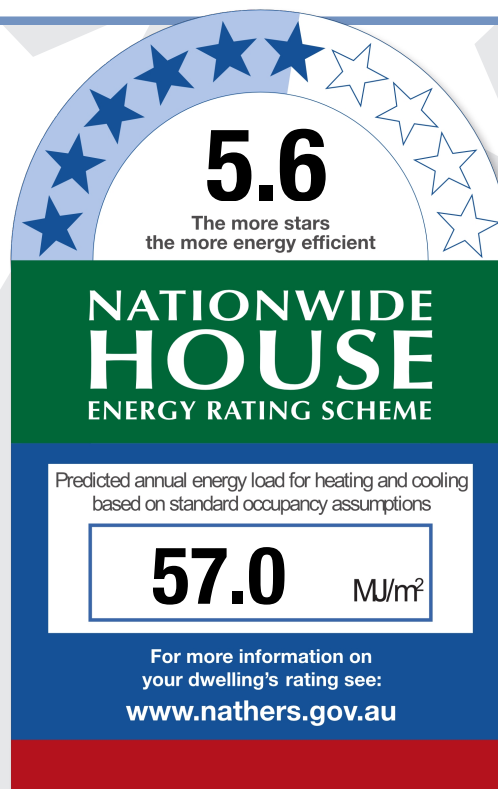
Conditioned: **72.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **72.0**

Annual thermal performance loads (MJ/m²)

Heating: **33.5**
Cooling: **23.5**
TOTAL: **57.0**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **19**
Unsealed: **0**
TOTAL:** **19**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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 only

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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825618-01**

Certificate Date:

12 May 2020

★ Star rating:

5.6



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
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	N	No Shading
Living 1	ALM-004-01 A	n/a	3300	4410	N	No Shading
Master Bedroom	ALM-003-01 A	n/a	2200	1400	N	No Shading
Master Bedroom	ALM-004-01 A	n/a	3300	1630	E	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

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	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	N	No	1625
Living 1	EW-1	4495	3300	N	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	N	No	100
Master Bedroom	EW-1	2000	3300	E	No	4900

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825618-01**

Certificate Date:

12 May 2020

★ Star rating:

5.6



Building features continued

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

Floors

Location	Construction	Area (m ²)	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	Ceramic Tiles 8mm
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	Bulk Insulation in Contact with Floor R1.2	Carpet+Rubber Underlay 18mm
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 18mm

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	Type	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

Certificate number: **0004825618-01**

Certificate Date:

12 May 2020

★ Star rating:

5.6



Building features continued

Bedroom 2	2	Downlights - LED	150	Sealed
Living 1	6	Downlights - LED	150	Sealed
Living 1	1	Exhaust Fans	300	Sealed
Master Bedroom	2	Downlights - LED	150	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825618-01

Certificate Date: 12 May 2020

★ Star rating: 5.6



Additional information

Explanatory notes

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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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825642-01

Certificate Date: 12 May 2020

★ Star rating: 7.0



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: **Unit 3, 50 Lawrence Street**
Suburb: **Freshwater**
State: **NSW** Postcode: **2096**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP 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)

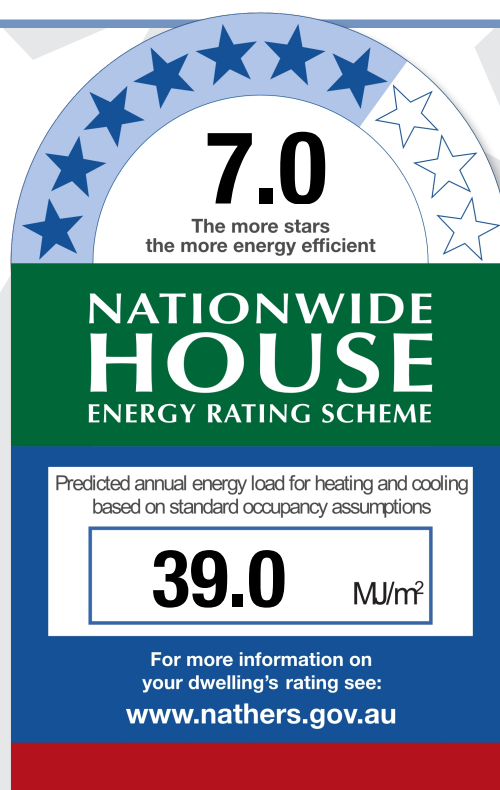
Conditioned: **37.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **37.0**

Annual thermal performance loads (MJ/m²)

Heating: **13.6**
Cooling: **25.3**
TOTAL: **39.0**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **12**
Unsealed: **0**
TOTAL:** **12**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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 only

Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825642-01**

Certificate Date:

12 May 2020

★ Star rating:

7.0



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 schedule

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 window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

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	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 (m ²)	Insulation	Wall wrap or foil
IW-1 - Concrete Panel/Blocks filled, plasterboard	58.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	18.0	No insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825642-01**

Certificate Date:

12 May 2020

★ Star rating:

7.0

Building features continued

Kitchen/Living	Suspended Concrete Slab 150mm	25.9	Enclosed	Bulk Insulation in Contact with Floor R1.2	Cork Tiles or Parquetry 8mm
Bedroom 1	Suspended Concrete Slab 150mm	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	Type	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 insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825642-01

Certificate Date: 12 May 2020

★ Star rating: 7.0



Additional information

Explanatory notes

About this report

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Contact

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825675-01

Certificate Date: 12 May 2020

★ Star rating: 4.9



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

Key construction and insulation materials

(see following pages for details)

Construction: **AAC cavity panel on battens**
Concrete
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)

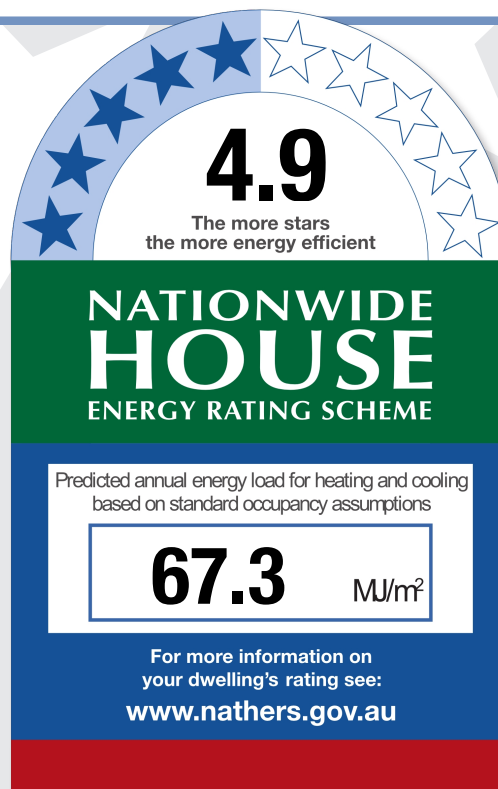
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

Annual thermal performance loads (MJ/m²)

Heating: **38.3**
Cooling: **29.0**
TOTAL: **67.3**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **6**
Unsealed: **10**
TOTAL:** **16**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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: **Halogen**

Window selection - default windows only

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 outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

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



Nationwide House Energy Rating Scheme* Certificate

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	N	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

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

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	4700	2700	N	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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825675-01**

Certificate Date:

12 May 2020

★ Star rating:

4.9

Building features continued

Floors

Location	Construction	Area (m ²)	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	Type	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 insulation	Roof colour
Concrete	No Added Insulation, No air Gap	Light

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825675-01

Certificate Date: 12 May 2020

★ Star rating: 4.9



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825576-01

Certificate Date: 12 May 2020

★ Star rating: 7.7



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: **Unit 5, 50 Lawrence Street**
Suburb: **Freshwater**
State: **NSW** Postcode: **2096**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **1/571975** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **AAC cavity panel on battens
Waterproofing Membrane
Concrete Slab, Unit Below**
Insulation: **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 (m²)

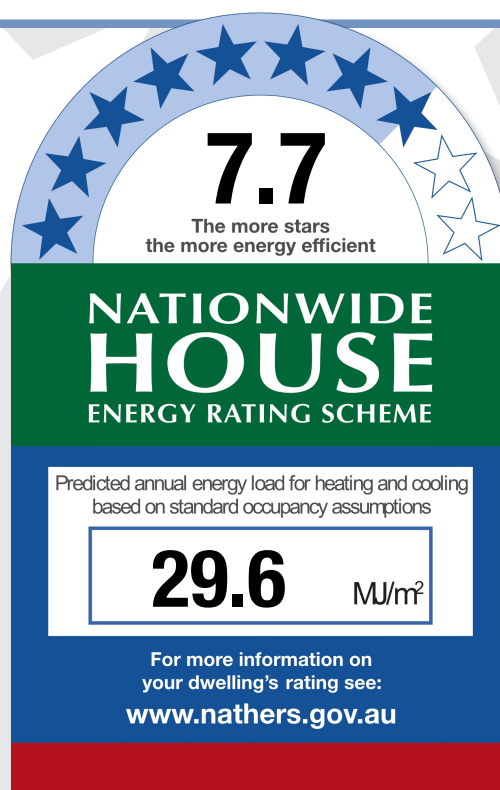
Conditioned: **64.0**
Unconditioned: **7.0**
Garage: **0.0**
TOTAL: **71.0**

Annual thermal performance loads (MJ/m²)

Heating: **7.7**
Cooling: **22.0**
TOTAL: **29.6**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **0**
Unsealed: **0**
TOTAL:** **0**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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: **Unknown**

Window selection - default windows only

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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825576-01**

Certificate Date:

12 May 2020

★ Star rating:

7.7



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
DG-Generic-02 A	DG-Generic-02 A Clear AI DG DEFAULT ROOF WINDOW System 02	4.2	0.72

Window schedule

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	N	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 performance value

ID	Window type	U-value	SHGC
DG-Generic-02 A	DG-Generic-02 A Clear AI DG DEFAULT ROOF WINDOW System 02	0.7	0.80
DG-Generic-02 A	DG-Generic-02 A Clear AI DG DEFAULT ROOF WINDOW System 02	4.2	0.72

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
Bath	DG-Generic-02 A	1	0.8	N	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	N	No	900
Bath	EW-1	2527	2700	W	No	202
Bath	EW-1	400	2700	N	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 (m ²)	Insulation	Wall wrap or foil
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Nationwide House Energy Rating Scheme* Certificate

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 (m ²)	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 insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Bath	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Entry	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
None Present				

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Roof type

Construction	Added	Roof colour
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Nationwide House Energy Rating Scheme* Certificate

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★ Star rating:

7.7



Building features continued

	insulation	
Waterproofing Membrane	No Added Insulation, No air Gap	Light

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Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825626-01

Certificate Date: 12 May 2020

★ Star rating: 7.2



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: **Unit 6, 50 Lawrence Street**
Suburb: **Freshwater**
State: **NSW** Postcode: **2096**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP 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)

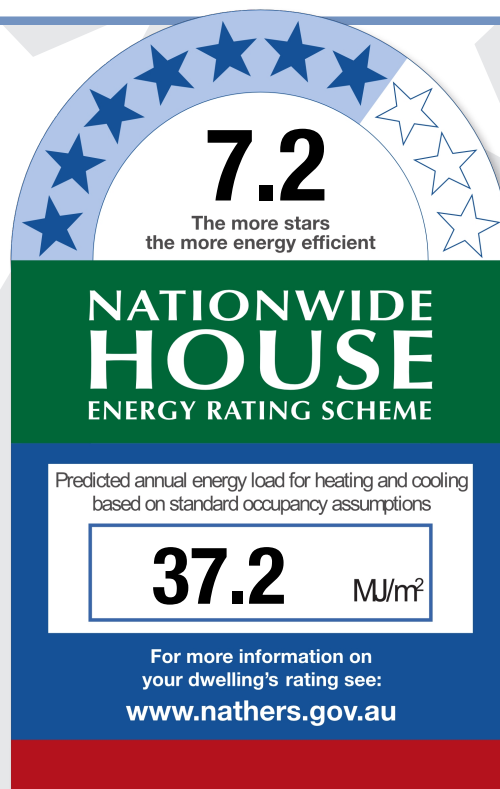
Conditioned: **55.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **55.0**

Annual thermal performance loads (MJ/m²)

Heating: **16.5**
Cooling: **20.8**
TOTAL: **37.2**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **15**
Unsealed: **0**
TOTAL:** **15**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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 only

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.

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Nationwide House Energy Rating Scheme* Certificate

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 AI Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.9	0.51

Window schedule

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	E	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

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)
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 filled, plasterboard	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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825626-01**

Certificate Date:

12 May 2020

★ Star rating:

7.2

Building 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

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825626-01

Certificate Date: 12 May 2020

★ Star rating: 7.2



Additional information

Explanatory notes

About this report

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825634-01

Certificate Date: 12 May 2020

★ Star rating: 6.6



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: **Unit 7, 50 Lawrence Street**
Suburb: **Freshwater**
State: **NSW** Postcode: **2096**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP 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)

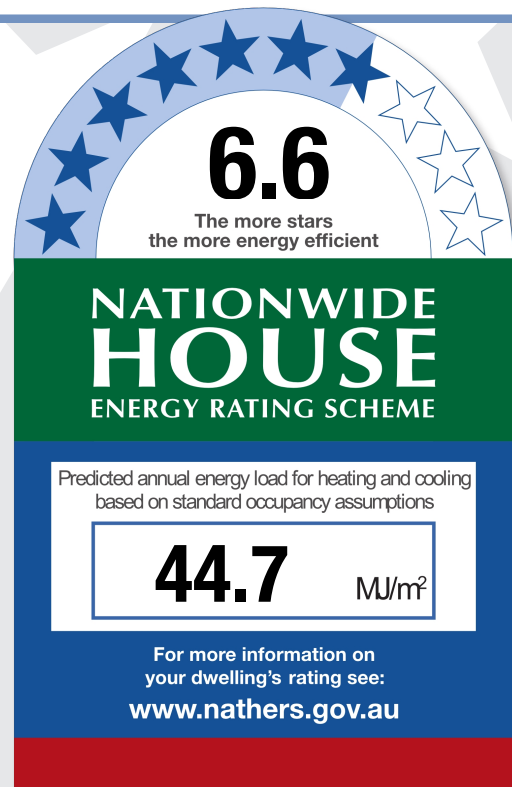
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

Annual thermal performance loads (MJ/m²)

Heating: **23.2**
Cooling: **21.4**
TOTAL: **44.7**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **15**
Unsealed: **0**
TOTAL:** **15**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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 only

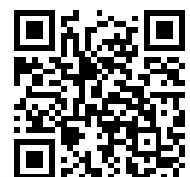
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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



Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004825634-01**

Certificate Date:

12 May 2020

★ Star rating:

6.6

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
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
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

Window schedule

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
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	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

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	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 filled,	42.0	No Insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825634-01**

Certificate Date:

12 May 2020

★ Star rating:

6.6

Building features continued

plasterboard

Floors

Location	Construction	Area (m ²)	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

Ceiling type

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	Type	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
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825634-01**

Certificate Date:

12 May 2020

★ Star rating:

6.6



Building features continued

	insulation
Waterproofing Membrane	No Added Insulation, No air Gap Light

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825634-01

Certificate Date: 12 May 2020

★ Star rating: 6.6



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825667-01

Certificate Date: 12 May 2020

★ Star rating: 6.3



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

Key construction and insulation materials

(see following pages for details)

Construction: **AAC cavity panel on battens
Waterproofing Membrane
Concrete Slab, Unit Below**
Insulation: **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 (m²)

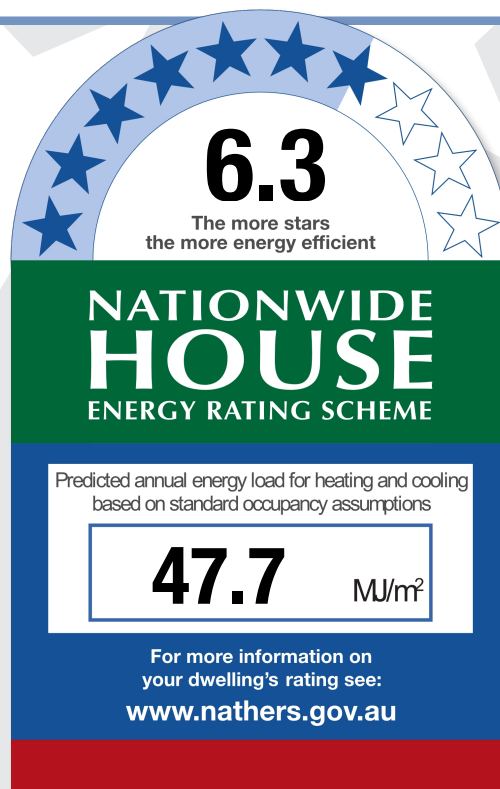
Conditioned: **83.0**
Unconditioned: **4.0**
Garage: **0.0**
TOTAL: **87.0**

Annual thermal performance loads (MJ/m²)

Heating: **28.4**
Cooling: **19.3**
TOTAL: **47.7**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **24**
Unsealed: **0**
TOTAL:** **24**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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 only

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.

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Nationwide House Energy Rating Scheme* Certificate



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	N	No Shading
Upper Bath	ALM-003-01 A	n/a	555	1400	N	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

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

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)
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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825667-01**

Certificate Date:

12 May 2020

★ Star rating:

6.3



Building features continued

Master Bedroom	EW-1	800	3250	E	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 filled, 58.0 plasterboard	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

Building features continued

Upper Bath	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Master Bedroom	Concrete, Plasterboard	Bulk Insulation R2.5	Yes

Ceiling penetrations

Location	Number	Type	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 insulation	Roof colour
Waterproofing Membrane	No Added Insulation, No air Gap	Light

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825667-01

Certificate Date: 12 May 2020

★ Star rating: 6.3



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825584-01

Certificate Date: 12 May 2020

★ Star rating: 7.4



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: **Unit 9, 50 Lawrence Street**
Suburb: **Freshwater**
State: **NSW** Postcode: **2096**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **1/571975** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

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

Net floor area (m²)

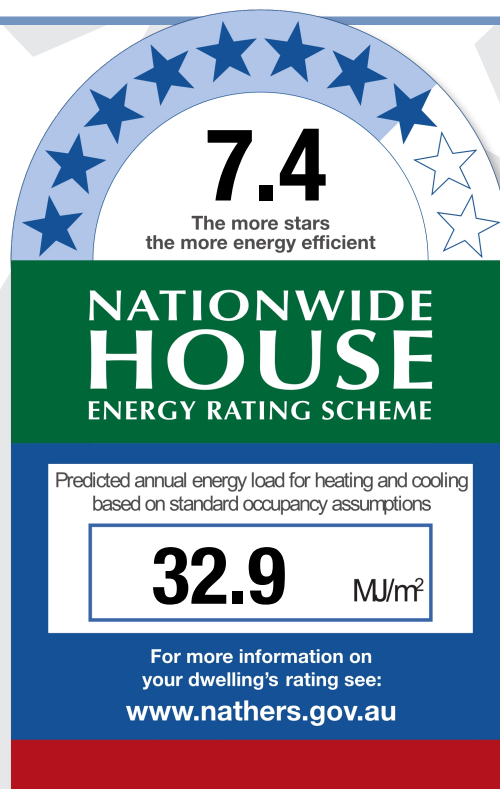
Conditioned: **75.0**
Unconditioned: **4.0**
Garage: **0.0**
TOTAL: **79.0**

Annual thermal performance loads (MJ/m²)

Heating: **4.6**
Cooling: **28.3**
TOTAL: **32.9**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **24**
Unsealed: **0**
TOTAL:** **24**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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 only

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.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825584-01**

Certificate Date:

12 May 2020

★ Star rating:

7.4



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ATB-003-03 B	ATB-003-03 B AI Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39
ALM-003-01 A	ALM-003-01 A Aluminium A DG Air Fill Clear-Clear	4.8	0.51
VEL-010-01 W	VEL-010-01 W VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.5	0.21
VEL-010-01 W	VEL-010-01 W VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.5	0.21
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-003-03 B	n/a	2650	5400	E	No Shading
Kitchen/Living	ALM-003-01 A	n/a	555	1400	N	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 and skylight type and performance value

ID	Window type	U-value	SHGC
VEL-010-01 W	VEL-010-01 W VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	0.4	0.30
VEL-010-01 W	VEL-010-01 W VELUX VS - Ventilating Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.5	0.21

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
Upper Bath	VEL-010-01 W	1	0.8	N	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	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* Certificate



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, 98.0 plasterboard		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 (m ²)	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 penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004825584-01**

Certificate Date:

12 May 2020

★ Star rating:

7.4

Building features 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 insulation	Roof colour
Waterproofing Membrane	No Added Insulation, No air Gap	Light

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825584-01

Certificate Date: 12 May 2020

★ Star rating: 7.4



Additional information

Explanatory notes

About this report

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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.

Accredited Assessors

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Disclaimer

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Contact

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For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825600-01

Certificate Date: 12 May 2020

★ Star rating: 6.3



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

Key construction and insulation materials

(see following pages for details)

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

Net floor area (m²)

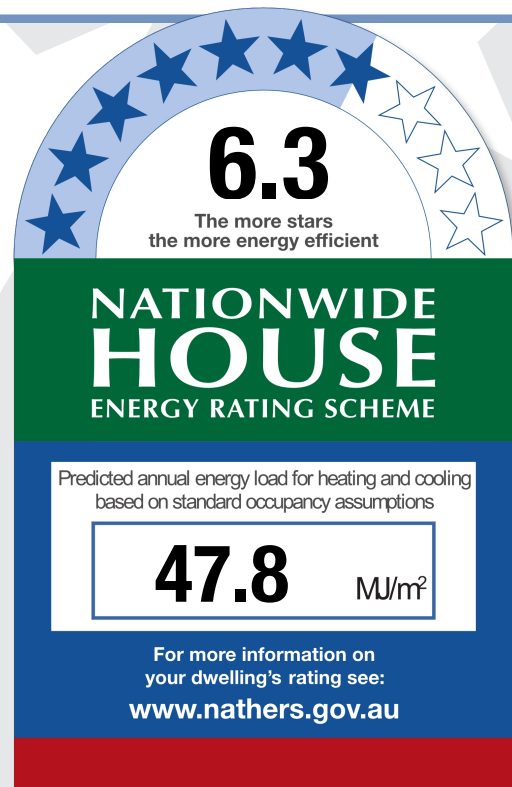
Conditioned: **67.0**
Unconditioned: **4.0**
Garage: **0.0**
TOTAL: **72.0**

Annual thermal performance loads (MJ/m²)

Heating: **22.1**
Cooling: **25.7**
TOTAL: **47.8**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **25**
Unsealed: **0**
TOTAL:** **25**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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 only

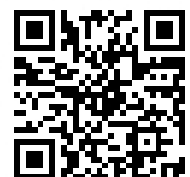
Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

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Nationwide House Energy Rating Scheme* Certificate

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 schedule

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	N	No Shading
Upper Bath	ALM-003-01 A	n/a	555	1400	N	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

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

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	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
Entry	EW-1	2195	2700	W	No	100

Internal wall type

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825600-01**

Certificate Date:

12 May 2020

★ Star rating:

6.3



Building features continued

Floors

Location	Construction	Area (m ²)	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

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
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R2.5	No
Bedroom 1	Concrete Above Plasterboard	No Insulation	No
Entry	Concrete, Plasterboard	Bulk Insulation R2.5	No
Entry	Concrete Above Plasterboard	No Insulation	No

Ceiling penetrations

Location	Number	Type	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 Rating Scheme* Certificate

Certificate number: **0004825600-01**

Certificate Date:

12 May 2020

★ Star rating:

6.3



Building features continued

Roof type

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825600-01

Certificate Date: 12 May 2020

★ Star rating: 6.3



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825659-01

Certificate Date: 12 May 2020

★ Star rating: 7.2



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

Key construction and insulation materials

(see following pages for details)

Construction: **AAC cavity panel on battens
Waterproofing Membrane
Concrete Slab, Unit Below**
Insulation: **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 (m²)

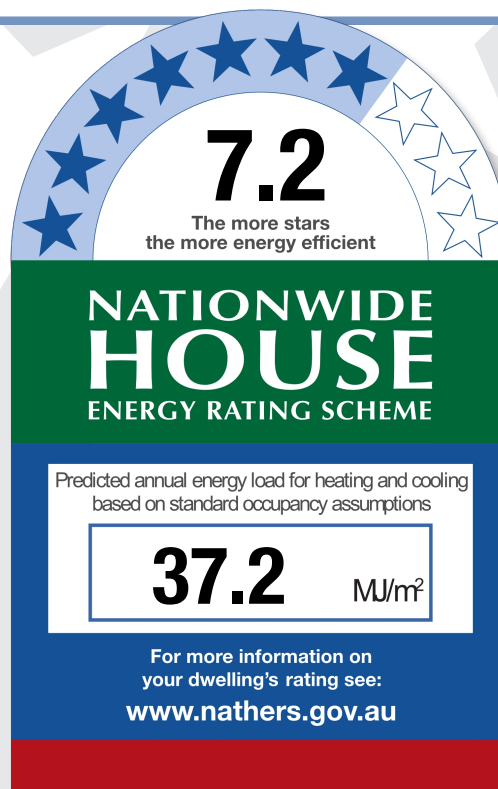
Conditioned: **110.0**
Unconditioned: **4.0**
Garage: **0.0**
TOTAL: **114.0**

Annual thermal performance loads (MJ/m²)

Heating: **13.6**
Cooling: **23.7**
TOTAL: **37.2**

Plan documents

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



Ceiling penetrations

(see following pages for details)

Sealed: **29**
Unsealed: **0**
TOTAL:** **29**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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 only

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.

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Nationwide House Energy Rating Scheme* Certificate



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	N	No Shading
Kitchen/Living	ALM-003-01 A	n/a	555	1400	N	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	N	No Shading
Master Ens	ALM-003-01 A	n/a	1550	900	N	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 window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

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	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	N	No	1100
Master Bedroom	EW-1	300	2700	W	No	400
Master Bedroom	EW-1	3595	2700	N	No	800
Master Ens	EW-1	2195	2700	N	No	800
Bedroom 2	EW-1	1100	2700	W	No	100
Bedroom 2	EW-1	447	2700	N	No	112

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825659-01**

Certificate Date:

12 May 2020

★ Star rating:

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, 79.0 plasterboard		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 insulation	Roof space above
Upper Bath	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Master Bedroom	Concrete, Plasterboard	Bulk Insulation R2.5	Yes
Master Ens	Concrete, Plasterboard	Bulk Insulation R2.5	Yes

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004825659-01**

Certificate Date:

12 May 2020

★ Star rating:

7.2

Building features 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	Type	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 insulation	Roof colour
Waterproofing Membrane	No Added Insulation, No air Gap	Light

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004825659-01

Certificate Date: 12 May 2020

★ Star rating: 7.2



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.

Accredited Assessors

To ensure you get a high-quality, professional NatHERS House Energy Rating report, you should always use an accredited assessor, accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

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

If you have any questions or concerns about this report, please direct them to your assessor in the first instance.

If your assessor is unable to address your questions or concerns, please contact their AAO listed under 'assessor details'. You can also find a range of information about accredited assessors on the AAO websites.

Disclaimer

The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

Contact

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

For more information on energy efficient design and insulation visit www.yourhome.gov.au