

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 791875M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 18/09/2014 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Tuesday, 14 February 2017

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Tancev B -BCC:PW	
Street address	15 & 17 Dent Street Jamisontown 2750	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1283+SP	
Lot no.	32&1,2	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	27	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 20	Target 20

Certificate Prepared by

Name / Company Name: BASIX Certificate Centre

ABN (if applicable): 31 430 367 846

Description of project

Project address

Project name	Tancev B -BCC:PW
Street address	15 & 17 Dent Street Jamisontown 2750
Local Government Area	Penrith City Council
Plan type and plan number	deposited 1283+SP
Lot no.	32&1,2
Section no.	-

Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	27
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	1005.7
Roof area (m ²)	503
Non-residential floor area (m ²)	0.0
Residential car spaces	33
Non-residential car spaces	0




Common area landscape

Common area lawn (m ²)	31.1
Common area garden (m ²)	53.8
Area of indigenous or low water use species (m ²)	0.0

Assessor details

Assessor number	20322
Certificate number	0001236350
Climate zone	28

Project score

Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 20	Target 20

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 27 dwellings, 6 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
101	1	70.6	0.0	0.0	0.0
201	2	79.3	3.9	0.0	0.0
205	2	78.9	0.0	0.0	0.0
304	2	71.0	0.0	0.0	0.0
403	2	72.1	0.0	0.0	0.0
502	2	79.0	0.0	0.0	0.0
602	2	76.7	0.0	8.2	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
102	1	77.0	0.0	0.0	0.0
202	2	86.0	0.0	0.0	0.0
301	2	79.3	3.9	0.0	0.0
305	2	78.9	0.0	0.0	0.0
404	2	71.8	0.0	0.0	0.0
503	2	75.8	2.2	0.0	0.0
603	2	75.8	2.2	7.7	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
103	1	57.7	0.0	0.0	0.0
203	2	72.1	0.0	0.0	0.0
302	2	86.0	0.0	0.0	0.0
401	2	79.3	3.9	0.0	0.0
405	2	78.5	0.0	0.0	0.0
504	2	76.3	2.3	0.0	0.0
604	2	72.6	2.3	8.9	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
104	1	34.7	0.0	0.0	0.0
204	2	71.0	0.0	0.0	0.0
303	2	72.1	0.0	0.0	0.0
402	2	86.0	0.0	0.0	0.0
501	2	79.1	0.0	0.0	0.0
601	2	70.3	0.0	12.1	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m ²)
Parking 1 & 2	1150.0
Bulking Goods & HW Plant	20.0
Hallway/lobbyareas	91.0

Common area	Floor area (m ²)
Lift car (No.1)	-
Fire Stairs	123.0

Common area	Floor area (m ²)
Garbage & WC	32.0
Ground floor lobby type	53.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	3 star	3 star	3 star	no	-	3 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
601, 602, 603, 604	individual water tank (no. 1)	Tank size (min) 2200.0 litres	To collect run-off from at least: 50.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	no	no	no
All other dwellings	central water tank (no. 1)	See central systems	See central systems	no	yes	no	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
102	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1	2	yes	no	yes	no	0	yes
103	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1	2	yes	no	yes	no	1	no
101, 104	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1	2	yes	no	yes	no	0	no
203, 303, 403	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	2	2	yes	no	yes	no	1	no
201, 301, 401, 501, 601	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	2	2	yes	no	yes	no	1	yes
All other dwellings	1-phase airconditioning EER < 2.5	1-phase airconditioning EER < 2.5	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	2	2	yes	no	yes	no	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	3 star	-	3 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
101	57.6	27.2
102	79.7	24.2
103	62.6	38.6
104	46.8	32.4
201	26.7	21.7

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
202	14.2	29.1
203	51.9	32.2
204	31.1	42.7
205	11.2	23.9
301	14.7	23.1
302	9.5	29.2
303	38.1	33.5
304	30.9	42.1
305	8.4	24.2
401	25.4	26.3
402	11.9	30.0
403	44.6	33.8
404	31.2	38.0
405	8.1	27.2
501	20.1	48.9
502	10.2	40.5
503	50.4	46.9
504	45.7	57.2
601	43.2	58.1
602	24.1	83.6
603	49.3	75.1
All other dwellings	58.5	69.2

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	25000.0	To collect run-off from at least: - 240.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 84.9 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Parking 1 & 2	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with daylight sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Garbage & WC	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Bulking Goods & HW Plant	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Fire Stairs	no mechanical ventilation	-	fluorescent	none	No
Ground floor lobby type	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	No
Hallway/lobbyareas	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 9

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Other	Common area clothes drying line installed?: yes	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).



NatHERS Rated 6.6/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799706

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

33.6 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

39.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

72.8 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 6.1/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799714

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

57.6 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

27.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

84.8 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

70.6 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

70.6 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 101 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 5.3/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799722

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

79.7 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

24.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

103.9 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

77.0 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

77.0 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 102 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 5.4/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799730

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

62.6 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

38.6 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

101.2 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

57.7 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

57.7 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 103 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 6.4/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

Unit 104 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799748

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

46.8 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

32.4 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

79.2 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

34.7 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

34.7 m²

FLOOR AREA - TOTAL

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 7.8/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

Unit 201 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799755

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

26.7 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

21.7 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

48.4 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

79.3 m²

FLOOR AREA - CONDITIONED

3.9 m²

FLOOR AREA - UNCONDITIONED

83.2 m²

FLOOR AREA - TOTAL

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 8.0/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799763

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

14.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

29.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

43.3 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

86.0 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

86.0 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 202 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 6.1/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799771

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

51.9 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

32.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

84.1 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

72.1 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

72.1 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 203 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 6.6/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

Unit 204 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799789

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

31.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

42.7 MJ/m² pa

SIMULATED ENERGY CONSUMPTION -
COOLING

73.8 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

71.0 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

71.0 m²

FLOOR AREA - TOTAL

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE
ASSESSOR accredited by the Australian Building
Sustainability Association to provide NatHERS
house energy ratings.



NatHERS Rated 8.4/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799797

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

11.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

23.9 MJ/m² pa

SIMULATED ENERGY CONSUMPTION -
COOLING

35.1 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

78.9 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

78.9 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 205 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE
ASSESSOR accredited by the Australian Building
Sustainability Association to provide NatHERS
house energy ratings.



NatHERS Rated 8.3/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799805

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

14.7 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

23.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

37.8 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

79.3 m²

FLOOR AREA - CONDITIONED

3.9 m²

FLOOR AREA - UNCONDITIONED

83.2 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 301 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 8.3/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

Unit 302 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799813

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

9.5 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

29.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

38.7 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

86.0 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

86.0 m²

FLOOR AREA - TOTAL

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 6.7/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799821

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

38.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

33.5 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

71.6 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

72.1 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

72.1 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 303 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 6.7/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799839

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

30.9 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

42.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

73.0 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

71.0 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

71.0 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 304 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 8.6/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799847

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

8.4 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

24.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

32.6 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

78.9 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

78.9 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 305 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 7.7/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

Unit 401 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799854

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

25.4 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

26.3 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

51.7 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

79.3 m²

FLOOR AREA - CONDITIONED

3.9 m²

FLOOR AREA - UNCONDITIONED

83.2 m²

FLOOR AREA - TOTAL

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 8.1/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799862

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

11.9 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

30.0 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

41.9 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

86.0 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

86.0 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 402 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 6.4/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799870

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

44.6 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

33.8 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

78.4 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

72.1 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

72.1 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 403 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 6.9/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

Unit 404 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799888

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

31.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

38.0 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

69.2 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

71.8 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

71.8 m²

FLOOR AREA - TOTAL

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 8.4/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799896

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

8.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

27.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

35.3 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

78.5 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

78.5 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 405 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 6.9/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

Unit 501 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799904

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

20.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

48.9 MJ/m² pa

SIMULATED ENERGY CONSUMPTION -
COOLING

69.0 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

79.1 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

79.1 m²

FLOOR AREA - TOTAL

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE
ASSESSOR accredited by the Australian Building
Sustainability Association to provide NatHERS
house energy ratings.



NatHERS Rated 5.2/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799912

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

10.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

40.5 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

50.7 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

79.0 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

79.0 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 502 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 5.6/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799920

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

50.4 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

46.9 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

97.3 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

75.8 m²

FLOOR AREA - CONDITIONED

2.2 m²

FLOOR AREA - UNCONDITIONED

78.0 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 503 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 5.4/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799938

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

45.7 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

57.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

102.9 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

76.3 m²

FLOOR AREA - CONDITIONED

2.3 m²

FLOOR AREA - UNCONDITIONED

78.6 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 504 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 5.4/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799946

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

43.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

58.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION -
COOLING

101.3 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

70.3 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

70.3 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 601 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE
ASSESSOR accredited by the Australian Building
Sustainability Association to provide NatHERS
house energy ratings.



NatHERS Rated 5.2/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

Unit 602 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799953

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

24.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

83.6 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

107.7 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

76.7 m²

FLOOR AREA - CONDITIONED

0.0 m²

FLOOR AREA - UNCONDITIONED

76.7 m²

FLOOR AREA - TOTAL

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 4.6/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

1010799961

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

49.3 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

75.1 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

124.4 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

75.8 m²

FLOOR AREA - CONDITIONED

2.2 m²

FLOOR AREA - UNCONDITIONED

78.0 m²

FLOOR AREA - TOTAL

Mr. B Tancev

ISSUED TO

Unit 603 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

Peter Waller

ASSESSOR NAME

20322

ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.



NatHERS Rated 4.4/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Mr. B Tancev

ISSUED TO

Unit 604 No.15-17 Dent Street

ADDRESS

Site Lot 32 / 1 & 2

Jamisontown

NSW

2750

1010799987

CERTIFICATION NUMBER

14/02/2017

DATE

28

CLIMATE ZONE

AccuRate - v2.3.3.13 (AccuRate Sustainability)

SOFTWARE

58.5 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

69.2 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

127.7 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

72.6 m²

FLOOR AREA - CONDITIONED

2.3 m²

FLOOR AREA - UNCONDITIONED

74.9 m²

FLOOR AREA - TOTAL

Peter Waller

ASSESSOR NAME

20322


ASSESSOR NUMBER

Basix Certificate Centre

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.

Project Certification Number	1010799706
Certification Date	14/02/2017
Assessor Name	Peter Waller
Assessor Number	20322
Assessor Company	Basix Certificate Centre
Assessor Signature	

Client Details	Mr. B Tancev
Project Address	Lot 32 / 1 & 2 No.15-17 Dent Street Jamisontown NSW 2750

Software	AccuRate v2.3.3.13 (AccuRate Sustainability)	Climate Zone	28
Averaged Simulated Energy: HEATING			33.6 MJ/m2 pa
Averaged Simulated Energy: COOLING			39.2 MJ/m2 pa
Averaged Simulated Energy: TOTAL			72.8 MJ/m2 pa

Averaged **NatHERS** Star Rating

6.6



Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m ² /y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
101	1010799714	70.6	0.0	57.6	27.2	6.1/10	Yes
102	1010799722	77.0	0.0	79.7	24.2	5.3/10	Yes
103	1010799730	57.7	0.0	62.6	38.6	5.4/10	Yes
104	1010799748	34.7	0.0	46.8	32.4	6.4/10	Yes
201	1010799755	79.3	3.9	26.7	21.7	7.8/10	Yes
202	1010799763	86.0	0.0	14.2	29.1	8.0/10	Yes
203	1010799771	72.1	0.0	51.9	32.2	6.1/10	Yes
204	1010799789	71.0	0.0	31.1	42.7	6.6/10	Yes
205	1010799797	78.9	0.0	11.2	23.9	8.4/10	Yes
301	1010799805	79.3	3.9	14.7	23.1	8.3/10	Yes

Project Certification Number	1010799706
Certification Date	14/02/2017

Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m ² /y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
302	1010799813	86.0	0.0	9.5	29.2	8.3	Yes
303	1010799821	72.1	0.0	38.1	33.5	6.7	Yes
304	1010799839	71.0	0.0	30.9	42.1	6.7	Yes
305	1010799847	78.9	0.0	8.4	24.2	8.6	Yes
401	1010799854	79.3	3.9	25.4	26.3	7.7	Yes
402	1010799862	86.0	0.0	11.9	30.0	8.1	Yes
403	1010799870	72.1	0.0	44.6	33.8	6.4	Yes
404	1010799888	71.8	0.0	31.2	38.0	6.9	Yes
405	1010799896	78.5	0.0	8.1	27.2	8.4	Yes
501	1010799904	79.1	0.0	20.1	48.9	6.9	Yes
502	1010799912	79.0	0.0	10.2	40.5	5.2	Yes
503	1010799920	75.8	2.2	50.4	46.9	5.6	Yes
504	1010799938	76.3	2.3	45.7	57.2	5.4	Yes
601	1010799946	70.3	0.0	43.2	58.1	5.4	Yes
602	1010799953	76.7	0.0	24.1	83.6	5.2	Yes
603	1010799961	75.8	2.2	49.3	75.1	4.6	Yes
604	1010799987	72.6	2.3	58.5	69.2	4.4	Yes

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate number: **0001236350**

Certificate Date: **14 Feb 2017**

★ Average Star rating: **6.7**



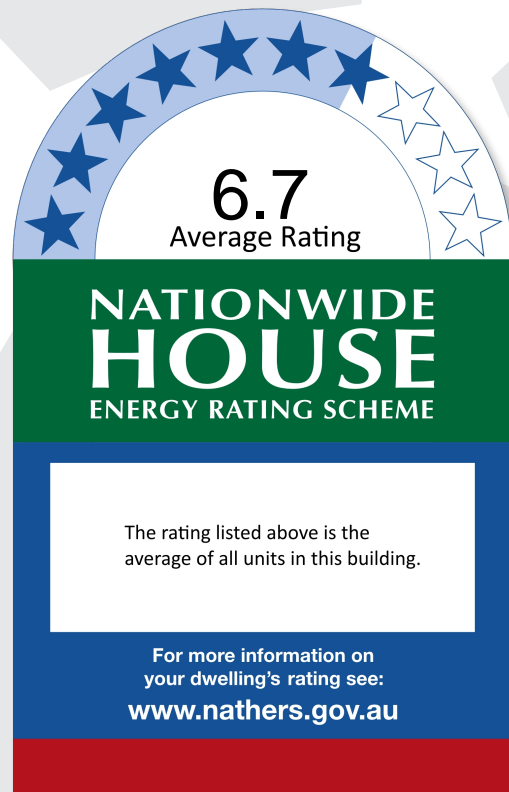
Assessor details

Accreditation number: **20322**
 Name: **Peter Waller**
 Organisation: **BASIX Certificate Centre**
 Email: **peter@basixcertificatecentre.com.au**
 Phone: **90292052**
 Declaration of interest: **No potential conflicts of interest to declare**
 Software: **AccuRate Sustainability V2.3.3.13 SP3**
 AAO: **ABSA**

Dwelling details

Street: **15-17 Dent Street Street**
 Suburb: **Jamisontown**
 State: **NSW**
 Postcode: **2750**

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
0001235977	101	58	27	85	6.1
0001235969	102	80	24	104	5.3
0001235993	103	63	39	101	5.4
0001236017	104	47	32	79	6.4
0001236025	201	27	22	48	7.8
0001236041	202	14	29	43	8
0001236058	203	52	32	84	6.1
0001236082	204	31	43	74	6.6
0001236074	205	11	24	35	8.4
0001236090	301	15	23	38	8.3
0001236108	302	10	29	39	8.3
0001236116	303	38	34	72	6.7
0001236124	304	31	42	73	6.7
0001236132	305	8	24	33	8.6
0001236140	401	25	26	52	7.7

* 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: 0001236350

Certificate date:

14 Feb 2017

★ Certificate rating: 6.7

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0001236165	402	12	30	42	8.1
0001236173	403	45	34	78	6.4
0001236181	404	31	38	69	6.9
0001236199	405	8	27	35	8.4
0001236215	501	20	49	69	6.9
0001236207	502	10	40	51	7.7
0001236249	503	50	47	97	5.6
0001236231	504	46	57	103	5.4
0001236256	601	43	58	101	5.4
0001236264	602	24	84	108	5.2
0001236280	603	49	75	124	4.6
0001236298	604	59	69	128	4.4

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001235977

Certificate Date: 14 Feb 2017

★ Star rating: 6.1



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 101, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
R1.0 floor insulation
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

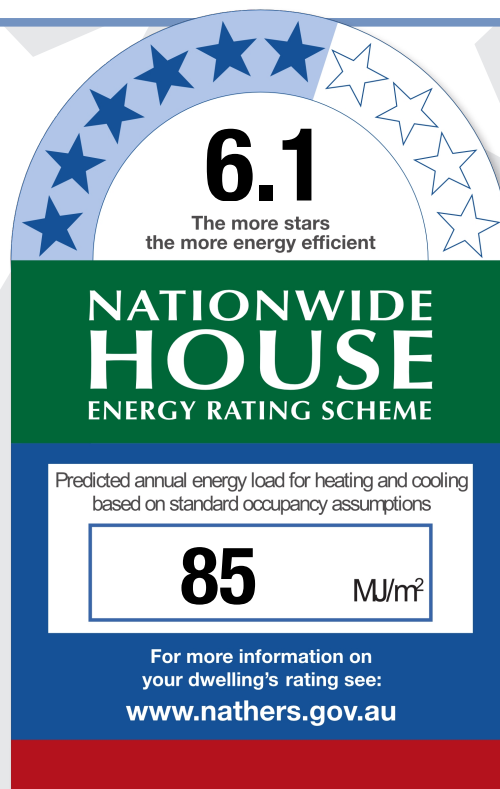
Conditioned: 71
Unconditioned: 0
Garage:
TOTAL: 71

Annual thermal performance loads (MJ/m²)

Heating: 58
Cooling: 27
TOTAL: 85

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

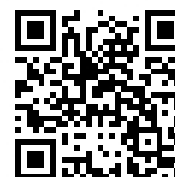
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.1
+10% SHGC 6.1

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001235977

Certificate date:

14 Feb 2017

★ Rating:

6.1

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double glazed air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen	M0000000	0000000	0000	0000	0	None
00	M0000000	000 0000	0000	0000	0	None

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
00 0000	Concrete block/brick	Mass fibre batt: 0.00	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	No	

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
00 0000	Block/brick	0000		0
00 0000	Block/brick	0000	Mass fibre batt: 0.00	0

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen Living Outdoor air	Concrete floor slab on tie insulation ceiling under	0000		0.00	Carpet tile
0000 Outdoor air	Concrete floor slab on tie carpet insulation ceiling under	0000		0.00	Carpet under rafter under
0000 Outdoor air	Concrete floor slab on tie insulation ceiling under	0000		0.00	Carpet tile



Certificate number: 0001235977

Certificate date:

14 Feb 2017

★ Rating:

6.1

Building features continued

Ceiling type

Location	Construction	Added insulation	Roof space above
Bedroom	Insulated ceiling		No
Living	Insulated ceiling		No
Bedroom	Insulated ceiling		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living	1	Light fixture		Sealed
Living	1	Electric switch fan	100	Sealed
	1	Light fixture		Sealed
Bedroom	1	Light fixture		Sealed
Bedroom	1	Electric switch fan	100	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Roof type

Construction	Added insulation	Roof colour
Asph/Flt roof with concrete slab and reinforced tie down surface with insulation under slab		Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001235977

Certificate Date: 14 Feb 2017

★ Star rating: 6.1



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001235969

Certificate Date: 14 Feb 2017

★ Star rating: 5.3



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 102, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
R1.0 floor insulation
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

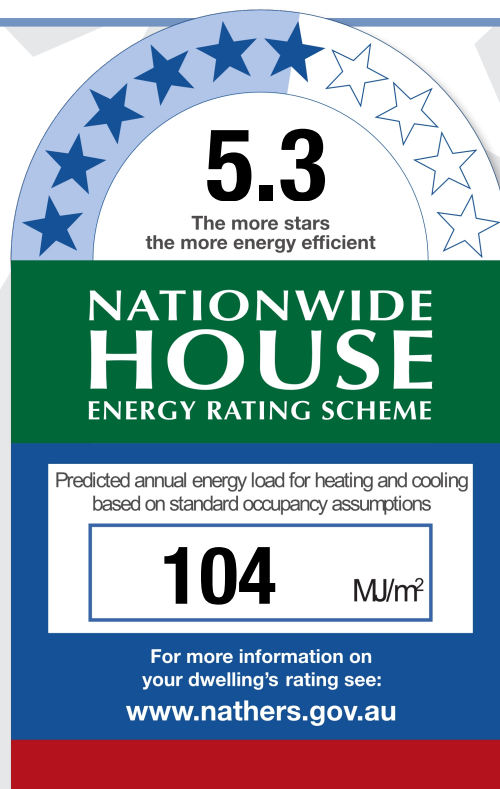
Conditioned: 77
Unconditioned: 0
Garage:
TOTAL: 77

Annual thermal performance loads (MJ/m²)

Heating: 80
Cooling: 24
TOTAL: 104

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

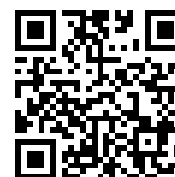
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 5.3
+10% SHGC 5.4

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001235969

Certificate date:

14 Feb 2017

★ Certification

5.3



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double insulated air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	000 0000	0000	0000	0	None
Living room	M0000000	000 0000	0000	0000	0	None
Living room	M0000000	000 0000	0000	0000	0	None
00	M0000000	000 0000	0000	0000	0	None
00	M0000000	000 0000	0000	0000	0	None
Store	M0000000	000 0000	0000	0000	0	None
Bed	M0000000	000 0000	0000	0000	0	None

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
00 0000	Concrete block masonry	Glass fibre batt: 0.00	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	00 0000	0000	0000	0	No	
Living room	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	No	
00	00 0000	0000	0000	0	Yes	000
Outside	00 0000	0000	0000	0	No	
Store	00 0000	000	0000	0	No	
Store	00 0000	0000	0000	0	No	
Store	00 0000	0000	0000	0	No	
Bed	00 0000	0000	0000	0	No	

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
00 0000	Masonry	0000		0
00 0000	Masonry	0000	Glass fibre batt: 0.00	0
00 0000	Concrete blocks	0000		0



Building features continued

Windows	Doors	Roofs	Floors	Other
---------	-------	-------	--------	-------

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living room	Concrete floor slab on concrete ties with insulation under				Carpet tile
Bedroom	Concrete floor slab on concrete ties with insulation under				Carpet tile
Kitchen	Concrete floor slab on concrete ties with insulation under				Carpet tile
Bathroom	Concrete floor slab on concrete ties with insulation under				Carpet tile
Wardrobe	Concrete floor slab on concrete ties with insulation under				Carpet tile
Staircase	Concrete floor slab on concrete ties with insulation under				Carpet tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living room	Plasterboard on ceiling joists		No
Bedroom	Plasterboard on ceiling joists		No
Kitchen	Plasterboard on ceiling joists		No
Bathroom	Plasterboard on ceiling joists		No
Wardrobe	Plasterboard on ceiling joists		No
Staircase	Plasterboard on ceiling joists		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living room	0	Light fixture		Sealed
Living room	0	Recessed lighting fixture		Sealed
Bedroom	0	Light fixture		Sealed
Kitchen	0	Light fixture		Sealed
Kitchen	0	Recessed lighting fixture		Sealed
Bathroom	0	Light fixture		Sealed
Wardrobe	0	Light fixture		Sealed
Staircase	0	Light fixture		Sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001235969

Certificate date:

14 Feb 2017

★ Rating:

5.3



Building features continued

Roof type

Construction	Added insulation	Roof colour
<input type="checkbox"/> one <input type="checkbox"/> resnet		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001235969

Certificate Date: 14 Feb 2017

★ Star rating: 5.3



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001235993

Certificate Date: 14 Feb 2017

★ Star rating: 5.4

Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 103, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
R1.0 floor insulation
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

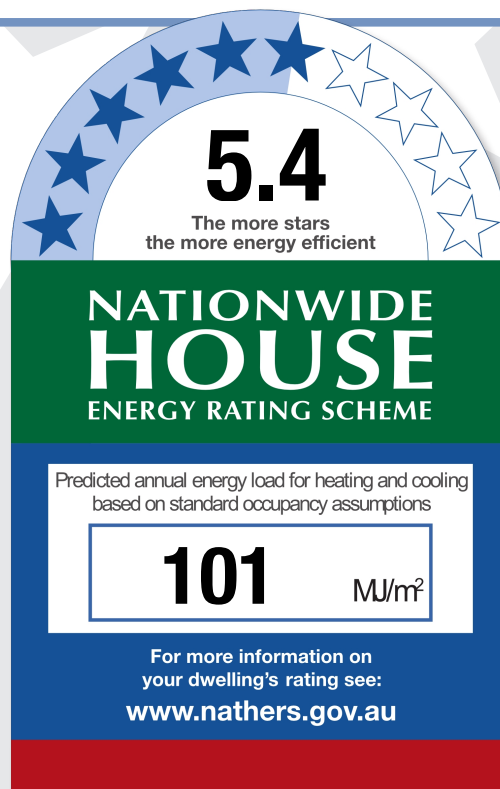
Conditioned: 58
Unconditioned: 0
Garage:
TOTAL: 58

Annual thermal performance loads (MJ/m²)

Heating: 63
Cooling: 39
TOTAL: 101

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 5.4
+10% SHGC 5.4

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001235993

Certificate date:

14 Feb 2017

★ Rating:

5.4

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double glazed aluminium frame	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	000 0000	0000	0000	0	One
Living room	M0000000	000 0000	0000	0000	0	One
00	M0000000	000 0000	0000	0000	0	One
Outside	M0000000	000 0000	0000	0000	0	One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
00 0000	Concrete block masonry	Mass fibre batt: 000	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	00 0000	0000	0000	0	0	
Living room	00 0000	0000	0000	0	0	
Living room	00 0000	0000	0000	0	Yes	0000
Living room	00 0000	0000	0000	0	Yes	0000
Living room	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	0	
00	00 0000	0000	0000	0	Yes	000
Outside	00 0000	0000	0000	0	Yes	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
00 0000	Block masonry	0000		0
00 0000	Block masonry	0000	Mass fibre batt: 000	0

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001235993

Certificate date:

14 Feb 2017

★ Rating:

5.4



Building features continued

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen Dining room	Concrete floor slab insulation under				terrace tile
Living room	Concrete floor slab carpet insulation under				carpet roller under
Insulation air	Concrete floor slab tile insulation under				terrace tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Bedroom Dining	gypsum board ceiling		o
Living room	gypsum board ceiling carpet		o
Insulation	gypsum board ceiling		o

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bedroom Dining	0	point		sealed
Bedroom Dining	0	ceiling exhaust fan		sealed
	0	point		sealed
Insulation	0	point		sealed
Insulation	0	ceiling exhaust fan		sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Roof type

Construction	Added insulation	Roof colour
Asphalt roof insulation under solar panels ceiling under		Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001235993

Certificate Date: 14 Feb 2017

★ Star rating: 5.4



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236017

Certificate Date: 14 Feb 2017

★ Star rating: 6.4



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 104, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/1283 Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
R1.0 floor insulation
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

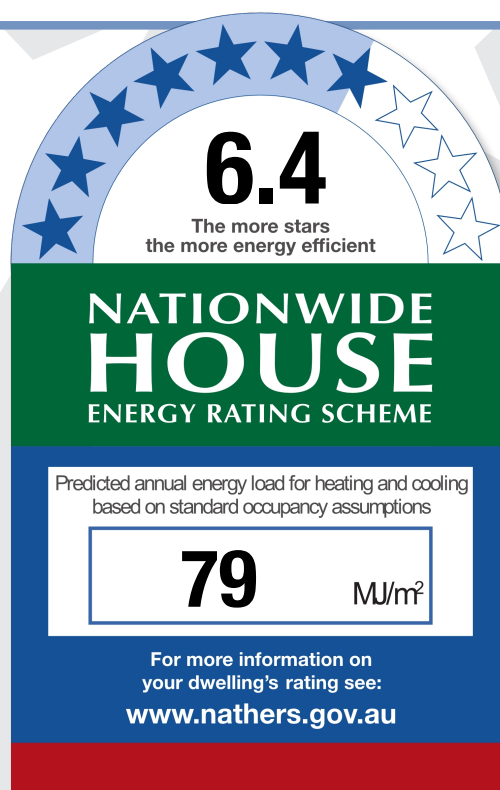
Conditioned: 35
Unconditioned: 0
Garage:
TOTAL: 35

Annual thermal performance loads (MJ/m²)

Heating: 47
Cooling: 32
TOTAL: 79

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

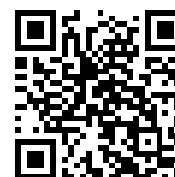
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.4
+10% SHGC 6.4

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236017

Certificate date:

14 Feb 2017

★ Rating:

6.4

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double glazed air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen	M0000000	0000000	0000	0000	0	One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
000000	Concrete block masonry	Mass fibre batt: 0000	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen	000000	0000	0000	0	Yes	0000
Kitchen	000000	0000	0000	0	Yes	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Masonry	0000		0
000000	Masonry	0000	Mass fibre batt: 0000	0
000000	Concrete blocks	0000		0

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab on concrete tie masonry insulation ceiling under	0000		0000	Permitted
Outdoor air	Concrete floor slab on concrete tie masonry insulation ceiling under	0000		0000	Permitted
Outdoor air	Concrete floor slab on concrete tie masonry insulation ceiling under	0000		0000	Permitted



Certificate number: 0001236017

Certificate date:

14 Feb 2017

★ Rating:

6.4

Building features continued

Ceiling type

Location	Construction	Added insulation	Roof space above
ceiling in kitchen	niteli in biteli or othe oies		o
ceiling in	niteli in biteli or othe oies		o
ceiling in oter	onrete oor s bitie insulation elin		o

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
in	1	onit		eed
in	1	elin est fn		eed
	1	onit		eed
oer	1	onit		eed
oer	1	elin est fn		eed

Ceiling fans

Location	Number	Diameter (mm)
one present		

Roof type

Construction	Added insulation	Roof colour
asphalt or onrete s rined tile lin surface		Medi
insulation under s s elin		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236017

Certificate Date: 14 Feb 2017

★ 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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236025

Certificate Date: 14 Feb 2017

★ Star rating: 7.8



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 201, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

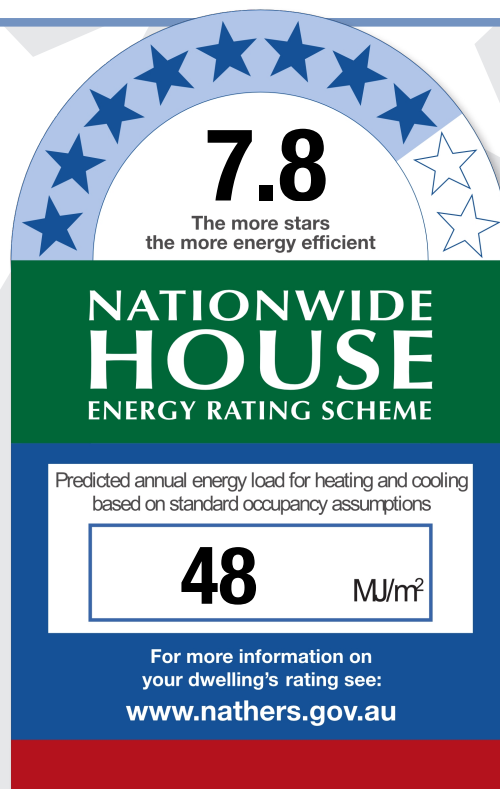
Conditioned: 79
Unconditioned: 4
Garage:
TOTAL: 83

Annual thermal performance loads (MJ/m²)

Heating: 27
Cooling: 22
TOTAL: 48

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 7.7
+10% SHGC 7.8

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236025

Certificate date:

14 Feb 2017

★ Rating:

7.8

Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab on ground tile no insulation under				ceramic tile
Living	Concrete floor slab on ground carpet no insulation under				carpet on roller under
Bedroom	Concrete floor slab on ground tile no insulation under				ceramic tile
Bedroom	Concrete floor slab on ground carpet no insulation under				carpet on roller under
Bedroom	Concrete floor slab on ground tile no insulation under				ceramic tile
Bedroom	Concrete floor slab on ground carpet no insulation under				carpet on roller under
Garage	Concrete floor slab on ground tile no insulation under				ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living	gypsum plasterboard		no
Bedroom	gypsum plasterboard		no
Bedroom	gypsum plasterboard		no
Bedroom	gypsum plasterboard		no
Bedroom	gypsum plasterboard		no

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living	0	downlight		sealed
Living	0	ceiling exhaust fan		sealed
	0	downlight		sealed
Bedroom	0	downlight		sealed
Bedroom	0	ceiling exhaust fan		sealed
	0	downlight		sealed
Garage	0	downlight		sealed
Garage	0	ceiling exhaust fan		sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Roof type

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236025

Certificate date:

14 Feb 2017

★ Rating:

7.8



Building features continued

Construction

Added insulation

Roof colour

None present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236025

Certificate Date: 14 Feb 2017

★ Star rating: 7.8



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236041

Certificate Date: 14 Feb 2017

★ Star rating: 8.0



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 202, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

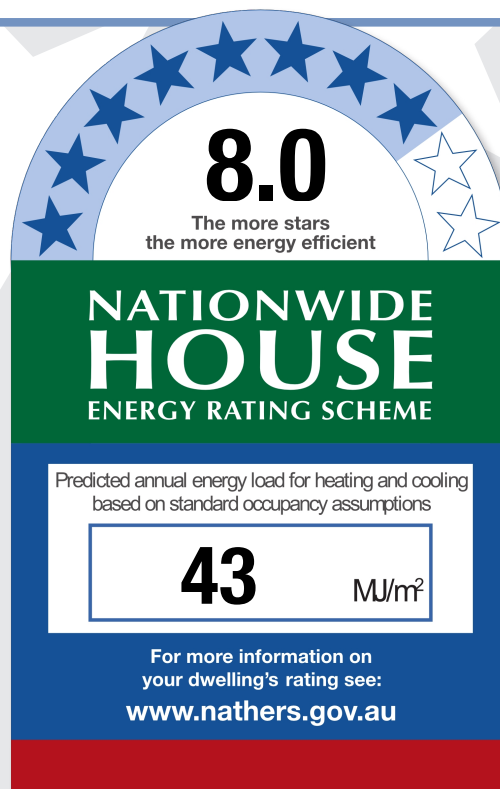
Conditioned: 86
Unconditioned: 0
Garage:
TOTAL: 86

Annual thermal performance loads (MJ/m²)

Heating: 14
Cooling: 29
TOTAL: 43

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 8.0
+10% SHGC 7.9

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236041

Certificate date:

14 Feb 2017

★ Rating:

8.0



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double insulated air conditioned	0.8	0.4

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	0000000	1800	1200	E	None
Bedroom	M0000000	0000000	1800	1200	E	None
Bedroom	M0000000	0000000	1800	1200	E	None

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
000000	Concrete block/brick	Mass fibre batt: 0.0	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	000000	1200	1800	E	Yes	1000
Living room	000000	1200	1800	E	Yes	1000
Living room	000000	1200	1800	E	Yes	1000
Bedroom	000000	1200	1800	E	Yes	1000
Bedroom	000000	1200	1800	E	No	1000
Bedroom	000000	1200	1800	E	Yes	1000
Bedroom	000000	1200	1800	E	Yes	1000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Block/brick	0.0		0
000000	Block/brick	0.0	Mass fibre batt: 0.0	0
000000	Concrete blocks	0.0		0

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
----------	--------------	------------------------	-----------------------	------------------	----------



Certificate number: 0001236041

Certificate date:

14 Feb 2017

★ Rating:

8.0

Building features continued

Roof	Concrete floor slab with insulation tie no insulation over eaves	Perimeter tie
Outdoor air	Concrete floor slab with insulation tie no insulation over eaves	Perimeter tie
Eaves	Concrete floor slab with insulation tie no insulation over eaves	Perimeter tie
Insulation tie	Concrete floor slab with insulation tie no insulation over eaves	Perimeter tie
Eaves	Concrete floor slab with insulation tie no insulation over eaves	Perimeter tie
Roof eaves	Concrete floor slab with insulation tie no insulation over eaves	Perimeter tie
Roof under	Concrete floor slab with insulation tie no insulation over eaves	Perimeter tie

Ceiling type

Location	Construction	Added insulation	Roof space above
Eaves	Concrete floor slab with insulation tie no insulation over eaves		No
Outdoor air	Concrete floor slab with insulation tie no insulation over eaves		No
Insulation tie	Concrete floor slab with insulation tie no insulation over eaves		No
Eaves	Concrete floor slab with insulation tie no insulation over eaves		No
Roof eaves	Concrete floor slab with insulation tie no insulation over eaves		No
Roof under	Concrete floor slab with insulation tie no insulation over eaves		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Roof	0	Roof penetration		Sealed
Roof	0	Eaves penetration		Sealed
Roof	0	Roof penetration		Sealed
Insulation tie	0	Roof penetration		Sealed
Insulation tie	0	Eaves penetration		Sealed
Roof	0	Roof penetration		Sealed
Roof eaves	0	Roof penetration		Sealed
Roof eaves	0	Eaves penetration		Sealed
Roof under	0	Roof penetration		Sealed
Roof under	0	Eaves penetration		Sealed

Ceiling fans

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236041

Certificate date:

14 Feb 2017

★ Rating:

8.0



Building features continued

Location	Number	Diameter (mm)
----------	--------	---------------

one present

Roof type

Construction	Added insulation	Roof colour
--------------	------------------	-------------

one present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236041

Certificate Date: 14 Feb 2017

★ Star rating: 8.0



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236058

Certificate Date: 14 Feb 2017

★ Star rating: 6.1



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 203, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

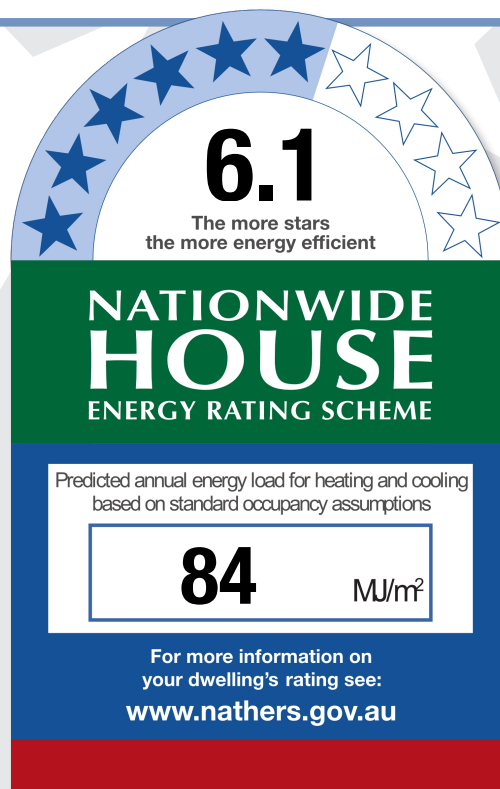
Conditioned: 72
Unconditioned: 0
Garage:
TOTAL: 72

Annual thermal performance loads (MJ/m²)

Heating: 52
Cooling: 32
TOTAL: 84

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.1
+10% SHGC 6.2

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236058

Certificate date:

14 Feb 2017

★ Rating:

6.1

Building features continued

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
0000	Plasterboard	0000		No
0000	Plasterboard	0000	Mass fibre batt: 0000	No
0000	Concrete blocks	000		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile
Dining	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile
Living	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile
Bedroom	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile
Bathroom	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile
Garage	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile
Veranda	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile
Deck	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile
Stair	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile
Roof	Concrete floor slab on tie no insulation ceiling under	0000			Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living	Plasterboard on tie		No
Bedroom	Plasterboard on tie		No
Bathroom	Plasterboard on tie		No
Garage	Plasterboard on tie		No
Veranda	Plasterboard on tie		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living	0	Light fixture		Sealed
Living	0	Light fixture		Sealed
Bedroom	0	Light fixture		Sealed
Bathroom	0	Light fixture		Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0001236058**

Certificate date:

14 Feb 2017

★ **6.1** rating

6.1



Building features continued

Insulation		ceiling		Completed
Windows		double glazing		Completed
Doors		double glazing		Completed
Doors		ceiling		Completed

Ceiling fans

Location	Number	Diameter (mm)
one present		

Roof type

Construction	Added insulation	Roof colour
one present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236058

Certificate Date: 14 Feb 2017

★ Star rating: 6.1



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236082

Certificate Date: 14 Feb 2017

★ Star rating: 6.6



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 204, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

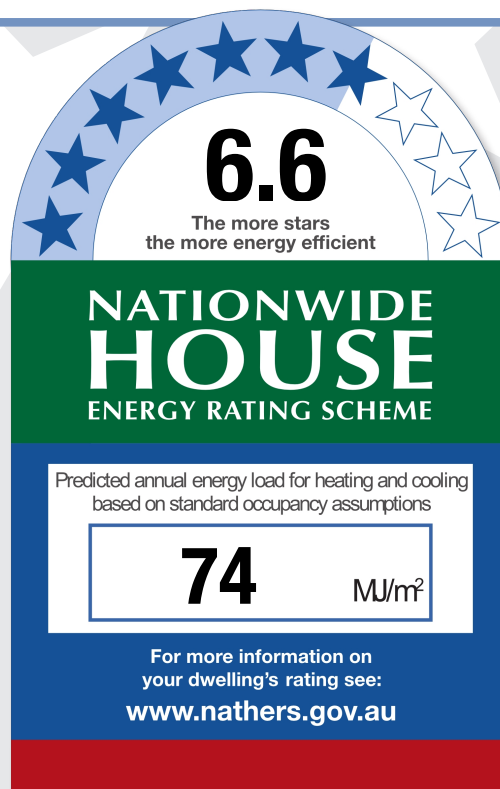
Conditioned: 71
Unconditioned: 0
Garage:
TOTAL: 71

Annual thermal performance loads (MJ/m²)

Heating: 31
Cooling: 43
TOTAL: 74

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.7
+10% SHGC 6.6

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236082

Certificate date:

14 Feb 2017

★ Rating:

6.6



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Multi-pane: double glazed air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	001	1800	1200	E	None
Living room	M0000000	002	1800	1200	E	None
Living room	M0000000	003	1800	1200	E	None
Bedroom	M0000000	004	1800	1200	E	None
Bedroom	M0000000	005	1800	1200	E	None
Bedroom	M0000000	006	1800	1200	E	None
Bedroom	M0000000	007	1800	1200	E	None

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
00 0000	Concrete masonry	Mass fibre batt: 0.00	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	00 0000	1200	1800	E	Yes	0000
Living room	00 0000	1200	1800	E	Yes	0000
Living room	00 0000	1200	1800	E	Yes	0000
Bedroom	00 0000	1200	1800	E	Yes	0000
Bedroom	00 0000	1200	1800	E	No	
Bedroom	00 0000	1200	1800	E	Yes	000
Garage	00 0000	1200	1800	E	No	
Garage	00 0000	1200	1800	E	Yes	0000
Bedroom	00 0000	1200	1800	E	Yes	0000
Bedroom	00 0000	1200	1800	E	Yes	000
Bedroom	00 0000	1200	1800	E	No	
Bedroom	00 0000	1200	1800	E	No	

Internal wall type



Certificate number: 0001236082

Certificate date:

14 Feb 2017

★ Rating:

6.6

Building features continued

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Plasterboard	0000		No
000000	Plasterboard	0000	Mass fibre batt: 0000	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen Dining room	Concrete floor slab No insulation Plasterboard Ceiling under	0000			Ceramic tile
Living room	Concrete floor slab Rug (no insulation) Plasterboard Ceiling under	0000			Rug Rugger under
Insight room	Concrete floor slab No insulation Plasterboard Ceiling under	0000			Ceramic tile
Bedroom	Concrete floor slab Rug (no insulation) Plasterboard Ceiling under	0000			Rug Rugger under
Garage	Concrete floor slab No insulation Plasterboard Ceiling under	0000			Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living room Dining	Plasterboard Plasterboard Plasterboard		No
Living room	Plasterboard Plasterboard Plasterboard		No
Insight room	Plasterboard Plasterboard Plasterboard		No
Living room	Plasterboard Plasterboard Plasterboard		No
Living room Garage	Plasterboard Plasterboard Plasterboard		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living room Dining	0	Light fixture		Sealed
Living room Dining	0	Light fixture	000	Sealed
	0	Light fixture		Sealed
Insight room	0	Light fixture		Sealed
Insight room	0	Light fixture	000	Sealed
	0	Light fixture		Sealed
Garage	0	Light fixture		Sealed
Garage	0	Light fixture	000	Sealed

Ceiling fans

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236082

Certificate date:

14 Feb 2017

★ Rating:

6.6



Building features continued

Location	Number	Diameter (mm)
----------	--------	---------------

one present

Roof type

Construction	Added insulation	Roof colour
--------------	------------------	-------------

one present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236082

Certificate Date: 14 Feb 2017

★ 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.

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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236074

Certificate Date: 14 Feb 2017

★ Star rating: 8.4



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 205, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

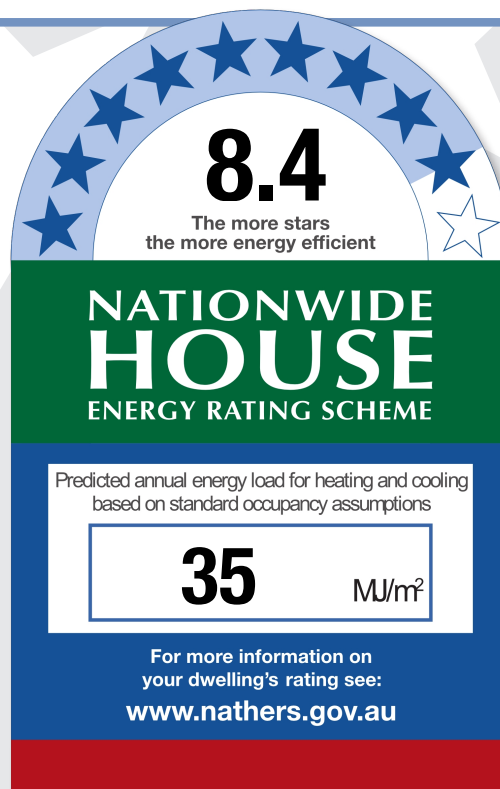
Conditioned: 79
Unconditioned: 0
Garage:
TOTAL: 79

Annual thermal performance loads (MJ/m²)

Heating: 11
Cooling: 24
TOTAL: 35

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 8.4
+10% SHGC 8.4

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236074

Certificate date:

14 Feb 2017

★ Rating:

8.4



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double glazed air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	000 0000	0000	0000	0	One
Living room	M0000000	000 0000	0000	0000	00	One
00	M0000000	000 0000	0000	0000	0	One
00	M0000000	000 0000	0000	0000	0	One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
00 0000	Concrete block/brick	Mass fibre batt: 0000	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	00 0000	0000	0000	0	Yes	0000
Living room	00 0000	0000	0000	0	Yes	0000
Living room	00 0000	0000	0000	00	Yes	0000
00	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	No	
00	00 0000	0000	0000	0	Yes	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
00 0000	Block/brick	0000		0
00 0000	Block/brick	0000	Mass fibre batt: 0000	0
00 0000	Concrete blocks	0000		0

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
----------	--------------	------------------------	-----------------------	------------------	----------

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236074

Certificate Date: 14 Feb 2017

★ Star rating: 8.4



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236090

Certificate Date: 14 Feb 2017

★ Star rating: 8.3



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3
AAO: ABSA

Overview

Dwelling details

Street: Unit 301, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

Conditioned: 79
Unconditioned: 4
Garage:
TOTAL: 83

Annual thermal performance loads (MJ/m²)

Heating: 15
Cooling: 23
TOTAL: 38

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ

8.3
The more stars
the more energy efficient

NATIONWIDE HOUSE
ENERGY RATING SCHEME

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

38 MJ/m²

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

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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 8.3
+10% SHGC 8.3

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab on joists tile no insulation under				ceramic tile
Living	Concrete floor slab on joists carpet no insulation under				carpet
Dining	Concrete floor slab on joists tile no insulation under				ceramic tile
Bedroom	Concrete floor slab on joists carpet no insulation under				carpet
Bathroom	Concrete floor slab on joists tile no insulation under				ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living	gypsum board on joists		no
Bedroom	gypsum board on joists		no
Dining	gypsum board on joists		no
Bathroom	gypsum board on joists		no
Garage	gypsum board on joists		no

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living	0	downlight		sealed
Living	0	ceiling exhaust fan		sealed
	0	downlight		sealed
Dining	0	downlight		sealed
Dining	0	ceiling exhaust fan		sealed
	0	downlight		sealed
Garage	0	downlight		sealed
Garage	0	ceiling exhaust fan		sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Roof type

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236090

Certificate date:

14 Feb 2017

★ Rating:

8.3



Building features continued

Construction

Added insulation

Roof colour

one present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236090

Certificate Date: 14 Feb 2017

★ Star rating: 8.3



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: 0001236108

Certificate Date: 14 Feb 2017

★ Star rating: 8.3



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3
AAO: ABSA

Overview

Dwelling details

Street: Unit 302, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

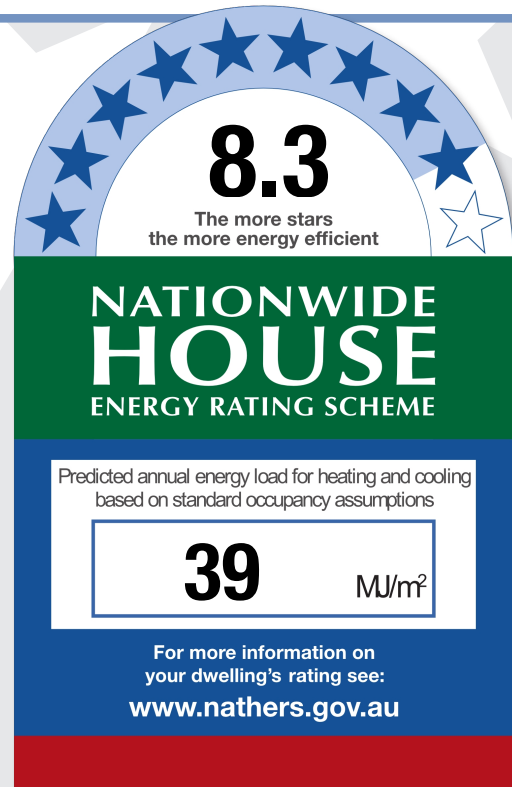
Conditioned: 86
Unconditioned: 0
Garage:
TOTAL: 86

Annual thermal performance loads (MJ/m²)

Heating: 10
Cooling: 29
TOTAL: 39

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 8.3
+10% SHGC 8.2

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236108

Certificate date:

14 Feb 2017

★ 0.0 rating

8.3

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	00000000: 000ini00 0 00 0i000e0r000e0r	0000	0000

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
0it00en 0i0n0	M0000000 0	00000000	0000	0000	0	0one
00	M0000000 0	000 0000	0000	0000	0	0one
00	M0000000 0	000 0000	0000	0000	0	0one

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
0one 0resent			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
0one 0resent						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
00 0000	0on0rete 0000000ster000rd	0 00ss fi0re 00tt: 0000	0o

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
0it00en 0i0n0	00 0000	0000	0000	0	0es	0000
0it00en 0i0n0	00 0000	0000	0000	0	0es	0000
0it00en 0i0n0	00 0000	0000	0000	0	0es	0000
00	00 0000	0000	0000	0	0es	0000
00	00 0000	0000	0000	0	0o	
00	00 0000	0000	0000	0	0es	0000
00	00 0000	0000	0000	0	0es	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
00 0000	00ster000rd	0000		0o
00 0000	00ster000rd	0000	0 00ss fi0re 00tt: 0000	0o
00 0000	0on0rete 0i00s	0000		0o

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
----------	--------------	------------------------	-----------------------	------------------	----------



Certificate number: 0001236108

Certificate date:

14 Feb 2017

★ Rating:

8.3

Building features continued

Bitumen ceiling	Concrete floor slab no insulation ceiling	Perimeter
Ceiling	Concrete floor slab insulation ceiling	Perimeter
Insulation ceiling	Concrete floor slab no insulation ceiling	Perimeter
Ceiling	Concrete floor slab insulation ceiling	Perimeter
Roof ceiling	Concrete floor slab no insulation ceiling	Perimeter
Roof ceiling	Concrete floor slab insulation ceiling	Perimeter

Ceiling type

Location	Construction	Added insulation	Roof space above
Ceiling	Concrete floor slab ceiling		No
Ceiling	Concrete floor slab insulation ceiling		No
Ceiling	Concrete floor slab no insulation ceiling		No
Ceiling	Concrete floor slab insulation ceiling		No
Ceiling	Concrete floor slab no insulation ceiling		No
Ceiling	Concrete floor slab insulation ceiling		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Ceiling	0	Light fixture		Sealed
Ceiling	0	Electrical conduit		Sealed
	0	Light fixture		Sealed
Insulation	0	Light fixture		Sealed
Insulation	0	Electrical conduit		Sealed
	0	Light fixture		Sealed
Roof	0	Light fixture		Sealed
Roof	0	Electrical conduit		Sealed
Roof	0	Light fixture		Sealed
Roof	0	Electrical conduit		Sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236108

Certificate date:

14 Feb 2017

★ 6.0 rating

8.3

Building features continued

Roof type

Construction	Added insulation	Roof colour
<input type="checkbox"/> one <input type="checkbox"/> resurfaced		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236108

Certificate Date: 14 Feb 2017

★ Star rating: 8.3



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236116

Certificate Date: 14 Feb 2017

★ Star rating: 6.7



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3
AAO: ABSA

Overview

Dwelling details

Street: Unit 303, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

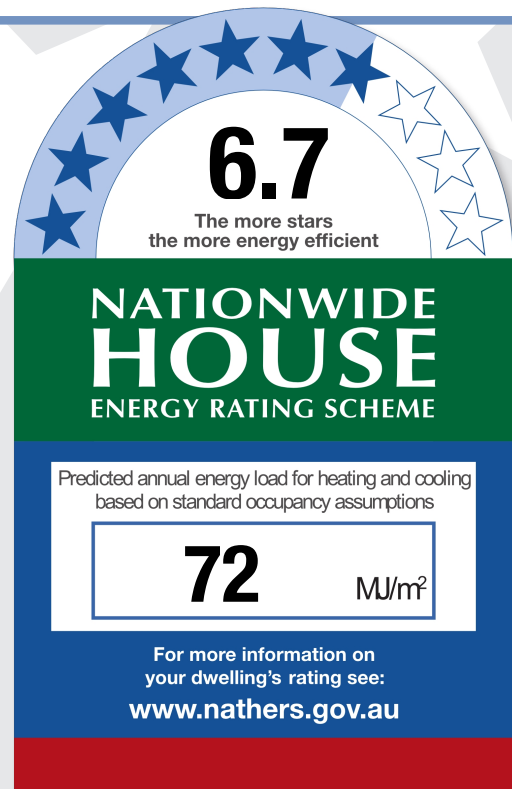
Conditioned: 72
Unconditioned: 0
Garage:
TOTAL: 72

Annual thermal performance loads (MJ/m²)

Heating: 38
Cooling: 34
TOTAL: 72

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

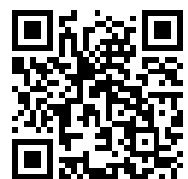
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.7
+10% SHGC 6.8

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236116

Certificate date:

14 Feb 2017

★ Certificate

6.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double insulated air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	0000000	1800	1200	W	None
Living room	M0000000	0000000	1800	1200	W	None
BB	M0000000	0000000	1800	1200	W	None
BB	M0000000	0000000	1800	1200	W	None
BB	M0000000	0000000	1800	1200	W	None
Insulate	M0000000	0000000	1800	1200	W	None
BB	M0000000	0000000	1800	1200	W	None

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
00 0000	Concrete block masonry	Mass fibre batt: 0.00	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	00 0000	1200	1800	W	Yes	0000
Living room	00 0000	1200	1800	W	Yes	0000
BB	00 0000	1200	1800	W	Yes	0000
BB	00 0000	1200	1800	W	Yes	000
BB	00 0000	1200	1800	W	No	
BB	00 0000	1200	1800	W	Yes	000
BB	00 0000	1200	1800	W	No	
BB	00 0000	1200	1800	W	Yes	000
Insulate	00 0000	1200	1800	W	No	
Insulate	00 0000	1200	1800	W	Yes	0000
BB	00 0000	1200	1800	W	Yes	000
BB	00 0000	1200	1800	W	No	
BB	00 0000	1200	1800	W	No	

Internal wall type

Orientation, base, thermal performance, etc. are in initiative of the construction state and territorial governments. For more details see the instructions.

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236116

Certificate date:

14 Feb 2017

★ Rating:

6.7



Building features continued

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Plasterboard	0000		No
000000	Plasterboard	0000	Mass fibre batt: 0000	No
000000	Concrete blocks	000		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab over tie no insulation under	0000			Ceramic tile
Living area	Concrete floor slab over carpet no insulation under	0000			Carpet over roller under
Insulation area	Concrete floor slab over tie no insulation under	000			Ceramic tile
Bedroom	Concrete floor slab over carpet no insulation under	0000			Carpet over roller under
Bedroom	Concrete floor slab over tie no insulation under	000			Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living area	Insulation over ceiling joists		No
Bedroom	Insulation over ceiling joists		No
Insulation area	Insulation over ceiling joists		No
Bedroom	Insulation over ceiling joists		No
Bedroom	Insulation over ceiling joists		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living area	0	Light fixture		Sealed
Living area	0	Electric socket fan	000	Sealed
	0	Light fixture		Sealed
Insulation	0	Light fixture		Sealed
Insulation	0	Electric socket fan	000	Sealed
	0	Light fixture		Sealed
Bedroom	0	Light fixture		Sealed
Bedroom	0	Electric socket fan	000	Sealed

Ceiling fans

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236116

Certificate date:

14 Feb 2017

★ Rating:

6.7



Building features continued

Location	Number	Diameter (mm)
----------	--------	---------------

one present

Roof type

Construction	Added insulation	Roof colour
--------------	------------------	-------------

one present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236116

Certificate Date: 14 Feb 2017

★ Star rating: 6.7



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236124

Certificate Date: 14 Feb 2017

★ Star rating: 6.7



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 304, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

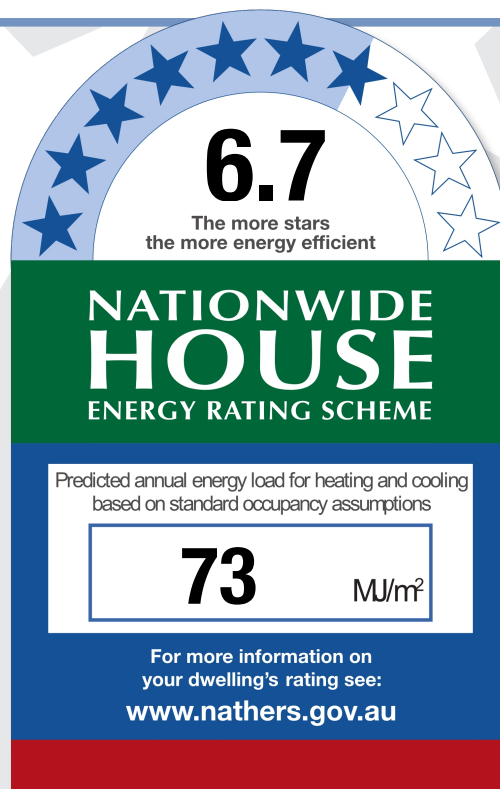
Conditioned: 71
Unconditioned: 0
Garage:
TOTAL: 71

Annual thermal performance loads (MJ/m²)

Heating: 31
Cooling: 42
TOTAL: 73

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

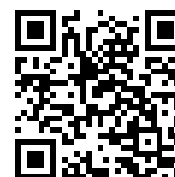
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.7
+10% SHGC 6.6

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236124

Certificate date:

14 Feb 2017

★ Certificate

6.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double glazed air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	001	1800	1200	E	None
Living room	M0000000	002	1800	1200	E	None
Living room	M0000000	003	1800	1200	E	None
Bedroom	M0000000	004	1800	1200	E	None
Bedroom	M0000000	005	1800	1200	E	None
Bedroom	M0000000	006	1800	1200	E	None
Bedroom	M0000000	007	1800	1200	E	None

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
00 0000	Concrete block masonry	Mass fibre batt: 0.00	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	00 0000	1200	1800	E	Yes	0000
Living room	00 0000	1200	1800	E	Yes	0000
Living room	00 0000	1200	1800	E	Yes	0000
Bedroom	00 0000	1200	1800	E	Yes	0000
Bedroom	00 0000	1200	1800	E	No	
Bedroom	00 0000	1200	1800	E	Yes	000
Garage	00 0000	1200	1800	E	No	
Garage	00 0000	1200	1800	E	Yes	0000
Garage	00 0000	1200	1800	E	Yes	0000
Garage	00 0000	1200	1800	E	Yes	000
Garage	00 0000	1200	1800	E	No	
Garage	00 0000	1200	1800	E	No	

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236124

Certificate date:

14 Feb 2017

★ Rating:

6.7



Building features continued

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Plasterboard	0000		No
000000	Plasterboard	0000	Mass fibre batt: 0000	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen Dining room	Concrete floor slab No insulation Plasterboard Ceiling under	0000			Carpet tile
Living room	Concrete floor slab Rat mat (no insulation) Plasterboard Ceiling under	0000			Rat mat Rug under
Insulation room	Concrete floor slab No insulation Plasterboard Ceiling under	0000			Carpet tile
Living room	Concrete floor slab Rat mat (no insulation) Plasterboard Ceiling under	0000			Rat mat Rug under
Garage	Concrete floor slab No insulation Plasterboard Ceiling under	0000			Carpet tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living room Dining	Plasterboard Plasterboard Plasterboard		No
Living room	Plasterboard Plasterboard Plasterboard		No
Living room Insulation	Plasterboard Plasterboard Plasterboard		No
Living room	Plasterboard Plasterboard Plasterboard		No
Living room Garage	Plasterboard Plasterboard Plasterboard		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living room Dining	0	Light fixture		Sealed
Living room Dining	0	Light fixture	000	Sealed
	0	Light fixture		Sealed
Insulation	0	Light fixture		Sealed
Insulation	0	Light fixture	000	Sealed
	0	Light fixture		Sealed
Garage	0	Light fixture		Sealed
Garage	0	Light fixture	000	Sealed

Ceiling fans

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236124

Certificate date:

14 Feb 2017

★ Rating:

6.7



Building features continued

Location	Number	Diameter (mm)
----------	--------	---------------

one present

Roof type

Construction	Added insulation	Roof colour
--------------	------------------	-------------

one present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236124

Certificate Date: 14 Feb 2017

★ Star rating: 6.7



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236132

Certificate Date: 14 Feb 2017

★ Star rating: 8.6



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 305, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

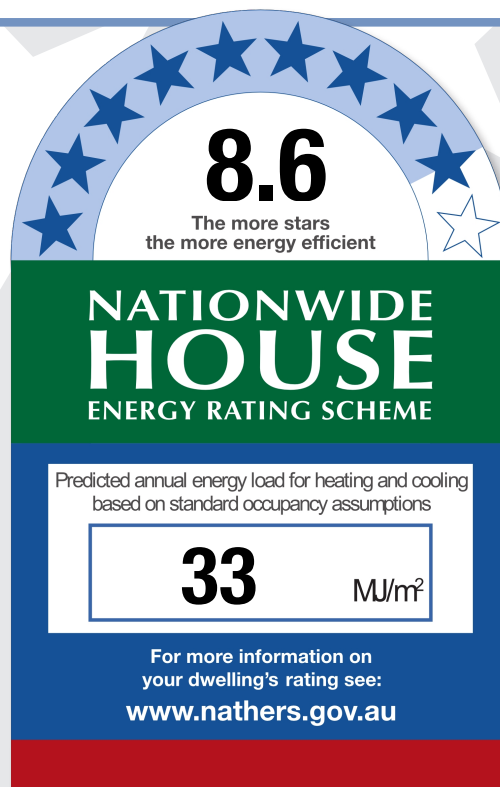
Conditioned: 79
Unconditioned: 0
Garage:
TOTAL: 79

Annual thermal performance loads (MJ/m²)

Heating: 8
Cooling: 24
TOTAL: 33

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 8.6
+10% SHGC 8.4

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236132

Certificate date:

14 Feb 2017

★ Rating:

8.6



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double insulated air conditioned	0.8	0.4

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	000 0000	0000	0000	0	One
Living room	M0000000	000 0000	0000	0000	00	One
00	M0000000	000 0000	0000	0000	0	One
00	M0000000	000 0000	0000	0000	0	One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
00 0000	Concrete block/brick	Mass fibre batt: 000	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	00 0000	0000	0000	0	Yes	0000
Living room	00 0000	000	0000	0	Yes	0000
Living room	00 0000	0000	0000	00	Yes	0000
00	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	No	
00	00 0000	0000	0000	0	Yes	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
00 0000	Block/brick	0000		0
00 0000	Block/brick	0000	Mass fibre batt: 000	0
00 0000	Concrete blocks	0000		0

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
----------	--------------	------------------------	-----------------------	------------------	----------



Certificate number: 0001236132

Certificate date:

14 Feb 2017

★ 0 stars rating

8.6

Building features continued

Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under	Permitted
Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under	Permitted
Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under	Permitted
Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under	Permitted
Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under	Permitted

Ceiling type

Location	Construction	Added insulation	Roof space above
Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under		Permitted
Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under		Permitted
Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under		Permitted
Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under		Permitted
Roof type	Concrete floor slab with ceiling tie no insulation over ceiling under		Permitted

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Roof type	0	Roof penetration		Sealed
Roof type	0	Ceiling penetration		Sealed
Roof type	0	Roof penetration		Sealed
Roof type	0	Roof penetration		Sealed
Roof type	0	Ceiling penetration		Sealed
Roof type	0	Roof penetration		Sealed
Roof type	0	Roof penetration		Sealed
Roof type	0	Ceiling penetration		Sealed

Ceiling fans

Location	Number	Diameter (mm)
Roof type	0	0

Roof type

Construction	Added insulation	Roof colour
Roof type		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236132

Certificate Date: 14 Feb 2017

★ Star rating: 8.6



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.

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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236140

Certificate Date: 14 Feb 2017

★ Star rating: 7.7



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 401, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

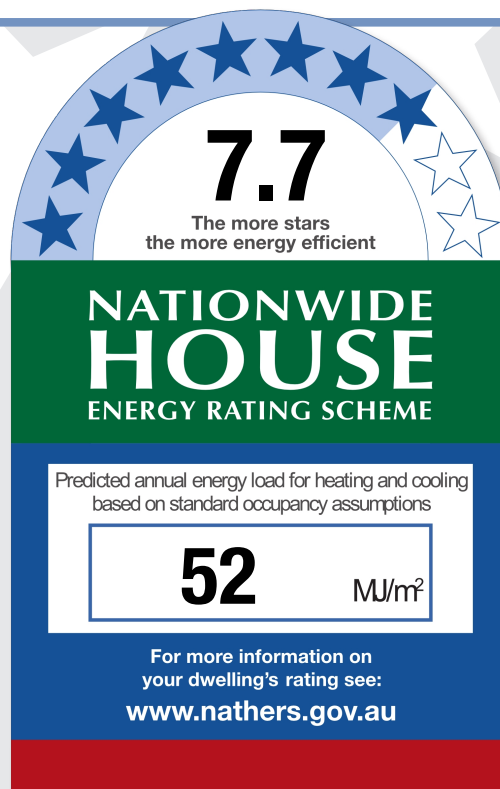
Conditioned: 79
Unconditioned: 4
Garage:
TOTAL: 83

Annual thermal performance loads (MJ/m²)

Heating: 25
Cooling: 26
TOTAL: 52

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



Ceiling penetrations

(see following pages for details)

Sealed: 3
Unsealed: 0
TOTAL:** 3

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: Light-emitting diode (LED)

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 7.6

+10% SHGC 7.7

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236140

Certificate date:

14 Feb 2017

★ 0 stars rating

7.7

Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab on joists				Carpet tile
Dining room	Concrete floor slab on joists				Carpet underlay
Living room	Concrete floor slab on joists				Carpet tile
Bedroom	Concrete floor slab on joists				Carpet underlay
Bedroom	Concrete floor slab on joists				Carpet tile
Bedroom	Concrete floor slab on joists				Carpet underlay
Bedroom	Concrete floor slab on joists				Carpet tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living room	Plasterboard on joists		No
Bedroom	Plasterboard on joists		No
Living room	Plasterboard on joists		No
Bedroom	Plasterboard on joists		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living room	0	Light fixture		Sealed
Living room	0	Light fixture		Sealed
	0	Light fixture		Sealed
Living room	0	Light fixture		Sealed
Living room	0	Light fixture		Sealed
	0	Light fixture		Sealed
Bedroom	0	Light fixture		Sealed
Bedroom	0	Light fixture		Sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Roof type

Construction	Added	Roof colour
--------------	-------	-------------

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236140

Certificate date:

14 Feb 2017

★ Rating:

7.7



Building features continued

insulation

Roof insulation: concrete slab, limited tile, in surface
Insulation under slab: semi-in

Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236140

Certificate Date: 14 Feb 2017

★ Star rating: 7.7



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236165

Certificate Date: 14 Feb 2017

★ Star rating: 8.1



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 402, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

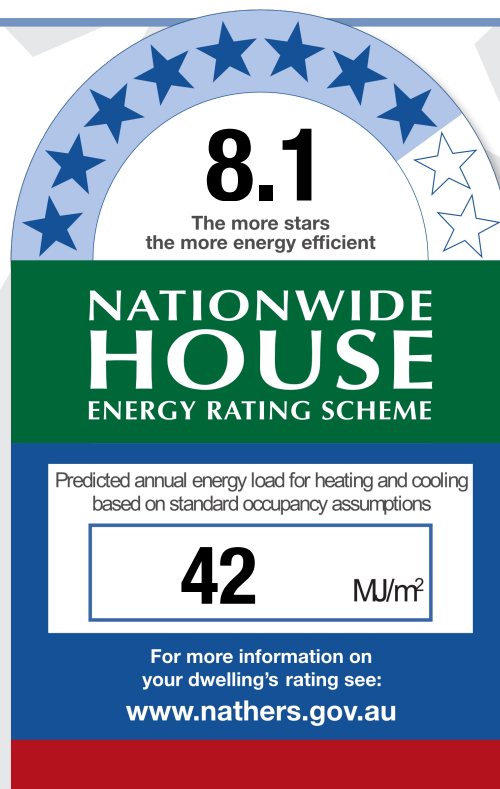
Conditioned: 86
Unconditioned: 0
Garage:
TOTAL: 86

Annual thermal performance loads (MJ/m²)

Heating: 12
Cooling: 30
TOTAL: 42

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

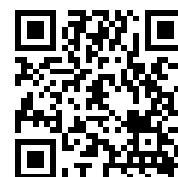
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 8.1
+10% SHGC 8.0

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236165

Certificate date:

14 Feb 2017

★ 0.1 rating

8.1

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	00000000: 000ini00 0 00 0ir 0i00e0r00e0r	0000	0000

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
0it00en 0i0n0	M0000000 0	00000000	0000	0000	0	0one
00	M0000000 0	000 0000	0000	0000	0	0one
00	M0000000 0	000 0000	0000	0000	0	0one

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
0one 0resent			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
0one 0resent						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
00 0000	0on0rete 000000ster00rd	0 0ss fi0re 00tt: 0000	0o

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
0it00en 0i0n0	00 0000	000	0000	0	0es	0000
0it00en 0i0n0	00 0000	0000	0000	0	0es	0000
0it00en 0i0n0	00 0000	000	0000	0	0es	0000
00	00 0000	0000	0000	0	0es	0000
00	00 0000	0000	0000	0	0o	
00	00 0000	0000	0000	0	0es	0000
00	00 0000	0000	0000	0	0es	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
00 0000	00ster00rd	0000		0o
00 0000	00ster00rd	0000	0 0ss fi0re 00tt: 0000	0o
00 0000	0on0rete 0i00s	0000		0o

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
----------	--------------	------------------------	-----------------------	------------------	----------



Certificate number: 0001236165

Certificate date:

14 Feb 2017

★ Rating:

8.1

Building features continued

Bitumen ceiling	Concrete floor slab no insulation ceiling	Perimeter
Ceiling	Concrete floor slab insulation ceiling	Perimeter
Insulation ceiling	Concrete floor slab no insulation ceiling	Perimeter
Ceiling	Concrete floor slab insulation ceiling	Perimeter
Roof ceiling	Concrete floor slab no insulation ceiling	Perimeter
Roof ceiling	Concrete floor slab insulation ceiling	Perimeter

Ceiling type

Location	Construction	Added insulation	Roof space above
Ceiling	Concrete floor slab ceiling		No
Ceiling	Concrete floor slab insulation ceiling		No
Ceiling	Concrete floor slab no insulation ceiling		No
Ceiling	Concrete floor slab insulation ceiling		No
Ceiling	Concrete floor slab no insulation ceiling		No
Ceiling	Concrete floor slab insulation ceiling		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bitumen ceiling	0	Penetration		Sealed
Bitumen ceiling	0	Penetration		Sealed
	0	Penetration		Sealed
Insulation	0	Penetration		Sealed
Insulation	0	Penetration		Sealed
	0	Penetration		Sealed
Roof	0	Penetration		Sealed
Roof	0	Penetration		Sealed
Roof	0	Penetration		Sealed
Roof	0	Penetration		Sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0001236165**

Certificate date:

14 Feb 2017

★ **8.1**

8.1

Building features continued

Roof type

Construction	Added insulation	Roof colour
Asph/Flt roof on concrete slab with lined tile on ins surface Insulation under slab and ceiling under		Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236165

Certificate Date: 14 Feb 2017

★ Star rating: 8.1



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236173

Certificate Date: 14 Feb 2017

★ Star rating: 6.4



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 403, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

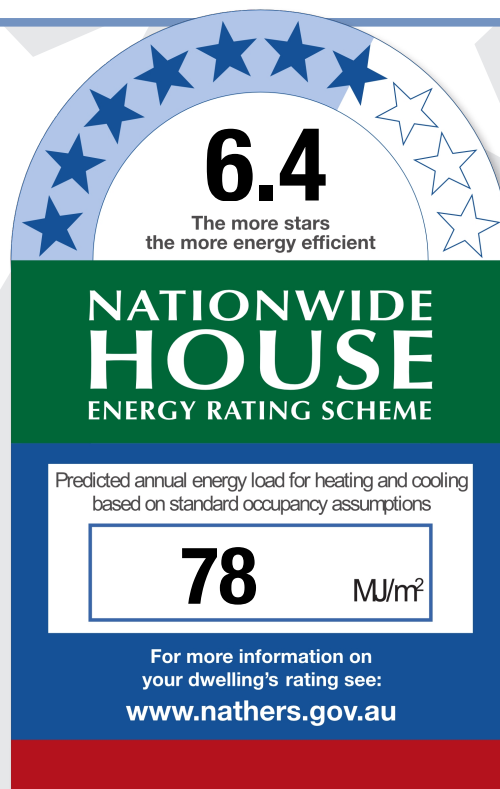
Conditioned: 72
Unconditioned: 0
Garage:
TOTAL: 72

Annual thermal performance loads (MJ/m²)

Heating: 45
Cooling: 34
TOTAL: 78

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.3
+10% SHGC 6.4

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236173

Certificate date:

14 Feb 2017

★ Rating:

6.4

Building features continued

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000001	Plasterboard	0.00		No
000002	Plasterboard	0.00	Mass fibre batt: 0.00	No
000003	Concrete blocks	0.00		No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab on ground	0.00			Ceramic tile
Dining room	Concrete floor slab on ground	0.00			Ceramic tile
Living room	Concrete floor slab on ground	0.00			Ceramic tile
Bedroom	Concrete floor slab on ground	0.00			Ceramic tile
Bathroom	Concrete floor slab on ground	0.00			Ceramic tile
Garage	Concrete floor slab on ground	0.00			Ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living room	Plasterboard on timber joists		No
Bedroom	Plasterboard on timber joists		No
Bathroom	Plasterboard on timber joists		No
Garage	Plasterboard on timber joists		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living room	0	Light fixture		Sealed
Living room	0	Electrical outlet		Sealed
Bedroom	0	Light fixture		Sealed
Bathroom	0	Light fixture		Sealed
Bathroom	0	Electrical outlet		Sealed
Bedroom	0	Light fixture		Sealed
Garage	0	Light fixture		Sealed
Garage	0	Electrical outlet		Sealed

Ceiling fans

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0001236173**

Certificate date:

14 Feb 2017

★ Rating:

6.4



Building features continued

Location	Number	Diameter (mm)
----------	--------	---------------

One present

Roof type

Construction	Added insulation	Roof colour
--------------	------------------	-------------

Asph/Flt roof on concrete slab with lined tile in surface
 Insulation under slab and ceiling under

Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236173

Certificate Date: 14 Feb 2017

★ 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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236181

Certificate Date: 14 Feb 2017

★ Star rating: 6.9



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 404, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

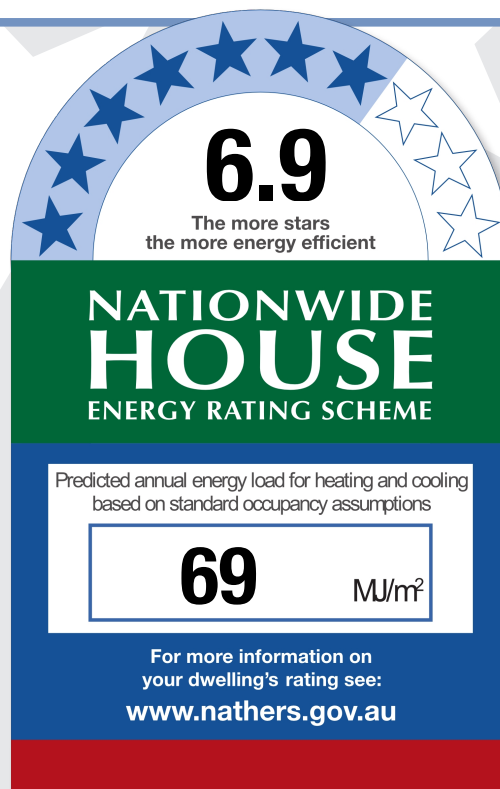
Conditioned: 72
Unconditioned: 0
Garage:
TOTAL: 72

Annual thermal performance loads (MJ/m²)

Heating: 31
Cooling: 38
TOTAL: 69

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

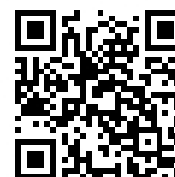
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.9
+10% SHGC 6.8

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236181

Certificate date:

14 Feb 2017

★ Rating:

6.9



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double glazed air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	0000000	1800	1200	W	None
Living room	M0000000	0000000	1800	1200	W	None
Bedroom	M0000000	0000000	1800	1200	W	None
Bedroom	M0000000	0000000	1800	1200	W	None
Bedroom	M0000000	0000000	1800	1200	W	None

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
W0000000	Concrete masonry block	Mass fibre batt: 0.00	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	W0000000	1200	1800	W	Yes	0000
Living room	W0000000	1200	1800	W	Yes	0000
Bedroom	W0000000	1200	1800	W	Yes	0000
Bedroom	W0000000	1200	1800	W	No	
Bedroom	W0000000	1200	1800	W	Yes	000
Insulate	W0000000	0000	0000	W	No	
Insulate	W0000000	0000	0000	W	Yes	0000
Bedroom	W0000000	1200	1800	W	Yes	000
Bedroom	W0000000	1200	1800	W	No	
Bedroom	W0000000	1200	1800	W	Yes	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
W0000000	Block	0000		No
W0000000	Block	0000	Mass fibre batt: 0.00	No



Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab on concrete tie no insulation under				ceramic tile
Living	Concrete floor slab on concrete tie no insulation under				carpet under roller under
Dining	Concrete floor slab on concrete tie no insulation under				ceramic tile
Bedroom	Concrete floor slab on concrete tie no insulation under				carpet under roller under
Bedroom	Concrete floor slab on concrete tie no insulation under				ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living	gypsum board on timber joists		no
Bedroom	gypsum board on timber joists		no
Dining	gypsum board on timber joists		no
Bedroom	gypsum board on timber joists		no
Bedroom	gypsum board on timber joists		no

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living	0	downlight		sealed
Living	0	ceiling exhaust fan		sealed
	0	downlight		sealed
Dining	0	downlight		sealed
Dining	0	ceiling exhaust fan		sealed
	0	downlight		sealed
Bedroom	0	downlight		sealed
Bedroom	0	ceiling exhaust fan		sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Roof type

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236181

Certificate date:

14 Feb 2017

★ Star rating:

6.9

Building features continued

Construction	Added insulation	Roof colour
Asph/Flt roof on concrete slab with lined tie in surface insulation under slab ceiling under		Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236181

Certificate Date: 14 Feb 2017

★ Star rating: 6.9



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236199

Certificate Date: 14 Feb 2017

★ Star rating: 8.4



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 405, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

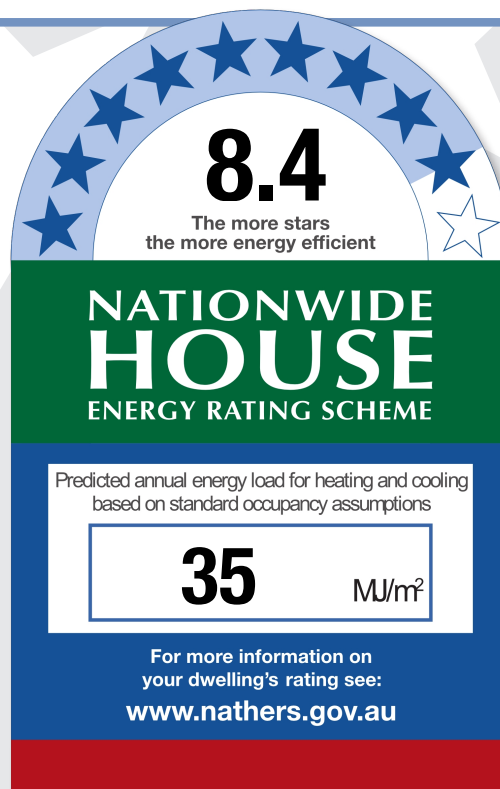
Conditioned: 78
Unconditioned: 0
Garage:
TOTAL: 78

Annual thermal performance loads (MJ/m²)

Heating: 8
Cooling: 27
TOTAL: 35

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 8.5
+10% SHGC 8.4

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236199

Certificate date:

14 Feb 2017

★ Rating:

8.4

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Double glazed: double glazed air filled argon	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living Room	M0000000	0000000	1500	1200	W	None
Bedroom	M0000000	0000000	1500	1200	W	None
Bedroom	M0000000	0000000	1500	1200	W	None

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 (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
W00000	Concrete block/brick	Mass fibre batt: 0.00	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living Room	W00000	1000	1500	W	Yes	1000
Living Room	W00000	1000	1500	W	Yes	1000
Living Room	W00000	1000	1500	W	Yes	1000
Bedroom	W00000	1000	1500	W	Yes	1000
Bedroom	W00000	1000	1500	W	No	1000
Bedroom	W00000	1000	1500	W	Yes	1000

Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
W00000	Block	0.00		No
W00000	Block	0.00	Mass fibre batt: 0.00	No
W00000	Concrete blocks	0.00		No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Living Room Dining Room	Concrete floor slab on joists	0.00			Carpet tile



Certificate number: 0001236199

Certificate date:

14 Feb 2017

★ Rating:

8.4

Building features continued

Roof type	tile no insulation over rafters	
Roof insulation	no insulation	Perimeter
Roof ventilation	no insulation over rafters	Perimeter
Roof structure	timber joists over rafters	Perimeter
Roof cladding	tiles over rafters	Perimeter
Roof condition	good	Perimeter

Ceiling type

Location	Construction	Added insulation	Roof space above
Living room	plasterboard over rafters		no
Bedroom	plasterboard over rafters		no
Kitchen	plasterboard over rafters		no
Bathroom	plasterboard over rafters		no
Garage	plasterboard over rafters		no

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living room	0	Light fixture		sealed
Living room	0	Electric socket		sealed
	0	Light fixture		sealed
Kitchen	0	Light fixture		sealed
Kitchen	0	Electric socket		sealed
	0	Light fixture		sealed
Garage	0	Light fixture		sealed
Garage	0	Electric socket		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: 0001236199

Certificate Date: 14 Feb 2017

★ Star rating: 8.4



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236215

Certificate Date: 14 Feb 2017

★ Star rating: 6.9



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 501, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

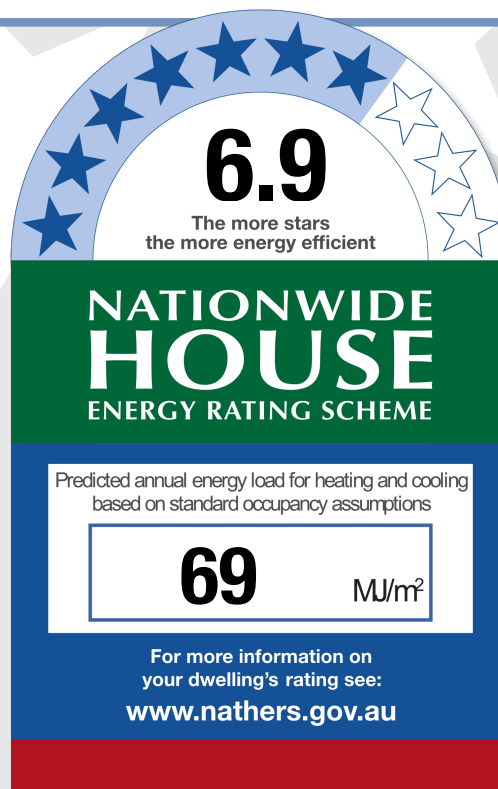
Conditioned: 79
Unconditioned: 0
Garage:
TOTAL: 79

Annual thermal performance loads (MJ/m²)

Heating: 20
Cooling: 49
TOTAL: 69

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

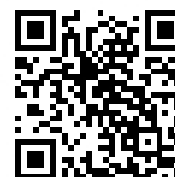
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.9
+10% SHGC 6.8

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236215

Certificate date:

14 Feb 2017

★ 6.9 rating

6.9

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Multi-pane: aluminium air conditioned	0.80	0.40
M0000000	Multi-pane: aluminium air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	001	2000	1500	W	None
Living room	M0000000	002	2000	1500	W	None
Living room	M0000000	003	2000	1500	W	None
Bedroom	M0000000	004	2000	1500	W	None
Bedroom	M0000000	005	2000	1500	W	None
Bedroom	M0000000	006	2000	1500	W	None
Insulate	M0000000	007	2000	1500	W	None
Bedroom	M0000000	008	2000	1500	W	None

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
000000	Concrete block/brick	Insulation batt: 0.00	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	000000	2000	2400	W	Yes	0
Bedroom	000000	2000	2400	W	Yes	0
Bedroom	000000	2000	2400	W	Yes	0
Insulate	000000	2000	2400	W	Yes	0
Bedroom	000000	2000	2400	W	Yes	0

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Block/brick	0.00		0
000000	Block/brick	0.00	Insulation batt: 0.00	0
000000	Concrete blocks	0.00		0



Certificate number: 0001236215

Certificate date:

14 Feb 2017

★ 6.9 rating

6.9

Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living room	Concrete floor slab on ground				Carpet tile
Bedroom	Concrete floor slab on ground				Carpet tile
Kitchen	Concrete floor slab on ground				Carpet tile
Bathroom	Concrete floor slab on ground				Carpet tile
Garage	Concrete floor slab on ground				Carpet tile
Front porch	Concrete floor slab on ground				Carpet tile
Rear porch	Concrete floor slab on ground				Carpet tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living room	Plasterboard		No
Bedroom	Plasterboard		No
Kitchen	Plasterboard		No
Bathroom	Plasterboard		No
Garage	Plasterboard		No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living room	0	Light fixture		Sealed
Living room	0	Recessed lighting		Sealed
Bedroom	0	Light fixture		Sealed
Kitchen	0	Light fixture		Sealed
Kitchen	0	Recessed lighting		Sealed
Bedroom	0	Light fixture		Sealed
Garage	0	Light fixture		Sealed
Garage	0	Recessed lighting		Sealed

Ceiling fans

Location	Number	Diameter (mm)
None present		

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0001236215**

Certificate date:

14 Feb 2017

★ Rating:

6.9

Building features continued

Roof type

Construction	Added insulation	Roof colour
Asph/Flt roof on concrete slab with lined tile in surface insulation under slab ceiling under		Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236215

Certificate Date: 14 Feb 2017

★ Star rating: 6.9



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236207

Certificate Date: 14 Feb 2017

★ Star rating: 7.7



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 502, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

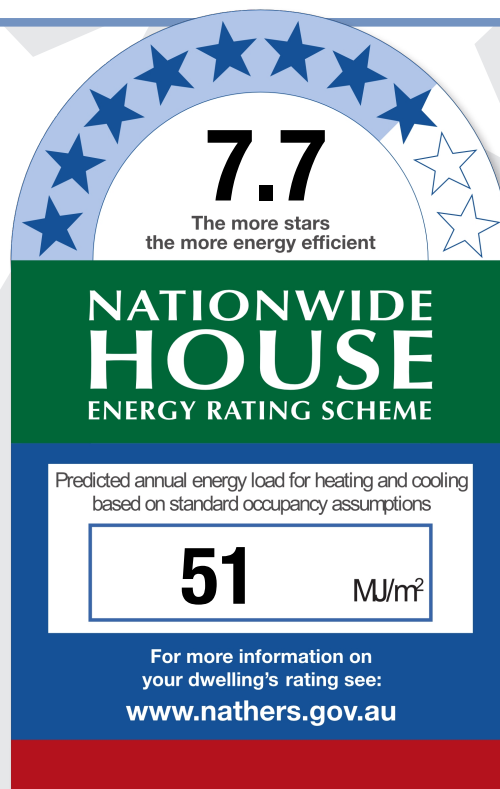
Conditioned: 79
Unconditioned: 0
Garage:
TOTAL: 79

Annual thermal performance loads (MJ/m²)

Heating: 10
Cooling: 40
TOTAL: 51

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

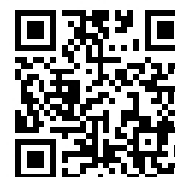
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 7.8
+10% SHGC 7.6

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236207

Certificate date:

14 Feb 2017

★ Star rating:

7.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Window type: Multi-pane aluminium air conditioned	0.000	0.000
M0000000	Window type: Multi-pane aluminium air conditioned	0.000	0.000

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living area	M0000000	0000000	0000	0000	0	One
Living area	M0000000	0000000	0000	0000	0	One
Living area	M0000000	0000000	0000	0000	0	One
	M0000000	0000000	0000	0000	0	One
	M0000000	0000000	0000	0000	0	One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
000000	Concrete block masonry	Mass fibre batt: 0000	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living area	000000	0000	0000	0	Yes	0000
Living area	000000	0000	0000	0	Yes	0000
Living area	000000	0000	0000	0	Yes	0000
	000000	0000	0000	0	Yes	0000
	000000	0000	0000	0	Yes	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Block masonry	0000		0
000000	Block masonry	0000	Mass fibre batt: 0000	0
000000	Concrete blocks	0000		0

Floors

Location	Construction	Area (m ²)	Sub floor	Added	Covering
----------	--------------	------------------------	-----------	-------	----------

Information provided is based on information provided by the applicant and is not a guarantee of the construction and performance of the building. For more details see the certificate report.



Building features continued

	ventilation	insulation
Roof space Roof space Roof space	Concrete floor slab No insulation No insulation	Perimeter tie
Roof space Roof space Roof space	Concrete floor slab No insulation No insulation	Perimeter tie
Roof space Roof space Roof space	Concrete floor slab No insulation No insulation	Perimeter tie
Roof space Roof space Roof space	Concrete floor slab No insulation No insulation	Perimeter tie
Roof space Roof space Roof space	Concrete floor slab No insulation No insulation	Perimeter tie
Roof space Roof space Roof space	Concrete floor slab No insulation No insulation	Perimeter tie

Ceiling type

Location	Construction	Added insulation	Roof space above
Roof space Roof space	Concrete floor slab No insulation		0
Roof space Roof space	Concrete floor slab No insulation		0
Roof space Roof space	Concrete floor slab No insulation		0
Roof space Roof space	Concrete floor slab No insulation		0
Roof space Roof space	Concrete floor slab No insulation		0

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Roof space Roof space	0	Roof penetration		Sealed
Roof space Roof space	0	Roof penetration		Sealed
Roof space Roof space	0	Roof penetration		Sealed
Roof space Roof space	0	Roof penetration		Sealed
Roof space Roof space	0	Roof penetration		Sealed
Roof space Roof space	0	Roof penetration		Sealed
Roof space Roof space	0	Roof penetration		Sealed

Ceiling fans

Location	Number	Diameter (mm)
Roof space Roof space	0	

Roof type

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236207

Certificate date:

14 Feb 2017

★ Rating:

7.7

Building features continued

Construction

Added insulation

Roof colour

one resnet

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236207

Certificate Date: 14 Feb 2017

★ Star rating: 7.7



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236249

Certificate Date: 14 Feb 2017

★ Star rating: 5.6



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 503, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Roof - N/A
Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

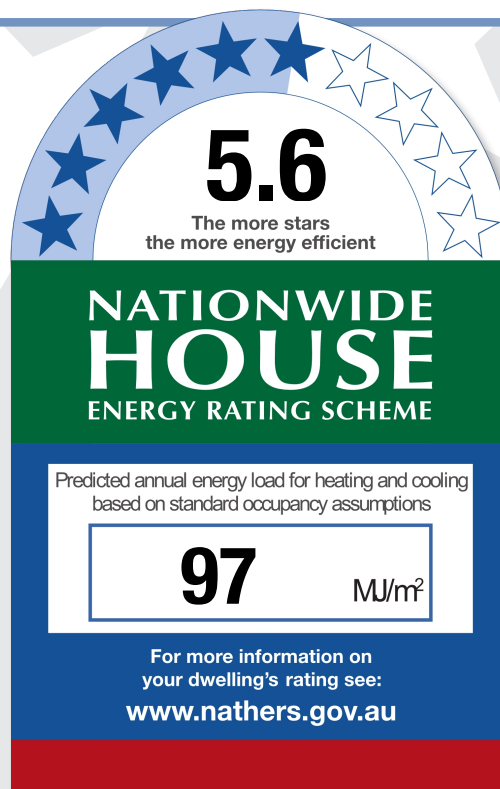
Conditioned: 76
Unconditioned: 2
Garage:
TOTAL: 78

Annual thermal performance loads (MJ/m²)

Heating: 50
Cooling: 47
TOTAL: 97

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

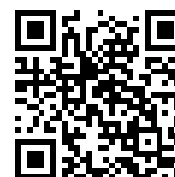
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 5.5
+10% SHGC 5.6

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236249

Certificate date:

14 Feb 2017

★ Certificate

5.6



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Multi-pane: double glazed air conditioned	0.80	0.40
M0000000	Multi-pane: double glazed air conditioned	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	001	1800	1200	North	None
Living room	M0000000	002	1800	1200	North	None
Living room	M0000000	003	1800	1200	North	None
Bedroom	M0000000	004	1800	1200	North	None
Bedroom	M0000000	005	1800	1200	North	None
Garage	M0000000	006	1800	1200	North	None

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
000000	Concrete block masonry	Mass fibre batt: 0.00	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	000000	1200	1800	North	Yes	0000
Living room	000000	1200	1800	North	Yes	0000
Bedroom	000000	1200	1800	North	Yes	0000
Bedroom	000000	1200	1800	North	Yes	0000
Garage	000000	1200	1800	North	Yes	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Masonry	0000		0
000000	Masonry	0000	Mass fibre batt: 0.00	0
000000	Concrete blocks	0000		0

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236249

Certificate date:

14 Feb 2017

★ Certificate

5.6



Building features continued

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living room	Concrete floor slab on ground tile no insulation under				ceramic tile
Bedroom	Concrete floor slab on ground carpet no insulation under				carpet under
Kitchen	Concrete floor slab on ground tile no insulation under				ceramic tile
Bathroom	Concrete floor slab on ground carpet no insulation under				carpet under
Hallway	Concrete floor slab on ground tile no insulation under				ceramic tile
Staircase	Concrete floor slab on ground tile no insulation under				ceramic tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living room	gypsum board		o
Bedroom	gypsum board		o
Kitchen	gypsum board		o
Bathroom	gypsum board		o
Hallway	gypsum board		o
Staircase	gypsum board		o

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living room	0	light fixture		sealed
Living room	0	ceiling exhaust fan		sealed
	0	light fixture		sealed
Kitchen	0	light fixture		sealed
Kitchen	0	ceiling exhaust fan		sealed
	0	light fixture		sealed
Hallway	0	light fixture		sealed
Hallway	0	ceiling exhaust fan		sealed
Staircase	0	light fixture		sealed
Staircase	0	ceiling exhaust fan		sealed

Ceiling fans

Location	Number	Diameter (mm)

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236249

Certificate date:

14 Feb 2017

★ Rating:

5.6



Building features continued

None present

Roof type

Construction

Added insulation

Roof colour

None present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236249

Certificate Date: 14 Feb 2017

★ Star rating: 5.6



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.

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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236231

Certificate Date: 14 Feb 2017

★ Star rating: 5.4



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 504, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab/Plasterboard
Insulation: R1.5 wall insulation
Ceiling (uninsulated)
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

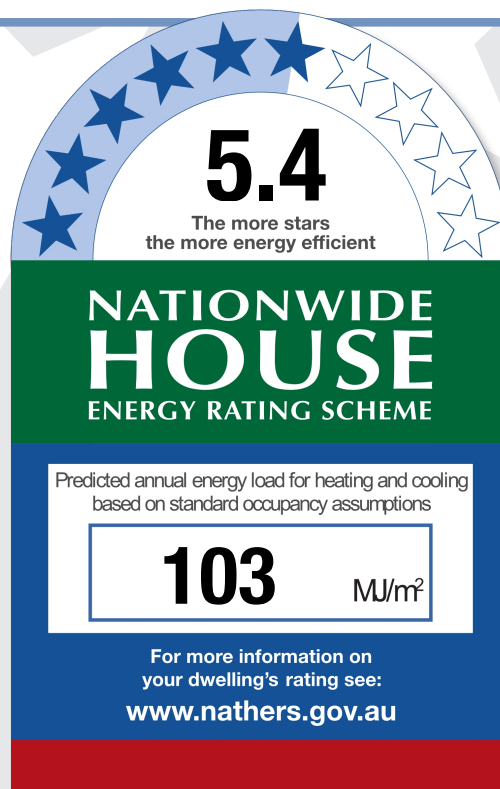
Conditioned: 76
Unconditioned: 2
Garage:
TOTAL: 78

Annual thermal performance loads (MJ/m²)

Heating: 46
Cooling: 57
TOTAL: 103

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: No downlights modelled

Window selection - default windows only

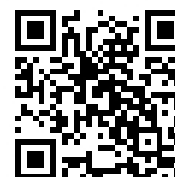
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 5.4
+10% SHGC 5.3

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236231

Certificate date:

14 Feb 2017

★ Rating:

5.4

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Window type: Multi-pane air double glazed	0.000	0.000
M0000000	Window type: Multi-pane air double glazed	0.000	0.000

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	0000000	0000	0000	0	One
Living room	M0000000	0000000	0000	0000	0	One
Living room	M0000000	0000000	0000	0000	0	One
Living room	M0000000	0000000	0000	0000	0	One
00	M0000000	0000000	0000	0000	0	One
00	M0000000	0000000	0000	0000	0	One
00	M0000000	0000000	0000	0000	0	One
0000000	M0000000	0000000	0000	0000	0	One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
00 0000	Concrete block/brick	Insulation type: 0000	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	00 0000	0000	0000	0	Yes	0000
Living room	00 0000	0000	0000	0	Yes	0000
Living room	00 0000	0000	0000	0	Yes	0000
Living room	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	Yes	0000
00	00 0000	0000	0000	0	Yes	0000
0000000	00 0000	0000	0000	0	Yes	0000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
00 0000	Block/brick	0000		0
00 0000	Block/brick	0000	Insulation type: 0000	0



Certificate number: 0001236231

Certificate date:

14 Feb 2017

★ Rating:

5.4

Building features continued

Concrete floors 0

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab with tie no insulation under				Carpet tile
Dining room	Concrete floor slab with tie no insulation under				Carpet under
Living room	Concrete floor slab with tie no insulation under				Carpet under
Bedroom	Concrete floor slab with tie no insulation under				Carpet tile
Bedroom	Concrete floor slab with tie no insulation under				Carpet under
Bedroom	Concrete floor slab with tie no insulation under				Carpet tile
Bedroom	Concrete floor slab with tie no insulation under				Carpet under
Bedroom	Concrete floor slab with tie no insulation under				Carpet tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living room	Plasterboard ceiling		0
Living room	Plasterboard ceiling		0
Living room	Plasterboard ceiling		0
Living room	Plasterboard ceiling		0
Living room	Plasterboard ceiling		0
Living room	Plasterboard ceiling		0

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living room	0	Light		Sealed
Living room	0	Light		Sealed
Living room	0	Light		Sealed
Living room	0	Light		Sealed
Living room	0	Light		Sealed
Living room	0	Light		Sealed
Living room	0	Light		Sealed

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236231

Certificate date:

14 Feb 2017

★ Rating:

5.4

Building features continued

Boiler		Electric		Yes
Drain		On-site		Yes
Drain		Electric		Yes

Ceiling fans

Location	Number	Diameter (mm)
----------	--------	---------------

None present

Roof type

Construction	Added insulation	Roof colour
Single pitched roof on concrete slab with tiled roof and insulation under slab	None	Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236231

Certificate Date: 14 Feb 2017

★ Star rating: 5.4



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236256

Certificate Date: 14 Feb 2017

★ Star rating: 5.4



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 601, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab/Plasterboard
Insulation: R1.5 wall insulation
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

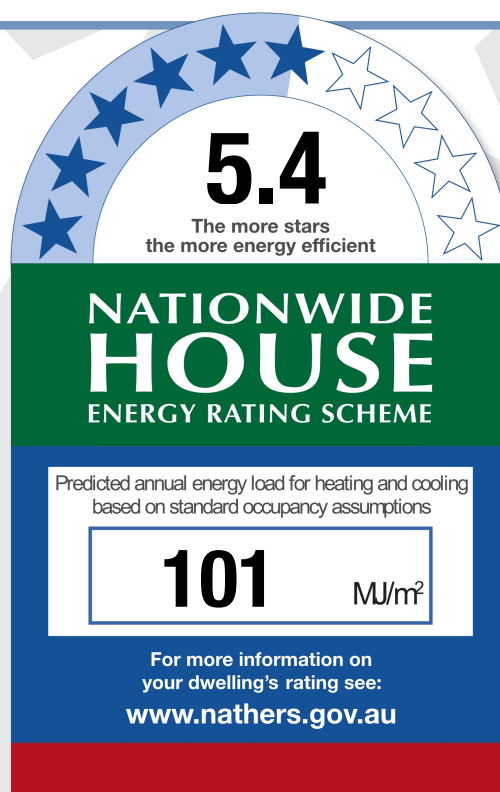
Conditioned: 70
Unconditioned: 0
Garage:
TOTAL: 70

Annual thermal performance loads (MJ/m²)

Heating: 43
Cooling: 58
TOTAL: 101

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: Light-emitting diode (LED)

Window selection - default windows only

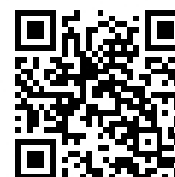
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 5.4
+10% SHGC 5.3

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236256

Certificate date:

14 Feb 2017

★ Certification

5.4



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Window type: Multi-pane air double glazing	0.000	0.000
M0000000	Window type: Multi-pane air double glazing	0.000	0.000

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	0000000	0000	0000	0	One
Living room	M0000000	0000000	0000	0000	0	One
	M0000000	0000000	0000	0000	0	One
	M0000000	0000000	0000	0000	0	One
	M0000000	0000000	0000	0000	0	One
Outside	M0000000	0000000	0000	0000	0	One
	M0000000	0000000	0000	0000	0	One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
000000	Concrete block masonry	Mass fibre batt: 0000	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	000000	0000	0000	0	Yes	0000
Living room	000000	0000	0000	0	Yes	0000
Living room	000000	0000	0000	0	Yes	000
	000000	0000	0000	0	Yes	000
	000000	0000	0000	0	Yes	000
	000000	0000	0000	0	Yes	000000
Outside	000000	0000	0000	0	Yes	000
	000000	0000	0000	0	Yes	000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Masonry	0000		0
000000	Masonry	0000	Mass fibre batt: 0000	0
000000	Concrete blocks	000		0



Certificate number: 0001236256

Certificate date:

14 Feb 2017

★ 5.4

5.4

Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Living	Concrete floor slab on concrete ties no insulation under				Carpet tile
Bedroom	Concrete floor slab on concrete ties no insulation under				Carpet tile
Kitchen	Concrete floor slab on concrete ties no insulation under				Carpet tile
Bathroom	Concrete floor slab on concrete ties no insulation under				Carpet tile
Wardrobe	Concrete floor slab on concrete ties no insulation under				Carpet tile

Ceiling type

Location	Construction	Added insulation	Roof space above
Living	Plasterboard		

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living	0	Light fixture		Sealed
Living	0	Recessed lighting fixture		Sealed
	0	Light fixture		Sealed
Kitchen	0	Light fixture		Sealed
Kitchen	0	Recessed lighting fixture		Sealed
	0	Light fixture		Sealed
Wardrobe	0	Light fixture		Sealed
Wardrobe	0	Recessed lighting fixture		Sealed

Ceiling fans

Location	Number	Diameter (mm)
Living	0	

Roof type

Construction	Added insulation	Roof colour
Asph/Flt roof on concrete slab on concrete ties no insulation under		Medium
Asph/Flt roof on concrete slab on concrete ties no insulation under		Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236256

Certificate Date: 14 Feb 2017

★ Star rating: 5.4



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236264

Certificate Date: 14 Feb 2017

★ Star rating: 5.2



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 602, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard Slab/Plasterboard
Insulation: R1.5 wall insulation
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

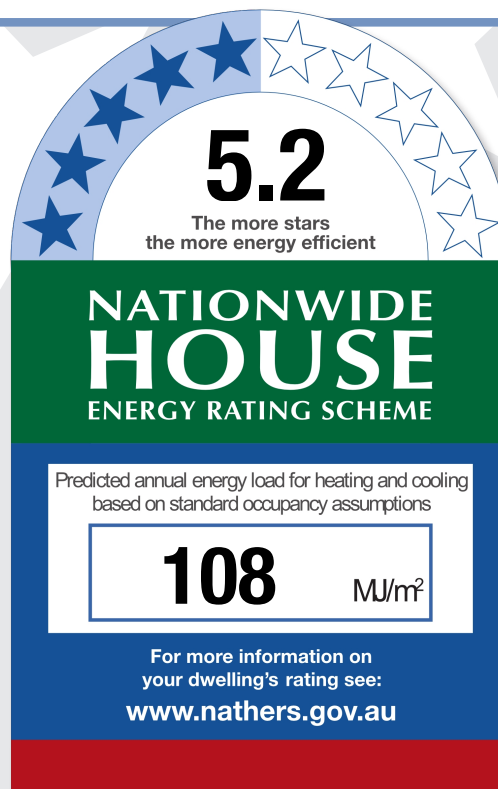
Conditioned: 77
Unconditioned: 0
Garage:
TOTAL: 77

Annual thermal performance loads (MJ/m²)

Heating: 24
Cooling: 84
TOTAL: 108

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: Light-emitting diode (LED)

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 5.4
+10% SHGC 4.9

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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





Certificate number: 0001236264

Certificate date:

14 Feb 2017

★ Rating:

5.2

Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Window type: Multi-pane air double glazed	0.000	0.000
M0000000	Window type: Multi-pane air double glazed	0.000	0.000

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen	M0000000	000 0000	0000	0000	0	One
Living	M0000000	000 0000	0000	0000	0	One
Living	M0000000	000 0000	0000	0000	0	One
Living	M0000000	000 0000	0000	0000	0	One
	M0000000	000 0000	0000	0000	0	One
	M0000000	000 0000	0000	0000	0	One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
00 0000	Concrete block masonry	Mass fibre batt: 0.000	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living	00 0000	0000	0000	0	Yes	000
Living	00 0000	0000	0000	0	Yes	000
	00 0000	0000	0000	0	Yes	000
	00 0000	0000	0000	0	Yes	000

Internal wall type

ID	Wall type	Area (m²)	Insulation	Wall wrap or foil
00 0000	Masonry	0000		0
00 0000	Masonry	0000	Mass fibre batt: 0.000	0
00 0000	Concrete blocks	000		0

Floors

Location	Construction	Area (m²)	Sub floor	Added	Covering
----------	--------------	-----------	-----------	-------	----------



Certificate number: 0001236264

Certificate date:

14 Feb 2017

★ 5.2 rating

5.2

Building features continued

	ventilation	insulation
Kitchen Kitchen ceiling	concrete floor slab no insulation ceiling under	ceiling tile
Living room Living room ceiling	concrete floor slab no insulation ceiling under	carpet ceiling under
Dining room Dining room ceiling	concrete floor slab no insulation ceiling under	ceiling tile
Bedroom Bedroom ceiling	concrete floor slab no insulation ceiling under	carpet ceiling under
Bathroom Bathroom ceiling	concrete floor slab no insulation ceiling under	ceiling tile

Ceiling type

Location	Construction	Added insulation	Roof space above
<input type="checkbox"/> one <input type="checkbox"/> present			

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen ceiling	0	point		sealed
Kitchen ceiling	0	ceiling electrical fan		sealed
	0	point		sealed
Dining room	0	point		sealed
Dining room	0	ceiling electrical fan		sealed
	0	point		sealed
Bedroom	0	point		sealed
Bedroom	0	ceiling electrical fan		sealed

Ceiling fans

Location	Number	Diameter (mm)
<input type="checkbox"/> one <input type="checkbox"/> present		

Roof type

Construction	Added insulation	Roof colour
concrete slab roof insulation under slab ceiling under		Medium
concrete slab roof ceiling under		Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236264

Certificate Date: 14 Feb 2017

★ Star rating: 5.2



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

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236280

Certificate Date: 14 Feb 2017

★ Star rating: 4.6

Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3
AAO: ABSA

Overview

Dwelling details

Street: Unit 603, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard
Slab/Plasterboard
Insulation: R1.5 wall insulation
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

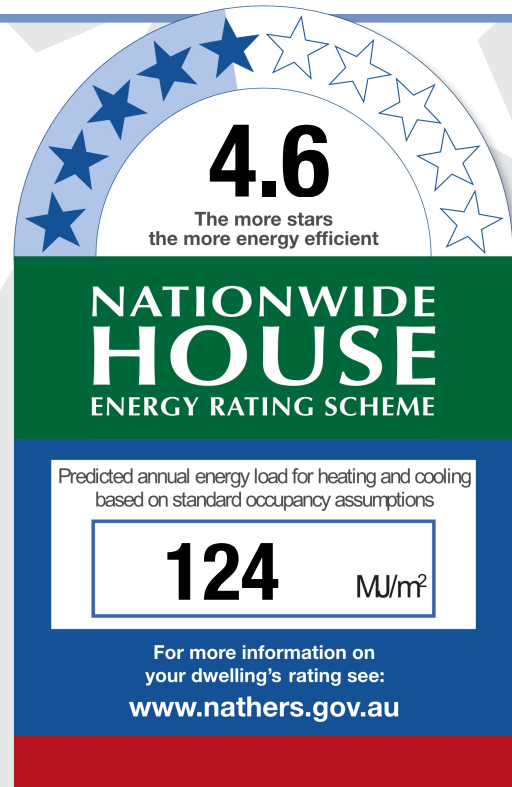
Conditioned: 76
Unconditioned: 2
Garage:
TOTAL: 78

Annual thermal performance loads (MJ/m²)

Heating: 49
Cooling: 75
TOTAL: 124

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: Light-emitting diode (LED)

Window selection - default windows only

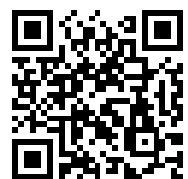
Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 4.6
+10% SHGC 4.5

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236280

Certificate date:

14 Feb 2017

★ Rating:

4.6



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Minimum air clearance		
M0000000	Minimum air clearance		

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen	M0000000	000 0000	0000	0000		One
Kitchen	M0000000	000 0000	0000	0000		One
Kitchen	M0000000	000 0000	0000	0000		One
	M0000000	000 0000	0000	0000		One
	M0000000	000 0000	0000	0000		One
Bedroom	M0000000	000 0000	0000	0000		One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
00 0000	Concrete masonry	Mass fibre batt: 0000	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen	00 0000	0000	0000		Yes	000
Kitchen	00 0000	0000	0000		Yes	000
	00 0000	0000	0000		Yes	000
	00 0000	0000	0000		Yes	000
	00 0000	0000	0000		Yes	000
Bedroom	00 0000	0000	0000		Yes	000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
00 0000	Masonry	0000		0
00 0000	Masonry	0000	Mass fibre batt: 0000	0
00 0000	Concrete blocks	0000		0



Certificate number: 0001236280

Certificate date:

14 Feb 2017

★ Rating:

4.6

Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor slab on concrete tie no insulation under				Carpet tile
Living	Concrete floor slab on concrete tie no insulation under				Carpet tile
Dining	Concrete floor slab on concrete tie no insulation under				Carpet tile
Bedroom	Concrete floor slab on concrete tie no insulation under				Carpet tile
Bathroom	Concrete floor slab on concrete tie no insulation under				Carpet tile
Wardrobe	Concrete floor slab on concrete tie no insulation under				Carpet tile
Garage	Concrete floor slab on concrete tie no insulation under				Carpet tile

Ceiling type

Location	Construction	Added insulation	Roof space above
One present			

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Kitchen	0	Light fixture		Sealed
Kitchen	0	Recessed lighting fixture		Sealed
	0	Light fixture		Sealed
Bedroom	0	Light fixture		Sealed
Bedroom	0	Recessed lighting fixture		Sealed
	0	Light fixture		Sealed
Bathroom	0	Light fixture		Sealed
Bathroom	0	Recessed lighting fixture		Sealed
Garage	0	Light fixture		Sealed
Garage	0	Recessed lighting fixture		Sealed

Ceiling fans

Location	Number	Diameter (mm)
One present		

Roof type

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236280

Certificate date:

14 Feb 2017

★ Rating:

4.6

Building features continued

Construction	Added insulation	Roof colour
<p>Asph/Flt roof on concrete slab on ground with lined tie in surface Insulation under slab and ceiling under</p>		Medium
<p>Asph/Flt roof on concrete slab on ground with lined tie in surface Insulation under slab and ceiling under</p>		Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236280

Certificate Date: 14 Feb 2017

★ Star rating: 4.6



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.

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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236298

Certificate Date: 14 Feb 2017

★ Star rating: 4.4



Assessor details

Accreditation number: 20322
Name: Peter Waller
Organisation: BASIX Certificate Centre
Email: peter@basixcertificatecentre.com.au
Phone: 90292052
Declaration of interest: No potential conflicts of interest to declare
Software: AccuRate Sustainability V2.3.3.13 SP3

AAO: ABSA

Overview

Dwelling details

Street: Unit 604, 15-17 Dent Street Street
Suburb: Jamisontown
State: NSW Postcode: 2750
Type: New NCC Class: 2
NatHERS climate zone: 28
Lot/DP number: 1&2 SP79056 & 32/ Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Concrete wall/Plasterboard
Concrete roof/Concrete roof/Plasterboard
Slab/Plasterboard
Insulation: R1.5 wall insulation
Floor (uninsulated)
Glazing: Aluminium B DG Air Fill Clear-Clear

Net floor area (m²)

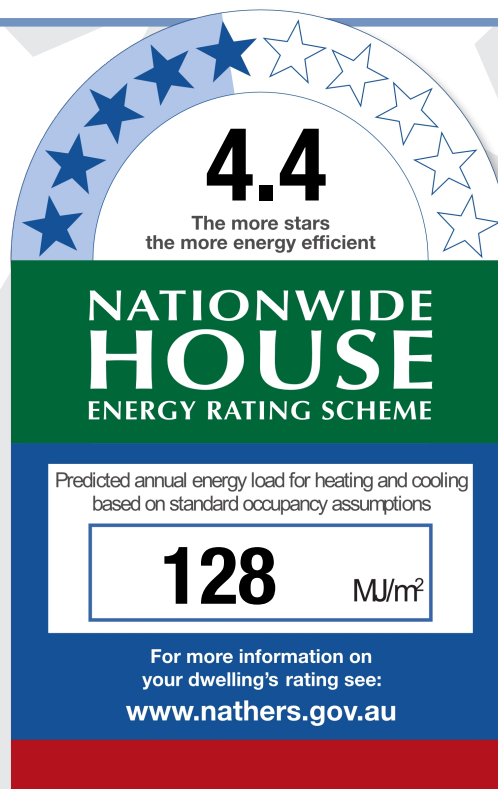
Conditioned: 73
Unconditioned: 2
Garage:
TOTAL: 75

Annual thermal performance loads (MJ/m²)

Heating: 59
Cooling: 69
TOTAL: 128

Plan documents

Plan ref/date: 15015 16-01-17
Prepared by: TWJ



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: Light-emitting diode (LED)

Window selection - default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 4.5
+10% SHGC 4.4

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 the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236298

Certificate date:

14 Feb 2017

★ Rating:

4.4



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
M0000000	Window type: Multi-pane air double glazed	0.80	0.40
M0000000	Window type: Multi-pane air double glazed	0.80	0.40

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Living room	M0000000	0000000	1800	1200	0	One
Living room	M0000000	0000000	1800	1200	0	One
Living room	M0000000	0000000	1800	1200	0	One
Living room	M0000000	0000000	1800	1200	0	One
Bedroom	M0000000	0000000	1800	1200	0	One
Bedroom	M0000000	0000000	1800	1200	0	One
Bedroom	M0000000	0000000	1800	1200	0	One
Garage	M0000000	0000000	1800	1200	0	One

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
One present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
One present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
000000	Concrete block/brick	Insulation type: 0.00	0

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Living room	000000	1200	1800	0	Yes	1000
Living room	000000	1200	1800	0	Yes	1000
Bedroom	000000	1200	1800	0	Yes	1000
Bedroom	000000	1200	1800	0	Yes	1000
Bedroom	000000	1200	1800	0	Yes	1000
Garage	000000	1200	1800	0	Yes	1000

Internal wall type

ID	Wall type	Area (m ²)	Insulation	Wall wrap or foil
000000	Block	0.00		0
000000	Block	0.00	Insulation type: 0.00	0
000000	Concrete blocks	0.00		0



Certificate number: 0001236298

Certificate date:

14 Feb 2017

★ Rating:

4.4

Building features continued

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Kitchen	Concrete floor screed on top of tie no insulation under				Carpet tile
Living	Concrete floor screed on top of tie no insulation under				Carpet tile
Dining	Concrete floor screed on top of tie no insulation under				Carpet tile
Bedroom	Concrete floor screed on top of tie no insulation under				Carpet tile
Bedroom	Concrete floor screed on top of tie no insulation under				Carpet tile
Bedroom	Concrete floor screed on top of tie no insulation under				Carpet tile
Bedroom	Concrete floor screed on top of tie no insulation under				Carpet tile
Bedroom	Concrete floor screed on top of tie no insulation under				Carpet tile
Bedroom	Concrete floor screed on top of tie no insulation under				Carpet tile
Bedroom	Concrete floor screed on top of tie no insulation under				Carpet tile

Ceiling type

Location	Construction	Added insulation	Roof space above
One present			

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living	0	Other		Sealed
Living	0	Light fixture		Sealed
	0	Other		Sealed
Dining	0	Other		Sealed
Dining	0	Light fixture		Sealed
	0	Other		Sealed
Bedroom	0	Other		Sealed
Bedroom	0	Light fixture		Sealed
Bedroom	0	Other		Sealed
Bedroom	0	Light fixture		Sealed
Bedroom	0	Other		Sealed
Bedroom	0	Light fixture		Sealed

Ceiling fans

Location	Number	Diameter (mm)
One present		

Roof type

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0001236298

Certificate date:

14 Feb 2017

★ Rating:

4.4



Building features continued

Construction	Added insulation	Roof colour
<p>Asbestos roof on concrete slab with lined tile on surface insulation under slab and ceiling under</p>		Medium
<p>Asbestos roof on concrete slab with standard ceiling under</p>		Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0001236298

Certificate Date: 14 Feb 2017

★ Star rating: 4.4



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 (NatHERS) is an initiative of the Australian, state and territory governments.

For more details see www.nathers.gov.au