

An aerial photograph of a coastline, showing white sandy beaches and blue water. The text is overlaid on the image.

APPENDIX G

ESD / NATHERS REPORT

Assessor Certificate

Multiple Dwellings

Certificate Version 5.0. Prior versions not valid after 19 July 2004
Issued in accordance with requirements of the
Energy Smart Homes DCP.



Assessor	
Name: Greg Burghardt	Company: Envirohome
Address: PO Box 162 Keiraville (Wollongong) 2500	ABSA #: 20027
Phone: (02) 4228 6599	Fax: (02) 4228 6499
Email: info@envirohome.com.au	
Declaration of interest: The Assessor has provided design advice to the Applicant	
Client	
Name: Kann Finch	Company: Kann Finch Group Pty Ltd
Address: 50 Carrington Street SYDNEY 2000	
Phone: 02 9299 4111	Fax: 02 9290 1481
Email:	
Project	
Address: 85 Ocean Parade COFFS HARBOR 2450	LGA: Coffs Harbour City Council
Applicant: KAS Developments	
Assessment	
Date: 03/08/2005	File ref: CFS1435
Software: NATHERS	Version: 2.32a
Proxies referenced:	
Documentation	

All details, upon which this assessment has been based, are included in the project documentation that has been stamped and signed by the Assessor issuing this certificate, as identified below:

Thermal Performance Spec: Attached, Affixed to drawings Page#: Thermal Performance Specification

Drawings: 5262

(Title, Ref #, Revision, Issue date, etc)

Building Specifications: Only specifications, detailed on Drawings identified above, have been referenced

(Title, Ref #, Revision, Issue date, etc)

ABSA Assessor Certificate		Assessor # 20027		Certificate # 99007971		Issued: 03-Aug-05		Page 1 of 30	
Thermal performance specifications									
Concessions									
Unit No.	Certif. number	Predict. energy (MJ/M²/y)	Floor area deduction (MJ/M²/y)	Adjusted energy (MJ/M²/y)	Star rating	Type	Deduct	Total	3.5 star max
L1-01	99007971	145	0	145	3.5				
L1-02	48387778	145	0	145	3.5				
L2-01	83902221	120	0	120	4				
L2-02	97901172	141	0	141	3.5				
L2-03	16329182	60	0	60	5				
L2-04	42673046	73	0	73	5				
L2-05	21050777	74	0	74	5				
L2-06	56096238	61	0	61	5				
L2-07	81611092	149	0	149	3.5				
L2-08	10530504	119	0	119	4				
L3-01	69368504	120	0	120	4				
L3-02	10592090	141	0	141	3.5				
L3-03	94057190	60	0	60	5				
L3-04	82909084	73	0	73	5				



Assessor Certificate

Multiple Dwellings

Certificate Version 5.0. Effective from 19 July 2004
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Energy Smart Homes DCP.



ABSA Assessor Certificate		Assessor # 20027		Certificate # 99007971		Issued: 03-Aug-05		Page 2 of 30	
Thermal performance specifications									
Concessions									
Unit No.	Certif. number	Predict. energy (MJ/M²/y)	Floor area deduction (MJ/M²/y)	Adjusted energy (MJ/M²/y)	Star rating	Type	Deduct	Total	3.5 star max
L3-05	72834236	74	0	74	5				
L3-06	28503966	61	0	61	5				
L3-07	56108144	158	23	135	3.5				
L3-08	23770054	119	0	119	4				
L4-01	23031462	120	0	120	4				
L4-02	89691485	141	0	141	3.5				
L4-03	27572317	60	0	60	5				
L4-04	10344272	73	0	73	5				
L4-05	20260739	74	0	74	5				
L4-06	31829382	149	0	149	3.5				
L4-07	56896319	159	36	123	3.5				
L5-01	16084837	150	0	150	3.5				
L5-02	10472586	118	0	118	4				
L5-03	69803693	167	16	151	3.5				

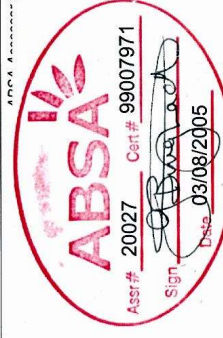


ABSA Assessor Certificate	Assessor # 20027	Certificate # 99007971	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	49		
Glazing:	Single toned, Uw <5.8, SHGCw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:			
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above, Tiled Concrete 100mm As per plans		
Insulation:	None, R3.0 to soffit of concrete deck above, where this forms roof.		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset	9	Terrain category	Suburban
Roof ventilation:	Standard	Subfloor ventilation	None
Cross ventilation:	No		
Living area open to entry:	No		
Living areas separated by doors:	Yes		
Stair open to heated areas:	No		
Weather seals to windows and doors:	Yes		
Exhaust fans without dampers:	No		
Ventilated skylights:	No		
Open fireplace without damper:	No		
Vented downlights:	No		
Wall and ceiling vents:	No		



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phone: (02) 8303 0565 fax: (02) 8303 0566 email: admin@absa.net.au www.absa.net.au

ABSA Assessor Certificate	Assessor # 20027	Certificate # 48387778	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	49		
Glazing:	Single toned, Uw <5.8, SHGCw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:			
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above, Tiled Concrete 100mm As per plans		
Insulation:	None, R3.0 to soffit of concrete deck above, where this forms roof.		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset	9	Terrain category	Suburban
Roof ventilation:	Standard	Subfloor ventilation	None
Cross ventilation:	No		
Living area open to entry:	No		
Living areas separated by doors:	Yes		
Stair open to heated areas:	No		
Weather seals to windows and doors:	Yes		
Exhaust fans without dampers:	No		
Ventilated skylights:	No		
Open fireplace without damper:	No		
Vented downlights:	No		
Wall and ceiling vents:	No		



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ABSA Assessor Certificate	Assessor # 20027	Certificate # 83902221	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	25		
Glazing:	Single toned, Uw <5.8, SHGCw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:			
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	None		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset		9	Terrain category Suburban
Roof ventilation:	Standard	No	Subfloor ventilation None
Cross ventilation:	No	No	
Living area open to entry:	No	No	
Living areas separated by doors:	Yes	Yes	
Stair open to heated areas:	No	No	
Weather seals to windows and doors:	Yes	Yes	
Exhaust fans without dampers:	No	No	
Ventilated skylights:	No	No	
Open fireplace without damper:	No	No	
Vented downlights:	No	No	
Wall and ceiling vents:	No	No	



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ABSA Assessor Certificate	Assessor # 20027	Certificate # 97901172	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	45		
Glazing:	Single toned, Uw <5.8, SHGCw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:	Louvers as indicated		
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	None		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset		9	Terrain category Suburban
Roof ventilation:	Standard	No	Subfloor ventilation None
Cross ventilation:	No	No	
Living area open to entry:	No	No	
Living areas separated by doors:	Yes	Yes	
Stair open to heated areas:	No	No	
Weather seals to windows and doors:	Yes	Yes	
Exhaust fans without dampers:	No	No	
Ventilated skylights:	No	No	
Open fireplace without damper:	No	No	
Vented downlights:	No	No	
Wall and ceiling vents:	No	No	



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ABSA Assessor Certificate	Assessor # 20027	Certificate # 16329182	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	25		
Glazing:	Single toned, Uw <5.8, SHGOw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:			
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	None		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset	9	Terrain category	Suburban
Roof ventilation:	Standard	Subfloor ventilation	None
Cross ventilation:	No		
Living area open to entry:	No		
Living areas separated by doors:	Yes		
Stair open to heated areas:	No		
Weather seals to windows and doors:	Yes		
Exhaust fans without dampers:	No		
Ventilated skylights:	No		
Open fireplace without damper:	No		
Vented downlights:	No		
Wall and ceiling vents:	No		



stamp

ABSA Assessor Certificate	Assessor # 20027	Certificate # 42673046	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	32		
Glazing:	Single toned, Uw <5.8, SHGOw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:			
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	None		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset	9	Terrain category	Suburban
Roof ventilation:	Standard	Subfloor ventilation	None
Cross ventilation:	No		
Living area open to entry:	No		
Living areas separated by doors:	Yes		
Stair open to heated areas:	No		
Weather seals to windows and doors:	Yes		
Exhaust fans without dampers:	No		
Ventilated skylights:	No		
Open fireplace without damper:	No		
Vented downlights:	No		
Wall and ceiling vents:	No		



stamp

ABSA Assessor Certificate	Assessor # 20027	Certificate # 21050777	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	31		
Glazing:	Single toned, Uw <5.8, SHGCw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:			
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	None		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset	9	Terrain category	Suburban
Roof ventilation:	Standard	Subfloor ventilation	None
Cross ventilation:	No		
Living area open to entry:	No		
Living areas separated by doors:	Yes		
Stair open to heated areas:	No		
Weather seals to windows and doors:	Yes		
Exhaust fans without dampers:	No		
Ventilated skylights:	No		
Open fireplace without damper:	No		
Vented downlights:	No		
Wall and ceiling vents:	No		



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phone: (02) 8303 0565 fax: (02) 8303 0566 email: admin@absa.net.au www.absa.net.au

ABSA Assessor Certificate	Assessor # 20027	Certificate # 56096238	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	25		
Glazing:	Single toned, Uw <5.8, SHGCw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:			
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	None		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset	9	Terrain category	Suburban
Roof ventilation:	Standard	Subfloor ventilation	None
Cross ventilation:	No		
Living area open to entry:	No		
Living areas separated by doors:	Yes		
Stair open to heated areas:	No		
Weather seals to windows and doors:	Yes		
Exhaust fans without dampers:	No		
Ventilated skylights:	No		
Open fireplace without damper:	No		
Vented downlights:	No		
Wall and ceiling vents:	No		



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ABSA Assessor Certificate	Assessor # 20027	Certificate # 81611092	Issued: 04-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	44		
Glazing:	Single toned, Uw <5.8, SHGCw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:	Louvers as indicated		
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	None		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset	9	Terrain category	Suburban
Roof ventilation:	Standard	Subfloor ventilation	None
Cross ventilation:	No		
Living area open to entry:	No		
Living areas separated by doors:	Yes		
Stair open to heated areas:	No		
Weather seals to windows and doors:	Yes		
Exhaust fans without dampers:	No		
Ventilated skylights:	No		
Open fireplace without damper:	No		
Vented downlights:	No		
Wall and ceiling vents:	No		



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ABSA Assessor Certificate	Assessor # 20027	Certificate # 10535054	Issued: 04-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
These are the Specifications upon which the Certified Assessment is based, as required by the Energy Smart Homes Policy, House Energy Rating. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (eave to window head): 0	
Other:	Solid projections as indicated		
External walls			
Material:	Brick Veneer As per plans		
Insulation:	R1.5		
Colour:	Medium		
Internal walls			
Material:	Plasterboard on Studs, Plasterboard lined brickwork to party walls As per plans		
Windows			
All window and glazed door types, dimensions, location and shading must be indicated on plans.			
Area (m2):	25		
Glazing:	Single toned, Uw <5.8, SHGCw 0.701 +/-10%. As per plans		
Frame:	Aluminium		
Int. cover:	Open Weave or equivalent		
Ext. cover:			
Skylights			
All skylight types, dimensions, location and shading must be indicated on plans.			
Area (m2):	0		
Type:			
Roof			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	None		
Colour:	Medium		
Ceilings			
Material:	Plasterboard lined concrete neighbour above As per plans		
Insulation:	See roof		
Floors			
Covering:	Living/ bedrooms Carpet, Kitchen tiles, Wet areas tiles. As per plans		
Material:	Concrete		
Insulation:			
Orientation, Exposure, Ventilation and Infiltration			
Orientation - nominal / true north offset	9	Terrain category	Suburban
Roof ventilation:	Standard	Subfloor ventilation	None
Cross ventilation:	No		
Living area open to entry:	No		
Living areas separated by doors:	Yes		
Stair open to heated areas:	No		
Weather seals to windows and doors:	Yes		
Exhaust fans without dampers:	No		
Ventilated skylights:	No		
Open fireplace without damper:	No		
Vented downlights:	No		
Wall and ceiling vents:	No		



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