

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

Standard Subfloor ventilation None

Roof ventilation: No

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

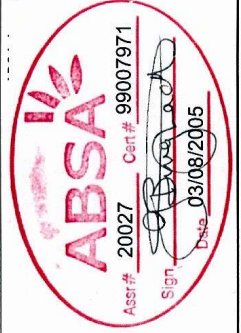
Ventilated skylights: No

Open fireplace without damper: No

Vented downlights: No

Wall and ceiling vents: No

or stamp



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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: Louvres 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

Standard Subfloor ventilation None

Roof ventilation: No

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

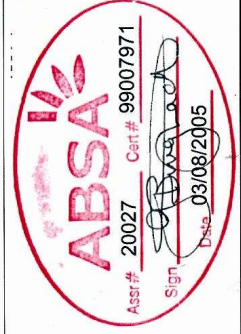
Ventilated skylights: No

Open fireplace without damper: No

Vented downlights: No

Wall and ceiling vents: No

or stamp



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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

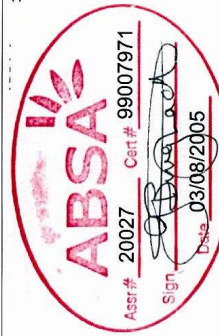
Ventilated skylights: No

Open fireplace without damper: No

Vented downlights: No

Wall and ceiling vents: No

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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, 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

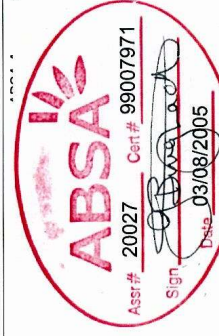
Ventilated skylights: No

Open fireplace without damper: No

Vented downlights: No

Wall and ceiling vents: No

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The location, dimensions and opacity of all shading structures must be specified on plans

Eaves: Width: 0 Offset (leave 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, 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

Gross 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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Fixed shading (eaves, pergolas, verandahs, awnings)

The location, dimensions and opacity of all shading structures must be specified on plans

Eaves: Width: 0 Offset (leave 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

Gross 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



ABSA Assessor Certificate **Assessor # 20027** **Certificate # 23031462** **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.

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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, 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



Asst # 20027 Cert # 99007971
 Sign: [Signature] Date: 03/08/2005

ABSA Inc. Level 2 Sydney Building Information Centre 525 Elizabeth St Surry Hills NSW 2010
 phone: (02) 8303 0565 fax: (02) 8303 0566 email: admin@absa.net.au www.absa.net.au

ABSA Assessor Certificate **Assessor # 20027** **Certificate # 89691485** **Issued: 03-Aug-05**

Thermal Performance Specifications

ENERGY SMART HOMES - House Energy Rating

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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, 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

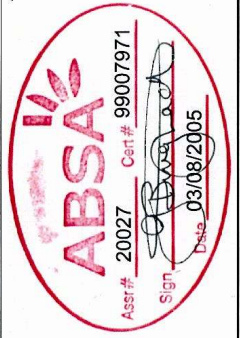
Cross ventilation: No
 Living area open to entry: No
 Living areas separated by doors: Yes
 Stair open to heated areas: No
 Weather seals to windows and doors: Yes
 Exhaust fans without dampers: No
 Ventilated skylights: No
 Open fireplace without damper: No
 Vented downlights: No
 Wall and ceiling vents: No



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 Sign: [Signature] Date: 03/08/2005

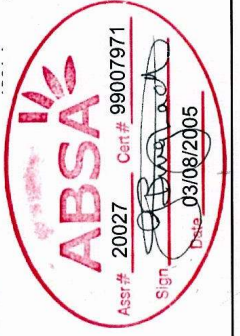
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ABSA Assessor Certificate	Assessor # 20027	Certificate # 27572317	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
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Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (leave 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, 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		



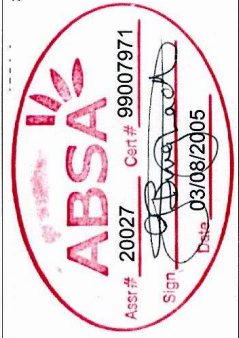
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ABSA Assessor Certificate	Assessor # 20027	Certificate # 10344272	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
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Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (leave 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, 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		



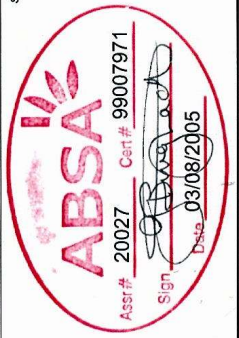
ABSA Inc. Level 2 Sydney Building Information Centre 525 Elizabeth St Surry Hills NSW 2010
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ABSA Assessor Certificate	Assessor # 20027	Certificate # 20260739	Issued: 03-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
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Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (leave 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, 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		



ABSA Inc. Level 2 Sydney Building Information Centre 525 Elizabeth St. Surry Hills NSW 2010
 phone: (02) 8303 0565 fax: (02) 8303 0566 email: admin@absa.net.au www.absa.net.au

ABSA Assessor Certificate	Assessor # 20027	Certificate # 31829382	Issued: 04-Aug-05
Thermal Performance Specifications			
ENERGY SMART HOMES - House Energy Rating			
<p><i>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.</i></p> <p><i>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.</i></p>			
Fixed shading (eaves, pergolas, verandahs, awnings)			
The location, dimensions and opacity of all shading structures must be specified on plans			
Eaves:	Width: 0	Offset (leave 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):	51		
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 # 56896319** **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): 38
 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
 Subfloor ventilation None

Roof ventilation: Standard No
 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



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ABSA Assessor Certificate **Assessor # 20027** **Certificate # 16084837** **Issued: 07-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): 65
 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: Metal Deck As per plans
 Insulation: Foli + R1.0 Betts
 Colour: Medium

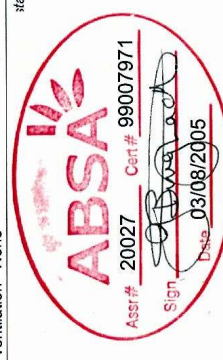
Ceilings
 Material: Plasterboard As per plans
 Insulation: R3.0 to all ceiling voids

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
 Subfloor ventilation None

Roof ventilation: Standard Yes
 Cross ventilation: No
 Living area open to entry: No
 Living areas separated by doors: No
 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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Thermal Performance Specifications

ENERGY SMART HOMES - House Energy Rating

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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:

Skylights

All skylight types, dimensions, location and shading must be indicated on plans.

Area (m2): 0

Type:

Roof

Material: Metal Deck As per plans

Insulation: Foil + R1.0 Batts

Colour: Medium

Ceilings

Material: Plasterboard As per plans

Insulation: R3.0 to all ceiling voids

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: Yes

Living area open to entry: No

Living areas separated by doors: No

Stair open to heated areas: No

Weather seals to windows and doors: Yes

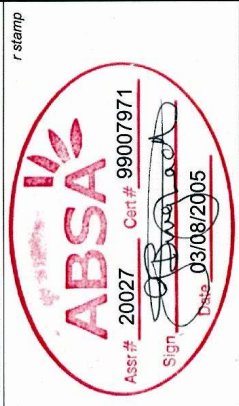
Exhaust fans without dampers: No

Ventilated skylights: No

Open fireplace without damper: No

Vented downlights: No

Wall and ceiling vents: No



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.

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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): 62

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: Metal Deck As per plans

Insulation: Foil + R1.0 Batts

Colour: Medium

Ceilings

Material: Plasterboard As per plans

Insulation: R3.0 to all ceiling voids

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: Yes

Living area open to entry: No

Living areas separated by doors: No

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

