

BASIX Water Item	E-Lab (Previous Specs Issue dated 12 Sept 2025)	RENYI (Current Specs)
Rainwater Tank	Same as current	20kL rainwater tank, collected from 2500 m2 roof
Landscape Area	Same as current	5458 m2
Toilets (Dwelling)	Same as current	4 star, or better
Showers (Dwelling)	Same as current	4 star (> 6 but <= 7.5 L/min)
Kitchen Taps (Dwelling)	Same as current	5 star, or better
Bathroom Taps (Dwelling)	5 star, or better	6 star, or better
Dishwashers	Same as current	4 star, or better

BASIX Common Area Energy Item	E-Lab (Previous Specs Issue dated 12 Sept 2025)	RENYI (Current Specs)
Hot Water	Same as current	Gas-Fired Boiler Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)
Photovoltaic Solar Power	140 kW	25 kW
Lifts	Same as current	gearless traction with VVVF motor
Building management system (BMS)	Same as current	Yes
Active power factor correction (PFC)	Same as current	None
Common washing/drying	Same as current	None
Car Park Ventilation	Same as current	Mech. exhaust - with CO monitors, variable speed fans
Switch Rooms	Same as current	Mech. exhaust only + thermostatically controlled
Plant or service room	Same as current	Mech. exhaust only + thermostatically controlled
Garbage Ventilation	Same as current	Mech. exhaust only - continuous
Lobby/Hallway Ventilation	Same as current	Ventilation supply only + time clock or BMS controlled

Car Park Lights	Same as current	LEDs + motion sensors + zoning
Lift Lights	Same as current	LEDs + connection to lift-call buttons
Switch Rooms	Same as current	LEDs + motion sensors
Garbage room	Same as current	LEDs + motion sensors
Plant or service room	Same as current	LEDs + motion sensors
Lobby/Hallway Ventilation	Same as current	LEDs + motion sensors

BASIX Apartment Energy Item	E-Lab (Previous Specs Issue dated 12 Sept 2025)	RENYI (Current Specs)
Kitchen Exhaust	Same as current	Fan to façade/roof - manual switch on/off
Bathroom Exhaust	Same as current	Fan to façade/roof - manual switch on/off
Laundry Exhaust	Same as current	Fan to façade/roof - manual switch on/off
Lighting for Living/Dining	Same as current	LEDs ≥80% fittings (dedicated)
Lighting for Kitchen	Same as current	LEDs ≥80% fittings (dedicated)
Lighting for Hallways	Same as current	LEDs ≥80% fittings (dedicated)
Lighting for Bathrooms/Toilets	Same as current	LEDs ≥80% fittings (dedicated)
Lighting for Laundry	Same as current	LEDs ≥80% fittings (dedicated)
Lighting for Living	Same as current	LEDs ≥80% fittings (dedicated)
Heating for Dwellings	1-phase ducted air-conditioning / EER 3.5 - 4.0	1-phase air-conditioning non-ducted / EER 3.5 - 4.0
Cooling for Dwellings	1-phase ducted air-conditioning / EER 3.5 - 4.0	1-phase air-conditioning non-ducted / EER 3.5 - 4.0
Clothes lines	Same as current	None
Cooking	Same as current	Induction cooktop & electric oven
Clothes washers	Same as current	None
Clothes dryers	8.5 stars, or better	2 stars, or better
Dishwashers	Same as current	4.5 stars, or better

Thermal Comfort Item	E-Lab (Previous Specs Issue dated 12 Sept 2025)	RENYI (Current Specs)
External Walls 1	External Lining + R2.5 added	External Lining + R2.7 added (SA<=0.5)
External Walls 2 (next to lifts and risers)	Same as current	Concrete + Plasterboard
Internal Inter-tenancy Walls (between dwellings)	Same as current	Plasterboard (optional insulation)
Internal Walls (within Dwellings)	Same as current	Plasterboard on Studs or concrete as shown
Internal Floors 1	Same as current	Concrete floors between dwellings
External Floors 1	Concrete with R2.5 insulation (insulation only value) where basement carpark below	Concrete + R2 insulation where basement carpark below
External Floors 2	Same as current	Concrete floors, + R2 under (over open air / cantilever, etc)
Floor Finishes	Same as current	Tiles -wet areas, carpet with underlay -beds, timber – living/dining & corridors
Roof Colour	Medium or Light Roof colour	Roof colour (SA<=0.5)
Roofs - below balconies/terraces	Concrete roof + R4.0 under and plasterboard	Concrete roof + R3.0 under and plasterboard
Penthouse Roofs	Same as current	Concrete roof + R5.0 under and plasterboard
Ceiling Penetrations Lights	Same as current	Sealed LED downlights at a maximum of one every 2.5m ² .
Skylights	U-Value 4.22, SHGC 0.72 ± 5%	U-Value 4.2, SHGC 0.72 ± 5%
Ceiling fans	8 units have ceiling fans in bedrooms only	No fans required
Window Shading	Same as current	As shown (overhangs, eaves, FIXED devices as shown)
Window openings	Same as current	As shown per window schedule
Weather Stripping	Same as current	All external doors and windows
Special Units	9 units require thermally broken windows throughout the unit	Only thermally broken sliding doors required in 8 units

Thermal Comfort Item	E-Lab (Previous Specs Issue dated 12 Sept 2025)	RENYI (Current Specs)
1. Windows-SLIDING DOORS		Aluminium double-glazed with low E
Windows – System U-value & SHGC	U-value ≤ 3.1 , SHGC $0.49 \pm 5\%$ U-value ≤ 2.91 , SHGC $0.51 \pm 5\%$ (Thermally broken)	U-value ≤ 3.3 , SHGC $0.38 \pm 5\%$ U-value ≤ 2.7 , SHGC $0.38 \pm 5\%$ (Thermally broken)
2. Windows-AWNING		Aluminium double-glazed with low E
Windows – System U-value & SHGC	U-value ≤ 3.1 , SHGC $0.39 \pm 5\%$ U-value ≤ 2.9 , SHGC $0.44 \pm 5\%$ (Thermally broken)	U-value ≤ 3.7 , SHGC $0.32 \pm 5\%$ (Single Awning) U-value ≤ 4.0 , SHGC $0.3 \pm 5\%$ (Double Awning)
3. Windows-Fixed		Aluminium double-glazed with low E
Windows – System U-value & SHGC	U-value ≤ 3.1 , SHGC $0.49 \pm 5\%$ U-value ≤ 2.91 , SHGC $0.51 \pm 5\%$ (Thermally broken)	U-value ≤ 3.1 , SHGC $0.38 \pm 5\%$