

Assessor Certificate

Multiple Dwellings

Certificate Version 6.1. Prior versions not valid after 1 March 2006

Issued in accordance with
BASIX Thermal Comfort Simulation Method.



Assessor			
Name:	Rochelle Phillis	Company:	Cundall
Address:	Level 1, 48 Alfred St, Milsons Point 2061		
Phone:	02 8424 7000	Fax:	
		Email:	r.phillis@cundall.com.au
Declaration of interest:	Design advice		
Client			
Name:	Company: ANKA		
Address:	Level3, 179-191 New South Head Road, Edgecliff NSW 2027		
Phone:	02 9302 3000	Fax:	
		Email:	
Project			
Address:	23-37 Lindfield Ave, Lindfield		
Applicant:	ANKA	LGA:	Ku-ring-gai
Assessment			
Date:	14/11/2012	File ref:	-
		Software:	AccuRate
		Version:	V1.1.4.1
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:
1000

Drawings: (Title, Ref.#, Revision, Issue date, etc)
1000 – 1011, 2000 – 2001, 3000 – 3002

Building Specifications: (Title, Ref.#, Revision, Issue date, etc)



r stamp

ABSA Assessor Certificate		Assessor # 60865		Certificate # 1004864102		Issued: 14/11/2012	
Thermal performance specifications						Page 1 of 1	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
A101	1004864110	52.7	0	27.7	36.4		
A102	1004864128	40.5	0	21.4	31.3		
A103	1004864136	94.2	0	25.2	8.9		
A104	1004864144	51	0	36.3	15		
A105	1004864151	89	0	22.5	28.3		
A106	1004864169	94.2	0	25	8.8		
A107	1004864177	40.5	0	22	31.8		
A108	1004864185	52.7	0	39.5	20.9		
A109	1004864193	89	0	30	43.2		
A110	1004864201	61	0	32.2	18.3		
A201	1004864219	52.7	0	26.4	47.8		
A202	1004864227	53.5	0	21	21.4		
A203	1004864235	94.2	0	32.3	8.7		
A204	1004864243	61	0	32.2	14.6		
A205	1004864250	89	0	22.5	28.3		

Thermal performance specifications
Page 2 of 2

Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
A206	1004864268	94.2	0	22.2	9		
A207	1004864276	53.5	0	21	21.4		
A208	1004864284	54.2	0	41.4	23.9		
A209	1004864292	89	0	24.9	36.1		
A210	1004864300	61	0	33.8	14.7		
A301	1004864318	52.7	0	26.4	47.8		
A302	1004864326	53.5	0	12.1	26		
A303	1004864334	94.2	0	23.3	8.7		
A304	1004864342	61	0	32.2	14.6		
A305	1004864359	89	0	22.5	28.3		
A306	1004864490	94.2	0	12.1	26		
A307	1004864508	53.5	0	12.1	26		
A308	1004864516	54.2	0	41.4	23.9		
A309	1004864524	89	0	24.9	36.1		
A310	1004864532	61	0	33.8	14.7		
A401	1004864540	52.7	0	24.1	49.5		
A402	1004864557	53.5	0	12.1	26		
A403	1004864565	94.2	0	23.3	8.7		
A404	1004864573	61.2	0	31.8	14.4		
A405	1004864581	89	0	22.5	28.3		
A406	1004864599	94.2	0	22.2	9		
A407	1004864607	53.5	0	12.1	26		
A408	1004864615	54.2	0	42.7	23.9		
A409	1004864623	89	0	29.9	37.7		
A410	1004864631	61	0	33.8	14.7		
A501	1004866198	52.7	0	24.1	49.5		
A502	1004866206	53.5	0	12.1	26		
A503	1004866214	94.2	0	23.3	8.7		
A504	1004866222	61.2	0	31.8	14.4		
A505	1004866230	89	0	22.5	28.3		
A506	1004866248	94.2	0	22.2	9		
A507	1004866255	101.9	0	40.1	13.6		
A508	1004866263	98.7	0	47.5	30.1		
A509	1004866271	58.8	0	26.5	19.5		
A601	1004866289	52.7	0	24.1	49.5		
A602	1004866297	53.5	0	12.1	26		
A603	1004866305	94.2	0	23.3	8.7		
A604	1004866313	61.2	0	31.8	14.4		
A605	1004866321	89	0	22.5	28.3		
A606	1004866339	94.2	0	22.2	9		
A607	1004866347	101.9	0	40.1	13.6		
A608	1004866354	98.7	0	47.5	30.1		
A609	1004866362	58.8	0	26.5	19.5		

ABSA Assessor Certificate		Assessor # 60865		Certificate # 1004864102		Issued: 14/11/2012	
Thermal performance specifications						Page 2 of 2	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessio ns	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
A701	1004866370	54.1	0	25.9	52.6		
A702	1004866388	53.7	0	13.8	46.5		
A703	1004866396	94.2	0	25.4	12.9		
A704	1004866412	61.2	0	42.8	31.8		
A705	1004866420	89	0	42.3	57.5		
A706	1004866438	115.1	0	27.6	13.1		
A707	1004866446	101.9	0	41.3	19.6		
A708	1004866453	123.3	0	52.5	29.9		
B101	1004866461	54.1	0	14	33.9		
B102	1004866487	53.2	0	9.4	25.9		
B103	1004866495	92.9	0	13.2	10		
B104	1004866503	38.3	0	28.8	29.4		
B105	1004866511	88.8	0	21.7	38.7		
B106	1004866529	92.9	0	13.8	9.9		
B107	1004866537	53.3	0	9.7	19.9		
B108	1004866545	53.6	0	29.5	25.6		
B109	1004866552	88.8	0	45.1	18.9		
B110	1004866560	38.3	0	29.7	24.6		
B201	1004866578	54.1	0	14	33.9		
B202	1004866610	53.2	0	9.4	25.9		
B203	1004866628	92.9	0	13.2	10		
B204	1004866636	61.7	0	40.7	13.7		
B205	1004866644	88.8	0	21.7	38.7		
B206	1004866669	92.9	0	13.8	9.9		
B207	1004866677	53.3	0	9.7	19.9		
B208	1004866685	53.6	0	29.5	25.6		
B209	1004866693	88.8	0	45.1	18.9		
B210	1004866701	61.7	0	44	13.9		
B301	1004866719	54.1	0	14	33.9		
B302	1004866727	53.2	0	9.4	25.9		
B303	1004867105	92.9	0	13.2	10		
B304	1004867113	61.7	0	40.7	13.7		
B305	1004867121	88.8	0	21.7	38.7		
B306	1004867139	92.9	0	13.8	9.9		
B307	1004867147	53.3	0	9.7	19.9		
B308	1004867154	53.6	0	29.5	25.6		
B309	1004867162	88.8	0	45.1	18.9		
B310	1004867170	61.7	0	44	13.9		
B401	1004867188	98.7	0	23.4	25.8		
B402	1004867196	92.9	0	13.2	10		
B403	1004867204	61.7	0	40.7	13.7		
B404	1004867212	88.8	0	21.7	38.7		
B405	1004867220	92.9	0	13.8	9.9		

ABSA Assessor Certificate		Assessor # 60865		Certificate # 1004864102		Issued: 14/11/2012	
Thermal performance specifications						Page 2 of 2	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
B406	1004867246	98.7	0	31.1	27.8		
B407	1004867253	88.8	0	45.1	18.9		
B408	1004867261	61.7	0	44	13.9		
B501	1004867279	98.7	0	31.5	25.7		
B502	1004867287	92.9	0	24.6	24.9		
B503	1004867295	61.7	0	58.1	15.9		
B504	1004867303	88.8	0	39.3	29.5		
B505	1004867311	92.9	0	24.6	24.9		
B506	1004867329	98.7	0	36.6	39.7		
B507	1004867337	88.8	0	58.9	22.6		
B508	1004867345	61.7	0	60.5	17.9		

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. 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 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

Windows	Product ID	Glass	Frame	U value	SHGC
		Low-e	Aluminium	4.75	0.45

Skylights	Product ID	Glass	Frame	U value	SHGC
		Single		6.35	0.77

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Concrete		R1.5	Medium	

Internal walls	Construction	Insulation	Detail
Plasterboard on Stud		None	As per detail on plans
Block		None	As per detail on plans

Floors	Construction	Insulation	Covering	Detail
Concrete		Nil	Various	
Concrete		R1.0	Various	Above car park or outdoor air only

Ceilings	Construction	Insulation	Detail
Plasterboard		None	Throughout

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		R3.0	Not specified	

Window cover	Internal (curtains)	External (awnings, shutters, etc)
	Not specified	

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)
	As per plans	As per detail on plans

Overshadowing	Overshadowing structures	Overshadowing trees
	Neighbouring buildings	

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	60
Terrain category:	Suburban
Roof ventilation:	NA
Cross ventilation:	Standard
Subfloor:	NA
Living area open to entry:	Yes
Doors separate living areas:	No
Stair open to heated areas:	No
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fire, unflued gas heat:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp

