

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:	Tracey Cools	Company:	Efficient Living Pty Ltd
Address:	2 Mactier St, NARRABEEN NSW 2101		
Phone:	02 9944 0332	Fax:	02 9944 0293
Email:	tracey@efficientliving.com.au		
Declaration of interest:	None		
Client			
Name:	Tracy Davey	Company:	Meriton Apartments
Address:	Level 11, 528 Kent St, SYDNEY NSW 2000		
Phone:	02 9287 2888	Fax:	02 9287 2568
Email:	tracyd@meriton.com.au		
Project			
Address:	Stage 1(a) – 61 Mobbs Lane, Epping NSW 2121		
Applicant:	Meriton Apartments		LGA: Hornsby Shire Council
Assessment			
Date:	25/06/10	File ref:	209.002
Software:	BERS Pro		Version: 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:

Affix assessor stamp

Thermal Performance Spec:

Attached, Affixed to drawings Page#: A4001 – Drawing List

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

A4000, A4001, A4003, A4004, A4005, A4100, A4101, A4102, A4103, A4104, A4105, A4106, A4200, A4201, A4202, A4251, A4252, A5101, A5102, A5103, A5104, A5105, A5106, A5200, A5202, A5251, A5252, A5260, A5301, A5302, A5303, A5304, A5900

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

Proj No 209.002 – Revision E 17.06.10

Page 1 of 4

ABSA Assessor Certificate		Assessor # 20101		Certificate # 34399922		Issued: 28/06/10	
Thermal performance specifications						Page 1 of 4	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Star Rating
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
Building 4							
G01	34399922	83	0	44	19	N/A	5
G02	32439129	117	0	30	18	N/A	6
G03	88904042	83	0	28	23	N/A	5.5
G04	45411118	48	0	28	34	N/A	5
G05	31575565	103	6	36	19	N/A	5.5
G06	57286142	104	7	50	24	N/A	4.5
G07	94570698	51	0	37	19	N/A	5.5
G08	94570698	51	0	37	19	N/A	5.5
G09	51461307	113	0	48	25	N/A	4.5
G10	36788544	104	7	33	19	N/A	5.5
G11	58261736	57	0	20	33	N/A	5.5
G12	88904042	83	0	28	23	N/A	5.5
G13	32439129	117	0	30	18	N/A	6

ABSA Assessor Certificate		Assessor # 20101		Certificate # 34399922		Issued: 28/06/10	
Thermal performance specifications							Page 2 of 4
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Star Rating
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
G14	35356802	83	0	43	24	N/A	4.5
101	34671616	83	0	33	18	N/A	5.5
102	27128218	117	0	18	17	N/A	7
103	28293447	83	0	17	21	N/A	7
104	28293447	83	0	17	21	N/A	7
105	14314288	103	6	26	18	N/A	6.5
106	88645651	104	7	39	23	N/A	5
107	28453567	59	0	30	22	N/A	5.5
108	28453567	59	0	30	22	N/A	5.5
109	76066120	113	0	38	25	N/A	5
110	35348382	104	7	24	19	N/A	6.5
111	34211758	83	0	18	21	N/A	6.5
112	34211758	83	0	18	21	N/A	6.5
113	27128218	117	0	18	17	N/A	7
114	41540616	83	0	32	23	N/A	5.5
201	34671616	83	0	33	18	N/A	5.5
202	27128218	117	0	18	17	N/A	7
203	28293447	83	0	17	21	N/A	7
204	28293447	83	0	17	21	N/A	7
205	38104778	103	6	57	18	N/A	4.5
206	98387716	104	7	66	15	N/A	4
207	28453567	59	0	30	22	N/A	5.5
208	28453567	59	0	30	22	N/A	5.5
209	76066120	113	0	38	25	N/A	5
210	35348382	104	7	24	19	N/A	6.5
211	34211758	83	0	18	21	N/A	6.5
212	34211758	83	0	18	21	N/A	6.5
213	27128218	117	0	18	17	N/A	7
214	41540616	83	0	32	23	N/A	5.5
301	85866556	83	0	62	27	N/A	3.5
302	57205220	117	0	19	15	N/A	7
303	41292069	83	0	37	33	N/A	4.5
304	14462096	80	4	62	24	N/A	4
305	10733533	65	0	66	23	N/A	3.5
308	28453567	59	0	30	22	N/A	5.5
309	76066120	113	0	38	25	N/A	5
310	35348382	104	7	24	19	N/A	6.5
311	34211758	83	0	18	21	N/A	6.5
312	34211758	83	0	18	21	N/A	6.5
313	57205220	117	0	19	15	N/A	7
314	41540616	83	0	32	23	N/A	5.5
408	28453567	59	0	30	22	N/A	5.5
409	76066120	113	0	38	25	N/A	5

ABSA Assessor Certificate		Assessor # 20101		Certificate # 34399922		Issued: 28/06/10	
Thermal performance specifications							Page 3 of 4
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Star Rating
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
410	35348382	104	7	24	19	N/A	6.5
411	34211758	83	0	18	21	N/A	6.5
412	34211758	83	0	18	21	N/A	6.5
413	18837352	128	0	59	57	N/A	3
414	41540616	83	0	32	23	N/A	5.5
508	34681232	59	0	53	32	N/A	4
509	38265464	113	0	57	14	N/A	4.5
510	88329917	104	7	38	14	N/A	5.5
511	41292069	83	0	37	33	N/A	4.5
512	45572178	86	4	31	38	N/A	4.5
513	33584862	89	0	66	50	N/A	3
Building 5							
G15	94570698	51	0	37	19	N/A	5.5
G16	51461307	113	0	48	25	N/A	4.5
G17	36788544	104	7	33	19	N/A	5.5
G18	74141437	75	0	48	29	N/A	4
G19	88904042	83	0	28	23	N/A	5.5
G20	32439129	117	0	30	18	N/A	6
G21	55451312	66	0	41	23	N/A	5
G22	46435461	66	0	25	17	N/A	6.5
G23	32439129	117	0	30	18	N/A	6
G24	88904042	83	0	28	23	N/A	5.5
G25	74141437	75	0	48	29	N/A	4
G26	31575565	103	6	36	19	N/A	5.5
G27	57286142	104	7	50	24	N/A	4.5
G28	94570698	51	0	37	19	N/A	5.5
115	28453567	59	0	30	22	N/A	5.5
116	76066120	113	0	38	25	N/A	5
117	35348382	104	7	24	19	N/A	6.5
118	34211758	83	0	18	21	N/A	6.5
119	34211758	83	0	18	21	N/A	6.5
120	27128218	117	0	18	17	N/A	7
121	41540616	83	0	32	23	N/A	5.5
122	34671616	83	0	33	18	N/A	5.5
123	27128218	117	0	18	17	N/A	7
124	28293447	83	0	17	21	N/A	7
125	28293447	83	0	17	21	N/A	7
126	14314288	103	6	26	18	N/A	6.5
127	88645651	104	7	39	23	N/A	5
128	28453567	59	0	30	22	N/A	5.5
215	28453567	59	0	30	22	N/A	5.5
216	76066120	113	0	38	25	N/A	5
217	35348382	104	7	24	19	N/A	6.5

ABSA Assessor Certificate		Assessor # 20101		Certificate # 34399922		Issued: 28/06/10	
Thermal performance specifications							Page 4 of 4
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Star Rating
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
218	34211758	83	0	18	21	N/A	6.5
219	34211758	83	0	18	21	N/A	6.5
220	27128218	117	0	18	17	N/A	7
221	41540616	83	0	32	23	N/A	5.5
222	34671616	83	0	33	18	N/A	5.5
223	27128218	117	0	18	17	N/A	7
224	28293447	83	0	17	21	N/A	7
225	28293447	83	0	17	21	N/A	7
226	38104778	103	6	57	18	N/A	4.5
227	98387716	104	7	66	15	N/A	4
228	28453567	59	0	30	22	N/A	5.5
315	28453567	59	0	30	22	N/A	5.5
316	76066120	113	0	38	25	N/A	5
317	35348382	104	7	24	19	N/A	6.5
318	34211758	83	0	18	21	N/A	6.5
319	34211758	83	0	18	21	N/A	6.5
320	57205220	117	0	19	15	N/A	7
321	41540616	83	0	32	23	N/A	5.5
322	85866556	83	0	62	27	N/A	3.5
323	57205220	117	0	19	15	N/A	7
324	41292069	83	0	37	33	N/A	4.5
325	14462096	80	4	62	24	N/A	4
326	10733533	65	0	66	23	N/A	3.5
415	28453567	59	0	30	22	N/A	5.5
416	76066120	113	0	38	25	N/A	5
417	35348382	104	7	24	19	N/A	6.5
418	34211758	83	0	18	21	N/A	6.5
419	34211758	83	0	18	21	N/A	6.5
420	18837352	128	0	59	57	N/A	3
421	41540616	83	0	32	23	N/A	5.5
515	34681232	59	0	53	32	N/A	4
516	38265464	113	0	57	14	N/A	4.5
517	88329917	104	7	38	14	N/A	5.5
518	41292069	83	0	37	33	N/A	4.5
519	45572178	86	4	31	38	N/A	4.5
520	33584862	89	0	66	50	N/A	3

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	Area M ²	Detail
Generic		Single Grey tint	Aluminium	6.60	0.53		As per plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Generic		Double glazed clear	Aluminium				As per plans

Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC 100. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Precast Concrete		None	Not specified	As per plans

Internal walls	Construction	Insulation	Detail
Hebal		None	To Inter-tenancy walls
Plasterboard on studs		None	All walls with-in units

Floors	Construction	Insulation	Covering	Detail
Concrete slab floors throughout		None	Carpet to bedrooms & living areas as per plans	
			Tiles to wet areas & some living areas as per plans (hatched)	

Ceilings	Construction	Insulation	Detail
Plasterboard with concrete slab		none	Where neighbouring units or bedrooms are above
Plasterboard with concrete slab		R2.5	To top floor units & where balcony above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete slab		None	Light	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Not specified		Horizontal sunshades – As per plans Adjustable vertical sunshades – As per plans Fixed vertical shading on balconies – As per plans

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)
Varying eaves widths and offsets, as per plans		100% Shaded Balconies – As per plans Batten / Trellis Pergolas – As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
Buildings 4 & 5		N/A

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	234 degrees	ABSA Assessor stamp
Terrain category:	Suburban	
Roof ventilation:	None	
Cross ventilation:	Standard	
Subfloor:	None	
Living area open to entry:	Yes – Conditioned Corridor	
Doors separate living areas:	No	
Stair open to heated areas:	Yes	
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	