

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			
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Declaration of interest:	The Assessor has provided design advice to the Applicant		
Client			
Name:	Kate McCauley	Company:	Toga Development & Construction
Address:	Level 5, 45 Jones Street, Ultimo NSW 2007		
Phone:	61 2 9356 5039	Fax:	61 2 9356 1073
Email:	kmccauley@toga.com.au		
Project			
Address:	61 Hall St, Bondi, NSW, 2026		
Applicant:	Toga Development & Construction	LGA:	Waverley Council
Assessment			
Date:	29 Mar 10	File ref:	61 Hall St
Software:	AccuRate	Version:	1.1.4.1

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:

Affix assessor stamp

Thermal Performance Spec:

Attached, Affixed to drawings Page#: A1.101

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

A2.208 – A2.212, A5.101 – 104, A5.601 – 607 (Rev 3, 26/03/10)

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



ABSA Assessor Certificate		Assessor # 20907		Certificate #87462317		Issued: 29-Mar-10	
Thermal performance specifications						Page 1 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)		
3.01	85152692	109.2	0	31.7	20.2	None	N/A
3.02	91318616	109.2	0	25.3	21.6	None	N/A
3.04	69347769	79.7	0	43.6	29.7	None	N/A
3.05	58487847	105.6	0	42.9	28.9	None	N/A
3.06	97039000	105.6	0	40.1	27.6	None	N/A
3.07	91739311	111.6	6.21	64.1	27.7	None	N/A
3.08	13437413	75.8	0	48.9	24.3	None	N/A
3.09	35917315	60.5	0	51.8	27.4	None	N/A
3.10	77113183	60.5	0	52	27.4	None	N/A
3.11	54869514	60.5	0	52	27.4	None	N/A
3.12	12367373	135.8	0	49.1	18.6	None	N/A
3.13	21962661	72.8	0	61.3	21.3	None	N/A
3.14	30666267	58.5	0	23.3	31.7	None	N/A
3.15	67951251	65.5	0	23.8	29.4	None	N/A
3.16	31267998	65.5	0	22.5	30.4	None	N/A
3.17	63664552	55.5	0	59.6	30.8	None	N/A

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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)		
3.18	58731534	55.5	0	57.5	33	None	N/A
3.19	26179562	54.3	8.9	48.1	20.1	None	N/A
4.01, 5.01, 6.01	86463741	103.3	6.71	41.6	22.3	None	N/A
4.02, 5.02, 6.02	73332366	65.5	0	22.5	30.4	None	N/A
4.03, 5.03, 6.03	22961436	65.5	0	23.8	29.4	None	N/A
4.04, 5.04, 6.04	47133575	136.5	0	29	29.2	None	N/A
4.05, 5.05, 6.05	85551843	135.8	0	49.1	18.6	None	N/A
4.06, 5.06, 6.06	53581279	99.6	0	46.6	16.3	None	N/A
4.07, 5.07, 6.07	65884193	99.6	0	46	16	None	N/A
4.08, 5.08, 6.08	28492043	127	0	54.2	18.8	None	N/A
7.01	65803546	166.3	8.54	55.9	34.7	None	N/A
7.02	84501655	151.5	0	40.3	30.3	None	N/A
7.03	62421116	170.7	6.3	54.8	34.5	None	N/A



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
		Single :Clear	Aluminium	6.35	0.77		As per detail on plans
		Single: Low-E	Aluminium	5.32	0.47		As per detail on plans
		Double Glazed: Clear	Aluminium	4.59	0.69		As per detail on plans
		Double Glazed: Low- E	Aluminium	2.84	0.4		As per detail on plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
		None					

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
Concrete Block 190mm		R1.50	Medium-SA 0.475-0.7	As per detail on plans

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	As per detail on plans (within units)
Masonry plastered		None	As per detail on plans (between units)

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Carpet	As per detail on plans
Concrete		None	Ceramic Tile	As per detail on plans

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.5	As per detail on plans
Plasterboard		R2.5	As per detail on plans (below roof)

Roof	Construction	Insulation	Colour – solar abs.	Detail
Metal Roof		R1.0 (foil backed blanket)	Medium-SA 0.475-0.7	As per detail on plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
None		None

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

Overshadowing	Overshadowing structures	Overshadowing trees
As per plans		None

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	45
Terrain category:	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	Standard
Subfloor:	N/A
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

