

# 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.



<b>Assessor</b>			
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**Declaration of interest:** None

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<b>Project</b>	
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**Applicant:** **LGA:** North Sydney Council

<b>Assessment</b>				
<b>Date:</b>	18/06/2010	<b>File ref:</b>	834	
<b>Software:</b>	BERS Pro		<b>Version:</b>	V4.1

**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:**  
Attached, Affixed to drawings Page#: PA-100-00

**Drawings:** (Title, Ref.#, Revision, Issue date, etc)  
PA-100-01 to PA-600-08

**Building Specifications:** (Title, Ref.#, Revision, Issue date, etc)  
Only Specifications as detailed on the drawings have been referenced



**ABSA Assessor Certificate Assessor # 20209 Certificate # 11030446 Issued: 18 JUN 10**

Thermal performance specifications							Page 1 of 7	
Unit	Certificate number	Floor area		Predict. loads (MJ/M <sup>2</sup> /y)		Concessions	Qualify for ventilation bonus	
		Cond.	Uncond.	Heat	Cool (Sens & Lat)			
1	20816746	42.7	0	46.4	19.7	no	no	
2	34745387	57.2	0	50.4	16.1	no	no	
3	34993668	40.7	0	0.9	14.1	no	no	
4	34993668	40.7	0	0.9	14.1	no	no	
5	34993668	40.7	0	0.9	14.1	no	no	
6	61871986	55.8	0	44.3	15.9	no	no	
7	20816746	42.7	0	46.4	19.7	no	no	
8	46431572	45.3	0	23.4	19.8	no	no	
9	22007380	50	0	41.6	12.9	no	no	
10	36155567	57.8	0	35.6	16.7	no	no	
11	41804333	54.7	0	58.7	29.7	no	no	
12	35171265	50	0	29.3	21.8	no	no	
13	20816746	42.7	0	46.4	19.7	no	no	
14	34745387	57.2	0	50.4	16.1	no	no	

**Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method**

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 M2	Detail
Windows/doors		Low E	Aluminium	4.5	0.45		NFRC values

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2
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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 absorptancy	Detail
Concrete + battns + PB		None	Medium - SA 0.475 - 0.7	

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Carpet	

Ceilings	Construction	Insulation	Detail
Plasterboard		Penthouses R2.0	

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Concrete		None	Medium - SA 0.475 - 0.7	

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

Fixed shading	Eaves (width - inc. gutters, height above windows)	Verandahs, Pergolas (type, description)
0	0 As per detail on plans	

Overshadowing	Overshadowing structures	Overshadowing trees
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Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north elevation	0 degrees
Terrain category	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	Standard
Subfloor ventilation:	Enclosed
Living area open to entry:	Yes
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 or unflued gas heater:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp



Thermal performance specifications

Unit number(s)	Certificate number	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
15	95535343	65.4	0	12.9	11.5	no	no
16	95535343	65.4	0	12.9	11.5	no	no
17	61871986	55.8	0	44.3	15.9	no	no
18	20816746	42.7	0	46.4	19.7	no	no
19	46431572	45.3	0	23.4	19.8	no	no
20	22007380	50	0	41.6	12.9	no	no
21	36155567	57.8	0	35.6	16.7	no	no
22	41804333	54.7	0	58.7	29.7	no	no
23	35171265	50	0	29.3	21.8	no	no
24	20816746	42.7	0	46.4	19.7	no	no
25	34745387	57.2	0	50.4	16.1	no	no
26	95535343	65.4	0	12.9	11.5	no	no
27	95535343	65.4	0	12.9	11.5	no	no
28	61871986	55.8	0	44.3	15.9	no	no
29	20816746	42.7	0	46.4	19.7	no	no
30	46431572	45.3	0	23.4	19.8	no	no
31	22007380	50	0	41.6	12.9	no	no
32	36155567	57.8	0	35.6	16.7	no	no
33	41804333	54.7	0	58.7	29.7	no	no
34	35171265	50	0	29.3	21.8	no	no
35	20816746	42.7	0	46.4	19.7	no	no
36	34745387	57.2	0	50.4	16.1	no	no
37	95535343	65.4	0	12.9	11.5	no	no
38	95535343	65.4	0	12.9	11.5	no	no
39	61871986	55.8	0	44.3	15.9	no	no
40	20816746	42.7	0	46.4	19.7	no	no
41	46431572	45.3	0	23.4	19.8	no	no
42	22007380	50	0	41.6	12.9	no	no
43	36155567	57.8	0	35.6	16.7	no	no
44	41804333	54.7	0	58.7	29.7	no	no
45	35171265	50	0	29.3	21.8	no	no
46	20816746	42.7	0	46.4	19.7	no	no
47	34745387	57.2	0	50.4	16.1	no	no
48	95535343	65.4	0	12.9	11.5	no	no
49	95535343	65.4	0	12.9	11.5	no	no
50	61871986	55.8	0	44.3	15.9	no	no
51	20816746	42.7	0	46.4	19.7	no	no
52	46431572	45.3	0	23.4	19.8	no	no
53	22007380	50	0	41.6	12.9	no	no
54	36155567	57.8	0	35.6	16.7	no	no
55	41804333	54.7	0	58.7	29.7	no	no
56	35171265	50	0	29.3	21.8	no	no
57	20816746	42.7	0	46.4	19.7	no	no



Thermal performance specifications

Unit number(s)	Certificate number	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
58	34745387	57.2	0	50.4	16.1	no	no
59	95535343	65.4	0	12.9	11.5	no	no
60	95535343	65.4	0	12.9	11.5	no	no
61	61871986	55.8	0	44.3	15.9	no	no
62	20816746	42.7	0	46.4	19.7	no	no
63	46431572	45.3	0	23.4	19.8	no	no
64	22007380	50	0	41.6	12.9	no	no
65	36155567	57.8	0	35.6	16.7	no	no
66	41804333	54.7	0	58.7	29.7	no	no
67	35171265	50	0	29.3	21.8	no	no
68	20816746	42.7	0	46.4	19.7	no	no
69	34745387	57.2	0	50.4	16.1	no	no
70	95535343	65.4	0	12.9	11.5	no	no
71	95535343	65.4	0	12.9	11.5	no	no
72	61871986	55.8	0	44.3	15.9	no	no
73	20816746	42.7	0	46.4	19.7	no	no
74	46431572	45.3	0	23.4	19.8	no	no
75	53177235	81	0	48.7	22.4	no	no
76	62271235	77.4	0	43.8	28.8	no	no
77	35171265	50	0	29.3	21.8	no	no
78	20816746	42.7	0	46.4	19.7	no	no
79	34745387	57.2	0	50.4	16.1	no	no
80	95535343	65.4	0	12.9	11.5	no	no
81	95535343	65.4	0	12.9	11.5	no	no
82	61871986	55.8	0	44.3	15.9	no	no
83	20816746	42.7	0	46.4	19.7	no	no
84	46431572	45.3	0	23.4	19.8	no	no
85	53177235	81	0	48.7	22.4	no	no
86	62271235	77.4	0	43.8	28.8	no	no
87	35171265	50	0	29.3	21.8	no	no
88	20816746	42.7	0	46.4	19.7	no	no
89	34745387	57.2	0	50.4	16.1	no	no
90	95535343	65.4	0	12.9	11.5	no	no
91	95535343	65.4	0	12.9	11.5	no	no
92	61871986	55.8	0	44.3	15.9	no	no
93	20816746	42.7	0	46.4	19.7	no	no
94	46431572	45.3	0	23.4	19.8	no	no
95	53177235	81	0	48.7	22.4	no	no
96	62271235	77.4	0	43.8	28.8	no	no
97	35171265	50	0	29.3	21.8	no	no
98	77103938	42.7	0	46.4	19.7	no	no
99	34745387	57.2	0	50.4	16.1	no	no
100	95535343	65.4	0	12.9	11.5	no	no



**Thermal performance specifications**

Unit number(s)	Certificate number	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
100	11030446	65.4	0	12.9	11.5	no	no
102	61871986	55.8	0	44.3	15.9	no	no
103	77103938	42.7	0	46.4	19.7	no	no
104	46431572	45.3	0	23.4	19.8	no	no
105	53177235	81	0	48.7	22.4	no	no
106	62271235	77.4	0	43.8	28.8	no	no
107	35171265	50	0	29.3	21.8	no	no
108	77103938	42.7	0	46.4	19.7	no	no
109	34745387	57.2	0	50.4	16.1	no	no
110	11030446	65.4	0	12.9	11.5	no	no
111	11030446	65.4	0	12.9	11.5	no	no
112	61871986	55.8	0	44.3	15.9	no	no
113	77103938	42.7	0	46.4	19.7	no	no
114	46431572	45.3	0	23.4	19.8	no	no
115	53177235	81	0	48.7	22.4	no	no
116	62271235	77.4	0	43.8	28.8	no	no
117	35171265	50	0	29.3	21.8	no	no
118	77103938	42.7	0	46.4	19.7	no	no
119	34745387	57.2	0	50.4	16.1	no	no
120	11030446	65.4	0	12.9	11.5	no	no
121	11030446	65.4	0	12.9	11.5	no	no
122	61871986	55.8	0	44.3	15.9	no	no
123	77103938	42.7	0	46.4	19.7	no	no
124	46431572	45.3	0	23.4	19.8	no	no
125	53177235	81	0	48.7	22.4	no	no
126	62271235	77.4	0	43.8	28.8	no	no
127	35171265	50	0	29.3	21.8	no	no
128	77103938	42.7	0	46.4	19.7	no	no
129	34745387	57.2	0	50.4	16.1	no	no
130	11030446	65.4	0	12.9	11.5	no	no
131	11030446	65.4	0	12.9	11.5	no	no
132	61871986	55.8	0	44.3	15.9	no	no
133	77103938	42.7	0	46.4	19.7	no	no
134	46431572	45.3	0	23.4	19.8	no	no
135	53177235	81	0	48.7	22.4	no	no
136	62271235	77.4	0	43.8	28.8	no	no
137	35171265	50	0	29.3	21.8	no	no
138	21553793	105.4	0	32	21.1	no	no
139	11030446	65.4	0	12.9	11.5	no	no
140	11030446	65.4	0	12.9	11.5	no	no
141	21553793	105.4	0	32	21.1	no	no
142	14849557	85.9	0	38.7	24.7	no	no
143	26110385	73.9	0	37	13.4	no	no



**Thermal performance specifications**

Unit number(s)	Certificate number	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
144	53560847	102	0	44.3	40.5	no	no
144	21553793	105.4	0	32	21.1	no	no
146	11030446	65.4	0	12.9	11.5	no	no
147	11030446	65.4	0	12.9	11.5	no	no
148	21553793	105.4	0	32	21.1	no	no
149	14849557	85.9	0	38.7	24.7	no	no
150	26110385	73.9	0	37	13.4	no	no
151	53560847	102	0	44.3	40.5	no	no
152	21553793	105.4	0	32	21.1	no	no
153	11030446	65.4	0	12.9	11.5	no	no
154	11030446	65.4	0	12.9	11.5	no	no
155	21553793	105.4	0	32	21.1	no	no
156	14849557	85.9	0	38.7	24.7	no	no
157	26110385	73.9	0	37	13.4	no	no
158	53560847	102	0	44.3	40.5	no	no
159	21553793	105.4	0	32	21.1	no	no
160	11030446	65.4	0	12.9	11.5	no	no
161	11030446	65.4	0	12.9	11.5	no	no
162	21553793	105.4	0	32	21.1	no	no
163	14849557	85.9	0	38.7	24.7	no	no
164	26110385	73.9	0	37	13.4	no	no
165	53560847	102	0	44.3	40.5	no	no
166	21553793	105.4	0	32	21.1	no	no
167	11030446	65.4	0	12.9	11.5	no	no
168	11030446	65.4	0	12.9	11.5	no	no
169	21553793	105.4	0	32	21.1	no	no
170	14849557	85.9	0	38.7	24.7	no	no
171	26110385	73.9	0	37	13.4	no	no
172	53560847	102	0	44.3	40.5	no	no
173	21553793	105.4	0	32	21.1	no	no
174	11030446	65.4	0	12.9	11.5	no	no
175	11030446	65.4	0	12.9	11.5	no	no
176	21553793	105.4	0	32	21.1	no	no
177	14849557	85.9	0	38.7	24.7	no	no
178	26110385	73.9	0	37	13.4	no	no
179	53560847	102	0	44.3	40.5	no	no
180	21553793	105.4	0	32	21.1	no	no
181	11030446	65.4	0	12.9	11.5	no	no
182	11030446	65.4	0	12.9	11.5	no	no
183	21553793	105.4	0	32	21.1	no	no
184	14849557	85.9	0	38.7	24.7	no	no
185	26110385	73.9	0	37	13.4	no	no
186	53560847	102	0	44.3	40.5	no	no



**Thermal performance specifications**

Unit number(s)	Certificate number	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
187	67986091	138.5	0	31.4	19.6	no	no
188	12522562	90.9	0	6.4	9.7	no	no
189	21553793	105.4	0	32	21.1	no	no
190	75992785	134.1	0	49.1	20	no	no
191	72648376	138.3	0	43.1	24.2	no	no
192	67986091	138.5	0	31.4	19.6	no	no
193	12522562	90.9	0	6.4	9.7	no	no
194	21553793	105.4	0	32	21.1	no	no
195	75992785	134.1	0	49.1	20	no	no
196	72648376	138.3	0	43.1	24.2	no	no
197	67986091	138.5	0	31.4	19.6	no	no
198	12522562	90.9	0	6.4	9.7	no	no
199	21553793	105.4	0	32	21.1	no	no
200	75992785	134.1	0	49.1	20	no	no
201	72648376	138.3	0	43.1	24.2	no	no
202	67986091	138.5	0	31.4	19.6	no	no
203	12522562	90.9	0	6.4	9.7	no	no
204	21553793	105.4	0	32	21.1	no	no
205	75992785	134.1	0	49.1	20	no	no
206	72648376	138.3	0	43.1	24.2	no	no
207	67986091	138.5	0	31.4	19.6	no	no
208	12522562	90.9	0	6.4	9.7	no	no
209	21553793	105.4	0	32	21.1	no	no
210	75992785	134.1	0	49.1	20	no	no
211	72648376	138.3	0	43.1	24.2	no	no
212	67986091	138.5	0	31.4	19.6	no	no
213	12522562	90.9	0	6.4	9.7	no	no
214	21553793	105.4	0	32	21.1	no	no
215	75992785	134.1	0	49.1	20	no	no
216	72648376	138.3	0	43.1	24.2	no	no
217	36155567	138.5	0	32.5	22.5	no	no
218	12522562	90.9	0	9.5	13.8	no	no
219	36155567	105.4	0	32.7	23.3	no	no
220	75992785	134.1	0	52	22	no	no
221	72648376	138.3	0	44.5	25.9	no	no

