

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	ABSA #:	20101
Address:	13/13 Lagoon St, NARRABEEN NSW 2101				
Phone:	02 9970 6181	Fax:	02 9944 0293	Email:	tracey@efficientliving.com.au
Declaration of interest:	None				

Client					
Name:	Tracey Davey	Company:	Meriton Apartments		
Address:	Level 11, 528 Kent St, SYDNEY NSW 2000				
Phone:	02 9287 2888	Fax:	02 9287 2568	Email:	davidw@meriton.com.au

Project					
Address:	Buildings 11, 12, 13, 14, 15, 16 & 17 – Epping Park, Mobbs Lane, Epping, NSW 2121				
Applicant:	Meriton Apartments Pty. Ltd.		LGA:	Parramatta City Council	

Assessment							
Date:	23/08/12	File ref:	6497	Software:	BERS Pro 4.2	Version:	V110811

Documentation					
<i>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:</i>					

Affix assessor stamp

Thermal Performance Spec:
Attached, Affixed to drawings Page#: Cover Sheet – A0000

Drawings: (Title, Ref.#, Revision, Issue date, etc)
BLD 11-A1002 to A1008, A1020, A1030, A1031, A1060.
BLD 12-A2000, A2002 to A2008, A2020, A2030, A2031, A2040, A2050, A2061. BLD 13-14-A3000, A3001 to A3009, A3020, A3030, A3031, A3040, A3050, A3070. BLD 15-16-A4000, A4002 to A4009, A4020, A4030, A4031, A4040, A4050, A4061, BLD 17-A5000, A5002 to A5007, A5020, A5030, A5031, A5040, A5050, A5061

Building Specifications: (Title, Ref.#, Revision, Issue date, etc)
Mobbs Lane – Project No. 211.006 – Aug 2012 – Rev 1



ABSA Assessor Certificate	Assessor #	20101	Certificate #	72562635	Issued:	23/08/12
----------------------------------	-------------------	-------	----------------------	----------	----------------	----------

Thermal performance specifications						Page 1 of 8	
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 11							
G01	72562635	80	0	55	12	N/A	4.5
G02	32870601	79	2	65	13	N/A	4.0
G03	97370054	56	3	54	15	N/A	4.5
G04	57904826	77	0	29	14	N/A	6.5
G05	77472941	78	0	30	35	N/A	5.0
G06	91554815	79	3	39	19	N/A	5.5
G07	24101379	80	3	54	18	N/A	4.5
G08	17109669	79	0	57	13	N/A	4.5
101	18206530	80	0	49	15	N/A	5.0
102	51821618	79	2	63	16	N/A	4.0
103	78409740	56	3	51	19	N/A	4.5
104	80940270	83	0	18	13	N/A	7.5

ABSA Assessor Certificate		Assessor # 20101		Certificate # 72562635		Issued: 23/08/12	
Thermal performance specifications						Page 2 of 8	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Star Rating
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
105	70857893	83	0	26	17	N/A	6.5
106	36597206	79	3	38	25	N/A	5.0
107	86181962	80	3	51	24	N/A	4.0
108	27593723	79	0	54	17	N/A	4.5
201	18206530	80	0	49	15	N/A	5.0
202	51821618	79	2	63	16	N/A	4.0
203	78409740	56	3	51	19	N/A	4.5
204	62749830	83	0	16	16	N/A	7.5
205	36117123	83	0	20	27	N/A	6.0
206	36597206	79	3	38	25	N/A	5.0
207	86181962	80	3	51	24	N/A	4.0
208	27593723	79	0	54	17	N/A	4.5
301	18206530	80	0	49	15	N/A	5.0
302	51821618	79	2	63	16	N/A	4.0
303	78409740	56	3	51	19	N/A	4.5
304	80940270	83	0	18	13	N/A	7.5
305	36117123	83	0	20	27	N/A	6.0
306	36597206	79	3	38	25	N/A	5.0
307	86181962	80	3	51	24	N/A	4.0
308	27593723	79	0	54	17	N/A	4.5
401	18206530	80	0	49	15	N/A	5.0
402	98848660	79	2	66	16	N/A	4.0
403	78409740	56	3	51	19	N/A	4.5
404	80940270	83	0	18	13	N/A	7.5
405	70857893	83	0	26	17	N/A	6.5
406	36597206	79	3	38	25	N/A	5.0
407	86181962	80	3	51	24	N/A	4.0
408	27593723	79	0	54	17	N/A	4.5
501	41197355	93	0	65	19	N/A	4.0
502	90556201	109	0	50	17	N/A	4.5
503	92896769	83	0	29	15	N/A	6.5
504	91411334	83	0	39	19	N/A	5.0
505	54495468	79	3	50	26	N/A	4.0
506	16189461	80	3	65	24	N/A	3.5
507	80374848	79	0	66	22	N/A	3.5
Building 12							
G01	43630409	81	0	58	31	N/A	3.5
G02	17336248	76	7	44	13	N/A	5.5
G03	62276895	81	6	30	15	N/A	6.5
G04	98500941	79	0	30	14	N/A	6.5
G05	11890399	76	0	27	14	N/A	6.5
G06	36645199	87	0	25	9	N/A	7.0
G07	58832534	83	0	60	26	N/A	4.0
G09	70085621	79	0	59	20	N/A	4.0
G10	60890015	58	0	60	25	N/A	4.0
G11	30214148	70	0	29	14	N/A	6.5
G12	92611502	80	0	25	14	N/A	7.0
G13	74514208	86	0	29	14	N/A	6.5

ABSA Assessor Certificate		Assessor #	20101	Certificate #	72562635	Issued: 23/08/12	
Thermal performance specifications							Page 3 of 8
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	79330833	82	7	49	19	N/A	4.5
G15	37805192	81	0	66	22	N/A	3.5
101	82749991	81	0	41	46	N/A	4.0
102	24531914	76	7	35	19	N/A	5.5
103	16189893	81	6	21	21	N/A	6.5
104	80232678	79	0	18	29	N/A	6.0
105	54379516	83	0	16	38	N/A	5.5
106	90584934	88	0	11	23	N/A	7.0
107	71251390	83	0	52	36	N/A	3.5
109	40939741	79	0	54	22	N/A	4.0
110	17208693	58	0	47	32	N/A	4.0
111	16455480	79	0	20	21	N/A	6.5
112	69600041	80	0	15	29	N/A	6.5
113	35448194	80	6	22	24	N/A	6.0
114	46318117	82	7	44	25	N/A	4.5
115	43972129	81	0	62	23	N/A	4.0
201	82749991	81	0	41	46	N/A	4.0
202	24531914	76	7	35	19	N/A	5.5
203	16189893	81	6	21	21	N/A	6.5
204	80232678	79	0	18	29	N/A	6.0
205	33228059	83	0	18	34	N/A	5.5
206	90584934	88	0	11	23	N/A	7.0
207	71251390	83	0	52	36	N/A	3.5
209	72957325	79	0	50	22	N/A	4.5
210	17208693	58	0	47	32	N/A	4.0
211	16455480	79	0	20	21	N/A	6.5
212	69600041	80	0	15	29	N/A	6.5
213	35448194	80	6	22	24	N/A	6.0
214	46318117	82	7	44	25	N/A	4.5
215	43972129	81	0	62	23	N/A	4.0
301	82749991	81	0	41	46	N/A	4.0
302	24531914	76	7	35	19	N/A	5.5
303	16189893	81	6	21	21	N/A	6.5
304	80232678	79	0	18	29	N/A	6.0
305	33228059	83	0	18	34	N/A	5.5
306	90584934	88	0	11	23	N/A	7.0
307	71251390	83	0	52	36	N/A	3.5
309	40939741	79	0	54	22	N/A	4.0
310	17208693	58	0	47	32	N/A	4.0
311	16455480	79	0	20	21	N/A	6.5
312	69600041	80	0	15	29	N/A	6.5
313	35448194	80	6	22	24	N/A	6.0
314	46318117	82	7	44	25	N/A	4.5
315	43972129	81	0	62	23	N/A	4.0
401	82749991	81	0	41	46	N/A	4.0
402	24531914	76	7	35	19	N/A	5.5

ABSA Assessor Certificate		Assessor # 20101		Certificate # 72562635		Issued: 23/08/12	
Thermal performance specifications							Page 4 of 8
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Star Rating
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
403	16189893	81	6	21	21	N/A	6.5
404	80232678	79	0	18	29	N/A	6.0
405	33228059	83	0	18	34	N/A	5.5
406	90584934	88	0	11	23	N/A	7.0
407	71251390	83	0	52	36	N/A	3.5
409	40939741	79	0	54	22	N/A	4.0
410	17208693	58	0	47	32	N/A	4.0
411	16455480	79	0	20	21	N/A	6.5
412	69600041	80	0	15	29	N/A	6.5
413	85245686	80	6	23	24	N/A	6.0
414	72532178	82	7	48	26	N/A	4.5
415	43972129	81	0	62	23	N/A	4.0
501	59937024	81	0	60	43	N/A	3.5
502	34905196	76	7	45	20	N/A	5.0
503	11116733	81	6	32	21	N/A	5.5
504	41838298	79	0	31	23	N/A	5.5
505	43007497	83	0	29	28	N/A	5.5
506	21795069	88	0	21	25	N/A	6.0
507	42349713	83	0	65	37	N/A	3.5
509	75513107	79	0	64	23	N/A	4.0
510	23521936	58	0	58	30	N/A	4.0
511	78214691	79	0	32	17	N/A	6.0
512	26446757	80	0	26	22	N/A	6.0
513	42673450	101	7	62	18	N/A	4.0
514	89732668	81	0	62	27	N/A	3.5
Building 13-14							
G01	32686151	87	0	57	13	N/A	4.5
G02	53726597	90	0	62	26	N/A	4.0
G04	86855123	87	0	51	17	N/A	4.5
G05	88587697	90	0	52	33	N/A	4.0
G06	22006535	80	0	22	23	N/A	6
G07	45387980	78	0	18	17	N/A	7.0
G08	62102724	109	0	36	14	N/A	6.0
G09	90185454	80	0	45	22	N/A	4.5
G10	34171397	80	0	54	17	N/A	4.5
G12	75707868	90	0	54	14	N/A	4.5
G13	20932831	88	0	59	11	N/A	4.5
G15	86436777	80	0	45	17	N/A	5
G16	78795159	80	0	45	12	N/A	5.5
G17	80675237	101	0	38	11	N/A	6.0
G18	27506742	78	0	16	17	N/A	7.0
G19	35526648	80	0	20	16	N/A	7
G20	23009717	90	0	65	20	N/A	4
G21	33559808	87	0	50	19	N/A	4.5
104	49912618	86	0	66	30	N/A	3.5
105	16681751	90	0	66	43	N/A	3.0

ABSA Assessor Certificate		Assessor #	20101	Certificate #	72562635	Issued: 23/08/12	
Thermal performance specifications						Page 5 of 8	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Star Rating
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
106	50003165	80	0	18	21	N/A	7
107	84790303	80	0	12	17	N/A	7.5
108	47120565	109	0	29	14	N/A	6.5
109	27904090	80	0	38	22	N/A	5
110	52767309	80	0	42	16	N/A	5
115	67278035	80	0	40	15	N/A	5.5
116	41352956	80	0	40	14	N/A	5.5
117	77889022	101	0	33	10	N/A	6.5
118	16832736	79	0	11	16	N/A	7.5
119	93663068	80	0	18	14	N/A	7
120	75253447	90	0	61	23	N/A	4
121	27305415	87	0	49	21	N/A	4.5
204	34513727	109	0	43	39	N/A	4.0
205	50003165	80	0	18	21	N/A	7
206	84790303	80	0	12	17	N/A	7.5
207	47120565	109	0	29	14	N/A	6.5
208	27904090	80	0	38	22	N/A	5
209	52767309	80	0	42	16	N/A	5
215	67278035	80	0	40	15	N/A	5.5
216	41352956	80	0	40	14	N/A	5.5
217	77889022	101	0	33	10	N/A	6.5
218	16832736	79	0	11	16	N/A	7.5
219	93663068	80	0	18	14	N/A	7
220	29135351	100	9	46	25	N/A	4.5
304	50003165	80	0	18	21	N/A	7
305	84790303	80	0	12	17	N/A	7.5
306	47120565	109	0	29	14	N/A	6.5
307	27904090	80	0	38	22	N/A	5
308	52767309	80	0	42	16	N/A	5
315	67278035	80	0	40	15	N/A	5.5
316	41352956	80	0	40	14	N/A	5.5
317	77889022	101	0	33	10	N/A	6.5
318	16832736	79	0	11	16	N/A	7.5
319	93663068	80	0	18	14	N/A	7
404	50003165	80	0	18	21	N/A	7
405	84790303	80	0	12	17	N/A	7.5
406	47120565	109	0	29	14	N/A	6.5
407	27904090	80	0	38	22	N/A	5
408	52767309	80	0	42	16	N/A	5
415	67278035	80	0	40	15	N/A	5.5
416	41352956	80	0	40	14	N/A	5.5
417	77889022	101	0	33	10	N/A	6.5
418	16832736	79	0	11	16	N/A	7.5
419	93663068	80	0	18	14	N/A	7
504	84020925	116	0	56	19	N/A	4.0
505	74497950	80	0	51	22	N/A	4.5

ABSA Assessor Certificate		Assessor # 20101		Certificate # 72562635		Issued: 23/08/12	
Thermal performance specifications							Page 6 of 8
Unit number(s)	Certificate number	Floor area (M²)		Predict. loads (MJ/M²/y)		Concessions	Star Rating
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
506	74497950	80	0	51	22	N/A	4.5
515	47081902	80	0	54	16	N/A	4.5
516	47081902	80	0	54	16	N/A	4.5
Building 15-16							
LG01	80148624	87	0	65	12	N/A	4.0
LG02	90851440	87	0	51	35	N/A	4.0
LG23	46956421	87	0	50	30	N/A	4.0
LG24	14169859	87	0	55	13	N/A	4.5
G04	81707056	87	0	65	25	N/A	3.5
G05	49179920	87	0	61	43	N/A	3.5
G07	45914204	81	0	66	21	N/A	4
G08	43145843	76	7	59	14	N/A	4.5
G09	14343764	81	6	45	12	N/A	5.5
G10	84110038	56	0	24	27	N/A	5.5
G11	73801330	83	0	26	17	N/A	6.5
G12	30935284	88	0	22	15	N/A	7
G13	53172113	83	0	65	20	N/A	4
G15	20767418	79	0	66	23	N/A	3.5
G16	28419483	62	0	49	19	N/A	4.5
G17	16037675	98	0	34	24	N/A	5.0
G18	54951475	104	0	38	33	N/A	4.5
G19	37046141	86	7	35	21	N/A	5.5
G20	95447848	75	0	58	23	N/A	3.5
G26	88351993	87	0	46	53	N/A	3.5
G27	57263137	87	0	51	24	N/A	4.0
107	48447439	81	0	50	21	N/A	4.5
108	69952704	76	7	51	15	N/A	4.5
109	50817119	81	6	31	15	N/A	6.0
110	68425659	79	0	14	18	N/A	7.0
111	38707275	83	0	14	18	N/A	7.0
112	84792349	88	0	13	16	N/A	7.5
113	48173115	83	0	57	22	N/A	4
115	51572265	79	0	56	23	N/A	4.0
116	14750127	62	0	34	18	N/A	5.5
117	36616551	79	0	29	24	N/A	5.5
118	26207118	80	0	25	31	N/A	5.5
119	85866740	80	6	25	26	N/A	5.5
120	12258099	82	7	32	22	N/A	5.5
121	76040718	81	0	61	28	N/A	3.5
207	48447439	81	0	50	21	N/A	4.5
208	69952704	76	7	51	15	N/A	4.5
209	50817119	81	6	31	15	N/A	6.0
210	68425659	79	0	14	18	N/A	7.0
211	38707275	83	0	14	18	N/A	7.0
212	84792349	88	0	13	16	N/A	7.5
213	48173115	83	0	57	22	N/A	4

ABSA Assessor Certificate		Assessor #	20101	Certificate #	72562635	Issued: 23/08/12	
Thermal performance specifications						Page 7 of 8	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Star Rating
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
215	51572265	79	0	56	23	N/A	4.0
216	14750127	62	0	34	18	N/A	5.5
217	36616551	79	0	29	24	N/A	5.5
218	26207118	80	0	25	31	N/A	5.5
219	85866740	80	6	25	26	N/A	5.5
220	12258099	82	7	32	22	N/A	5.5
221	76040718	81	0	61	28	N/A	3.5
307	48447439	81	0	50	21	N/A	4.5
308	69952704	76	7	51	15	N/A	4.5
309	50817119	81	6	31	15	N/A	6.0
310	68425659	79	0	14	18	N/A	7.0
311	38707275	83	0	14	18	N/A	7.0
312	84792349	88	0	13	16	N/A	7.5
313	48173115	83	0	57	22	N/A	4
315	51572265	79	0	56	23	N/A	4.0
316	14750127	62	0	34	18	N/A	5.5
317	36616551	79	0	29	24	N/A	5.5
318	26207118	80	0	25	31	N/A	5.5
319	85866740	80	6	25	26	N/A	5.5
320	12258099	82	7	32	22	N/A	5.5
321	76040718	81	0	61	28	N/A	3.5
407	13954034	82	0	66	25	N/A	3.5
408	18316433	76	7	65	17	N/A	4
409	50817119	81	6	31	15	N/A	6.0
410	68425659	79	0	14	18	N/A	7.0
411	38707275	83	0	14	18	N/A	7.0
412	84792349	88	0	13	16	N/A	7.5
413	10650870	83	0	66	22	N/A	3.5
415	21001453	79	0	65	26	N/A	3.5
416	53870968	62	0	51	21	N/A	4.5
417	36616551	79	0	29	24	N/A	5.5
418	26207118	80	0	25	31	N/A	5.5
419	85866740	80	6	25	26	N/A	5.5
420	18075736	82	7	40	22	N/A	5.0
421	24677302	81	0	63	31	N/A	3.5
507	42530815	88	0	62	23	N/A	4
508	51087658	79	0	23	19	N/A	6.5
509	66770956	83	0	22	20	N/A	6.5
510	55709688	104	8	57	17	N/A	4.5
515	74277871	92	0	53	23	N/A	4
516	55668078	80	0	38	32	N/A	4.5
517	98441145	83	7	54	27	N/A	4.0

ABSA Assessor Certificate		Assessor #		20101	Certificate #	72562635	Issued: 23/08/12
Thermal performance specifications							Page 8 of 8
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 17							
G01	35000137	80	0	23	15	N/A	7.0
G02	88511077	84	0	56	17	N/A	4.5
G03	86966408	72	0	58	22	N/A	4.0
G04	23794498	76	7	62	16	N/A	4.0
G05	59229259	80	6	31	15	N/A	6.0
G06	61274819	91	0	32	20	N/A	5.5
G08	85037258	78	0	33	22	N/A	5.5
G09	78606752	66	0	38	21	N/A	5.0
G10	75741538	66	0	47	22	N/A	4.0
G11	46286591	79	0	45	16	N/A	5.0
G12	53211261	78	0	49	16	N/A	5.0
G13	11644241	86	0	36	17	N/A	5.5
101	39066255	80	0	13	16	N/A	7.5
102	64387670	84	0	42	20	N/A	5.0
103	22262274	81	0	48	22	N/A	4.5
104	83741898	76	7	46	20	N/A	4.5
105	79235008	80	6	22	17	N/A	6.5
106	96054808	91	0	24	24	N/A	6.0
108	81067649	78	0	28	24	N/A	5.5
109	51677957	66	0	29	23	N/A	5.5
110	16792923	66	0	56	26	N/A	4.0
111	17900297	79	0	31	16	N/A	6.0
112	40661065	84	0	42	18	N/A	5.0
113	59148682	86	0	28	19	N/A	6.0
201	39066255	80	0	13	16	N/A	7.5
202	37232648	84	0	54	23	N/A	4.0
203	23714694	81	0	55	26	N/A	4.0
204	23869778	76	7	58	23	N/A	4.0
205	80948103	80	6	23	19	N/A	6.5
206	96054808	91	0	24	24	N/A	6.0
208	81067649	78	0	28	24	N/A	5.5
209	51677957	66	0	29	23	N/A	5.5
210	62830977	66	0	65	29	N/A	3.5
211	94763347	79	0	47	21	N/A	4.5
212	12540445	84	0	50	23	N/A	4.5
213	59148682	86	0	28	19	N/A	6.0
301	63606851	80	0	22	21	N/A	6.5
302	64083955	63	0	60	40	N/A	3.5
303	86809937	91	0	31	29	N/A	5.0
308	34986840	78	0	34	29	N/A	5.0
309	52437306	66	0	44	22	N/A	5.0
310	73515506	86	0	33	24	N/A	5.5

Assessor # 20101

Certificate # 72562635

Issued: 23/08/12

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	6.6	0.58	varies	Unless noted below
Generic		Low-e glazing, grey tint	Aluminium	4.66	0.44	varies	U513 building 12, UG20 & U507 Building 15-16

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Clerestory		Single Grey tint	Aluminium	6.6	0.58	varies	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	Default- Not specified	Unless noted below
Precast Concrete		R1.0	Default- Not specified	UL24, G20, UG27, U421, U507, U517 in BLD 15-16 UG10, U302, U309 in BLD 17 U513 in BLD 12

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

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Carpet	To living areas & bedrooms
			Tile	To all wet areas & kitchen

Ceilings	Construction	Insulation	Detail
Plasterboard		none	Where neighbouring units are above
		R 2.0	Where balcony and roof top are above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete slab		None	Medium - SA<0.475-0.7	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Not specified		Sun shade hoods – As per plans

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)
Varying	As per plans	Covered Balconies – As per plans Shading Structures – As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
N/A		N/A

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	varies as per building
Terrain category:	Suburban
Roof ventilation:	None
Cross ventilation:	Standard
Subfloor:	Enclosed car park or unit below
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

