

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:	David Baggs	Company:	Ecospecifier Pty Ltd
Address:	1328 Wynnum Rd, Tingalpa 4173		
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		Email:	dbaggs@netspace.net.au
Declaration of interest: None			
Client			
Name:	Rob Allen	Company:	Site 3 Development Co Pty Ltd
Address:	Level 2, 25 Angas Street, Meadowbank NSW 2114		
Phone:	02 8878 6900	Fax:	02 9808 5989
		Email:	robert.allen@billbergia.com.au
Project			
Address:	Site 3, Australia Ave, Homebush Bay 2127		
Applicant:	Site 3 Development Co Pty Ltd	LGA:	Auburn Council
Assessment			
Date:	04/03/09	File ref:	38799135
		Software:	BERS Pro
		Version:	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: Affixed to drawing:
Job No. 04059 - 4/3/09 and 16/2,09 – Issue No. 3 (27,28,30)
Issue No. 4 (7-9,13,15,18,20,21-23,31,102,103,51) Issue No. 5 (3-5,100,101) Issue No. 6 (6)

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

Page#: Job No. 04059 - 4/3/09 - DA003 - Issue No. 5

Building Specifications:

Only specifications, detailed on Drawings identified above, have been referenced



ABSA Assessor Certificate		Assessor # 20047		Certificate # 38799135		Issued: 04/03/09	
Thermal performance specifications						Page 1 of 6	
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)		
A1.01	38799135	140.7	0.0	12.5	18.4	No	No
A1.02	38799135	62.8	0.0	14.0	3.0	No	No
A1.03	38799135	95.9	0.0	14.0	9.2	No	No
A1.04	38799135	57.6	0.0	26.1	8.7	No	No
A1.05	38799135	92.4	0.0	13.4	12.2	No	No
A1.06	38799135	56.5	2.0	53.9	17.6	No	No
A1.07	38799135	88.7	0.0	33.9	15.8	No	No
A2.01	38799135	109.7	0.0	17.3	15.7	No	No
A2.02	38799135	62.8	0.0	14.0	3.0	No	No
A2.03	38799135	95.9	0.0	15.1	10.5	No	No
A2.04	38799135	57.6	0.0	26.1	8.7	No	No
A2.05	38799135	84.7	0.0	16.5	9.8	No	No
A2.06	38799135	62.8	0.0	22.0	12.5	No	No

ABSA Assessor Certificate		Assessor # 20047		Certificate # 38799135		Issued: 04/03/09	
Thermal performance specifications							Page 2 of 6
Unit number(s)	Certificate number	Floor area (M²)		Predict. loads (MJ/M²/y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
A2.07	38799135	55.4	0.0	13.9	12.2	No	No
A3.01	38799135	109.7	0.0	17.3	15.7	No	No
A3.02	38799135	62.8	0.0	14.0	3.0	No	No
A3.03	38799135	95.9	0.0	15.1	10.5	No	No
A3.04	38799135	57.6	0.0	26.1	8.7	No	No
A3.05	38799135	84.7	0.0	16.5	9.8	No	No
A3.06	38799135	62.8	0.0	22.0	12.5	No	No
A3.07	38799135	55.4	0.0	13.9	12.2	No	No
A4.01	38799135	109.7	0.0	17.3	15.7	No	No
A4.02	38799135	62.8	0.0	14.0	3.0	No	No
A4.03	38799135	95.9	0.0	14.0	9.2	No	No
A4.04	38799135	57.6	0.0	26.1	8.7	No	No
A4.05	38799135	84.7	0.0	16.5	9.8	No	No
A4.06	38799135	62.8	0.0	22.0	12.5	No	No
A4.07	38799135	55.4	0.0	13.9	12.2	No	No
A5.01	38799135	109.7	0.0	17.3	15.7	No	No
A5.02	38799135	62.8	0.0	14.0	3.0	No	No
A5.03	38799135	95.9	0.0	15.1	10.5	No	No
A5.04	38799135	57.6	0.0	26.1	8.7	No	No
A5.05	38799135	84.7	0.0	16.5	9.8	No	No
A5.06	38799135	62.8	0.0	22.0	12.5	No	No
A5.07	38799135	55.4	0.0	13.9	12.2	No	No
A6.01	38799135	109.7	0.0	17.3	15.7	No	No
A6.02	38799135	62.8	0.0	14.0	3.0	No	No
A6.03	38799135	95.9	0.0	15.1	10.5	No	No
A6.04	38799135	57.6	0.0	26.1	8.7	No	No
A6.05	38799135	84.7	0.0	16.5	9.8	No	No
A6.06	38799135	62.8	0.0	22.0	12.5	No	No
A6.07	38799135	55.4	0.0	13.9	12.2	No	No
A7.01	38799135	64.9	0.0	28.0	22.7	No	No
A7.02	38799135	82.3	0.0	14.2	3.6	No	No
A7.03	38799135	95.9	0.0	14.0	9.2	No	No
A7.04	38799135	57.6	0.0	26.1	8.7	No	No
A7.05	38799135	84.7	0.0	16.5	9.8	No	No
A7.06	38799135	88.7	0.0	16.4	16.9	No	No
A7.07	38799135	52.6	0.0	16.1	8.1	No	No
A8.01	38799135	64.9	0.0	28.0	22.7	No	No
A8.02	38799135	82.3	0.0	14.2	3.6	No	No
A8.03	38799135	95.9	0.0	15.1	10.5	No	No
A8.04	38799135	57.6	0.0	26.1	8.7	No	No
A8.05	38799135	84.7	0.0	16.5	9.8	No	No
A8.06	38799135	88.7	0.0	16.4	16.9	No	No
A8.07	38799135	52.6	0.0	16.1	8.1	No	No

ABSA Assessor Certificate		Assessor # 20047		Certificate # 38799135		Issued: 04/03/09	
Thermal performance specifications							Page 3 of 6
Unit number(s)	Certificate number	Floor area (M²)		Predict. loads (MJ/M²/y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
A9.01	38799135	64.9	0.0	28.0	22.7	No	No
A9.02	38799135	82.3	0.0	14.2	3.6	No	No
A9.03	38799135	95.9	0.0	15.1	10.5	No	No
A9.04	38799135	57.6	0.0	26.1	8.7	No	No
A9.05	38799135	84.7	0.0	16.5	9.8	No	No
A9.06	38799135	88.7	0.0	16.4	16.9	No	No
A9.07	38799135	52.6	0.0	16.1	8.1	No	No
A10.01	38799135	64.9	0.0	28.0	22.7	No	No
A10.02	38799135	82.3	0.0	14.2	3.6	No	No
A10.03	38799135	95.9	0.0	14.0	9.2	No	No
A10.04	38799135	57.6	0.0	26.1	8.7	No	No
A10.05	38799135	84.7	0.0	16.5	9.8	No	No
A10.06	38799135	88.7	0.0	16.4	16.9	No	No
A10.07	38799135	52.6	0.0	16.1	8.1	No	No
A11.01	38799135	64.9	0.0	28.0	22.7	No	No
A11.02	38799135	82.3	0.0	14.2	3.6	No	No
A11.03	38799135	95.9	0.0	15.1	10.5	No	No
A11.04	38799135	57.6	0.0	26.1	8.7	No	No
A11.05	38799135	84.7	0.0	16.5	9.8	No	No
A11.06	38799135	88.7	0.0	16.4	16.9	No	No
A11.07	38799135	52.6	0.0	16.1	8.1	No	No
A12.01	38799135	64.9	0.0	28.0	22.7	No	No
A12.02	38799135	82.3	0.0	14.2	3.6	No	No
A12.03	38799135	95.9	0.0	15.1	10.5	No	No
A12.04	38799135	57.6	0.0	26.1	8.7	No	No
A12.05	38799135	84.7	0.0	16.5	9.8	No	No
A12.06	38799135	88.7	0.0	16.4	16.9	No	No
A12.07	38799135	52.6	0.0	16.1	8.1	No	No
A13.01	38799135	64.9	0.0	28.0	22.7	No	No
A13.02	38799135	82.3	0.0	14.2	3.6	No	No
A13.03	38799135	95.9	0.0	14.0	9.2	No	No
A13.04	38799135	57.6	0.0	26.1	8.7	No	No
A13.05	38799135	84.7	0.0	16.5	9.8	No	No
A13.06	38799135	88.7	0.0	16.4	16.9	No	No
A13.07	38799135	52.6	0.0	16.1	8.1	No	No
A14.01	38799135	121.3	0.0	13.6	22.5	No	No
A14.02	38799135	82.3	0.0	14.2	3.6	No	No
A14.03	38799135	95.9	0.0	15.1	10.5	No	No
A14.04	38799135	57.6	0.0	26.1	8.7	No	No
A14.05	38799135	84.7	0.0	16.5	9.8	No	No
A14.06	38799135	88.7	0.0	16.4	16.9	No	No
A15.01	38799135	121.3	0.0	13.6	22.5	No	No
A15.02	38799135	82.3	0.0	14.2	3.6	No	No

ABSA Assessor Certificate		Assessor # 20047		Certificate # 38799135		Issued: 04/03/09	
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Unit number(s)	Certificate number	Floor area (M²)		Predict. loads (MJ/M²/y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
A15.03	38799135	95.9	0.0	15.1	10.5	No	No
A15.04	38799135	57.6	0.0	27.6	9.3	No	No
A15.05	38799135	84.7	0.0	28.0	10.5	No	No
A15.06	38799135	88.7	0.0	16.4	16.9	No	No
A16.01	38799135	121.3	0.0	13.6	22.5	No	No
A16.02	38799135	82.3	0.0	14.2	3.6	No	No
A16.03	38799135	95.9	0.0	15.5	9.5	No	No
A16.04	38799135	90.7	0.0	27.6	16.4	No	No
A16.05	38799135	93.4	0.0	16.0	16.7	No	No
A17.01	38799135	121.3	0.0	13.6	22.5	No	No
A17.02	38799135	82.3	0.0	14.2	3.6	No	No
A17.03	38799135	95.9	0.0	16.6	11.0	No	No
A17.04	38799135	90.7	0.0	22.1	22.3	No	No
A17.05	38799135	93.4	0.0	15.9	27.8	No	No
A18.01	38799135	121.3	0.0	13.6	22.5	No	No
A18.02	38799135	82.3	0.0	14.2	3.6	No	No
A18.03	38799135	95.9	0.0	16.6	11.0	No	No
A18.04	38799135	90.7	0.0	22.1	22.3	No	No
A18.05	38799135	93.4	0.0	15.9	27.8	No	No
A19.01	38799135	121.3	0.0	13.6	22.5	No	No
A19.02	38799135	82.3	0.0	14.2	3.6	No	No
A19.03	38799135	95.9	0.0	16.6	11.0	No	No
A19.04	38799135	90.7	0.0	22.1	22.3	No	No
A19.05	38799135	93.4	0.0	15.9	27.8	No	No
A20.01	38799135	121.3	0.0	13.6	22.5	No	No
A20.02	38799135	82.3	0.0	14.2	3.6	No	No
A20.03	38799135	95.9	0.0	26.1	12.4	No	No
A20.04	38799135	90.7	0.0	22.1	22.3	No	No
A20.05	38799135	93.4	0.0	15.9	27.8	No	No
A21.01	38799135	121.3	0.0	13.6	22.5	No	No
A21.02	38799135	102.5	0.0	19.4	13.7	No	No
A21.03	38799135	125.2	0.0	27.6	25.5	No	No
A21.04	38799135	93.4	0.0	15.9	27.8	No	No
A22.01	38799135	121.3	0.0	13.6	22.5	No	No
A22.02	38799135	102.5	0.0	19.4	13.7	No	No
A22.03	38799135	125.2	0.0	27.6	25.5	No	No
A22.04	38799135	93.4	0.0	15.9	27.8	No	No
A23.01	38799135	121.3	0.0	24.5	26.0	No	No
A23.02	38799135	102.5	0.0	32.6	17.3	No	No
A23.03	38799135	125.2	0.0	40.5	29.5	No	No
A23.04	38799135	93.4	0.0	18.9	54.0	No	No
B1.01	38799135	68.0	0.0	32.4	13.4	No	No
B1.02	38799135	49.8	2.0	15.2	18.1	No	No

ABSA Assessor Certificate		Assessor # 20047		Certificate # 38799135		Issued: 04/03/09	
Thermal performance specifications							Page 5 of 6
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)		
B1.03	38799135	56.2	0.0	30.1	20.4	No	No
B2.01	38799135	88.8	0.0	12.1	8.2	No	No
B2.02	38799135	72.7	0.0	13.4	11.9	No	No
B2.03	38799135	123.3	0.0	32.2	17.4	No	No
B2.04	38799135	68.8	1.4	3.2	15.4	No	No
B2.05	38799135	49.8	2.0	0.6	15.2	No	No
B2.06	38799135	56.2	0.0	3.2	17.6	No	No
B3.01	38799135	88.8	0.0	12.1	8.2	No	No
B3.02	38799135	72.7	0.0	8.9	12.2	No	No
B3.03	38799135	123.3	0.0	22.0	18.0	No	No
B3.04	38799135	68.8	1.4	6.5	11.9	No	No
B3.05	38799135	49.8	2.0	0.6	15.2	No	No
B3.06	38799135	56.2	0.0	3.2	17.6	No	No
B4.01	38799135	88.8	0.0	12.1	8.2	No	No
B4.02	38799135	72.7	0.0	8.9	12.2	No	No
B4.03	38799135	123.3	0.0	22.0	18.0	No	No
B4.04	38799135	68.8	1.4	6.5	11.9	No	No
B4.05	38799135	49.8	2.0	0.6	15.2	No	No
B4.06	38799135	56.2	0.0	3.2	17.6	No	No
B5.01	38799135	88.8	0.0	12.1	8.2	No	No
B5.02	38799135	72.7	0.0	8.9	12.2	No	No
B5.03	38799135	123.3	0.0	22.0	18.0	No	No
B5.04	38799135	68.8	1.4	6.5	11.9	No	No
B5.05	38799135	49.8	2.0	0.6	15.2	No	No
B5.06	38799135	56.2	0.0	3.2	17.6	No	No
B6.01	38799135	88.8	0.0	12.1	8.2	No	No
B6.02	38799135	72.7	0.0	8.9	12.2	No	No
B6.03	38799135	123.3	0.0	22.0	18.0	No	No
B6.04	38799135	68.8	1.4	6.5	11.9	No	No
B6.05	38799135	49.8	2.0	0.6	15.2	No	No
B6.06	38799135	56.2	0.0	3.2	17.6	No	No
B7.01	38799135	88.8	0.0	12.1	8.2	No	No
B7.02	38799135	72.7	0.0	8.9	12.2	No	No
B7.03	38799135	123.3	0.0	22.0	18.0	No	No
B7.04	38799135	96.8	0.0	5.9	11.6	No	No
B7.05	38799135	86.8	0.0	3.9	20.6	No	No
B8.01	38799135	88.8	0.0	12.1	8.2	No	No
B8.02	38799135	72.7	0.0	8.9	12.2	No	No
B8.03	38799135	123.3	0.0	22.0	18.0	No	No
B8.04	38799135	96.8	0.0	5.9	11.6	No	No
B8.05	38799135	86.8	0.0	3.9	20.6	No	No
B9.01	38799135	88.8	0.0	12.1	8.2	No	No
B9.02	38799135	72.7	0.0	8.9	12.2	No	No

[illegible]

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
BRD-04-170a		Clear Double low E argo	Alum. / thermal break	2.88	0.30	18.8	As per plans
BRD-04-173a		Grey Double low E argon	Alum. / thermal break	2.88	0.28	0	As per plans
BRD-04-173a		Blue Double low E argon	Alum. / thermal break	2.88	0.28	0	As per plans

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
AAC 75mm Veneer	Foil + R1.5 Batts		Light, Medium	As per plans
Concrete	Foil + R1.5 Batts		Light, Medium	As per plans

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs	None		As per plans
AAC Powerpanel and Plasterboard	None		As per plans
Concrete and Plasterboard	None		As per plans

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

Ceilings	Construction	Insulation	Detail
Plasterboard	None		Throughout
Plasterboard	R3.0 + foil		Below roofs and terraces

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Tiled Concrete	None		Light -SA <0.475	Throughout

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Holland blinds	Throughout	Ext. venetians As per plans Louvres As per plans

Fixed shading	Eaves (width - inc. gutters, height above windows)	Verandahs, Pergolas (type, description)
0 0 Not used		Eaves, Balconies As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
Yes		No

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north elevation	65
Terrain category	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	Standard
Subfloor ventilation:	Open, Enclosed, None
Living area open to entry:	No
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

