

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		
Phone:	1300 669 997	Fax:	1300 304 690
		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 8878 6995
		Email:	robert.allen@billbergia.com.au
Project			
Address:	Site 3, Australia Ave, Homebush Bay 2127		
Applicant:	Site 3 Development Co Pty Ltd	LGA:	Auburn
Assessment			
Date:	07/09/2010	File ref:	26622803
		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. SOP3.1 - 26/8/09
Iss1(DA00) Iss6(DA:03-05,100,101) Iss7(DA06) Iss5(DA:07-09,13,20-23,51,102,103) Iss4(DA:27,28,30,31)

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

Page#: Job No. SOP3.1 - 26/8/10 - DA:00 - Issue 1

Building Specifications:

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



ABSA Assessor Certificate		Assessor # 20047		Certificate # 26622803		Issued: 07/09/10	
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)		
A6.03	10303647	94.7	0.0	13.9	8.3	No	No
A11.03	10303647	94.7	0.0	13.9	8.4	No	No
A3.03	10303647	94.7	0.0	13.9	8.5	No	No
A12.03	10303647	94.7	0.0	13.9	8.5	No	No
A2.04	12420358	57.5	0.0	23.8	5.7	No	No
A3.04	12420358	57.5	0.0	23.8	5.7	No	No
A4.04	12420358	57.5	0.0	23.8	5.7	No	No
A5.04	12420358	57.5	0.0	23.8	5.7	No	No
A7.04	12420358	57.5	0.0	23.8	5.7	No	No
A8.04	12420358	57.5	0.0	23.8	5.7	No	No
A9.04	12420358	57.5	0.0	23.8	5.7	No	No
A10.04	12420358	57.5	0.0	23.8	5.7	No	No
A11.04	12420358	57.5	0.0	23.8	5.7	No	No

ABSA Assessor Certificate		Assessor # 20047		Certificate # 26622803		Issued: 07/09/10	
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)		
A12.04	12420358	57.5	0.0	23.8	5.7	No	No
A14.04	12420358	57.5	0.0	23.8	5.7	No	No
A13.02	12821035	82.0	0.0	12.9	3.7	No	No
A15.02	12821035	82.0	0.0	12.9	3.7	No	No
B2.06	16652454	54.4	0.0	4.4	12.2	No	No
B3.06	16652454	54.4	0.0	4.4	12.2	No	No
B4.06	16652454	54.4	0.0	4.4	12.2	No	No
B5.06	16652454	54.4	0.0	4.4	12.2	No	No
A15.01	17392064	120.5	0.0	13.2	23.4	No	No
A20.01	17392064	120.5	0.0	13.2	23.4	No	No
A16.05	18775550	93.0	0.0	15.0	15.2	No	No
A17.05	18775550	93.0	0.0	15.0	15.2	No	No
A18.05	18775550	93.0	0.0	15.0	15.2	No	No
A19.05	18775550	93.0	0.0	15.0	15.2	No	No
B3.02	19834304	68.4	0.0	2.3	13.5	No	No
B4.02	19834304	68.4	0.0	2.3	13.5	No	No
B5.02	19834304	68.4	0.0	2.3	13.5	No	No
B7.02	19834304	68.4	0.0	2.3	13.5	No	No
B8.02	19834304	68.4	0.0	2.3	13.5	No	No
B9.02	19834304	68.4	0.0	2.3	13.5	No	No
B10.02	19834304	68.4	0.0	2.3	13.5	No	No
B11.02	19834304	68.4	0.0	2.3	13.5	No	No
B12.02	19834304	68.4	0.0	2.3	13.5	No	No
B14.02	19834304	68.4	0.0	2.3	13.5	No	No
A20.04	20854458	92.5	0.0	24.1	15.9	No	No
B1.03	22934276	54.4	0.0	57.0	12.8	No	No
A24.01	23833331	98.6	5.9	65.5	58.0	No	No
A1.07	24149182	56.3	0.0	46.6	12.7	No	No
A7.02	24386656	82.0	0.0	10.7	2.4	No	No
A8.02	24386656	82.0	0.0	10.7	2.4	No	No
A6.05	25353313	83.2	0.0	17.1	10.6	No	No
A13.05	25353313	83.2	0.0	17.1	10.6	No	No
A1.01	26622803	140.6	0.0	9.2	17.2	No	No
A1.06	27706917	87.1	0.0	51.0	10.8	No	No
B2.05	28285624	52.5	0.0	0.9	13.1	No	No
B3.05	28285624	52.5	0.0	0.9	13.1	No	No
B4.05	28285624	52.5	0.0	0.9	13.1	No	No
B5.05	28285624	52.5	0.0	0.9	13.1	No	No
B14.03	28482426	107.4	0.0	29.4	18.0	No	No
B6.04	28669845	68.8	0.0	6.0	9.5	No	No
B6.05	30138387	52.5	0.0	1.6	14.6	No	No
A15.04	32408355	57.5	0.0	26.8	6.5	No	No
A2.07	33392219	54.7	0.0	11.6	12.3	No	No

ABSA Assessor Certificate		Assessor # 20047		Certificate # 26622803		Issued: 07/09/10	
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)		
A3.07	33392219	54.7	0.0	11.6	12.3	No	No
A4.07	33392219	54.7	0.0	11.6	12.3	No	No
A5.07	33392219	54.7	0.0	11.6	12.3	No	No
A13.06	33392219	88.9	0.0	11.6	16.4	No	No
A15.06	33392219	88.9	0.0	11.6	16.4	No	No
A1.05	34311214	91.7	0.0	11.5	9.4	No	No
A9.03	35787145	94.7	0.0	13.8	8.7	No	No
A13.01	36371327	65.1	0.0	25.5	28.2	No	No
B13.05	37034434	85.6	0.0	11.2	23.7	No	No
B2.04	38833917	68.8	0.0	5.0	9.2	No	No
B3.04	38833917	68.8	0.0	5.0	9.2	No	No
B4.04	38833917	68.8	0.0	5.0	9.2	No	No
B5.04	38833917	68.8	0.0	5.0	9.2	No	No
B7.05	39567263	85.6	0.0	4.0	17.4	No	No
B8.05	39567263	85.6	0.0	4.0	17.4	No	No
B9.05	39567263	85.6	0.0	4.0	17.4	No	No
B10.05	39567263	85.6	0.0	4.0	17.4	No	No
B11.05	39567263	85.6	0.0	4.0	17.4	No	No
B12.05	39567263	85.6	0.0	4.0	17.4	No	No
A6.01	41310197	110.2	0.0	15.9	17.3	No	No
B7.04	42632487	95.3	0.0	4.3	10.5	No	No
B8.04	42632487	95.3	0.0	4.3	10.5	No	No
B9.04	42632487	95.3	0.0	4.3	10.5	No	No
B10.04	42632487	95.3	0.0	4.3	10.5	No	No
B11.04	42632487	95.3	0.0	4.3	10.5	No	No
B12.04	42632487	95.3	0.0	4.3	10.5	No	No
A20.02	45124782	82.0	0.0	22.2	5.6	No	No
B6.02	46684884	68.4	0.0	7.0	13.9	No	No
B13.02	46684884	68.4	0.0	7.0	13.9	No	No
A14.01	48220819	120.5	0.0	11.7	21.4	No	No
A16.01	48220819	120.5	0.0	11.7	21.4	No	No
A17.01	48220819	120.5	0.0	11.7	21.4	No	No
A18.01	48220819	120.5	0.0	11.7	21.4	No	No
A19.01	48220819	120.5	0.0	11.7	21.4	No	No
A22.01	48220819	120.5	0.0	11.7	21.4	No	No
A7.07	48803819	49.9	0.0	12.1	5.6	No	No
A8.07	48803819	49.9	0.0	12.1	5.6	No	No
A9.07	48803819	49.9	0.0	12.1	5.6	No	No
A10.07	48803819	49.9	0.0	12.1	5.6	No	No
A11.07	48803819	49.9	0.0	12.1	5.6	No	No
A12.07	48803819	49.9	0.0	12.1	5.6	No	No
A22.02	48971061	98.1	0.0	15.3	13.1	No	No
A6.07	49488467	54.7	0.0	10.3	10.8	No	No

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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)		
A7.06	51662513	88.9	0.0	11.2	15.3	No	No
A8.06	51662513	88.9	0.0	11.2	15.3	No	No
A9.06	51662513	88.9	0.0	11.2	15.3	No	No
A10.06	51662513	88.9	0.0	11.2	15.3	No	No
A11.06	51662513	88.9	0.0	11.2	15.3	No	No
A12.06	51662513	88.9	0.0	11.2	15.3	No	No
A14.06	51662513	88.9	0.0	11.2	15.3	No	No
A20.05	53384343	93.0	0.0	15.5	15.8	No	No
B13.04	54451871	95.3	0.0	10.7	14.1	No	No
A1.04	54497437	57.5	0.0	24.3	5.9	No	No
B2.01	54506636	89.2	0.0	12.7	10.2	No	No
B3.01	54506636	89.2	0.0	12.7	10.2	No	No
B4.01	54506636	89.2	0.0	12.7	10.2	No	No
B5.01	54506636	89.2	0.0	12.7	10.2	No	No
B7.01	54506636	89.2	0.0	12.7	10.2	No	No
B8.01	54506636	89.2	0.0	12.7	10.2	No	No
B9.01	54506636	89.2	0.0	12.7	10.2	No	No
B10.01	54506636	89.2	0.0	12.7	10.2	No	No
B11.01	54506636	89.2	0.0	12.7	10.2	No	No
B12.01	54506636	89.2	0.0	12.7	10.2	No	No
B14.01	54506636	89.2	0.0	12.7	10.2	No	No
A7.01	55529719	65.1	0.0	23.0	25.0	No	No
A8.01	55529719	65.1	0.0	23.0	25.0	No	No
A9.01	55529719	65.1	0.0	23.0	25.0	No	No
A10.01	55529719	65.1	0.0	23.0	25.0	No	No
A11.01	55529719	65.1	0.0	23.0	25.0	No	No
A12.01	55529719	65.1	0.0	23.0	25.0	No	No
A21.01	56186503	219.9	0.0	11.6	24.7	No	No
A2.02	57843533	63.0	0.0	11.2	2.2	No	No
A3.02	57843533	63.0	0.0	11.2	2.2	No	No
A4.02	57843533	63.0	0.0	11.2	2.2	No	No
A5.02	57843533	63.0	0.0	11.2	2.2	No	No
A20.03	57922548	94.7	0.0	23.7	13.1	No	No
A23.02	58175316	98.1	0.0	29.8	20.2	No	No
B1.02	58714346	52.5	0.0	40.4	12.9	No	No
B1.01	58776812	68.8	0.0	65.9	6.6	No	No
B3.03	59576336	107.4	0.0	30.6	18.0	No	No
B4.03	59576336	107.4	0.0	30.6	18.0	No	No
B5.03	59576336	107.4	0.0	30.6	18.0	No	No
B7.03	59576336	107.4	0.0	30.6	18.0	No	No
B8.03	59576336	107.4	0.0	30.6	18.0	No	No
B9.03	59576336	107.4	0.0	30.6	18.0	No	No
B10.03	59576336	107.4	0.0	30.6	18.0	No	No

ABSA Assessor Certificate		Assessor # 20047		Certificate # 26622803		Issued: 07/09/10	
Thermal performance specifications						Page 5 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)		
B11.03	59576336	107.4	0.0	30.6	18.0	No	No
B12.03	59576336	107.4	0.0	30.6	18.0	No	No
B14.04	59579446	97.6	0.0	11.8	12.7	No	No
A2.01	60522550	110.2	0.0	14.7	16.3	No	No
A3.01	60522550	110.2	0.0	14.7	16.3	No	No
A4.01	60522550	110.2	0.0	14.7	16.3	No	No
A5.01	60522550	110.2	0.0	14.7	16.3	No	No
A17.04	61424153	92.5	0.0	21.8	13.8	No	No
A18.04	61424153	92.5	0.0	21.8	13.8	No	No
A19.04	61424153	92.5	0.0	21.8	13.8	No	No
B15.01	62867467	89.2	0.0	21.4	13.4	No	No
A6.06	63433422	63.4	0.0	18.6	12.0	No	No
B15.03	64786287	107.4	0.0	41.6	26.2	No	No
A9.02	64835484	82.0	0.0	11.3	2.7	No	No
A10.02	64835484	82.0	0.0	11.3	2.7	No	No
A11.02	64835484	82.0	0.0	11.3	2.7	No	No
A12.02	64835484	82.0	0.0	11.3	2.7	No	No
A14.02	64835484	82.0	0.0	11.3	2.7	No	No
A16.02	64835484	82.0	0.0	11.3	2.7	No	No
A17.02	64835484	82.0	0.0	11.3	2.7	No	No
A18.02	64835484	82.0	0.0	11.3	2.7	No	No
A19.02	64835484	82.0	0.0	11.3	2.7	No	No
B6.06	65391706	54.4	0.0	6.0	13.2	No	No
A15.05	65423352	83.2	0.0	26.6	12.5	No	No
A23.03	68420753	124.9	0.0	43.0	20.0	No	No
A23.04	71827447	98.2	0.0	21.9	34.0	No	No
A1.03	72756527	94.7	0.0	12.9	7.1	No	No
A4.03	72756527	94.7	0.0	12.9	7.1	No	No
A7.03	72756527	94.7	0.0	12.9	7.1	No	No
A10.03	72756527	94.7	0.0	12.9	7.1	No	No
A16.03	72756527	94.7	0.0	12.9	7.1	No	No
B2.03	73411415	107.4	0.0	53.3	30.2	No	No
A21.04	73793797	98.2	0.0	17.7	15.9	No	No
A22.04	73793797	98.2	0.0	17.7	15.9	No	No
A8.03	74721998	94.7	0.0	13.7	8.2	No	No
A2.03	74802121	94.7	0.0	14.0	8.5	No	No
A14.03	74802121	94.7	0.0	14.0	8.5	No	No
A17.03	74802121	94.7	0.0	14.0	8.5	No	No
A18.03	74802121	94.7	0.0	14.0	8.5	No	No
A5.03	74802121	94.7	0.0	14.0	8.8	No	No
A19.03	74802121	94.7	0.0	14.0	8.8	No	No
A15.03	74802121	94.7	0.0	14.0	9.2	No	No
B15.04	76167274	97.6	0.0	20.4	17.9	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-04-173a		Grey Double low E argo	Alum. / thermal break	2.88	0.28		Throughout
BRD-04-173a		Blue Double low E argo	Alum. / thermal break	2.88	0.28		As per plans
BRD-04-170a		Crystal Grey Double lo	Alum. / thermal break	2.88	0.30		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. 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		R2.5	Light, Medium, Dark	Throughout
Metal Cladding		R2.5	Light, Medium, Dark	As per plans, next to windows

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

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

Ceilings	Construction	Insulation	Detail
Plasterboard		None	Throughout
Plasterboard		R3.0 + foil	Below roofs and terraces
Plasterboard		R3.5 + foil	For external ceiling of A2401

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

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Holland blinds	Throughout	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
		Permeable Sunhoods 450mm North East/West Corner

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

