

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:	Ray Leung	Company:	George Floth Pty Ltd	ABSA #:	20735		
Address:	Level 1, Tower 1, 495 Victoria Avenue Chatswood NSW 2067						
Phone:	9419 4100	Fax:	9411 8460	Email:	rleung@gfloth.com.au		
Declaration of interest:	The assessor has provided design advice to the applicant						
Client							
Name:	Welles Thomas Pty Ltd		Company:	Welles Thomas Pty Ltd			
Address:	Suite 22, Level 4 12 Thomas Street Chatswood NSW 2067						
Phone:	02 9412 2688	Fax:	N/A	Email:	N/A		
Project							
Address:	Welles Thomas Plaza Building 1 14-18 Thomas Street Chatswood NSW 2067						
Applicant:	Welles Thomas Pty Ltd		LGA:	Willoughby City Council			
Assessment							
Date:	29 Oct. 09	File ref:	Building 1	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, Ground Floor Plan A-0100
Affixed to drawings Page#:1 Rev 3

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

Ground Floor Plan A-0100	3	Preliminary	28-10-2009
Level 1 Plan A-0101	3	Preliminary	28-10-2009
Level 2 Plan A-0102	4	Preliminary	28-10-2009
Level 3-6 Plan A-0103	5	Preliminary	28-10-2009
Level 7-10 Plan A-0104	5	Preliminary	28-10-2009
Level 11-18 Plan A-0105	5	Preliminary	28-10-2009
Level 19-20 Plan A-0106	5	Preliminary	28-10-2009
Level 21-28 Plan A-0107	5	Preliminary	28-10-2009
North Elevation A-0121	3	Preliminary	23-09-2009
South Elevation A-0122	4	Preliminary	28-10-2009
Building 1 Elevation – West A-0125	4	Preliminary	22-10-2009
Building 1 Elevation – East A-0123	4	Preliminary	28-10-2009
Section – Residential A-0132	3	Preliminary	28-10-2009
Basement 1 Plan A-0111	4	Preliminary	28-10-2009
Basement 2 Plan A-0112	3	Preliminary	28-10-2009
Basement 3 Plan A-0113	3	Preliminary	28-10-2009
Basement 4 Plan A-0114	3	Preliminary	28-10-2009
Basement 5 Plan A-0115	4	Preliminary	28-10-2009



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

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ABSA Assessor Certificate		Assessor # 20735		Certificate # 49422326		Issued: 29 Oct. 09	
Thermal performance specifications						Page 1 of 3	
Unit number(s)	Certificate number	Floor area (M²)		Predict. loads (MJ/M²/y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
301	49422326	74.0	0.0	48.1	30.0	N/A	N/A
302	67225981	83.0	0.0	27.5	34.7	N/A	N/A

Thermal performance specifications						Page 2 of	3
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)		
303	77714550	81.1	0.0	14.9	51.2	N/A	N/A
304,404,504,604,704,804,904,1004	78168592	57.6	0.0	14.7	43.2	N/A	N/A
305,405,505,605,705,805,905 306,406,506,606,706,806,906	33012153	36.2	0.0	7.0	55.9	N/A	N/A
307,407,507,607,707,807,907,1007	78191863	57.6	0.0	15.1	34.4	N/A	N/A
308,408,508,608,708,808,908,1008 1106,1206,1306,1406,1506,1606,1706,1806	88336870	84.6	0.0	17.3	21.1	N/A	N/A
309	36329754	81.0	0.0	24.2	12.5	N/A	N/A
310	73536857	74.0	0.0	54.1	58.6	N/A	N/A
401,501,601,701,801,901,1001,1101,1201,1301,1401,1501,1601,1701,1801,1901	80536576	74.0	0.0	36.5	32.0	N/A	N/A
402,502	74546575	83.0	0.0	21.9	35.0	N/A	N/A
403,503	20696566	81.1	0.0	13.5	51.3	N/A	N/A
409,509,609,709,809,909,1009 1107,1207,1307,1407,1507,1607,1807,1907,2007	58379278	81.0	0.0	22.6	12.5	N/A	N/A
410,510,610,710,810,910,1010 1108,1208,1308,1408,1508,1608,1708,1808,1908	71316129	74.0	0.0	37.7	50.0	N/A	N/A
602	79784431	83.0	0.0	23.1	35.7	N/A	N/A
603	51373366	81.1	0.0	14.3	53.5	N/A	
702,802,902,1002,1102,1202,1302,1402,1502,1602,1702,1802,1902,2002	30346718	78.2	0.0	10.3	50.1	N/A	N/A
703,803,903,1003,1103,1203,1303,1403,1503,1603,1703,1803,1903,2003	63761916	82.0	0.0	7.7	30.5	N/A	N/A
1005 1006	58641894	36.2	0.0	11.0	57.2	N/A	N/A
1104,1204,1304,1404,1504,1604,1704,1804,1904,2004	87036961	83.6	0.0	25.0	27.3	N/A	N/A
1105,1205,1305,1405,1505,1605,1705,1805	72498451	83.6	0.0	24.3	32.5	N/A	N/A
1905,2005	42442276	64.8	0.0	16.5	35.4	N/A	N/A
1906	64161164	104.6	0.0	19.2	19.5	N/A	N/A
2001	21855048	74.0	0.0	37.7	33.4	N/A	N/A
2006	88703845	104.6	0.0	18.8	18.8	N/A	N/A
2008	82825264	74.0	0.0	38.8	50.8	N/A	N/A
2101,2201,2301,2401,2501,2601,2701	57161616	96.1	3.6	50.1	31.3	N/A	N/A
2102,2202,2302,2402,2502,2602,2702	67704548	95.0	0.0	17.0	46.2	N/A	N/A
2103,2203,2303,2403,2503,2603,2703	93741501	95.0	0.0	8.9	29.0	N/A	N/A
2104,2204,2304,2404,2504,2604,2704	72458136	99.8	0.0	18.1	17.2	N/A	N/A

Thermal performance specifications						Page 3 of 3	
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)		
2105,2205,2305,2405,2505,2605,2705	42513212	147.2	0.0	8.0	39.6	N/A	N/A
2106,2206,2306,2406,2506,2606,2706	80451610	101.2	0.0	26.4	16.4	N/A	N/A
2801	44689759	96.1	3.6	58.7	35.4	N/A	N/A
2802	85524575	95.0	0.0	30.2	44.9	N/A	N/A
2803	45480025	95.0	0.0	18.8	26.5	N/A	N/A
2804	17873463	99.8	0.0	27.0	18.2	N/A	N/A
2805	77638965	147.2	0.0	17.2	49.3	N/A	N/A
2806	88825647	101.2	0.0	37.4	17.9	N/A	N/A
Manager's Apartment	71806714	85.9	0.0	32.0	52.1	N/A	N/A