

# 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>                 |                                                         |                  |                                                                          |
| <b>Name:</b>                    | David Baggs                                             | <b>Company:</b>  | Ecospecifier Pty Ltd                                                     |
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|                                 |                                                         | <b>Email:</b>    | <a href="mailto:dbaggs@netspace.net.au">dbaggs@netspace.net.au</a>       |
| <b>Declaration of interest:</b> | None                                                    |                  |                                                                          |
| <b>Client</b>                   |                                                         |                  |                                                                          |
| <b>Name:</b>                    | Ary Bornoush                                            | <b>Company:</b>  | Frasers Property                                                         |
| <b>Address:</b>                 | Level 11, 488 Kent Street, SYDNEY NSW 2000              |                  |                                                                          |
| <b>Phone:</b>                   | 61 2 8823 8800                                          | <b>Fax:</b>      | 61 2 8823 8801                                                           |
|                                 |                                                         | <b>Email:</b>    | <a href="mailto:info@frasersgreycliff.com">info@frasersgreycliff.com</a> |
| <b>Project</b>                  |                                                         |                  |                                                                          |
| <b>Address:</b>                 | Apartment Block 1, Road 16, Frasers Putney, Putney 2112 |                  |                                                                          |
| <b>Applicant:</b>               | Frasers Putney                                          | <b>LGA:</b>      | Ryde                                                                     |
| <b>Assessment</b>               |                                                         |                  |                                                                          |
| <b>Date:</b>                    | 15/05/2012                                              | <b>File ref:</b> | 01 A                                                                     |
|                                 |                                                         | <b>Software:</b> | BERS Pro                                                                 |
|                                 |                                                         | <b>Version:</b>  | V 4.2                                                                    |
| <b>Documentation</b>            |                                                         |                  |                                                                          |

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 to Page#:**

A-PA: 00 (Rev 02,30/03/12)

### Drawings:

A-PA: 00,SP01,FP13,EL01,FPAS,GR00,GR10 (Rev 02,30/03/12)

FPA0 - A5, FPAE1,FPAE2 (Rev 02,10/05/12)

### Building Specifications:

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



| ABSA Assessor Certificate          |                    | Assessor # 20047             |         | Certificate # 24229232                |                   | Issued: 15-May-12                            |                             |
|------------------------------------|--------------------|------------------------------|---------|---------------------------------------|-------------------|----------------------------------------------|-----------------------------|
| Thermal performance specifications |                    |                              |         |                                       |                   | Page 1 of 2                                  |                             |
| Unit number(s)                     | Certificate number | Floor area (M <sup>2</sup> ) |         | Predict. loads (MJ/M <sup>2</sup> /y) |                   | Concessions or Qualify for ventilation bonus | Ground Floor Sub insulation |
|                                    |                    | Cond.                        | Uncond. | Heat                                  | Cool (Sens & Lat) |                                              |                             |
| 01A                                | 24229232           | 74.0                         | 0.0     | 62.5                                  | 13.5              | No                                           |                             |
| 01B                                | 81001526           | 102.7                        | 0.0     | 52.3                                  | 21.3              | No                                           | R1 all but beds             |
| 02A                                | 53238817           | 107.4                        | 0.0     | 62.7                                  | 20.0              | No                                           | R1 all but beds             |
| 02B                                | 70117533           | 60.8                         | 0.0     | 59.7                                  | 22.2              | No                                           | R1 all but beds             |
| 03A                                | 68885737           | 60.8                         | 0.0     | 53.4                                  | 15.9              | No                                           | R1 all but beds             |
| 03B                                | 64275848           | 107.4                        | 0.0     | 49.4                                  | 21.0              | No                                           | R1 all but beds             |
| 04A                                | 41138837           | 60.8                         | 0.0     | 51.2                                  | 16.2              | No                                           | R1 all but beds             |
| 04B                                | 84266959           | 78.5                         | 0.0     | 64.8                                  | 19.2              | No                                           |                             |
| 05A                                | 97804005           | 52.4                         | 8.4     | 61.7                                  | 46.1              | No                                           |                             |
| 05B                                | 36617218           | 74.7                         | 3.8     | 33.1                                  | 22.4              | No                                           |                             |
| 06A                                | 13740848           | 74.7                         | 3.8     | 59.4                                  | 23.2              | No                                           |                             |
| 06B                                | 89287106           | 84.1                         | 0.0     | 41.0                                  | 20.6              | No                                           |                             |

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|------------------------------------|--------------------|------------------|---------|--------------------------|-------------------|----------------------------------------------|-----------------------------|
| Thermal performance specifications |                    |                  |         |                          |                   |                                              | Page 2 of 2                 |
| Unit number(s)                     | Certificate number | Floor area (M²)  |         | Predict. loads (MJ/M²/y) |                   | Concessions or Qualify for ventilation bonus | Ground Floor Sub insulation |
|                                    |                    | Cond.            | Uncond. | Heat                     | Cool (Sens & Lat) |                                              |                             |
| 07A                                | 81045154           | 74.0             | 0.0     | 5.5                      | 15.8              | No                                           |                             |
| 07B                                | 46528578           | 84.5             | 0.0     | 33.0                     | 17.7              | No                                           |                             |
| 08A                                | 65283359           | 107.4            | 0.0     | 19.9                     | 13.6              | No                                           |                             |
| 08B                                | 52634074           | 107.4            | 0.0     | 19.5                     | 12.0              | No                                           |                             |
| 09A                                | 17634789           | 84.5             | 0.0     | 35.5                     | 16.3              | No                                           |                             |
| 09B                                | 49821186           | 74.0             | 0.0     | 6.0                      | 16.9              | No                                           |                             |
| 10A                                | 17193358           | 86.1             | 0.0     | 31.0                     | 21.4              | No                                           |                             |
| 10B                                | 57924918           | 74.7             | 3.8     | 11.9                     | 20.5              | No                                           |                             |
| 11A                                | 87134944           | 74.7             | 3.8     | 8.5                      | 25.0              | No                                           |                             |
| 11B                                | 86040276           | 86.1             | 0.0     | 32.5                     | 22.0              | No                                           |                             |
| 12A                                | 81045154           | 74.0             | 0.0     | 5.5                      | 15.8              | No                                           |                             |
| 12B                                | 17634789           | 84.5             | 0.0     | 35.8                     | 15.5              | No                                           |                             |
| 13A                                | 65283359           | 107.4            | 0.0     | 19.9                     | 13.6              | No                                           |                             |
| 13B                                | 52634074           | 107.4            | 0.0     | 19.5                     | 12.0              | No                                           |                             |
| 14A                                | 17634789           | 84.5             | 0.0     | 35.7                     | 16.0              | No                                           |                             |
| 14B                                | 49821186           | 74.0             | 0.0     | 6.0                      | 16.9              | No                                           |                             |
| 15A                                | 59387965           | 86.1             | 0.0     | 36.8                     | 16.7              | No                                           |                             |
| 15B                                | 57924918           | 74.7             | 3.8     | 11.9                     | 20.5              | No                                           |                             |
| 16A                                | 87134944           | 74.7             | 3.8     | 8.5                      | 25.0              | No                                           |                             |
| 16B                                | 96449709           | 89.6             | 0.0     | 36.7                     | 27.4              | No                                           |                             |
| 17A                                | 81045154           | 74.0             | 0.0     | 5.5                      | 15.8              | No                                           |                             |
| 17B                                | 49530429           | 95.2             | 0.0     | 19.1                     | 13.5              | No                                           |                             |
| 18A                                | 65283359           | 107.4            | 0.0     | 19.9                     | 13.6              | No                                           |                             |
| 18B                                | 52634074           | 107.4            | 0.0     | 19.5                     | 11.9              | No                                           |                             |
| 19A                                | 70846822           | 95.2             | 0.0     | 17.0                     | 13.0              | No                                           |                             |
| 19B                                | 49821186           | 74.0             | 0.0     | 6.0                      | 16.9              | No                                           |                             |
| 20A                                | 95841716           | 89.6             | 0.0     | 31.5                     | 29.0              | No                                           |                             |
| 20B                                | 57924918           | 74.7             | 3.8     | 11.9                     | 20.5              | No                                           |                             |
| 21A                                | 87134944           | 74.7             | 3.8     | 8.5                      | 25.0              | No                                           |                             |
| 21B                                | 96449709           | 89.6             | 0.0     | 36.7                     | 27.4              | No                                           |                             |
| 22A                                | 50386186           | 74.0             | 0.0     | 13.6                     | 19.3              | No                                           |                             |
| 22B                                | 70846822           | 95.2             | 0.0     | 16.3                     | 14.4              | No                                           |                             |
| 23A                                | 65283359           | 107.4            | 0.0     | 19.9                     | 13.6              | No                                           |                             |
| 23B                                | 52634074           | 107.4            | 0.0     | 19.5                     | 11.9              | No                                           |                             |
| 24A                                | 41573109           | 95.2             | 0.0     | 26.7                     | 18.1              | No                                           |                             |
| 24B                                | 74719159           | 74.0             | 0.0     | 10.8                     | 19.4              | No                                           |                             |
| 25A                                | 88347602           | 89.6             | 0.0     | 36.3                     | 38.6              | No                                           |                             |
| 25B                                | 13466525           | 151.4            | 3.8     | 27.7                     | 53.0              | No                                           |                             |
| 26A                                | 80498133           | 74.7             | 3.8     | 15.6                     | 30.2              | No                                           |                             |
| 26B                                | 21265851           | 121.7            | 0.0     | 28.2                     | 21.0              | No                                           |                             |
| 27B                                | 59375396           | 150.6            | 7.6     | 41.3                     | 38.2              | No                                           |                             |
| 28B                                | 96707224           | 122.4            | 0.0     | 8.4                      | 40.2              | 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     |
|-------------|------------|--------------|-----------|---------|------|---------|------------|
| GGG-05-001a |            | Single clear | Aluminium | 6.57    | 0.74 |         | Throughout |

| Skylights | Product ID | Glass | Frame | U value | SHGC | Area M2 | Detail |
|-----------|------------|-------|-------|---------|------|---------|--------|
|-----------|------------|-------|-------|---------|------|---------|--------|

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                       |
|----------------|--------------|------------|----------------------------|------------------------------|
| Brick Veneer   |              | R2.0       | Light, Medium, Dark        | Throughout (& next to plant) |
| Fibro Cement   |              | R2.0       | Light, Medium, Dark        | Render above windows         |
| Timber         |              | R2.0       | Medium - SA 0.475 - 0.7    | As per plans                 |
| Metal Cladding |              | R2.0       | Dark - SA > 0.7            | As per plans                 |

| Internal walls        | Construction | Insulation | Detail               |
|-----------------------|--------------|------------|----------------------|
| Plasterboard on Studs |              | None       | Throughout           |
| Plasterboard on Studs |              | None       | Common walls         |
| Concrete and p'board  |              | None       | Next to stairs/lifts |

| Floors   | Construction | Insulation | Covering             | Detail                                       |
|----------|--------------|------------|----------------------|----------------------------------------------|
| Concrete |              | None       | Carpet, Ceramic Tile | Throughout                                   |
| Concrete |              | R1.0       | Carpet, Ceramic Tile | All cantilevers+2A,3A,4A,1B,2B,3B (not beds) |
| Concrete |              | None       | Parquetry / Bamboo   | Level 4 (not wet areas)                      |

| Ceilings     | Construction | Insulation | Detail                |
|--------------|--------------|------------|-----------------------|
| Plasterboard |              | None       | Throughout            |
| Plasterboard |              | R2.5       | Below roofs, terraces |

| Roof                   | Construction | Insulation | Colour - Solar absorptancy | Detail              |
|------------------------|--------------|------------|----------------------------|---------------------|
| Concrete Roof          |              | None       | Dark - SA > 0.7            | Throughout          |
| Tiled Concrete Terrace |              | None       | Medium - SA 0.475 - 0.7    | Terraces, Balconies |

| Window cover             | Internal (curtains) | External (awnings, shutters, etc) |
|--------------------------|---------------------|-----------------------------------|
| Generic (Holland blinds) | Throughout          | Louvres Adjustable As per plans   |

| Fixed Shading | Eaves (width - inc gutters, height above windows) | Verandahs, Pergolas (type, description)                     |
|---------------|---------------------------------------------------|-------------------------------------------------------------|
|               | 0                                                 | 0 Varied - Balconies, sunhoods, Pergolas Fixed As per plans |

| Overshadowing | Overshadowing structures | Overshadowing trees |
|---------------|--------------------------|---------------------|
| Yes           |                          | No                  |

**Orientation, Exposure, Ventilation and Infiltration**

|                                        |              |
|----------------------------------------|--------------|
| Orientation of nominal north elevation | 310, 40      |
| Terrain category                       | Suburban     |
| Roof Ventilation                       | Unventilated |
| Cross Ventilation                      | Standard     |
| Subfloor Ventilation                   | Open         |
| Living area open to entry:             | No           |
| Living areas separated by doors:       | No           |
| Stair open to heated areas:            | No           |
| Seals to windows and doors:            | Yes          |
| Exhaust fans without dampers:          | No           |
| Ventilated skylights:                  | No           |
| Open fire or unflued gas heater:       | No           |
| Vented downlights:                     | No           |
| - Wall and ceiling vents:              | No           |

