

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
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		Email:	consulting@ecospecifier.org
Declaration of interest:	None		
Client			
Name:	Ary Bornoush	Company:	Frasers Putney
Address:	Level 11, 488 Kent Street, SYDNEY NSW 2000		
Phone:	61 2 8823 8800	Fax:	61 2 8823 8801
		Email:	info@frasersproperty.com.au
Project			
Address:	House Types 1-5, Roads 4,5,8,12,16, Putney Hill, Putney 2112		
Applicant:	Frasers Putney	LGA:	Ryde
Assessment			
Date:	20/12/2012	File ref:	Lot 101
		Software:	BERS Pro
		Version:	v4.2.110811
Documentation			

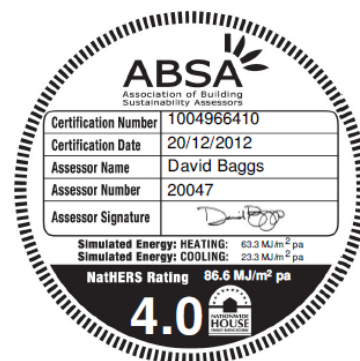
All details, upon which this assessment has been based, are included in the project documentation that has been stamped and signed by the Assessor issuing this certificate, as identified below:

Thermal Performance Spec: Attached to Page#:

Drawings:

Building Specifications:

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



ABSA Assessor Certificate		Assessor # 20047		Certificate # 1004966410		Issued: 20-Dec-12	
Thermal performance specifications						Page 1 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)		
101	1004966410	229.4	61.3	63.3	23.3	No	No
102	1004966402	229.4	61.3	64.6	24.2	No	No
103	1004966386	229.4	61.3	63.1	22.9	No	No
104	1004966378	229.4	61.3	62.4	19.0	No	No
105	1004966360	229.4	61.3	62.3	24.2	No	No
106	1004966246	229.4	61.3	65.6	23.0	No	No
107	1004966238	229.4	61.3	62.2	24.6	No	No
108	1004966220	229.4	61.3	61.6	30.3	No	No
109	1004966212	229.4	61.3	64.2	23.0	No	No
110	1004966147	229.4	61.3	63.2	19.4	No	No
111	1004966121	229.4	61.3	62.5	18.4	No	No
112	1004966113	229.4	61.3	63.4	20.1	No	No
113	1004966105	229.4	61.3	71.1	21.5	No	No
114	1004966097	229.4	61.3	64.4	23.4	No	No

ABSA Assessor Certificate		Assessor # 20047		Certificate # 1004966410		Issued: 20-Dec-12	
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)		
301	56533410	180.1	18.6	45.0	19.7	No	No
302	84649938	173.1	18.6	36.4	14.1	No	No
303	95194419	172.5	18.6	35.6	15.6	No	No
304	21762739	173.1	18.6	38.7	13.6	No	No
305	29150183	171.7	18.6	43.4	15.7	No	No
306	55206422	172.5	18.6	50.3	20.5	No	No
307	21762739	173.1	18.6	40.1	13.3	No	No
308	13004770	172.5	18.6	36.7	15.2	No	No
309	21762739	173.1	18.6	40.0	13.7	No	No
310	81270344	171.7	18.6	38.8	13.7	No	No
311	92615372	180.1	18.6	42.4	27.8	No	No
401	61898137	184.6	42.9	42.9	22.7	No	No
402	83355534	182.8	40.0	39.2	21.0	No	No
403	77765977	182.8	40.0	39.1	18.8	No	No
404	32243430	182.8	40.0	43.2	19.7	No	No
405	57309591	182.8	40.0	41.7	17.6	No	No
406	77765977	182.8	40.0	38.1	18.8	No	No
407	77765977	182.8	40.0	39.3	16.5	No	No
408	58107002	182.8	40.0	43.8	17.7	No	No
409	57309591	182.8	40.0	43.3	19.0	No	No
410	38066487	182.8	40.0	39.5	19.6	No	No
411	82042082	182.8	40.0	41.2	18.9	No	No
412	18068421	184.6	42.9	45.4	26.3	No	No
501	87176024	223.4	26.2	46.9	21.7	No	No
502	28864927	173.1	18.6	40.5	17.0	No	No
503	24931698	174.3	18.6	46.6	15.0	No	No
504	91373826	174.3	18.6	46.5	19.2	No	No
505	42312157	174.3	18.6	46.8	18.3	No	No
506	46468046	173.1	18.6	48.7	18.3	No	No
507	24177825	174.3	18.6	48.6	18.3	No	No
508	68464236	174.3	18.6	50.7	17.3	No	No
509	75038995	174.3	18.6	52.0	16.9	No	No
510	73506237	173.1	18.6	49.1	15.2	No	No
511	43906433	181.9	18.6	47.8	26.6	No	No
CL 2	1005041957	202	71	67.2	45.7	No	No
CL 3	1004972152	177	25	44.8	38.5	No	No
CL 4	1004972160	169	33	53.0	26.6	No	No
CL 5	1004972178	177	25	45.7	33.6	No	No
CL 6	1004972202	169	33	53.0	25.1	No	No
CL 7	1004972210	177	25	46.6	38.5	No	No
CL 8	1004972228	169	33	53.0	26.6	No	No
CL 9	1004972236	177	25	45.7	33.6	No	No
CL 10	1004972244	169	33	53.0	25.1	No	No
CL 11	1004972251	177	25	46.6	38.5	No	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
AIR-05-025a		Single clear	Aluminium	6.73	0.72		Lots 113, 114

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
Generic		Single Glazed Clear	Steel / Alum	6.57	0.74		Throughout

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 or FC		R2.0 (2.5 if labelled)	Light, Medium, Dark	As per plans
Brick Veneer or FC		R2.0	Light, Medium, Dark	Garage walls House Types 1.2
Cavity Brick		R1.5	Light, Medium, Dark	As per plans including garage walls Types 1.2
Cavity Brick		None	Light, Medium, Dark	Garage external walls other than Types 1.2

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	Throughout
Plasterboard on Studs		R3.0	Next to roof space
Plasterboard on Studs		R2.5	Next to garage (Note: No insulation House Types 1.2 garage walls next to rooms)

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Carpet, Ceramic Tile	As per plans
Timber		None	Carpet, Ceramic Tile	As per plans
Timber		R2.0	Carpet, Ceramic Tile	Cantilvered Floors

Ceilings	Construction	Insulation	Detail
Plasterboard		None	Throughout
Plasterboard		R3.0	Below roofs, terraces
Plasterboard		R2.5	Garages with rooms above (No insulation House Types 1.2 garage ceilings below rooms)

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Tiled Concrete Terraces		None	Medium - SA 0.475 - 0.7	As per plans
Metal Deck		Foil + R1.0 Batts	Light, Medium	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Generic (Holland blinds)	Throughout	Louvres Fixed
		Louvres Adjustable

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

Overshadowing	Overshadowing structures	Overshadowing trees
Yes		No

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north elevation 310, 290

Terrain category Suburban

Roof Ventilation Ventilated

Cross Ventilation Standard

Subfloor Ventilation Open

Living area open to entry: Yes

Living areas separated by doors: No

Stair open to heated areas: Yes

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

