


Basix Requirements Summary - LAHC Maryland					
LAHC - Maryland 38-40 John T Bell Drive & 31-33 Matfen Close MARYLAND NSW 2287			Prepared by Chapman Environmental Services www.basixcertificates.com.au 1300 004 914		
					
Water Target		40	Water Score		41
Energy Target		40	Energy Score		40
Max Average Heating Load is (MJ/m ²)		54	Actual Average Heating Load		24.5
Max Average Cooling Load is (MJ/m ²)		32	Actual Average Cooling Load		5.8
Basix Commitments					
Fixtures		Shower heads 4 star (> 6 but <= 7.5 L/min)		Toilets 4 star	All taps 4 star
Alternative Water	Minimum Rainwater tank size (L) 4kl x 4		Collect run off from roof area of at least (m ²) 230		
	Toilet connection No	Laundry connection No	Landscape connection Yes	Pool top up n/a	Spa top up n/a
Energy	Hot water system	Electric instantaneous		Rating	n/a
	Bathroom ventilation	Individual fan, ducted to facade or roof		with	Manual switch on/off
	Kitchen ventilation	Individual fan, ducted to facade or roof		with	Manual switch on/off
	Laundry ventilation	Individual fan, ducted to facade or roof		with	Manual switch on/off
	Cooling - living areas	Ceiling fans		Rating	n/a
	Cooling - bedrooms	Ceiling fans		Rating	
	Heating - living areas	No active heating system		Rating	
	Heating - bedrooms	No active heating system		Rating	
	Alternate Energy	Photovoltaic system able to generate at least 12.0			peak kilowatts of electricity
	Gas cooktop & electric oven		Outdoor clothesline required		No indoor clothesline required
Thermal Performance Assessment Based on the Following Requirements					
Floor Types	Suspended concrete slab		with	Nil	
	Concrete slab on ground		with	Nil	
Floor Coverings	Tiles	Living & Wet Areas		Timber	Nil
	Carpet	Bedrooms		Concrete	
External Walls	Cavity brick		with	R1.1 cavity board	Colour Medium
Internal Walls	Single skin brick		with	Nil	
Ceiling (floor over)	Concrete above plasterboard		with	Nil	
Ceiling (Roof Over)	Timber above plasterboard.		with	R3.0 bulk insulation	
Roof	Metal	10, 3 degrees	with	R1.3 roof blanket	Colour Light
Windows and Doors	Architectural Window Systems Comfort Plus		AWS-018-18 A AWS Uval 4.41 SHGC 0.46 Glass 638CP Frame AWS-018 549 ED Al Entry Door SG		
	to all windows and glazed doors unless noted otherwise		AWS-007-19 A AWS Uval 4.90 SHGC 0.53 Glass 638CP Frame AWS-007 516 Al Awining Window SG AWS-001-19 A AWS Uval 4.52 SHGC 0.59 Glass 638CP Frame AWS-001 502-504 Al Sliding Window SG AWS-011-18 A AWS Uval 4.36 SHGC 0.59 Glass 638CP Frame AWS-011 541-542 Al Sliding Door SG		
<div>If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent</div> <div>Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed</div> <div>All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA</div> <div>If there is a discrepancy between this document and the Natthers Certificate, then the Natthers Certificate shall take precedence</div>					

Notes

Nationwide House Energy Rating Scheme — Class 2 summary

NatHERS Certificate No. 0007900160

Generated on 22 Jul 2022 using BERS Pro v4.4.1.5 (3.21)

Property

Address 38-40 John T Bell Drive ,
MARYLAND , NSW , 2287

Lot/DP 111, 112, 116, 117/253956

NatHERS climate zone 15

Accredited assessor 

Terry Chapman

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Accreditation No. 20920

Assessor Accrediting Organisation ABSA



Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=cfpPkkrcC.
When using either link, ensure you are visiting hstar.com.au

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
0007899982	Unit 1	6	2.6	8.6	9.8
0007899990	Unit 2	7.7	2.8	10.4	9.6
0007900004	Unit 3	9.3	2.8	12.2	9.4
0007900012	Unit 4	31.8	2.2	33.9	8
0007900020	Unit 5	41.2	3	44.2	7.4

Continued Over

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated buildings are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
0007900038	Unit 6	29.5	1.9	31.4	8.2
0007900046	Unit 7	15.8	1.2	17	9.1
0007900145	Unit 8	19.8	1.3	21	8.9
0007900053	Unit 9	13.5	11.4	24.9	8.6
0007900061	Unit 10	12.9	11.2	24.1	8.6
0007900079	Unit 11	16.7	11.9	28.6	8.3
0007900087	Unit 12	30	8.6	38.7	7.7
0007900095	Unit 13	37.9	14.1	51.9	6.9
0007900103	Unit 14	24.9	8.4	33.3	8
0007900111	Unit 15	23	5.4	28.4	8.3
0007900129	Unit 16	61.1	5.4	66.5	6
Average		23.82	5.89	29.69	8.3

Explanatory Notes

About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.