

It is no longer mandatory to obtain a BASIX certificate for the erection of a new large boarding house, or alterations to an existing large boarding house, as this development is no longer *BASIX development*. Specifically, the definition of a *BASIX building* in the [Environmental Planning and Assessment Regulation 2021](#) excludes a boarding house, hostel or co-living housing that accommodates more than 12 residents, or has a gross floor area exceeding 300 square metres.

The requirements of the *National Construction Code*, as administered by your consent authority, continue to apply.

If you previously generated a BASIX certificate for a large boarding house and received development consent, and are making revisions to the design, you should check the conditions of consent for your development. If the consent conditions do **not** state that a BASIX certificate is required, you do not need to obtain a revised BASIX certificate. If the consent conditions state that a BASIX certificate is required, you should seek legal advice and/or discuss with the consent authority.

If you decide to revise an existing BASIX certificate, please follow the instructions below.

If your project is a boarding house (which includes student accommodation) and meets all the criteria below:

- - it is designed to accommodate more than 12 people, or the total floor area exceeds 300 m²
 - at least 80% of the dwellings are less than 35 m², and
 - it only comprises residential flat buildings.

Please use the [Large boarding house thermal comfort method](#).

If the boarding house meets the first criteria, but does not meet the second or third criteria, you should apply for an alternative assessment as a large boarding house, as outlined below. This may be where the project:

- contains a mix of class 3 boarding house dwellings and larger class 2 apartments, or
- comprises a large boarding house and a single dwelling house on the same site.

Projects that only contain apartments, including serviced apartments, are **not** eligible to apply for an alternative assessment as a large boarding house.

If the development is a small boarding house (i.e. designed to accommodate 12 people or less, and has a total floor area of 300m² or less), you should complete a BASIX assessment using the single dwelling tool and assess the thermal comfort of the building as a whole

What is the alternative assessment process for large boarding houses?

The alternative assessment process allows the thermal comfort of a large boarding house development to be assessed at a later stage (i.e. the construction certificate stage) against the Section J requirements of the [National Construction Code \(NCC\) – Volume 1](#). This means that you do not have to assess the thermal comfort of the development as part of the BASIX assessment.

Why has this alternative assessment process been introduced?

We have introduced the new process because NatHERS accredited software is unsuitable to model the thermal comfort of individual boarding house rooms.

Is there an additional fee for an alternative assessment?

Yes. There is an additional fee of up to \$250 for an alternative assessment. The fee depends on the number of boarding house rooms. To calculate the total fees payable, including both the standard BASIX certificate fee plus the alternative assessment fee, download the [BASIX cost calculator spreadsheet](#).