



BASIX Certificate Summary

ASSESSOR DETAILS	
Name:	Padraig Healy
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AAO:	ABSA
Assessor Number:	101026
Project Name:	E20032
Software:	BERS Pro v4.4.1.5 (3.21)
Date:	29/04/2022
BASIX Certificate Number:	1129546M_02
Group Certificate Number:	0005233910
Client Name:	Maria Alis
Client Phone:	-
Client Email:	-

NCC COMPLIANCE
Building compliance is required to comply with the 'New South Wales Additions' in the NCC 2017- Volume 1.
<ul style="list-style-type: none">• Building thermal construction in accordance with part J1.2• If metal, framed sarking of R0.2 is required between stud and cladding as a thermal break• Loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)• Any roof lights, windows, doors and exhaust fans are sealed in accordance with Part J3• Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)• Any new mechanical ventilation system is installed in accordance with Part J5.3.• Any new miscellaneous exhaust system is installed in accordance with Part J5.4.• Any new heated hot water system is installed in accordance with Part J7.2• Any new energy monitoring equipment is installed in accordance with Part J8.3.



BASIX TECHNICAL NOTES – Defaults if not determined

- Medium coloured external walls
- Walls to common areas modelled as external with zero solar absorptance
- All ensuites are treated as conditioned
- Spaces without an openable window / door are included in the zone which they are accessed
- No mechanical heating or cooling appliances are modelled, including ceiling fans

NatHERS TECHNICAL NOTES – Defaults if not determined

- Models rated with no downlights
- Light coloured roof for temperate or cool climates
- Kitchens / wet areas tiled
- All other internal areas carpet
- Sealed vents to wet areas / laundry / kitchen
- Single story dwellings within 10m modelled as obstruction
- Double story dwellings within 20m modelled as obstruction
- Structures located at South are not modelled as obstruction

BASIX Certificate Commitments:

Water	Pass - 40%
Rainwater Tank:	1000L
Landscape connection:	Yes
Water Taps:	6-stars
Showerheads:	3-stars (4.5-6 L/min)
Toilet Flusher:	4-stars
Dishwasher:	5-star dishwasher

Thermal Comfort	Pass - 5.5 Star Overall Average	
Glazing:	Fixed/Sliding Glazing	Awning/Bi-Fold
	Units: 301	Units: 301
	Thermal Specs: U-value 4.3 & SHGC 0.53 (+/- 10%)	Thermal Specs: U-value 4.3 & SHGC 0.47 (+/- 10%)
	Units: All other units	Units: All other units
	Thermal Specs: U-value 5.4 & SHGC 0.58 (+/- 10%)	Thermal Specs: U-value 5.4 & SHGC 0.49 (+/- 10%)
External Walls:	Type: Concrete	Insulation: R2.5 bulk insulation
Internal Walls:	Type: Stud	Insulation: Nil
Ceiling Cavity:	Type: Plasterboard	Insulation: R4.0 bulk insulation
Exposed Roof:	Type: Concrete	Insulation: Nil

Energy	Pass - 35%	
Common Areas:	Lighting	LED's throughout with motion sensors
	Lifts	VVVF motor
	Ventilation	Exhaust only to Acc WC and bin store
	Hot Water	Solar – electric boosted (5m2 solar collector)
Dwellings:	Heating/Cooling	Ceiling fans only to living rooms
	Lighting	-
	Ventilation	Laundry & WC fan ducted to façade and interlocked to light Kitchen fan ducted to façade with manual switch
	Appliances	Electric cooktop & electric oven; 3-star dishwashers 2-stars dryers
	Fridge Space	Well ventilated
	Photovoltaics	3.1 peak kW's