Assessor Certificate

Multiple Dwellings

Assessed and issued in accordance with the BASIX Thermal Comfort Protocol for the Simulation Method

Date:	26 May 2016	**BSA File ref:**	**11428**
Assessor			
Name:	Gavin Chambers **Company:** Building Sustainability Assessments	**Assessor #:**	BDAV/13/1491
Address:	7 William Street, HAMILTON NSW 2303		
Phone:	(02) 4962 3439	**Email:**	enquiries@buildingsustainability.net.au
Declaration of interest in the project design:	None		
Project			
Address:	500 King Street		
	NEWCASTLE WEST NSW 2302	**Climate Zone:**	15
Assessment			
Software:	BERS Pro 4.3		

Affix assessor stamp

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:

Drawings used for this assessment:

(Title, Ref.#, Revision, Issue date, etc)

EJE Architecture Job No. 11014

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: A49

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Signature _____ Date 26/05/2016

Thermal performance specifications **Certificate # 0000321900** **Page 1 of 4**

Unit No.	Floor Areas		Predict. loads (MJ/M²/y)		Star Rating	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool		
1	102	0	38	25	6.3	
2	104	0	42	12	6.8	
3	104	0	42	11	6.8	
4	104	0	49	19	5.9	
5	104	0	27	20	7.2	
6	104	0	18	13	8.3	
7	104	0	18	13	8.3	
8	104	0	18	23	7.6	
9	102	0	39	25	6.2	
10	104	0	40	13	6.9	
11	104	0	41	12	6.8	
12	104	0	49	19	5.9	
13	104	0	28	20	7.2	
14	104	0	18	13	8.2	
15	104	0	18	13	8.2	

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May 2016				**BSA Reference: 11428**
Building Sustainability Assessments				**Ph: (02) 4962 3439**
enquiries@buildingsustainability.net.au				**www. buildingsustainability.net.au**
Important Note				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.				
If different construction elements are applied then the Assessor Certificate is no longer valid.				
Thermal Performance Specifications (does not apply to garage)				
External Wall Construction				*Added Insulation*
Lightweight				R2.5
Internal Wall Construction				*Added Insulation*
Plasterboard on studs (internal to units)				none
Plasterboard on studs (between units and adjacent to lobbies/liftwells/stairwells)				R2.0
Ceiling Construction				*Added Insulation*
Plasterboard	R2.5 to ceilings adjacent to roof space and decks above			
Roof Construction	*Colour*			*Added Insulation*
Metal	Any			Foil + R1.0 blanket
Concrete	Any			none
Floor Construction	*Covering*			*Added Insulation*
Concrete	As drawn			none
Windows	*Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
ALM-003-04 A	Aluminium Type A Low-e	*4.9*	*0.33*	As drawn
ALM-004-04 A	Aluminium Type B Low-e	*4.9*	*0.33*	As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres				
Skylights	*Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
U and SHGC values are according to AFRC. Alternate products may be used if the U				
value is lower and the SHGC is less than 5% higher or lower than the above figures.				
External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*			
All shade elements modelled as drawn				
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*			
No adjustment has been made for losses to insulation arising from ceiling penetrations.				
If insulation losses > 0.5% of the ceiling area occur then the assessment is no longer valid.				

Unit No.	Floor Areas		Predict. loads (MJ/M²/y)		Star Rating	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool		
16	104	0	19	23	7.5	
17	102	0	39	25	6.2	
18	104	0	40	12	6.9	
19	104	0	42	12	6.8	
20	104	0	50	19	5.9	
21	104	0	28	20	7.2	
22	104	0	19	13	8.2	
23	104	0	19	13	8.2	
24	104	0	19	23	7.6	
25	102	0	40	25	6.2	
26	104	0	41	13	6.8	
27	104	0	42	12	6.8	
28	104	0	50	19	5.9	
29	104	0	29	20	7.1	
30	104	0	19	13	8.2	
31	104	0	19	13	8.2	
32	104	0	19	23	7.4	
33	102	0	40	25	6.1	
34	104	0	41	13	6.8	
35	104	0	43	12	6.7	
36	104	0	51	18	5.9	
37	104	0	29	20	7.0	
38	104	0	19	13	8.2	
39	104	0	19	13	8.2	
40	104	0	20	23	7.4	
41	102	0	41	25	6.1	
42	104	0	42	13	6.8	
43	104	0	43	12	6.7	
44	104	0	52	19	5.9	
45	104	0	29	20	7.0	
46	104	0	20	13	8.1	
47	104	0	20	13	8.1	
48	104	0	20	23	7.4	
49	102	0	41	24	6.1	
50	104	0	42	13	6.7	
51	104	0	44	12	6.7	
52	104	0	52	19	5.9	
53	104	0	30	20	6.9	
54	104	0	20	13	8.1	
55	104	0	20	13	8.1	
56	104	0	21	23	7.4	
57	102	0	42	24	6.1	
58	104	0	43	13	6.7	
59	104	0	44	12	6.7	

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Assessor Certificate	Assessor # BDAV/13/1491	Issued:	26 May 2016
Thermal performance specifications	Certificate # 0000321900		Page 4 of 4

Unit No.	Floor Areas		Predict. loads (MJ/M²/y)		Star Rating	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool		
60	104	0	52	18	5.8	
61	104	0	30	20	6.9	
62	104	0	20	13	8.0	
63	104	0	20	13	8.0	
64	104	0	21	23	7.4	
65	102	0	47	22	5.9	
66	104	0	45	12	6.6	
67	104	0	46	12	6.6	
68	104	0	60	17	5.4	
69	104	0	40	17	6.5	
70	104	0	21	13	8.1	
71	104	0	22	13	7.9	
72	104	0	26	20	7.3	
73	149	0	53	25	5.4	
74	149	0	84	28	4.1	

Building Sustainability Assessments

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