



Dural Group
Consulting

BASIX & NatHERS Assessment Report

11-13 Albert Road & 2-6 Pilgrim Avenue,
Strathfield 2135



PREPARED BY

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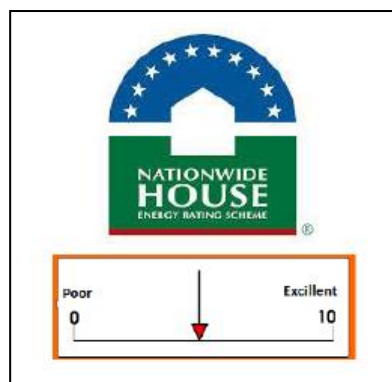
1 INTRODUCTION

Dural Group have been commissioned to carry out the NatHers & BASIX assessment for the proposed 172 unit located at 11-13 Albert Road & 2-6 Pilgrim Avenue, Strathfield 2135 .

The report is a brief outline of all the energy efficiency initiatives embedded in the design of the proposed development.

2 NATHERS

The Nationwide House Energy Rating Scheme (NatHERS) is Australian government's initiative to reduce the energy and greenhouse gas impact of the residential buildings. To determine how efficient the residential building is determined by a star rating between zero and 10 stars assessed by NatHERS accredited software. 10 star signifies most efficient house.



3 BASIX:

BASIX (Building sustainability Index) is a NSW Government planning requirement that affects anyone submitting a Building Application in NSW .It operate as a web-based tool to assess each new application against specific energy and water reduction targets.

NatHERS Star rating:

NatHers accredited software Bers Pro V4.4 has been used to assess the building. The star rating of each units is shown below



FABRIC DETAIL:

Building-A:

	Unit	Bedroom	Conditioned (m2)	Unconditioned (m2)	Add Insulation						Glass	Heating load	Cooling load	Total	Star
					External Wall	Internal Wall	Common Wall	Floor	Ceiling	Roof					
Level-1	A011	2	57	0	R1.5	Nil	R1.5	R0.5	Nil	Nil	See below	41	21.6	62.6	5.3
	A012	1	51	0	R1.5	Nil	R1.5	Nil	Nil	Nil		28.9	26.4	55.3	5.7
	A013	2	76	0	R1.5	Nil	R1.5	Nil	Nil	Nil		27.8	21.1	48.9	6.2
	A014	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		28.1	19.6	47.7	6.3
	A015	2	84	0	R1.5	Nil	R1.5	Nil	Nil	Nil		24.2	11.3	35.5	7.3
	A016	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		27.2	20.1	47.4	6.4
	A017	1	61	0	R1.5	Nil	R1.5	Nil	Nil	Nil		23.8	10.1	33.9	7.4
	A018	1	59	0	R1.5	Nil	R1.5	Nil	Nil	Nil		24.8	16.3	41	6.9
Level-2	A021	1	57	0	R1.5	Nil	R1.5	Nil	Nil	Nil		40.3	23.2	63.5	5.2
	A022	1	51	0	R1.5	Nil	R1.5	Nil	Nil	Nil		30	24.9	54.9	5.8
	A023	2	76	0	R1.5	Nil	R1.5	Nil	Nil	Nil		28.7	19.9	48.6	6.2
	A024	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		29.6	18.2	47.8	6.3
	A025	2	84	0	R1.5	Nil	R1.5	Nil	Nil	Nil		25.3	11.2	36.5	7.2
	A026	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		28.3	20.2	48.5	6.3
	A027	1	61	0	R1.5	Nil	R1.5	Nil	Nil	Nil		24.8	9.5	34.3	7.4
	A028	2	87	0	R1.5	Nil	R1.5	Nil	Nil	Nil		21.4	15.9	37.3	7.2
Level-3	A031	1	57	0	R1.5	Nil	R1.5	Nil	Nil	Nil		44.8	18.7	63.4	5.2
	A032	1	51	0	R1.5	Nil	R1.5	Nil	Nil	Nil		33.9	19.8	53.6	5.9
	A033	2	76	0	R1.5	Nil	R1.5	Nil	Nil	Nil		32.2	15	47.3	6.4
	A034	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		34.4	14.2	48.6	6.3
	A035	2	84	0	R1.5	Nil	R1.5	Nil	Nil	Nil		29.5	9.7	39.2	6.9
	A036	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		32.1	17	49	6.2

	A037	1	61	0	R1.5	Nil	R1.5	Nil	Nil	Nil		28.2	8.4	36.7	7.2
	A038	2	87	0	R1.5	Nil	R1.5	Nil	Nil	Nil		32.6	19.2	51.9	5.9
Level-4	A041	3	102	0	R1.5	Nil	R1.5	Nil	Nil	Nil		30.8	19.5	50.3	6.1
	A042	2	76	0	R1.5	Nil	R1.5	Nil	Nil	Nil		42.7	21.7	64.5	5.1
	A043	2	86	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		26.8	23.1	49.9	6.1
	A044	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		38.5	13.9	52.4	5.9
	A045	2	84	0	R1.5	Nil	R1.5	Nil	Nil	Nil		35.9	9.9	45.8	6.4
	A046	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		41.7	20.5	62.2	5.3
	A047	1	51	0	R1.5	Nil	R1.5	Nil	Nil	Nil		29.9	28.3	58.2	5.4
Level-5	A051	1	54	0	R1.5	Nil	R1.5	Nil	Nil	Nil		27.8	7.6	35.5	7.3
	A052	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		33.1	19.1	52.2	5.9
	A053	2	76	0	R1.5	Nil	R1.5	Nil	Nil	Nil		8.7	12.4	21.1	8.4
	A054	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		36.1	14	50	6.1
	A055	2	83	0	R1.5	Nil	R1.5	Nil	Nil	Nil		30.9	9.7	40.6	6.9
	A056	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		42.5	20	62.5	5.3
	A057	2	51	0	R1.5	Nil	R1.5	Nil	Nil	Nil		28.3	7.4	35.6	7.3
Level-6	A061	1	54	0	R1.5	Nil	R1.5	Nil	Nil	Nil		43.8	20.6	64.4	5.1
	A062	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		33.7	19.6	53.3	5.9
	A063	2	76	0	R1.5	Nil	R1.5	Nil	Nil	Nil		10.1	13.1	23.1	8.3
	A064	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		36.7	13.4	50.1	6.1
	A065	2	83	0	R1.5	Nil	R1.5	Nil	Nil	Nil		31.5	9.6	41.1	6.9
	A066	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		43.1	20.1	63.2	5.2
	A067	1	51	0	R1.5	Nil	R1.5	Nil	Nil	Nil		28.6	7.3	35.9	7.3
Level-7	A071	1	54	0	R1.5	Nil	R1.5	Nil	Nil	Nil		44.3	20.6	64.9	5.1
	A072	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		34	18.7	52.8	5.9
	A073	2	76	0	R1.5	Nil	R1.5	Nil	Nil	Nil		10.1	12.9	23	8.3
	A074	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		37.1	13.3	50.5	6.1
	A075	2	83	0	R1.5	Nil	R1.5	Nil	Nil	Nil		31.8	9.3	41.1	6.9
	A076	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		43.5	19.5	63	5.2

	A077	1	51	0	R1.5	Nil	R1.5	Nil	Nil	Nil		28.9	7.3	36.2	7.3
Level-8	A081	1	54	0	R1.5	Nil	R1.5	Nil	Nil	Nil		44.4	20.6	65	5.1
	A082	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		34.4	18.6	53.1	5.9
	A083	2	76	0	R1.5	Nil	R1.5	Nil	Nil	Nil		10.4	12.9	23.3	8.3
	A084	3	107	0	R1.5	Nil	R1.5	Nil	Nil	Nil		14.5	10.8	25.3	8.1
	A085	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		44	19.4	63.4	5.2
	A086	1	51	0	R1.5	Nil	R1.5	Nil	Nil	Nil		29.2	7.5	36.8	7.2
Level-9	A091	1	54	0	R1.5	Nil	R1.5	Nil	Nil	Nil		44.7	20.1	64.8	5.1
	A092	1	50	0	R1.5	Nil	R1.5	Nil	Nil	Nil		34.8	18.3	53	5.9
	A093	2	76	0	R1.5	Nil	R1.5	Nil	Nil	Nil		10.6	12.4	23	8.3
	A094	3	107	0	R1.5	Nil	R1.5	Nil	Nil	Nil		15.7	10.8	26.5	7.9
	A095	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		44.4	19.5	63.9	5.2
	A096	1	51	0	R1.5	Nil	R1.5	Nil	Nil	Nil		29.5	7.2	36.7	7.2
Level-10	A101	1	54	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		44.6	17.2	61.7	5.3
	A102	1	50	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		44.4	22.3	66.7	4.9
	A103	2	76	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		11.8	10.7	22.5	8.3
	A104	3	107	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		20.6	12.9	33.4	7.4
	A105	2	78	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		40.5	16.5	57.1	5.6
	A106	1	51	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		43.5	9.4	52.9	5.9

Building-P:

Level	Unit	Bedroom	Conditioned (m2)	Unconditioned (m2)	Add Insulation						Glass	Heating load	Cooling load	Total	Star
					External	Internal	Common	Floor	Ceiling	Roof					

					Wall	Wall	Wall				See below				
Ground	P001	1	72	0	R1.5	Nil	R1.5	R0.5	Nil	Nil		33.3	17	50.4	6.1
	P002	2	79	0	R1.5	Nil	R1.5	R0.5	Nil	Nil		44.8	22.7	67.4	4.9
	P003	1	55	0	R1.5	Nil	R1.5	R0.5	Nil	Nil		32.5	18.7	51.2	5.9
	P004	1	54	0	R1.5	Nil	R1.5	R0.5	Nil	Nil		44.4	21.1	65.5	5.1
Level-1	P011	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		30.7	8.1	38.8	7
	P012	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		15	15.4	30.4	7.7
	P013	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		36.1	12	48.1	6.3
	P014	2	80	0	R1.5	Nil	R1.5	Nil	Nil	Nil		29.8	9.2	39.1	6.9
	P015	2	80	0	R1.5	Nil	R1.5	Nil	Nil	Nil		27.6	9.9	37.4	7.2
	P016	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		24.3	14.6	39	7
	P017	1	51	4	R1.5	Nil	R1.5	Nil	Nil	Nil		23.5	8.3	31.9	7.5
	P018	2	77	0	R1.5	Nil	R1.5	R0.5	Nil	Nil		41.4	10.2	51.6	5.9
	P019	1	59	0	R1.5	Nil	R1.5	Nil	Nil	Nil		24.5	16.7	41.2	6.9
Level-2	P021	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		31.7	7.7	39.4	6.9
	P022	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		15.8	14.1	29.9	7.7
	P023	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		27.8	12.3	40.1	6.9
	P024	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		19.7	10.2	29.8	7.7
	P025	2	80	0	R1.5	Nil	R1.5	Nil	Nil	Nil		17.8	11.3	29.1	7.8
	P026	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		23.7	16.7	40.4	6.9
	P027	1	51	4	R1.5	Nil	R1.5	Nil	Nil	Nil		11.9	10.6	22.5	8.3
	P028	2	71	0	R1.5	Nil	R1.5	Nil	Nil	Nil		31.1	8.9	40	6.9
	P029	2	86	0	R1.5	Nil	R1.5	Nil	Nil	Nil		26.3	29	55.3	5.7
Level-3	P031	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		35.2	6.7	41.9	6.8
	P032	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		19.2	11.5	30.7	7.7
	P033	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		32.6	11.2	43.9	6.6
	P034	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		23.5	8	31.5	7.6
	P035	2	80	0	R1.5	Nil	R1.5	Nil	Nil	Nil		26.6	7.9	34.6	7.4
	P036	2	78	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		30.5	12.3	42.8	6.7

	P037	1	51	4	R1.5	Nil	R1.5	Nil	R3.5	Nil		12.5	10.5	22.9	8.3
	P038	2	77	0	R1.5	Nil	R1.5	Nil	Nil	Nil		31.7	8.4	40.1	6.9
	P039	2	86	0								27.1	28.2	55.3	5.7
Level-4	P041	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		40.8	6.8	47.5	6.3
	P042	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		23.3	11.1	34.4	7.4
	P043	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		38.1	11.5	49.6	6.2
	P044	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		28.6	8.2	36.7	7.2
	P045	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		20.6	16.5	37.1	7.2
	P046	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		35.9	11.1	46.9	6.4
	P047	2	85	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		43.2	20.7	64	5.2
Level-5	P051	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		38.4	6.9	45.3	6.4
	P052	1	49	6	R1.5	Nil	R1.5	Nil	Nil	Nil		30.2	7.9	38.1	7.1
	P053	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		34.1	10.7	44.8	6.5
	P054	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		29.3	8.1	37.4	7.2
	P055	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		39.6	10.8	50.4	6.1
	P056	1	65	0	R1.5	Nil	R1.5	Nil	Nil	Nil		41.2	13.6	54.7	5.8
Level-6	P061	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		38.8	6.6	45.4	6.4
	P062	2	70	5	R1.5	Nil	R1.5	Nil	Nil	Nil		20.3	9.1	29.4	7.8
	P063	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		34.7	10.8	45.5	6.4
	P064	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		29.8	8	37.8	7.1
	P065	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		40.1	10.9	51	6
	P066	1	65	0	R1.5	Nil	R1.5	Nil	Nil	Nil		41.6	13.8	55.5	5.7
Level-7	P071	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		39.1	6.6	45.8	6.4
	P072	2	70	5	R1.5	Nil	R1.5	Nil	Nil	Nil		20.5	8.8	29.3	7.8
	P073	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		35.1	10.6	45.7	6.4
	P074	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		30.1	7.7	37.8	7.1
	P075	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		40.5	10.7	51.2	5.9
	P076	1	65	0	R1.5	Nil	R1.5	Nil	Nil	Nil		42	13.8	55.8	5.7
Level-8	P081	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		39.6	6.5	46.1	6.4

	P082	2	70	5	R1.5	Nil	R1.5	Nil	Nil	Nil		20.9	8.8	29.7	7.7
	P083	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		35.6	10.4	46	6.4
	P084	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		30.6	7.6	38.2	7.1
	P085	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		41.1	10.6	51.7	5.9
	P086	1	65	0	R1.5	Nil	R1.5	Nil	Nil	Nil		42.5	13.9	56.3	5.7
Level-9	P091	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		39.8	6.5	46.4	6.4
	P092	2	70	5	R1.5	Nil	R1.5	Nil	Nil	Nil		21.2	8.6	29.7	7.7
	P093	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		36	10.4	46.4	6.4
	P094	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		30.9	7.6	38.5	7.1
	P095	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		41.5	10.8	52.3	5.9
	P096	1	65	0	R1.5	Nil	R1.5	Nil	Nil	Nil		42.8	13.7	56.4	5.7
Level-10	P101	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		40.1	6.2	46.3	6.4
	P102	2	70	5	R1.5	Nil	R1.5	Nil	Nil	Nil		21.4	8.5	29.9	7.7
	P103	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		36.4	10.3	46.7	6.4
	P104	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		31.3	7.6	38.8	7
	P105	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		41.9	10.7	52.6	5.9
	P106	1	65	0	R1.5	Nil	R1.5	Nil	Nil	Nil		43.1	13.3	56.4	5.7
Level-11	P111	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		40.4	6.3	46.7	6.4
	P112	2	70	5	R1.5	Nil	R1.5	Nil	Nil	Nil		21.6	8.5	30.1	7.7
	P113	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		36.8	10.3	47.1	6.4
	P114	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		31.6	7.6	39.2	6.9
	P115	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		42.3	10.4	52.7	5.9
	P116	1	65	0	R1.5	Nil	R1.5	Nil	Nil	Nil		43.5	13.5	57	5.6
Level-12	P121	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		40.5	6.3	46	96.4
	P122	2	70	5	R1.5	Nil	R1.5	Nil	Nil	Nil		21.8	8.5	30.2	7.7
	P123	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		37	10.3	47.3	6.4
	P124	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		31.7	7.6	6.9	6.9
	P125	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		42.4	10.4	52.8	5.9
	P126	1	65	0	R1.5	Nil	R1.5	Nil	Nil	Nil		43.6	13.5	57.1	5.6

Level-13	P131	2	75	0	R1.5	Nil	R1.5	Nil	Nil	Nil		40.8	6.3	47.1	6.4
	P132	2	70	5	R1.5	Nil	R1.5	Nil	Nil	Nil		22	8.4	30.4	7.7
	P133	2	81	0	R1.5	Nil	R1.5	Nil	Nil	Nil		37.3	10.2	47.6	6.3
	P134	2	79	0	R1.5	Nil	R1.5	Nil	Nil	Nil		32	7.9	39.9	6.9
	P135	2	78	0	R1.5	Nil	R1.5	Nil	Nil	Nil		42.8	10.2	53	5.9
	P136	1	65	0	R1.5	Nil	R1.5	Nil	Nil	Nil		44.1	13	57.1	5.6
Level-14	P141	2	75	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		41.5	11.8	53.3	5.9
	P142	2	70	5	R1.5	Nil	R1.5	Nil	R3.5	Nil		33.9	12.2	46.1	6.4
	P143	2	81	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		43.6	12.6	56.2	5.7
	P144	2	79	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		31.2	9.9	41.1	6.9
	P145	2	78	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		44.2	13.5	57.7	5.5
	P146	1	65	0	R1.5	Nil	R1.5	Nil	R3.5	Nil		44.9	25.1	70	4.8

For All Units(SOU):

External Wall-	Precast concrete/brick
Internal Wall-	AAC Panel
Common wall-	AAC Panel + insulation on both side of the wall
Floor-	200mm thick concrete slab
Roof-	Concrete roof
Ceiling-	Plasterboard (Insulation on ceiling cavity on exposed roof)

Glazing: (Window & Doors)-All level:

Orientation	Example /Model	Window & Doors		Remarks	Frame
		U Val	SHGC		
North	Default Window/Door(Group-B)	2.9	0.51	Dbl Glazed High Solar Gain low-E Clear (Default)	Thermally Broken Aluminium frame
East	Dowell Fixed Window	6.2	0.75	Standard Single Glazed Float Clear	Aluminium Standard Frame
	Dowell Sliding Window	6.4	0.75	Standard Single Glazed Float Clear	
	Dowell Sliding door	6.2	0.71	Standard Single Glazed Float Clear	
West	Dowell Fixed Window	4.2	0.60	Single Glazed Comfort Plus Clear	Aluminium Standard Frame
	Dowell Sliding Window	4.5	0.60	Single Glazed Comfort Plus Clear	
	Dowell Sliding door	4.3	0.58	Single Glazed Comfort Plus Clear	

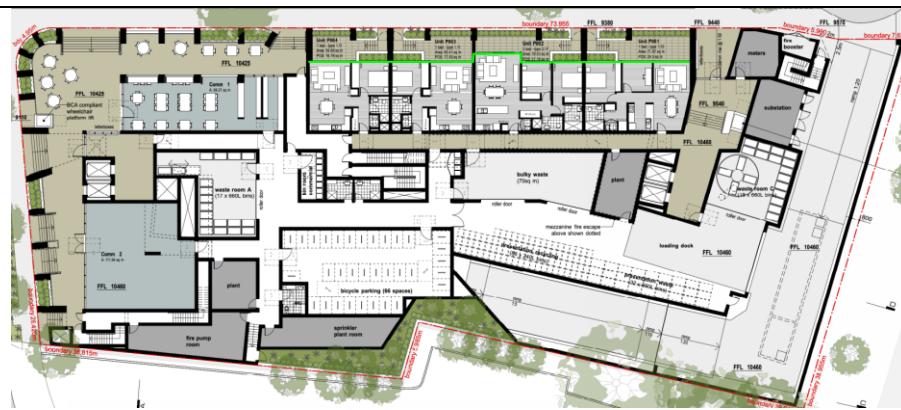
Note:

1. All window and glazed door to be selected as per AFRC. Deviation is accepted $\pm 5\%$. : This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated.

2. Glass selection coordinated with the Acoustic report

Floor Plan:

Level-G



Level-1



Level-2



Level-3



Level-4



Level-5



Level-6



Level-7



Level-8



Level-9



Level-10



Level-11



Level-12



Level-13



Level-14



NOTE:

- All window and glazed door to be selected as per AFRC. Deviation is accepted $\pm 5\%$. : This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated.
- All shade elements modelled as drawn
- All Weather seals to windows and doors to be provided
- All down lights to be sealed

4 OTHER INITIATIVE:

All dwelling(SOU):

4.1.1 Energy:

HOT WATER

- Gas Instantaneous -5.5 star

VENTILATION

- Bathrooms: Individual fan ducted to facade with manual ON/OFF
- Kitchen: Individual fan not ducted with manual ON/OFF.
- Laundry: Individual fan ducted to facade with manual ON/OFF

AIR CON:

- 1 phase split-EER 2.5-3.0 (Zoned)

LIGHTING

- Energy efficient light fittings (LED or fluorescent for each individual unit)

KITCHEN

- Gas cooktop & Electric oven

VENTILATED FRIDGE SPACE

- Yes ,Ventilated space

DISHWASHER/CLOTHWASHER/CLOTH DRYER

- Not specified

CLOTHES DRYING LINE

- No, In door clothes drying line
- No, outdoor clothing drying line

ALTERNATIVE ENERGY

- Nil for individual unit

4.1.2 Water Saving

FIXTURES

- 4 star showerheads
- 4 star kitchen tap
- 5 Star bathroom tap
- 5 star toilets or better

RAIN WATER&STORM WATER TANK:

- Nil

Common area/System:

4.1.3 Energy:

RENEWABLE ENERGY

- Central PV system-35kW

VENTILATION SYSTEM

- Basement Carpark (Supply & Exhaust system)
- Other common space -Either Supply or Exhaust or combination

4.1.4 Water Saving

COMMON LAUNDRY & WC

- 5 star outdoor tap or better
- 4 star outdoor toilet