Assessor Certificate

Multiple Dwellings

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

Date:	9 May 2017	**BSA File ref:**	**12359**
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:	Cnr West & Lake Street		
	FORSTER NSW 2428	**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)

TVS Architects Job No. 5490

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: 83 (TPA Specification)

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Thermal performance specifications **Certificate # 0001467690** **Page 1 of 5**

Unit No.	Floor Areas		Predict. loads (MJ/M²/y)		Star Rating	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool		
A101	126	0	58	28	4.9	
A201	121	0	54	33	4.9	
A202	120	0	53	26	5.4	
A203	126	0	20	28	7.2	
A204	73	0	64	16	5.3	
A301	121	0	48	33	5.3	
A302	120	0	30	26	6.7	
A303	126	0	27	27	6.8	
A304	73	0	62	18	5.3	
A305	102	0	74	16	4.9	
A306	102	0	71	16	4.9	
A307	102	0	70	17	4.9	
A308	121	0	80	27	4.3	
A309	105	0	77	23	4.4	
A310	102	0	76	17	4.8	

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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If different construction elements are applied then the Assessor Certificate is no longer valid.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			R2.0
190mm Concrete + Plasterboard			R1.0
Internal Wall Construction			*Added Insulation*
Plasterboard on studs (internal to units)			none
Plasterboard on studs (party walls)			R2.0
Plasterboard on studs (adjacent to lobbies/corridors)			R2.0
190mm Concrete (party walls)			none
250mm Concrete (to liftwells and stairwells)			R1.0
Ceiling Construction			*Added Insulation*
Plasterboard			R3.5 to ceilings adjacent to metal roof
Plasterboard			R1.4 to ceilings adjacent to concrete above
Roof Construction	*Colour*		*Added Insulation*
Metal	Any		Foil + R1.0 blanket
Concrete	Any		none
Floor Construction		*Covering*	*Added Insulation*
Concrete		As drawn	none
Concrete (adjacent to carpark or open below)		As drawn	R0.5
Windows	*Glass and frame type*	*U Value*	*SHGC*	*Detail*
Performance glazing with the values		*5.40*	*0.49*	All units exept level 10
Performance glazing with the values		*2.23*	*0.39*	Units B1001, B1002, C1001, C1002
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 10% 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.				

Unit No.	Floor Areas		Predict. loads (MJ/M²/y)		Star Rating	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool		
A311	102	0	73	17	4.9	
A312	102	0	76	17	4.8	
A401	121	0	49	32	5.3	
A402	120	0	31	25	6.7	
A403	126	0	28	26	6.8	
A404	73	0	63	18	5.3	
A405	102	0	48	19	6.1	
A406	102	0	44	19	6.3	
A407	102	0	44	19	6.3	
A408	121	0	55	28	5.2	
A409	121	0	58	31	4.9	
A410	102	0	47	19	6.1	
A411	102	0	47	19	6.1	
A412	102	0	51	18	5.9	
A501	121	0	50	32	5.3	
A502	120	0	31	25	6.6	
A503	126	0	29	26	6.7	
A504	73	0	64	18	5.3	
A505	102	0	48	19	5.9	
A506	102	0	45	19	6.2	
A507	102	0	45	19	6.2	
A508	121	0	56	28	5.2	
A509	121	0	59	31	4.9	
A510	102	0	47	18	6.1	
A511	102	0	48	19	6.1	
A512	102	0	51	19	5.9	
A601	121	0	94	36	3.7	
A602	120	0	64	28	4.8	
A603	126	0	60	33	4.8	
A604	73	0	86	23	4.2	
A605	102	0	74	24	4.4	
A606	102	0	71	25	4.7	
A607	102	0	71	25	4.7	
A608	121	0	77	32	4.2	
A609	121	0	87	34	3.9	
A610	102	0	80	24	4.3	
A611	102	0	81	25	4.3	
A612	102	0	84	24	4.2	
B101	104	0	64	12	5.5	
B201	104	0	41	14	6.7	
B202	102	0	42	16	6.4	
B203	119	0	62	18	5.3	
B301	115	7	72	14	4.9	
B302	119	0	44	13	6.5	

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Unit No.	Floor Areas		Predict. loads (MJ/M²/y)		Star Rating	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool		
B303	102	0	55	14	5.9	
B304	104	0	33	13	7.3	
B305	102	0	28	17	7.3	
B306	119	0	21	16	7.9	
B307	115	7	66	14	5.4	
B401	115	7	45	16	6.4	
B402	119	0	24	14	7.8	
B403	102	0	31	16	7.2	
B404	104	0	34	13	7.2	
B405	102	0	29	17	7.3	
B406	119	0	21	16	7.8	
B407	115	7	42	15	6.6	
B501	115	7	48	15	6.2	
B502	119	0	24	14	7.8	
B503	102	0	32	16	7.2	
B504	104	0	35	13	7.2	
B505	102	0	30	17	7.2	
B506	119	0	22	16	7.8	
B507	115	7	42	16	6.4	
B601	115	7	49	16	6.3	
B602	119	0	25	14	7.8	
B603	102	0	33	16	7.1	
B604	104	0	35	13	7.1	
B605	102	0	30	17	7.2	
B606	119	0	23	16	7.8	
B607	115	7	43	15	6.4	
B608	102	0	76	20	4.6	
B701	115	7	52	15	5.9	
B702	119	0	27	13	7.7	
B703	102	0	36	16	6.9	
B704	104	0	39	13	6.9	
B705	102	0	33	17	6.9	
B706	119	0	25	14	7.7	
B707	115	7	46	15	6.3	
B708	102	0	80	20	4.4	
B801	115	7	52	15	5.9	
B802	119	0	28	13	7.7	
B803	102	0	36	16	6.9	
B804	104	0	39	13	6.9	
B805	102	0	34	17	6.9	
B806	119	0	25	14	7.7	
B807	115	7	47	16	6.3	
B808	102	0	80	20	4.4	
B901	115	7	60	16	5.4	

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Unit No.	Floor Areas		Predict. loads (MJ/M²/y)		Star Rating	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool		
B902	119	0	45	16	6.4	
B903	102	0	40	17	6.7	
B904	104	0	42	14	6.7	
B905	102	0	41	17	6.5	
B906	119	0	29	14	7.4	
B907	115	7	48	16	6.2	
B908	102	0	87	20	4.3	
B1001	333	0	57	35	4.8	
B1002	432	7	58	42	4.4	
C501	99	0	58	16	5.6	
C502	105	0	60	18	5.4	
C503	121	0	45	19	6.2	
C504	101	0	43	19	6.3	
C505	121	0	27	17	7.4	
C601	102	0	53	17	5.9	
C602	108	0	52	18	5.9	
C603	121	0	38	20	6.4	
C604	101	0	46	20	6.1	
C605	121	0	33	16	7.1	
C606	108	0	52	22	5.7	
C701	102	0	56	17	5.7	
C702	108	0	55	18	5.7	
C703	121	0	41	17	6.4	
C704	101	0	49	18	6.0	
C705	121	0	36	15	6.9	
C706	108	0	55	21	5.4	
C801	102	0	56	17	5.7	
C802	108	0	56	18	5.6	
C803	121	0	41	17	6.4	
C804	101	0	50	18	5.9	
C805	121	0	36	15	6.9	
C806	108	0	55	22	5.4	
C901	102	0	59	18	5.4	
C902	108	0	63	18	5.3	
C903	121	0	52	16	5.9	
C904	101	0	70	19	4.9	
C905	121	0	45	14	6.4	
C906	108	0	55	25	5.4	
C1001	310	0	67	42	4.2	
C1002	304	0	80	42	3.8	

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