

Assessor Certificate

Multiple Dwellings

Certificate Version 6.1. Prior versions not valid after 1 March 2006

Issued in accordance with
BASIX Thermal Comfort Simulation Method.



Assessor			
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Declaration of interest:	None		
Client			
Name:	Mr Lindsey Lorens	Company:	N/A
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	Email: Lynelorens@optusnet.com.au		
Project			
Address:	Lot 67 DP 212261 (No. 12) Anthony Crescent, KINGSWOOD NSW 2747		
Applicant:	Mr Lindsay Lorens	LGA:	Penrith City Council
Assessments			
Date:	23/09/13	File ref:	NB5838-5839
		Software:	AccuRate
		Version:	1.1.4.1
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:

Thermal Performance Spec:

Attached, Affixed to drawings Page#: 2

Drawings: Plans and other documents prepared by 'David Walker P/L', Drw No. 44.13, Sheets 1 & 2, Issue A, dated 29/07/13

Building Specifications: As referenced above.



ABSA Assessor Certificate		Assessor # 20102		Certificate # 1005737125		Issued: 24/09/2013		
Thermal performance specifications							Page 1 of 2	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating	Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)			
1	1005737125	98.5	9.5	57.8	32.5	5.9	Nil	N/A
2	1005393375	105.5	9.5	60.0	34.9	5.7	Nil	N/A

Assessor # 20102

Certificate # 100573125

Issued: 24/09/2013

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
SG clear		Single clear	Aluminium	7.32	0.77	-	

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
SG clear		Single clear	Aluminium	7.32	0.77		

Window and skylight U and SHGC values, if specified, are according to **NFRC 100**. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Brick veneer		R1.5	Dark SA > 0.7	
Fibro Cement		R1.5	Light SA < 0.475	

Internal walls	Construction	Insulation	Detail
Plasterboard		R1.5	Party wall
Brick		None	Garage separating walls
Plasterboard		None	Other internal walls

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Ceramic tile/Carpet	

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.0	Garage ceiling and other ceilings to roof space
Plasterboard		None	Garage ceiling (below Bedroom)

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete tile		Sarking R1.0	Dark SA > 0.7	

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Holland Blinds		As per plans for awnings and pergolas

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)
450		As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
Nil		Nil

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	0°
Terrain category:	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	No
Subfloor:	On ground
Living area open to entry:	Yes
Doors separate living areas:	No
Stair open to heated areas:	Yes
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fire, unflued gas heat:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp

