

# Assessor Certificate

Multiple Dwellings

Issued in accordance with the requirements of BASIX



**Project:** **Address:** 41-43 Barber Avenue, Penrith. 2750  
**Applicant:** Mr. S. Elias **LGA:** Penrith

**Client:** **Name:** Mr S. Elias **Company:** NA  
**Address:** 23/3 West Terrace, Bankstown.  
**Contact:** 0447 400700 **Email:** simoneliass@hotmail.com

**Assessor:** **Name:** Victor Lin **Company:** Victor Lin & Associates  
**Address:** 1100 Pymble Business Ctr, Pymble. 2073 **Number:** BDAV/12/1454  
**Contact:** 0412-988088 **Email:** [vlin007@hotmail.com](mailto:vlin007@hotmail.com)

Ext. Walls:	Construction	Insulation	Colour	Details	
	Cavity Brick	None R1.0	Medium	As per plans See table below	
Int. Walls:	Construction	Insulation	Details		
	Cavity Panel	None R1.0	As per plans To firestairs - see table below.		
Floors:	Construction	Insulation	Details		
	Concrete	None R 1.0	Suspended floors above garage where indicated		
Ext Ceilings:	Construction	Insulation	Details		
	framed	None R4.0	Below external roofs ONLY Unit 5.8 ONLY		
Roof:	Construction	Insulation	Colour	Details	
	Metal	Anticon 60mm (R1.3)	Dark	See Table Below - Roof Units as indicated only.	
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
	Generic	Single Clear Low-E	Aluminium	6.57 / 0.74 4.7/0.63	As per plans Unit G9 only
Skylights:	Product ID	Glass	Frame	Uw/SHGCw	Details
	N/A				
Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights
	Varies	Suburban/Open	Yes	Yes	YES - See NOTE 1 below

**Overshadowing Details:** Surrounding buildings.

**Assessment:** **Drawings:** JS Architects Project: 27-24-15, DWGS: Cover, 1 of 24 to 22 of 24.  
**Spec:** Dwg No. 1 of 24  
**File Ref:** 3478  
**Software:** BERS ProPlus 4.2  
**Climate Zone:** 20

**Energy Rating** Certificate Number **14540174**

single-dwelling rating **5.5** stars

multi-unit development (attach listing of ratings) heating **56** MJ/m<sup>2</sup>  
If selected, data specified is the average across the entire development cooling **22** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number: Victor Lin VIC/BDAV/12/1454

Assessor Signature: *[Signature]* Date: **27/04/15**

Assessor Stamp

**Certification Number:** 14540174 **Date:** 27-April-2015

Dwellings	Floor Area (m <sup>2</sup> )		Predict Loads (MJ/m <sup>2</sup> /pa) & HERS Rating			Additional Insulation Req (See Note 2)		
	Cond.	Uncond.	Heat	Cool	STARS	R1.0 in External Walls	R 1.0 internal floor above garage	R1.0 to Fire Stair Walls
G1	78	5	73	8	5.5		X	
G2	77	6	54	8	7		X	
G3	77	6	54	8	7		X	
G4	50	4	38	17	7		X	
G5	63	5	48	19	6.5		X	X
G6	76	5	74	11	6	X	X	X
G7	96	6	64	18	6		X	
G8	86	4	76	19	5.5	X	X	
G9	63	6	76	9	6	R2.0	R2.0	R2.0
<i>G9 ALSO REQUIRES Low-E glazing or equivalent.</i>								
1.1	80	5	64	19	6			
1.2 & 2.2	77	6	14	9	8.5			
1.3 & 2.3	77	6	14	9	8.5			
1.4 & 2.4	50	4	21	23	8			
1.5	63	5	62	23	6			
1.6 & 2.6	79	5	64	19	6			

Dwellings	Floor Area (m <sup>2</sup> )		Predict Loads (MJ/m <sup>2</sup> /pa) & HERS Rating			Additional Insulation Req (See Note 2)		
	Cond.	Uncond.	Heat	Cool	STARS	R1.0 in External Walls	R 1.0 internal floor above garage	R1.0 to Fire Stair Walls
1.7	90	6	57	19	6.5			
1.8	81	4	62	24	6			
1.9	47	4	64	12	6.5	X		X
1.10	65	5	71	19	5.5	X		X
2.1	80	5	70	33	5			
2.5	63	5	63	45	5			
2.7	90	6	57	50	5			
2.8	81	4	62	45	5			
2.9	47	4	67	47	4.5	X		X
2.10	65	5	73	34	5	X		X
3.1 & 4.1	56	5	64	21	6			
3.2 & 4.2	65	4	16	10	8.5			
3.3 & 4.3	65	4	16	10	8.5			
3.4 & 4.4	68	9	58	16	6.5			
3.5 & 4.5	79	5	52	10	7			
3.6 & 4.6	57	5	74	22	5.5			
3.7 & 4.7	79	5	73	12	6			
3.8 & 4.8	60	5	73	22	5.5	X		X
5.1	56	5	80	45	4.5		Anticon 60mm (R1.3) under metal deck roof. <i>Unit 5.8 requires an additional R4 to the ceiling.</i>	
5.2	65	4	35	26	7			
5.3	65	4	35	26	7			
5.4	68	9	72	32	5			
5.5	79	5	68	23	5.5			
5.6	57	5	84	40	4.5			
5.7	79	5	87	28	4.5			
5.8	60	5	76	28	5	X		X
<b>AVERAGE -----&gt;&gt;&gt;&gt;&gt;&gt;</b>			<b>56</b>	<b>22</b>	<b>5.5</b>			

**Note 1:** BCA Volume 2 - 2014 & NatHERS Protocols require that loss of ceiling insulation due to the installation of downlights be compensated by the addition of additional insulation. This certification allows for downlights for all insulated ceilings at a rate of 1 per 2.0sqm (allows for LED, 90mm (or less) diameter downlights or LED FITTINGS with equivalent uninsulated ceiling area per downlight).

*If ADDITIONAL downlights are fitted, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol2, 2014. Table 3.12.1.1(b) and NatHERS protocols. Contact the assessor above if alterations are required.*

**Note 2:** Some Individual dwellings require additional insulation as shown on the table above.

