



Assessor Certificate

Single Dwelling

Certificate Version 6.1.1. Prior versions not valid after 1 March 2006

Issued in Accordance with the requirements of
BASIX THERMAL COMFORT - Simulation Method



Assessor			
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Declaration of interest:	None		
Email:	msegalla@buildingsustainability.com.au		
Assr #:	20546		

Client			
Name:	Emma Smith	Company:	Eden Brae Homes
Address:	PO Box 7210 BAULKHAM HILLS BC NSW 2153		
Phone:	Fax	Email:	

Project			
Address:	Lot 1175 Bartlett Place PENRITH NSW 2750		
Lot / DP:	1175 /	LGA:	Penrith City Council

Assessment			
Date:	20/09/2012	Job ID:	1209187
Filename:	AR1209187	Run #	base
Software:	AccuRate	Version:	1.1.4.1
Climate Zone:	28		

Referenced documents

All details upon which this Assessment has been based, are included in the project documentation which has been stamped and signed by the Assessor issuing this Certificate, as detailed below:

Thermal Performance Specification / Commitments attached and affixed to drawings, page 4 - Section
Drawings: A18828

Specifications:

ABSA Assessor Certificate	Assessor # 20546	Certificate #45172378	Issued:20/09/2012
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THERMAL COMFORT - Simulation Method

The details must be entered into your BASIX Assessment

Area calculations (M2)			
Net Conditioned Floor Area	142	Net Unconditioned Floor Area	8

Concessions / Ventilation Bonus			
Eligible Concessions:	None		

The dwelling has the required shading to qualify for BASIX cross ventilation bonus:	N/A
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Predicted annual energy loads

Heating:	52
Cooling:	39
(sensible + latent)	
Total:	91

ABSA Assessor stamp



ABSA Assessor Certificate

Assessor # 20546

Certificate # 45172378

Issued: 20/09/2012

Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method

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 M2	Detail
Generic		Single clear	Aluminium			29	As per detail on plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
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Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower

External Walls	Construction	Insulation	Colour - Solar absorptancy	Detail
Brick Veneer		R2.0	Default	unspecified external wall colour

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	

Floors	Construction	Insulation	Covering	Detail
Concrete		Waffle pod (or equiv)	Carpet	to beds & home theatre
			Ceramic Tile	As per detail on plans

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.5	As per detail on plans

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Roofing Tiles		Foil (Sisalation)	Dark - SA > 0.7	

Window cover	Internal (curtains)	External (awnings, shutters, etc)
None		None

Fixed Shading	Eaves (width - inc gutters, height above windows)	Verandahs, Pergolas (type, description)
600	200 including fascia & guttering	Alfresco As per plans
1,100	variable eave & offset	Porch As per plans
	As per detail on plans	

Overshadowing	Overshadowing structures	Overshadowing trees
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Orientation, Exposure, Ventilation and Infiltration

ABSA Assessor Stamp

Orientation of nominal north elevation	053
Terrain category	Suburban
Roof Ventilation	Unventilated
Cross Ventilation	Standard
Subfloor Ventilation	On ground
Living area open to entry:	Yes
Living areas separated by doors:	No
Stair open to heated areas:	No
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fire or unflued gas heater:	No
Vented downlights:	No
Wall and ceiling vents:	No

