

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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		Email:	dean@greenview.net.au
Declaration of interest:	The Assessor has provided design advice to the Applicant		
Client			
Name:	Robert Sargis	Company:	Hudson Square Pty Ltd
Address:	Suite 14, 128 Cleveland St Chippendale		
Phone:	9822 9185	Fax:	9269 0933
		Email:	office @rosecliffe.com.au

Project	
Address:	157-163 Cleveland St Chippendale
Applicant:	Hudson Square Pty Ltd
LGA:	Sydney City Council
Assessment	
Date:	1-Apr-2010
File ref:	10035
Software:	BERS Pro
Version:	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#: 0722 DA01

Drawings: (Title, Ref.#, Revision, Issue date, etc)

0722 DA01 – DA10 Rev A

Building Specifications: (Title, Ref.#, Revision, Issue date, etc)

Only specifications, detailed on Drawings identified above, have been referenced



ABSA Assessor Certificate		Assessor #	20478	Certificate #	77294279	Issued: 1-Apr-2010	
Thermal performance specifications						Page 1 of 1	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
3.01	77294279	115.1	0.0	46.1	30.0	None	No
3.02,3.04	51376565	116.8	0.0	11.5	29.4	None	No
3.03	28457321	151.3	0.0	43.2	29.1	None	No
3.05	12388586	99.4	0.0	11.0	35.7	None	No
3.06	76539863	136.5	0.0	29.1	28.6	None	No
3.07,3.09	55158645	114.8	0.0	23.2	40.6	None	No
3.08	72523873	113.5	0.0	26.8	27.6	None	No
3.10	56085066	113.7	0.0	34.2	35.9	None	No
3.11,3.13	47256772	129.4	0.0	38.0	25.3	None	No
3.12	75145645	130.3	0.0	14.5	34.9	None	No
3.14	95753275	80.1	0.0	10.7	24.8	None	No
3.15	31722745	104.9	0.0	18.2	35.1	None	No

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
		Single	Aluminium	6.46	0.76	25.3	U3.01, U3.15
		Single	Aluminium	6.46	0.76	29.1	U3.02, U3.04
		Single	Aluminium	6.46	0.76	34.6	U3.03
		Single	Aluminium	6.46	0.76	30.8	U3.05
		Single	Aluminium	6.62	0.31	34.1	U3.06
		Single	Aluminium	6.62	0.31	30.9	U3.07, U3.09
		Single	Aluminium	6.62	0.31	30.0	U3.08., U3.12
		Single	Aluminium	6.46	0.76	30.0	U3.10
		Single	Aluminium	6.62	0.31	32.5	U3.11, 3.13
		Single	Aluminium	6.62	0.31	16.1	U3.14
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail

None

Window and skylight U and SHGC values, if specified, are according to NFRC. 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
Cavity Brick		None	Medium -SA 0.475-0.7	As per plans and elevations
Internal walls	Construction	Insulation	Detail	
Plaster Board on Studs		None	Internal walls in units	
Brick Plastered		R1.0	Internal common walls separating units and common areas	
Floors	Construction	Insulation	Covering	Detail
Concrete		None	Not Specified	Throughout
Ceilings	Construction	Insulation	Detail	
Plasterboard		R2.0	Ceiling below roof	
Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		R1.0	Medium -SA 0.475-0.7	As per detail on plans
Window cover	Internal (curtains)		External (awnings, shutters, etc)	
None			As per Plans	
Fixed shading	Eaves (width - inc. gutters, h't above windows)		Verandahs, Pergolas (type, description)	
Varies	Varies – As per plans		Varies – As per Plans	
Overshadowing	Overshadowing structures		Overshadowing trees	
None			None	
Orientation, Exposure, Ventilation and Infiltration				

Orientation of nominal north: 19

ABSA Assessor stamp

Terrain category: Suburban

Roof ventilation: Ventilated

Cross ventilation: No

Subfloor: Enclosed (Commercial space below)

Living area open to entry: No

Doors separate living areas: No

Stair open to heated areas: No

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

