

Dual Occupancy 48 Upper Clifford Avenue Fairlight NSW 2094										Prepared by Chapman Environmental Services www.basixcertificates.com.au 1300 004 914										<div>CES CHAPMAN ENVIRONMENTAL SERVICES</div>									
Eastern																													
Water Target					40					Water Score					42														
Energy Target					72					Energy Score					76														
Max H & C Loads are (MJ/m²)					30					Actual H & C Loads are (MJ/m²)					29.9					Star Rating					7				
Western																													
Water Target					40					Water Score					42														
Energy Target					72					Energy Score					76														
Max H & C Loads are (MJ/m²)					30					Actual H & C Loads are (MJ/m²)					29.6					Star Rating					7				
										Basix Commitments																			
Landscaping					Total area of garden & lawn (m²) 35 ea					Area of indigenous/low water use plants (m²)					0														
Fixtures					Shower heads 4 star (> 6 but <= 7.5 L/min)					Toilets 4 star					All taps 4 star														
Alternative Water					Minimum Rainwater tank size (L) 2000 ea					Collect run off from roof area of at least (m²) 40 ea																			
					Toilet connection Yes		Laundry connection Yes			Landscape connection Yes		Pool top up Yes			Spa top up n/a														
Pool					Max pool volume (kL) 26					Pool does not require a cover					Pool pump must have a timer														
					Pool heating Electric heat pump																								
Energy					Hot water system Gas instantaneous					Rating 5 star																			
					Bathroom ventilation Individual fan, ducted to facade or roof					with Manual switch on/off																			
					Kitchen ventilation Individual fan, ducted to facade or roof					with Manual switch on/off																			
					Laundry ventilation Individual fan, ducted to facade or roof					with Manual switch on/off																			
					Cooling - living areas 1-phase airconditioning					Rating EER 3.0 - 3.5					Zoned														
					Cooling - bedrooms 1-phase airconditioning					Rating EER 3.0 - 3.5																			
					Heating - living areas 1-phase airconditioning					Rating EER 3.0 - 3.5																			
					Heating - bedrooms 1-phase airconditioning					Rating EER 3.0 - 3.5																			
					Alternate Energy Photovoltaic system able to generate at least 3					peak kilowatts of electricity																			
					Induction cooktop & electric oven					Outdoor clothesline required					No indoor clothesline required														
										Thermal Performance Assessment Based on the Following Requirements																			
Floor Types					Concrete slab on ground - Garage Level					with No insulation required																			
					Concrete slab on ground - Ground floor					with R2.3 under slab insulation																			
					Suspended concrete slab - Ground floor					with R2.3 underslab insulation																			
Floor Coverings					Tiles Wet Areas					Timber Living Areas/ Bedrooms																			
					Carpet n/a					Concrete Garage																			
External Walls					Timber framed Polystyrene clad on battens					with Sarking and R2.5 bulk insulation					Colour Light														
					Concrete block					with No insulation required					Colour Light														
Internal Walls					Plasterboard					with R2.5 bulk insulation - Garage level stairwell, F.Bath & Powder internal walls only																			
					Blockwork					with Garage level lift well walls - R1.3 insulated plasterboard																			
Party Walls					Dintel																								
Ceiling (floor over)					Concrete above plasterboard timber framed					with R2.3 underslab insulation - All garage level internal ceilings																			
					35mm Alpha panel on timber above plasterboard					with R2.5 underfloor insulation - All ground floor internal ceilings																			
Ceilings (roof over)					Timber above plasterboard.					with R6.0 bulk insulation																			
Roof					Metal					with R1.3 roof blanket					Colour Medium														
					2nd Living & Master Bed					with Waterproof membrane only																			
Windows and Doors					AF single glazed clear comfort plus to all windows and glazed doors unless noted otherwise					Hinged Door		BRD-163-012-002 U-Value 4.40 or less SHGC 0.47 +/- 5%																	
										Sliding Windows		BRD-149-005-001 U-Value 4.60 or less SHGC 0.60 +/- 5%																	
										Louvres		VAN-004-003-001 U-Value 4.70 or less SHGC 0.49 +/- 5%																	
					AF double glazed clear To all Sliding doors					Sliding Doors		BRD-141-014-001 U-Value 3.00 or less SHGC 0.49 +/- 5%																	
					AF = Aluminium Framed			TB = Thermally Broken Aluminium Framed			TF = Timber Framed																		
										If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA If there is a discrepancy between this document and the Natthers Certificate, then the Natthers Certificate shall take precedence																			
Notes					Eastern Unit - Ceiling Fans (1400mm) 2nd Living, Dining Living Area x 2 & Bedrooms Western Unit - Ceiling Fans (1400mm) 2nd Living, Living Area & Bedrooms																								