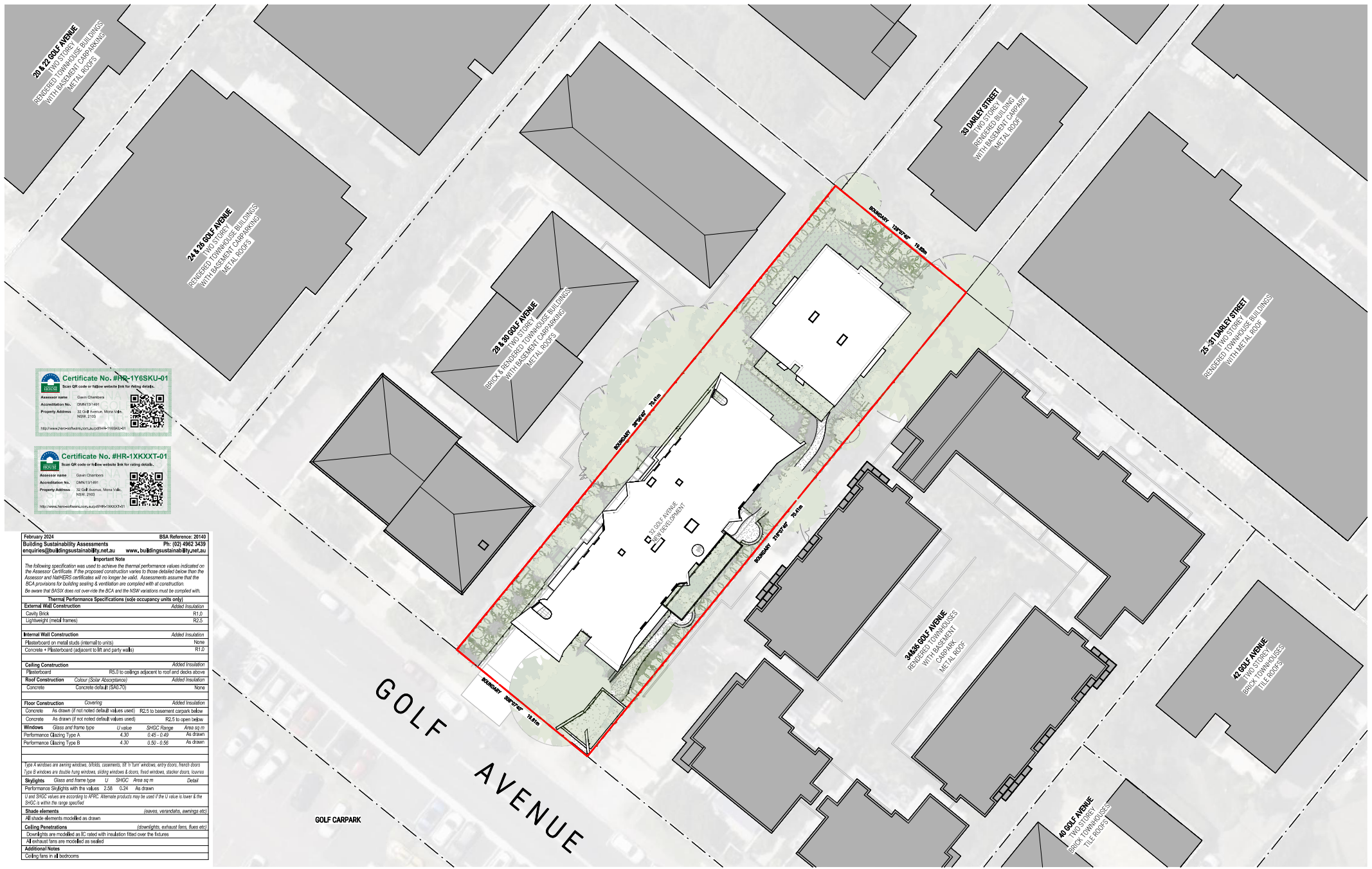






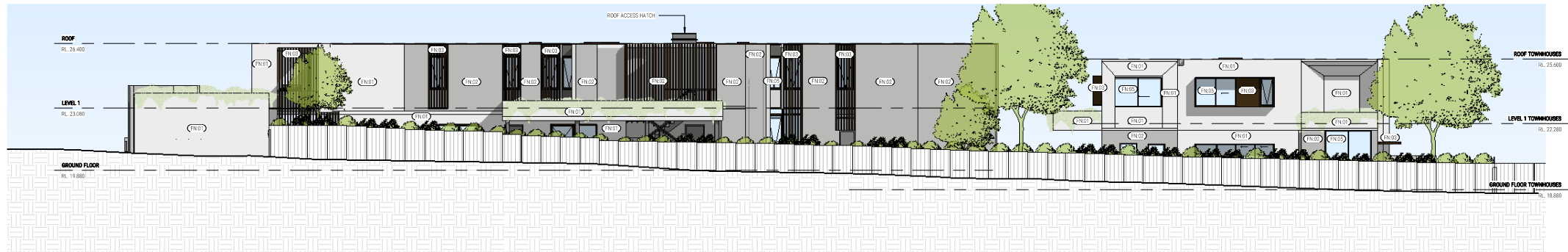
Certificate No. #HR-1Y6SKU-01
Scan QR code or follow website link for more details.
Assessor name: Gavin Charters
Accreditation No.: 0000131-01
Property Address: 32 Golf Avenue, Monavale, NSW 2103
http://www.bsa.com.au/australia/australia/0000131-01

Certificate No. #HR-1XKKXT-01
Scan QR code or follow website link for more details.
Assessor name: Gavin Charters
Accreditation No.: 0000131-01
Property Address: 32 Golf Avenue, Monavale, NSW 2103
http://www.bsa.com.au/australia/australia/0000131-01

February 2024	BSA Reference: 20140
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and BSA/BSR certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.	
Thermal Performance Specifications (sole occupancy units only)	
External Wall Construction	Added Insulation
Cavity Brick	R1.0
Lightweight (metal frames)	R2.5
Internal Wall Construction	Added Insulation
Plasterboard on metal studs (internal to units)	None
Concrete + Plasterboard (adjacent to lift and party walls)	R1.0
Ceiling Construction	Added Insulation
Plasterboard	R0.5 to ceilings adjacent to roof and decks above
Roof Construction	Added Insulation
Cooler (Solar Absorption)	Added Insulation
Concrete	Concrete (SAC N0)
Floor Construction	Covering
Concrete	As drawn (if not noted default values used) R2.5 to basement carpark below
Concrete	As drawn (if not noted default values used) R2.5 to open below
Windows	Glass and frame type U value SHGC Range Area sq m
Performance Glazing Type A	4.30 0.45 - 0.49 As drawn
Performance Glazing Type B	4.30 0.50 - 0.56 As drawn
Type A windows are awning windows, double, casements, lift & turn windows, entry doors, French doors Type B windows are double hung windows, entry windows & doors, fixed windows, slider doors, doors Skylights: Glass and frame type U SHGC Area sq m Detail Performance Skylights with the values 2.58 0.24 As drawn U and SHGC values are according to APBC. Alternate products may be used if the U value is lower & the SHGC is within the range specified Shade elements (awnings, verandahs, awnings etc) All shade elements modelled as drawn Ceiling Penetrations (downlights, exhaust fans, flues etc) Downlights are modelled as IC rated with insulation fitted over the fixtures All exhaust fans are modelled as sealed Additional Notes Ceiling fans in all bedrooms	



1 NORTH-WEST ELEVATION
1:100 @ A1



2 SOUTH-EAST ELEVATION
1:100 @ A1

SCHEDULE OF FINISHES

- FN01** - CONCRETE LOOK FINISH
- FN02** - MASONRY BRICKS SIMILAR TO BLANCO LINEAR
- FN03** - METALWORK FINISHED IN BRONZE COLOURING
- FN04** - BIRCH PLYWOOD LOOK SOFFITS
- FN05** - GLASS TO MEET BASIX REQUIREMENTS



1 NORTH-EAST ELEVATION
1:100 @ A1



2 SOUTH-WEST ELEVATION
1:100 @ A1

SCHEDULE OF FINISHES

- FN01 - CONCRETE LOOK FINISH
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