

### ASSESSMENT DETAILS

Assessor Name	Padraig Healy
Direct number	0498 051 209
Office number	(02) 9281 8555
AAO	ABSA
Assessor Number	101026
Project name	240892
Software	BERSPRO – v5.2.3(3.23)
Date of assessment	12/12/2024
BASIX Certificate Number	1777513M
NatHERS Certificate Number	0011615697
Client Name	Oscar Guzman
Client Phone	0412 723 893
Client Email	og@lighthousepm.com.au

### NCC COMPLIANCE

#### Building compliance is required to comply as applicable with the 'New South Wales Additions' in the NCC 2022 Energy Efficiency

Concrete slab on ground with an in-slab or in-screed heating or cooling system must have insulation installed in accordance with Part NSWJ3D10
Building fabric in accordance with J3D5, J3D6 and J3D10
Thermal construction is to be built in accordance with Part J4D3
Any roof lights, windows, doors, and exhaust fans are sealed in accordance with Part J5D2 to J5D8
Any new air-conditioning system is installed in accordance with Part J6D3
Any new mechanical ventilation system is installed in accordance with Part J6D4
Any new miscellaneous exhaust system is installed in accordance with Part J6D5
Any new heated hot water system is installed in accordance with Part J8D2
Any new energy monitoring equipment is installed in accordance with Part J9D3
Electrical Distribution boards dedicated to EV Charging are to be installed in accordance with Part J9D4
Switchboards of a building dedicated to PV systems and battery systems are to be installed in accordance with Part J9D5

### WATER

Refer to BASIX Report for further information	Common Area Landscape	Common area lawn area	Common area garden area	Indigenous/low water use species
		1019m2	491m2	na
	Private Landscape	Private area lawn + garden		Indigenous/low water use species
		na		na
	Fixtures	Showerheads	Toilets	Taps
		4 star (4.5 -6L/min)	4 star	6 star
	Appliances	Dishwasher: 5.5 star	Clothes Washer: 4.5 star	
	Rainwater Tank	Central		Connection
		none		na
	Pool	Volume	Pool cover	On timer/Shaded
	na	na	na	
Spa	Volume	Outdoor spa cover	Shaded	
	na	na	na	
<b>SCORE</b>		<b>49% (Pass)</b>		

### ENERGY

Refer to BASIX Report for further information	Hot Water System	Central electric storage		
	Ventilation System & Control	Bathroom	Individual fan, ducted to façade or roof   manual switch on/off	
		Laundry	Individual fan, ducted to façade or roof   manual switch on/off	
		Kitchen	Individual fan, ducted to façade or roof   manual switch on/off	
	Heating System	1-phase air-conditioning - non ducted 3.5 star		
	Cooling System	1-phase air-conditioning - non ducted 3.5 star		
	Lighting	Sealed LED light throughout		
	Appliances	Induction cooktop & electric oven		
		Dishwasher: 4 star	Washing machine: na	Dryer: 8 star
	Clothes Drying Line	none		
Photovoltaic System	13 Peak kW			
<b>SCORE</b>		<b>61% (Pass)</b>		

### Material

Refer to BASIX Report for further information	Construction Material	Floors, Walls, Ceiling & roof, Glazing
<b>SCORE</b>		<b>No target set in BASIX (Pass)</b>

**NCC2022 NatHERS Thermal Performance Specification - Fairlight**

External Walls	Insulation	Colour	Type	Comments
	R1.1	Medium - SA 0.475 - 0.70	Cavity brick	Throughout
Internal Walls	Insulation	Type		Comments
	None	Plasterboard stud with steel frame		Internally inside units
	None	AAC/Hebel on stud with steel frame		Party walls between dwellings
	None	AAC/Hebel on stud with steel frame		Shared wall with lobby/corridor except below
	R2.7	AAC/Hebel on stud with steel frame		Shared wall with lobby/corridor except: <b>U14, 15 on Level 3</b>
None	Concrete block on stud with steel frame		Shared wall with stairs/lift	
Floor	Insulation	Type		Comments
	None	Concrete slab on ground		Basement and ground floor
	R2.5	Suspended concrete		Suspended slab above carpark/open air: <b>U2, 4, 7, 8, 10, 11</b>
	None	Concrete		Floor between levels
Floor covering	Bedrooms/WIR/family room: Carpet		Wet areas: Tiles	Kitchen/living/entry: Timber
Ceiling	Insulation	Type		Comments
	None	Plasterboard with timber frame		Unit above
	R2.5	Plasterboard with timber frame		Air/balcony above: <b>U1, 2, 5, 6, 7, 8, 9, 12, 13, 14, 15</b>
Roof	Insulation	Colour	Type	Comments
	None	Medium - SA 0.475 - 0.70	Concrete with waterproofing membrane	All exposed roof throughout (ventilated cavity)
Ceiling fans	Size		Location	
	na		na	
Ceiling penetration	Downlight		Exhaust fan	
	Sealed LED downlights throughout		Sealed exhaust fan in kitchen and all wet areas	
Glazing	U-Value	SHGC	Opening type	Comments
	4.8 or less	0.59 (+/-5%)	Fixed, sliding: <b>U11-15</b>	e.g., Single glazed high performing low-e clear Aluminium frame
		0.51 (+/-5%)	Awning windows: <b>U11-15</b>	
	4.3 or less	0.53 (+/-5%)	Fixed, sliding: <b>U1-9</b>	e.g., Double glazed low-e clear Aluminium frame
		0.47 (+/-5%)	Glazed door, awning window: <b>U1-9</b>	
5.4 or less	0.58 (+/-5%)	All louvre windows throughout	e.g., Single glazed low-e clear Aluminium frame	
Skylight/Roof window	U-Value	SHGC	Opening type	Comments
	Double glazed clear		Fixed	<b>U5, 6, 9, 12, 13, 14 &amp; 15</b>