

BASIX THERMAL COMFORT COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2. Table 2 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

Table 1: Base Case Assumptions on Construction and Fabric

Element	Material	Detail	
External walls	Concrete Block, lined	Insulation: See Table 3 Light colour: Absorptance< 0.475	
Internal walls	Plasterboard		
Party walls	Concrete Block, lined	Insulation: R1.0 both sides for fire safety Common corridors & Neighbour	
	Concrete Block	Fire stairs & lifts	
Windows	Type 1 Performance glazing	Total Window System Properties U-value 3.1 & SHGC 0.27 for sliding doors, sliding & fixed windows And Total Window System Properties U-value 3.1 & SHGC 0.27 for bifold doors, awning & casement windows	
	Window Operability	Balcony windows: 30% (i.e. sliding) Bedroom windows: 10% (BCA D2.24) All other non-balcony windows: 0% (i.e. fixed)	
	Shading device	None	
Skylight	Type 1 Double glazed clear glass with aluminium frame	U-value 4.2 & SHGC 0.72	
	Type 2 Performance glazing	U-value 2.7 & SHGC 0.24	
Roof	Concrete	Insulation: None Medium colour: 0.475<absorptance< 0.70	
Ceilings	Plasterboard	Insulation: See Table 3	
Floors	Concrete	Insulation: See Table 3 Carpet: Bedrooms only Tiles: Elsewhere	
		Common corridors naturally ventilated	Yes
		Recessed downlights assessed	No
Exhaust fans (kitchens, bathrooms, laundry)		All assumed to be sealed	
Note: Only a ±5% SHGC tolerance to the value stated above & U-value can be greater than or equal to the value stated above			

Table 2: BERS Pro Thermal Loads

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
A1	R1.0 Bulk Floor Insulation to exposed floors only (total floor system R-value Rt1.11), R2.5 Bulk External Wall Insulation (total wall system R-value of R2.69), Type 1 windows	19.0	16.3	7.3	Pass
A2	R1.0 Bulk Floor Insulation to exposed floors only (total floor system R-value Rt1.11), R2.5 Bulk External Wall Insulation (total wall system R-value of R2.69), Type 1 windows	19.0	16.2	7.3	Pass
A3	R1.0 Bulk Floor Insulation to exposed floors only (total floor system R-value Rt1.11), R2.5 Bulk External Wall Insulation (total wall system R-value of R2.69), Type 1 windows	38.3	13.3	5.9	Pass
A4	R2.5 Bulk External Wall Insulation (total wall system R-value of R2.69), Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-value Rt2.56), Type 2 skylights	27.5	21.0	6.3	Pass
A5	R2.5 Bulk External Wall Insulation (total wall system R-value of R2.69), Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-value Rt2.56), Type 2 skylights	24.1	26.8	6.0	Pass
A6	R2.5 Bulk External Wall Insulation (total wall system R-value of R2.69), Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-value Rt2.56), Type 2 skylights	31.2	23.4	5.8	Pass



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