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.

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Table 1: Base Case Assumptions on Construction and Fabric					
Element Material Detail					
External walls	B:11	Insulation: See Table 3			
	Brick Veneer	Light colour: Absorptance< 0.475			
		Insulation: See Table 3			
	Metal cladding	Medium colour: 0.475 <absorptance< 0.7<="" td=""></absorptance<>			
Internal walls	Plasterboard				
	Cavity Brick	Common corridors			
Party walls	Cavity Brick	Neighbour			
	Concrete Block	Fire stairs & lifts			
	Type 1	Total Window System Properties U-value 6.7 & SHGC 0.70 for sliding doors, sliding & fixed windows OR Total Window System Properties U-value 6.7 & SHGC 0.57 for awning windows			
Windows	Туре 2	Total Window System Properties U-value 5.6 & SHGC 0.41 for sliding doors, sliding & fixed windows OR Total Window System Properties U-value 5.6 & SHGC 0.36 for awning windows			
	Window Operability	Balcony windows: 45% & 0% (i.e. sliding or fixed) Bedroom windows: 10% (BCA D2.24) All other non-balcony windows: 0% & 90% (i.e. fixed & awnings)			
	Shading device	None			
Skylight	<u>Type 2</u>	Total Window System Properties U-value 5.6 & SHGC 0.41			
Roof	Concrete	Insulation: None			
KOOI	Concrete	Light colour: Absorptance< 0.3			
Ceilings	Plasterboard	Insulation: See Table 3			
		Insulation: See Table 3			
Floors	Concrete	Tiles: Wet areas only			
		Carpet: Bedrooms			
		Tiles: Living areas			
Common corridors naturally ventilated		No			
Recessed downlights assessed		No			
Exhaust fans (kito	chens, bathrooms, laundry)	All assumed to be sealed			
		Table 2: BERS Pro Thermal Loads			

Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
1	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52), Type 1 windows, East Bedroom windows to have at least 10% ventilation opening	21.3	33.7	6.7	Pass
2	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52), Type 1 windows	12.9	22.4	7.9	Pass
3	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52), Type 1 windows	23.9	29.9	6.8	Pass
4	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52), Type 1 to louvred window only, Type 2 to all other windows, East Bedroom windows to have at least 10% ventilation opening, West Living window to have at least 20% ventilation opening	37.2	30.0	5.9	Pass
5	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52), Type 1 to louvred window only, Type 2 to all other windows, East Bedroom windows to have at least 10% ventilation opening	34.4	26.0	6.4	Pass
	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value				

of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52), Type 1 to louvred window only, Type 2 to all other windows, West

Heating Load

33.8

Cooling Load

5.9

Pass

35.1

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Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
	Living window to have at least 20% ventilation opening, West Main				
	Bedroom window to have at least 10% ventilation opening				
7	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value	50.9	22.6		Docc
,	of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52), Type 1 windows	50.9	22.0	5.7	Pass
	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value				
8	of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of	32.5	19.4	6.9	Pass
Ü	Rt2.52), Type 1 windows	32.3	13.4	0.5	1 433
	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value				
9	of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of	43.5	27.8	5.8	Pass
	Rt2.52), Type 1 windows				
	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value				
10	of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of	16.3	36.2	6.9	Pass
	Rt2.52), Type 1 windows				
	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value				
11	of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of	37.3	34.0	5.8	Pass
	Rt2.52), Type 1 windows				
12	R1.0 Bulk Floor Insulation adjacent to carpark (total floor system R-value	F 4 7	26.7	F 2	Dana
12	of Rt1.61), R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52), Type 1 windows	54.7	26.7	5.3	Pass
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
13	Type 1 to louvred window only, Type 2 to all other windows, East	8.0	32.6	7.6	Pass
13	Bedroom windows to have at least 10% ventilation opening	0.0	32.0	7.0	1 433
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
14	Type 1 windows	4.1	25.3	8.3	Pass
4.5	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),	444	22.5	7.0	D
15	Type 1 windows	14.1	32.5	7.3	Pass
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
16	Type 1 to louvred window only, Type 2 to all other windows, East	16.9	33.6	6.9	Pass
10	Bedroom windows to have at least 10% ventilation opening, West Living	10.5	33.0	0.5	1 433
	window to have at least 20% ventilation opening				
17	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),	14.0	20.2	7.4	Dana
17	Type 1 to louvred window only, Type 2 to all other windows, East Bedroom windows to have at least 10% ventilation opening	14.8	29.2	7.4	Pass
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
	Type 1 to louvred window only, Type 2 to all other windows, West Living				
18	window to have at least 20% ventilation opening, West Main Bedroom	20.2	32.4	6.9	Pass
	window to have at least 10% ventilation opening				
19	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),	30 F	24.4	6.0	Doss
19	Type 1 windows	29.5	24.4	6.8	Pass
20	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),	12.8	23.1	7.9	Pass
	Type 1 windows	12.0	25.1	7.5	1 033
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
21	Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-	34.6	34.3	5.9	Pass
	value Rt2.56), North Living window to have at least 10% ventilation				
	opening R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
	Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-				
22	value Rt2.56), North Living window to have at least 10% ventilation	17.2	35.4	6.9	Pass
	opening, East Bedroom window to have at least 10% ventilation opening				
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
	Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-				
23	value Rt2.56), South Living window to have at least 10% ventilation	32.1	36.1	5.9	Pass
	opening, East Bedroom window to have at least 10% ventilation opening,				
	Type 2 skylights				
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
2.4	Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-	45.0	22.0		Dess
24	value Rt2.56), South Living window to have at least 10% ventilation opening, West Bedroom window to have at least 10% ventilation opening,	45.8	33.8	5.4	Pass
	Type 2 skylights				
	Type 2 skylights	1			1

Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
25	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),		32.1	7.6	Pass
	Type 1 to louvred window only, Type 2 to all other windows, East	8.6			
	Bedroom windows to have at least 10% ventilation opening				
26	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),	4.8	25.1	8.3	Pass
	Type 1 windows	4.0	23.1	0.5	F d 3 3
27	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52), Type 1 windows	15.0	31.6	7.3	Pass
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
	Type 1 to louvred window only, Type 2 to all other windows, East		33.3	6.9	Pass
28	Bedroom windows to have at least 10% ventilation opening, West Living	17.9			
	window to have at least 20% ventilation opening				
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
29	Type 1 to louvred window only, Type 2 to all other windows, East	15.9	28.3	7.4	Pass
23	Bedroom windows to have at least 10% ventilation opening	13.3	20.5		
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
30	Type 1 to louvred window only, Type 2 to all other windows, West Living		31.0	6.9	Pass
	window to have at least 20% ventilation opening, West Main Bedroom	21.3			
	window to have at least 10% ventilation opening				
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
31	Type 1 windows	30.8	24.0	6.7	Pass
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
32	Type 1 windows	13.3	23.2	7.9	Pass
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
	Type 1 to louvred window only, Type 2 to all other windows, East				
33	Bedroom windows to have at least 10% ventilation opening, R2.5 Bulk	23.3	31.6	6.7	Pass
	Ceiling Insulation (total ceiling/roof system R-value Rt2.56)				
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
34	Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-	15.8	25.5	7.6	Pass
5 -	value Rt2.56)	15.0	25.5	/.0	
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
35	Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-	29.3	27.9	6.6	Pass
33	value Rt2.56)	23.3	27.3	0.0	1 033
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
	Type 1 to louvred window only, Type 2 to all other windows, East		31.2	5.9	Pass
36	Bedroom windows to have at least 10% ventilation opening, West Living	38.7			
30	window to have at least 20% ventilation opening, R2.5 Bulk Ceiling	30.7			
	Insulation (total ceiling/roof system R-value Rt2.56)				
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
	Type 1 to louvred window only, Type 2 to all other windows, East		25.9	6.3	Pass
37	Bedroom windows to have at least 10% ventilation opening, R2.5 Bulk	36.0			
	Ceiling Insulation (total ceiling/roof system R-value Rt2.56)				
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
	Type 1 to louvred window only, Type 2 to all other windows, West Living		28.5	5.9	
38	window to have at least 20% ventilation opening, West Main Bedroom	40.9			Pass
50	window to have at least 10% ventilation opening, R2.5 Bulk Ceiling	10.5			
	Insulation (total ceiling/roof system R-value Rt2.56)				
39	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				
	Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-	40.6	33.0	5.7	Pass
	value Rt2.56), Type 2 skylight	15.0			
	R2.0 Bulk External Wall Insulation (total wall system R-value of Rt2.52),				1
40	Type 1 windows, R2.5 Bulk Ceiling Insulation (total ceiling/roof system R-	21.7	26.9	7.1	Pass
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