



30 September 2005

NSW GOVERNMENT MAKES APARTMENT LIVING MORE SUSTAINABLE

Planning Minister Frank Sartor today officially launched the next phase of the NSW Government's ground-breaking energy and water saving initiative, **BASIX for Multi-Units**.

"From 1 October, the NSW Government will be the first state in Australia to require all new multi-unit residential developments meet stringent sustainability targets," Mr Sartor said.

"By mandating BASIX, we are guaranteeing all new homes built in NSW will save water and energy. This is vital in a time of ongoing drought, uncertain weather conditions and rising greenhouse gas emissions.

"The introduction of BASIX for new apartment buildings follows two years of consultation with industry, local government and utilities to tailor these requirements to multi-unit residential developments.

"BASIX has been voluntary for multi-units since 1 July this year, ensuring all developers have had time to adapt to the new requirements."

New single homes in Sydney have been BASIX-compliant since 1 July 2004. The rating system was extended to single homes across the State from 1 July this year.

"Over the next ten years, the BASIX reforms for unit blocks and new houses are expected to save 287 billion litres of water – or 15 per cent of Warragamba Dam," Mr Sartor said.

"BASIX energy savings will cut greenhouse gas emissions by 9.5 million tonnes – equivalent to removing 2.6 million cars from NSW roads."

BASIX requires every new house or unit to meet specific reduction targets: up to 40% for water, and 25% for energy use. Multi-units over six storeys high have been set an interim energy-reduction target of 20%, because they are subject to greater site constraints.

Annual building projections indicate this 20% target will apply to only 5% of all new homes built in NSW. A target of 40% will eventually apply to all developments.

"BASIX is an easy-to-use online tool which forms an essential part of the Government's planning reforms," Mr Sartor said.

"It is also highly flexible, allowing designers to select from a wide range of options in order to meet the reduction targets."

BASIX for multi-units significantly streamlines the development application process for developers, allowing them to submit only one BASIX Certificate per application.

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BASIX: Emma Bailey**

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Training and briefing sessions for multi-unit BASIX have been held both in Sydney and across the state, and others will be scheduled based on demand.

Mr Sartor said that BASIX will also provide a boost for sustainable industries across NSW.

“This measure will encourage the development and use of sustainable technologies for multi-unit developments which are not currently available in Australia.”

KEY FACTS

- More than 30 multi-unit BASIX Certificates have been generated by developers prior to BASIX becoming mandatory.

- Significant multi-unit design and technology improvements are expected including:
 - Improved passive solar orientation;
 - On-site water collection, treatment and use;
 - Gas boosted and/or solar hot water systems;
 - Efficient lighting controls in common areas;
 - Recycling of wastewater for toilet flushing, laundry and landscaping;
 - Improved insulation;
 - Efficient cooling towers that, for instance, run on rainwater;
 - Water and energy efficient appliances;
 - Greater use of natural light and ventilation;
 - Efficient ventilation controls in car parks;
 - Native, low water use landscaping;
 - Pool covers and pool pump timers;
 - Ceiling fans for cooling; and
 - On-site renewable energy generation and/or co-generation.

For more BASIX information visit www.basix.nsw.gov.au

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