

project details

Site area **25**

Floor area **26**

Bedroom numbers **28**



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MODE



ALARM

Project Details

The project details section of BASIX records the dwelling address, type and site details.

For the period July 2005 to June 2008, there were 59,574 BASIX certificates considered valid, with 37% being for dwellings in Sydney.¹³

Table 5

Sample Size				
	2005-06	2006-07	2007-08	2005-08 Total
Total number of BASIX certificates (single dwelling)	20745	16856	21973	59574
Proportion of BASIX certificates in Sydney	42%	32%	35%	37%
Proportion of BASIX certificates in regional NSW	58%	68%	65%	63%

Site area

How big is a BASIX block of land?

The site area refers to the area of land on which the proposed development is to be carried out.

The distribution of the site area sizes was reasonably consistent from 2005-06 to 2007-08, with just over half of all blocks in Sydney being less than 600m².

Table 6

Sydney Site Area Distribution (% BASIX certificates)				
Site area range (m ²)	2005-06	2006-07	2007-08	
1 – 300	8.5	7.5	6.0	50.8
301 – 600	47.4	46.7	44.8	
601 – 900	29.8	30.7	32.6	
901 – 1200	6.7	7.1	8.4	49.2
1201 – 1500	1.7	1.4	2.1	
>1501	5.9	6.6	6.1	
Site area median	569m²	581m²	598m²	

The spread is greater in regional areas with sites over 1500m² making up over 30% of regional certificates and nearly half being over 900m².

Table 7

Regional Site Area Distribution (% BASIX certificates)				
Site area range (m ²)	2005-06	2006-07	2007-08	
1 – 300	2.0	3.4	2.5	52.4
301 – 600	18.0	18.7	17.1	
601 – 900	33.1	32.6	32.8	
901 – 1200	12.3	11.6	12.4	48.6
1201 – 1500	3.3	3.2	3.1	
>1501	31.2	30.6	32.1	
Site area median	859m²	834m²	867m²	

13. The total number of development applications during this period was 42,570. Due to the fact that a portion of BASIX certificates do not progress to development applications, any quantifiable results (such as total CO₂ savings) are discounted by the ratio of certificates to development applications lodged.



Floor area

How big is a BASIX house?

From July 2005, gross floor area was replaced with conditioned and unconditioned floor areas to describe the dwelling size.

The total floor area includes the conditioned and unconditioned floor area of a dwelling.

The average floor area reported for NSW BASIX certificates was 216m² in 2005/06, 209m² in 2006/07 and 220m² in 2007-08. As a comparison, the average floor area of pre-BASIX NSW houses was 241m².¹⁴

The floor area distributions increased slightly over the reporting period with the main difference being between Sydney and regional areas, where the average floor area reported in Sydney is much higher than the rest of NSW at 248m² (2007-08).

Differences between the BASIX floor area data and ABS data may be due to a number of reasons including: variations in methods of measurement, a level of under reporting and the fact that the BASIX data sample includes some certificates which do not represent actual houses. This variance will be investigated in future verification reporting.

14. ABS 8731.0 – Building Approvals – “Average floor area of new dwellings”, Australia, July 2001

Figure 8 - Floor area range distribution by location 2005-08 average

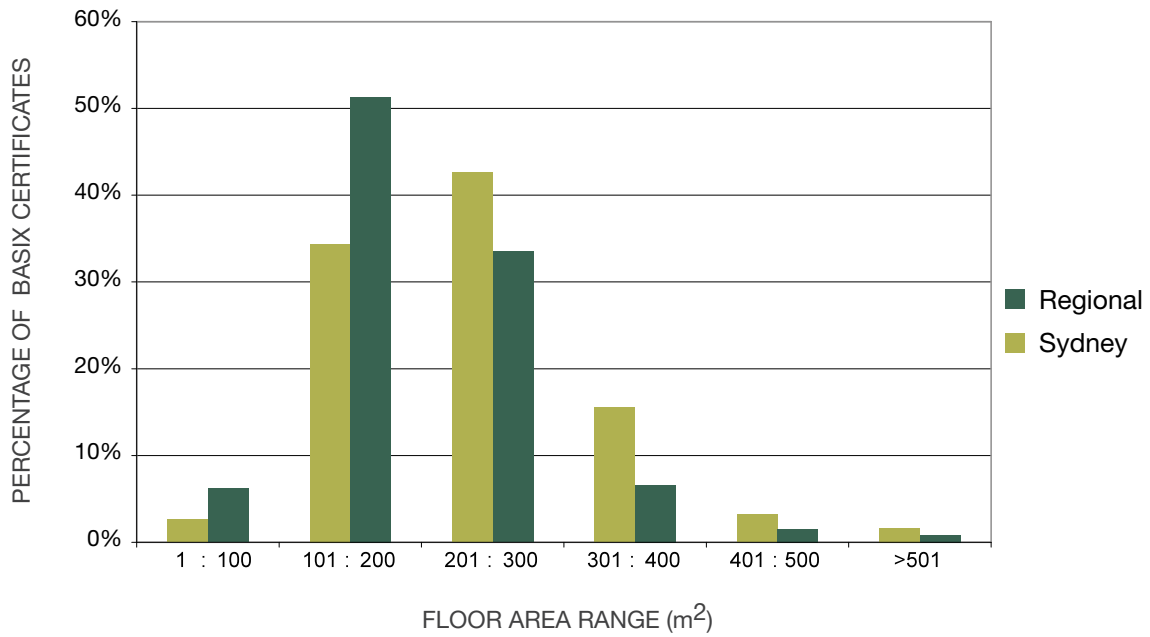


Table 8

Sydney Floor Area (% BASIX certificates)			
Floor area (m ²)	2005-06	2006-07	2007-08
0-100	2.8	2.7	2.4
101-200	36.4	35.8	30.9
201-300	41.5	42.2	44.1
301-400	14.7	14.7	17.2
401-500	2.9	3.0	3.7
>501	1.7	1.6	1.7
Average floor area	237m ²	237m ²	248m ²

Table 9

Regional Floor Area (% BASIX certificates)			
Floor area (m ²)	2005-06	2006-07	2007-08
0-100	6.0	6.9	5.8
101-200	51.8	52.8	49.4
201-300	33.5	32.4	34.7
301-400	6.4	5.8	7.6
401-500	1.5	1.4	1.7
>501	0.9	0.7	0.9
Average floor area	200m ²	196m ²	204m ²

Number of bedrooms

Over 50% of all BASIX homes are 4 bedroom dwellings and this remained constant across the monitoring years.

On average, Sydney homes have more bedrooms than homes in the rest of NSW. The average number of bedrooms in Sydney is 4.2; for the rest of NSW the average is 3.7.

Table 10

Sydney Bedroom Numbers (% BASIX certificates)			
No. of bedrooms	2005-06	2006-07	2007-08
1	0.8	0.8	0.8
2	2.3	2.0	2.1
3	16.1	14.6	13.5
4	49.7	50.1	50.1
5	24.8	25.3	26.1
>6	6.3	7.1	7.5
Average number of bedrooms	4.2	4.2	4.2

Table 11

Regional Bedroom Numbers (% BASIX certificates)			
No. of bedrooms	2005-06	2006-07	2007-08
1	1.8	1.7	1.8
2	5.6	6.7	5.3
3	28.2	27.0	27.4
4	51.2	51.3	51.5
5	11.5	11.5	12.0
>6	1.7	1.8	2.0
Average number of bedrooms	3.7	3.7	3.7

