

## BASIX for Multi-Units

**From 1 October 2005, all new residential multi-unit developments in NSW (low, mid and high-rise) will need to be BASIX-compliant.**

BASIX, the Building Sustainability Index, is a NSW Government initiative that ensures new homes are designed and built to use less water and energy.

### How does BASIX work?

BASIX is an on-line assessment tool that calculates the dwelling's energy and water scores based on a range of design data.

The assessment is completed by the building designer. Once the design complies with BASIX, a BASIX Certificate listing the sustainability commitments can be printed and submitted with the development application.

### About the BASIX tool

The BASIX tool guides the user through the assessment process step-by-step, asking questions relating to water and energy use, including:

- Water supply (rainwater or mains)
- Taps and showerhead fixtures
- Size and location of pools and spas
- Hot water systems
- Heating and cooling systems
- Lighting
- Glazing and ventilation

BASIX also takes into account the type of building materials and levels of insulation.

Diagrams and help notes are available throughout the tool to help users should they need clarification.

BASIX is a flexible tool: a building designer can choose from a wide selection of features in order to meet the reduction targets.

### What will it cost?

A thorough and independent cost analysis has shown that the cost of complying with BASIX ranges from \$6,800 to \$9,100 per unit.

Residents will see cost savings of up to \$600 a year in their energy and water bills.

### What does BASIX mean in design terms?

- Orientating the building to maximise the benefits of the sun;
- On-site water collection, treatment and use;
- Water and energy efficient appliances;
- 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;
- 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.

### What else do I need to know?

- NSW is the first Australian state to apply mandatory sustainability controls to this type of development;
- In Sydney, multi-units will make up to 70% of new residential development and other NSW cities are seeing similar higher density residential growth;
- BASIX research shows that due to lower occupancy rates and common area energy consumption (eg. car park ventilation systems), multi-units are significantly higher users of energy than single homes;
- BASIX was developed in close consultation with the building industry, non-government organisations and local government;
- BASIX streamlines the development assessment process for industry;
- BASIX assesses the potential performance of a dwelling rather than relying on behaviour change.



## What are the BASIX Water and Energy Reduction Targets?

The Water Target is determined by the climate of the dwelling's location, and ranges from 40% to 0% across NSW.

The Energy Target is 25%, except where the project involves multi-units which are 6 storeys or more. If all the buildings in a multi-unit development are 6 storeys or more, the Energy Target is 20%.

### About the BASIX Energy Target

The 20% Target only applies to developments of 6 storeys or more, (where the storeys are wholly or partly above ground). If the development includes mixed-use units, each storey is counted, regardless of its designated use.

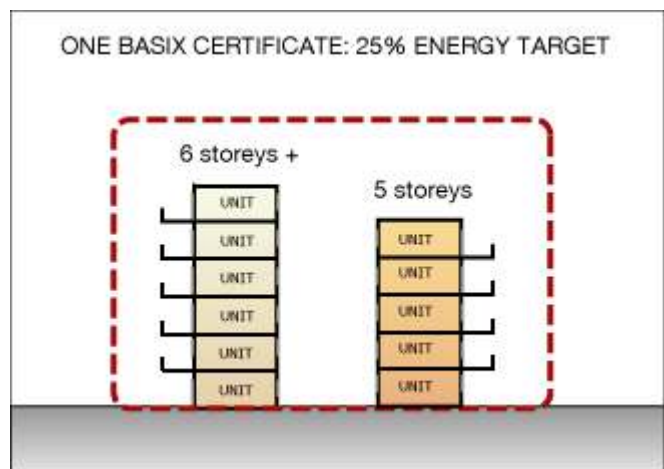
When a development comprises, for example, a 6 storey and a 5 storey multi-unit, the developer has two options.

#### Option 1

Assess the multi-units in the BASIX tool as 1 development, so that 1 BASIX Certificate is issued (see below).

In this example, the Energy Target will be **25%** on the basis of the development including a building of less than 6 storeys.

**This can be lodged as one development application.**

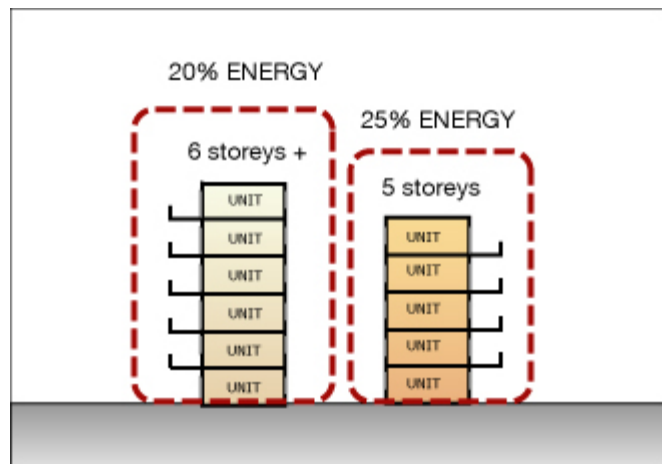


#### Option 2

Assess the multi-units in the BASIX tool as 2 developments, so 2 BASIX Certificates are issued (see below).

In this example, the Energy Target will be **20%** for the 6 storey multi-unit and **25%** for the 5 storey multi-unit.

**This can be lodged as one or two development applications.**



#### For more information

Visit the BASIX website: [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au) or call the BASIX Help Line on 1300 650 908.

