

Energy Efficiency Report

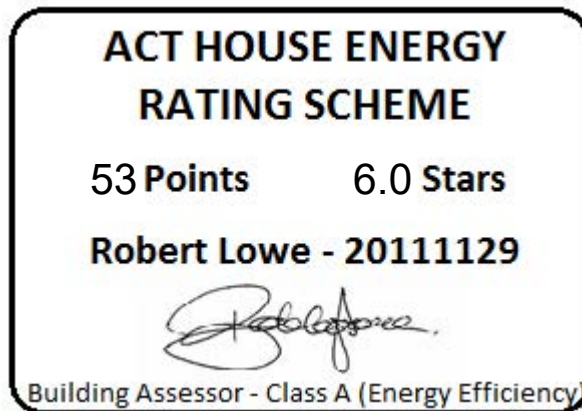


FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ **6 STARS**
in Climate: 24 **SCORE: 53 POINTS**

Name: Donaldson & Robertson **Ref No:** 66919
House Title: Unit 6 Block 21 Section 48 BELCONNEN **Date:** 05-12-2025
Address: 106/6 Grazier Lane, Belconnen ACT 2617



This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

	POOR			AVERAGE				GOOD			V. GOOD	
Star Rating	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	53	<div style="border: 1px solid black; height: 20px; background-color: #cccccc;"></div>										
Potential	54	<div style="border: 1px solid black; height: 20px; background-color: #cccccc;"></div>										

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options

Additional points

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	53	★★★★★★
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Largest windows in the dwelling;

Direction : North West

Area : 15 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. North West	53	★★★★★★
2. North	51	★★★★★★
3. North East	57	★★★★★★
4. East	41	★★★★★★
5. South East	30	★★★★★★
6. South	27	★★★★★★
7. South West	29	★★★★★★
8. West	31	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 6 Block 21 Section 48 BELCONNEN, 106/6 Grazier Lane, Belconnen ACT 2617

Assessor's Name:

Net Conditioned Floor Area: 92.3 m²

				Points		
Feature				Winter	Summer	Total
CEILING				15	0	15
Surface Area:	118	Insulation:	-104			
WALL				10	-2	8
Surface Area:	4	Insulation:	6	Mass:	-1	
FLOOR				19	-5	14
Surface Area:	20	Insulation:	-8	Mass:	2	
AIR LEAKAGE (Percentage of score shown for each element)				8	0	8
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	45 %			
Exhaust Fans	38 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	17 %			
DESIGN FEATURES				0	0	0
Cross Ventilation	0					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				31	-24	8
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	7	8%	-10	7	-1	-4
NW	15	16%	-20	35	-13	2
NNW	14	15%	-18	37	-10	9
Total	36	38%	-49	80	-24	8

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 47 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ★			68	-32	53*

* includes 17 points from Area Adjustment

Detailed House Data

House Details

ClientName Donaldson & Robertson
HouseTitle Unit 6 Block 21 Section 48 BELCONNEN
StreetAddress 106/6 Grazier Lane, Belconnen ACT 2617
FileCreated 05-12-2025

Climate Details

State
Town Canberra
Postcode 2600
Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	73.0m ²
2	Suspended Slab	Enclosed	No	Yes	No	Carp	R0.0	22.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Framed: Metal Clad	No	R2.0	18.2m	2.5m
2	Framed: FC Sheet Clad	Yes	R2.0	16.3m	2.5m
3	Framed: FC Sheet Clad	No	R2.5	4.2m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Suspended Slab	Yes	No	R0.0	95.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	2.5m	2.8m	No	DG2	ALIMPR	VB	No	2.4m	2.4m	0.0m
2	NNW	2.5m	5.5m	No	DG2	ALIMPR	CW	No	0.0m	0.0m	0.0m
3	NW	2.5m	5.9m	No	DG2	ALIMPR	CW	No	0.0m	0.0m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	N	2.5m	2.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.4m	1.2m

Zoning Details

Is there Cross Flow Ventilation ? Average

Air Leakage Details

Location Suburban
Is there More than One Storey ? No
Is the Entry open to the Living Area ? No
Area of Heavyweight Mass 0m²
Area of Lightweight Mass 0m²

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0

Fans	3	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	0
External Doors	0	0

Unflued Gas Heaters	0
Percentage of Windows Sealed	98%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes

Insurance Certificates & Tax Invoice



Pest Controllers Combined Liability Certificate of Currency

The Policy below is current until 4.00pm on the expiry date shown below

INSURED:	ACT Property Inspections Pty Ltd
BUSINESS DESCRIPTION:	General Pest & Weed Control Timber Pest Inspections Termite Barrier Installations Pre-Purchase House Pest Inspections Building Inspections (Non Pest Related) Energy Efficiency Ratings Compliance Reports
POLICY REFERENCE:	09A349653PLB
PERIOD OF INSURANCE:	From: 4.00pm on 30/03/2025 To: 4.00pm on 30/03/2026
POLICY CLASS:	Pest Controllers Combined Liability
SUMS INSURED:	Section 1: General Public & Products Liability \$20,000,000 Our maximum liability in respect of any claim or series of claims for Personal Injury, Property Damage or Advertising Liability caused by or arising out of any one occurrence; and \$20,000,000 Our total aggregate liability during any one period of insurance for all claims arising out of Your Product Section 2: Professional Indemnity \$5,000,000 Our maximum liability in respect of any Claim or any series of Claims inclusive of costs and expenses. \$10,000,000 Our total aggregate liability for all Claims inclusive of costs and expenses.

This Certificate of Currency is subject to the Policy Documentation to be read in conjunction with the Definitions, Conditions and Exclusions in the Pest Controllers Combined Liability Insurance Policy.

Date Issued: 28 March 2025



**ACT
PROPERTY
INSPECTIONS**

TAX INVOICE

Amy Donaldson and Bradley Robertson
106/6 Grazier Lane
BELCONNEN ACT 2617
AUSTRALIA

Invoice Date
26 Nov 2025

Invoice Number
INV-66919

ABN
33 600 397 466

ACT Property Inspections
(02) 6232 4540
Unit 1, 33 Altree Ct
PHILLIP ACT 2606
ABN: 33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
Energy Efficiency Report	1.00	348.26	10%	348.26
ACTPLA - EER ESDD Lodgement Fee (no GST)	1.00	41.91	GST Free	41.91
			Subtotal	390.17
			TOTAL GST 10%	34.83
			TOTAL AUD	425.00

Due Date: 12 Dec 2025

Payment Terms: 7 Day Account

Please pay within the payment terms to avoid an admin fee. Note: all bank/legal fees incurred in obtaining payment will be the customer's responsibility

Direct Deposit

BSB: 012084

Account Number: 194679655

Account Name: ACT Property Inspections Pty Ltd

Please reference your name and invoice number

Cheques - please make payable to ACT Property Inspections Pty Ltd

[View and pay online now](#)



**ACT
PROPERTY
INSPECTIONS**

RECEIPT

Amy Donaldson and Bradley Robertson
106/6 Grazier Lane
BELCONNEN ACT 2617
AUSTRALIA

Payment Date
1 Dec 2025

Sent Date
3 Dec 2025

ABN:
33 600 397 466

ACT Property Inspections
(02) 6232 4540
Unit 1, 33 Altree Ct
PHILLIP ACT 2606
ABN: 33 600 397 466

Total AUD paid	425.00
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Invoice Date	Reference	Payment Reference	Invoice Total	Amount Paid	Still Owing
26 Nov 2025	INV-66919	Payment - INV-66919 Payment created via eWAY PayThis.	425.00	425.00	0.00
			Total AUD	425.00	0.00
