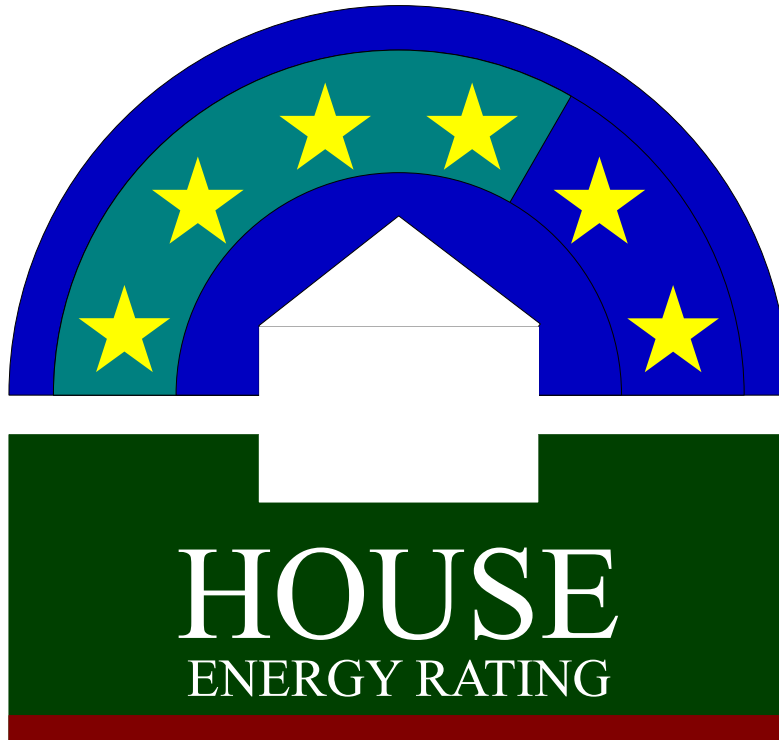


# Energy Efficiency Report



# FirstRate Report



**YOUR HOUSE ENERGY RATING IS:** ★★ ★★ ★★ ★★  
in Climate: 24

**4 STARS**

**SCORE: -9 POINTS**

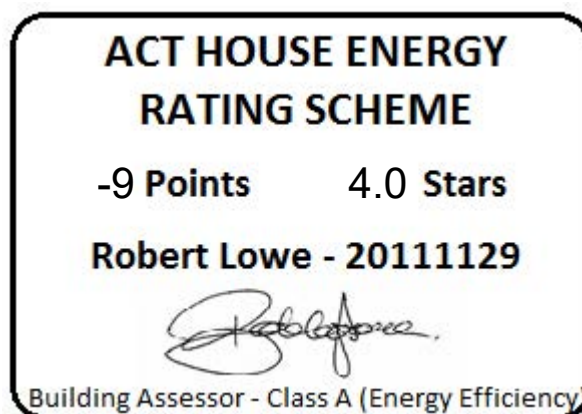
**Name:** Nolan

**Ref No:** 67875

**House Title:** Unit 1 Block 35 Section 13 MAWSON

**Date:** 29-01-2026

**Address:** 1/51 Ainsworth Street, Mawson ACT 2607

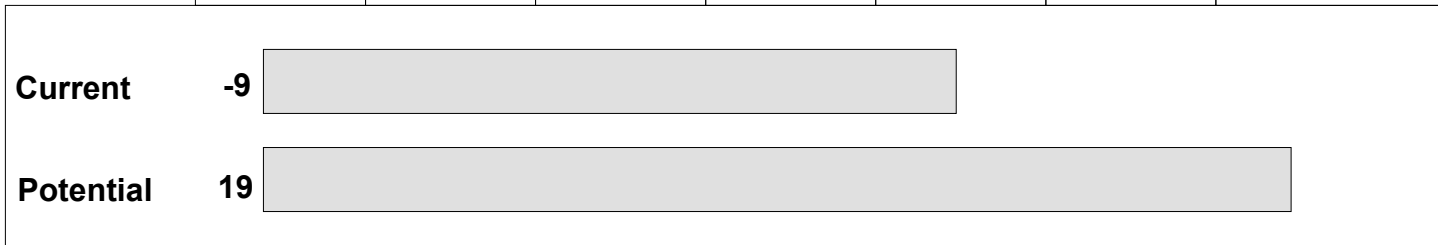


This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

# IMPROVING YOUR RATING

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

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17



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

Change curtain to Heavy Drapes & Pelmets	25
Seal Internal Doors	3

## ORIENTATION

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

<b>Current Rating</b>	<b>-9</b>	<b>★★★★</b>
-----------------------	-----------	-------------

Largest windows in the dwelling;

**Direction : East**

**Area : 10 m<sup>2</sup>**

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.**

<b>ORIENTATION</b>	<b>POINT SCORE</b>	<b>STAR RATING</b>
<b>1. East</b>	<b>-8</b>	<b>★★★★</b>
<b>2. South East</b>	<b>-7</b>	<b>★★★★</b>
<b>3. South</b>	<b>3</b>	<b>★★★★☆</b>
<b>4. South West</b>	<b>1</b>	<b>★★★★☆</b>
<b>5. West</b>	<b>-5</b>	<b>★★★★</b>
<b>6. North West</b>	<b>-4</b>	<b>★★★★</b>
<b>7. North</b>	<b>6</b>	<b>★★★★★</b>
<b>8. North East</b>	<b>-1</b>	<b>★★★★☆</b>

FirstRate Mode
Climate: 24

**RATING SUMMARY for: Unit 1 Block 35 Section 13 MAWSON, 1/51 Ainsworth Street, Mawson ACT 2607**

Assessor's Name:

Net Conditioned Floor Area: 63.4 m<sup>2</sup>

Feature		Points				
		Winter	Summer	Total		
<b>CEILING</b>		<b>12</b>	<b>0</b>	<b>12</b>		
Surface Area:	5	Insulation:	9			
<b>WALL</b>		<b>-1</b>	<b>-2</b>	<b>-3</b>		
Surface Area:	-5	Insulation:	6	Mass: -3		
<b>FLOOR</b>		<b>9</b>	<b>1</b>	<b>10</b>		
Surface Area:	8	Insulation:	-6	Mass: 8		
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>		<b>5</b>	<b>0</b>	<b>4</b>		
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	37 %			
Exhaust Fans	0 %	Doors	48 %			
Down Lights	0 %	Gaps (around frames)	15 %			
<b>DESIGN FEATURES</b>		<b>0</b>	<b>1</b>	<b>1</b>		
Cross Ventilation	1					
<b>ROOF GLAZING</b>		<b>0</b>	<b>0</b>	<b>0</b>		
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>		<b>-21</b>	<b>-39</b>	<b>-60</b>		
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>N</b>	1	1%	-2	1	0	-1
<b>E</b>	10	17%	-33	26	-16	-23
<b>S</b>	3	4%	-9	4	-2	-8
<b>W</b>	10	16%	-28	20	-20	-28
<b>Total</b>	<b>24</b>	<b>38%</b>	<b>-72</b>	<b>51</b>	<b>-39</b>	<b>-60</b>

\* 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 0 points

		Winter	Summer	Total
<b>RATING</b>	<b>★★★★</b>	<b>4</b>	<b>-39</b>	<b>-9*</b>

\* includes 26 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Nolan  
HouseTitle Unit 1 Block 35 Section 13 MAWSON  
StreetAddress 1/51 Ainsworth Street, Mawson ACT 2607  
FileCreated 29-01-2026  
Comments

## Climate Details

State  
Town  
Postcode 0  
Zone 24

## Floor Details

<u>ID</u>	<u>Construction</u>	<u>Sub Floor</u>	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	<u>Carpet</u>	<u>Ins RValue</u>	<u>Area</u>
1	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	27.5m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	4.9m <sup>2</sup>
3	Timber	NA	Yes	No	No	No	R0.0	32.8m <sup>2</sup>
4	Timber	Open	No	No	No	No	R0.0	3.8m <sup>2</sup>

## Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Brick Veneer	No	R2.0	3.3m	2.7m
2	Brick Veneer	No	R2.0	2.3m	2.4m
3	Framed: FC Sheet Clad	No	R2.0	6.4m	2.7m
4	Framed: FC Sheet Clad	No	R2.0	5.4m	2.4m
5	Framed: FC Sheet Clad	Yes	R2.0	3.0m	2.7m
6	Brick Veneer	No	R2.0	5.6m	2.4m
7	Framed: FC Sheet Clad	No	R2.0	11.8m	2.4m
8	Framed: FC Sheet Clad	Yes	R2.0	3.7m	2.4m

## Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Attic - Low Ventilation	No	Yes	R5.0	36.6m <sup>2</sup>

## Window Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Utility</u>	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	<u>Fixed &amp; Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
1	E	2.3m	0.9m	No	SG	ALIMPR	VE	No	0.5m	0.5m	0.2m
2	E	2.3m	0.9m	No	SG	ALIMPR	VE	No	0.5m	0.5m	0.2m
3	S	1.2m	0.6m	No	SG	ALIMPR	VE	No	0.0m	0.0m	0.0m
4	W	1.2m	0.6m	No	SG	ALIMPR	VE	No	0.0m	0.0m	0.0m
5	W	2.0m	1.8m	No	SG	ALIMPR	CW	No	0.5m	0.5m	0.2m
6	W	1.0m	0.9m	No	SG	ALIMPR	VE	No	0.5m	0.5m	0.2m
7	W	1.2m	0.6m	Yes	SGT	ALIMPR	VE	No	0.5m	0.5m	0.2m
8	E	0.3m	0.8m	No	SG	TIMB	NC	No	0.5m	0.5m	0.2m
9	E	3.4m	0.6m	No	SGT	ALIMPR	NC	No	1.2m	1.2m	0.8m
10	N	1.5m	0.4m	No	SG	ALIMPR	VE	No	0.6m	0.6m	0.8m
11	E	1.5m	0.9m	No	SG	ALIMPR	VE	No	0.6m	0.6m	0.8m
12	E	1.5m	0.9m	No	SG	ALIMPR	VE	No	0.6m	0.6m	0.8m
13	E	1.5m	0.9m	No	SG	ALIMPR	VE	No	0.6m	0.6m	0.8m
14	S	1.5m	0.9m	No	SG	ALIMPR	VE	No	0.6m	0.6m	0.8m
15	S	1.2m	0.6m	No	SG	ALIMPR	VE	No	0.6m	0.6m	0.8m
16	W	1.5m	0.6m	No	SG	ALIMPR	VE	No	0.6m	0.6m	0.8m
17	W	1.5m	1.5m	No	SG	ALIMPR	VE	No	0.6m	0.6m	0.8m
18	W	1.5m	0.6m	Yes	SGT	ALIMPR	NC	No	0.6m	0.6m	0.8m

## Window Shading Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Obst Height</u>	<u>Obst Dist</u>	<u>Obst Width</u>	<u>Obst Offset</u>	<u>LShape Left Fin</u>	<u>LShape Left Off</u>	<u>LShape Right Fin</u>	<u>LShape Right Off</u>
-----------	------------	---------------	--------------	--------------------	------------------	-------------------	--------------------	------------------------	------------------------	-------------------------	-------------------------



# 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

<b>INSURED:</b>	ACT Property Inspections Pty Ltd
<b>BUSINESS DESCRIPTION:</b>	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
<b>POLICY REFERENCE:</b>	09A349653PLB
<b>PERIOD OF INSURANCE:</b>	From: 4.00pm on 30/03/2025 To: 4.00pm on 30/03/2026
<b>POLICY CLASS:</b>	Pest Controllers Combined Liability
<b>SUMS INSURED:</b>	<b>Section 1: General Public &amp; Products Liability</b>  <b>\$20,000,000</b> 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  <b>\$20,000,000</b> Our total aggregate liability during any one period of insurance for all claims arising out of Your Product  <b>Section 2: Professional Indemnity</b>  <b>\$5,000,000</b> Our maximum liability in respect of any Claim or any series of Claims inclusive of costs and expenses.  <b>\$10,000,000</b> 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

Christopher James Nolan  
1/51 Ainsworth St  
MAWSON ACT 2607  
AUSTRALIA

**Invoice Date**  
27 Jan 2026

**Invoice Number**  
INV-67875

**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
			<b>TOTAL AUD</b>	<b>425.00</b>

**Due Date: 5 Feb 2026**

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

Christopher James Nolan  
1/51 Ainsworth St  
MAWSON ACT 2607  
AUSTRALIA

**Payment Date**  
28 Jan 2026

**Sent Date**  
29 Jan 2026

**ABN:**  
33 600 397 466

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

---

<b>Total AUD paid</b>	<b>425.00</b>
-----------------------	---------------

---

<b>Invoice Date</b>	<b>Reference</b>	<b>Payment Reference</b>	<b>Invoice Total</b>	<b>Amount Paid</b>	<b>Still Owing</b>
27 Jan 2026	INV-67875	Payment	425.00	425.00	0.00
			<b>Total AUD</b>	<b>425.00</b>	<b>0.00</b>

---