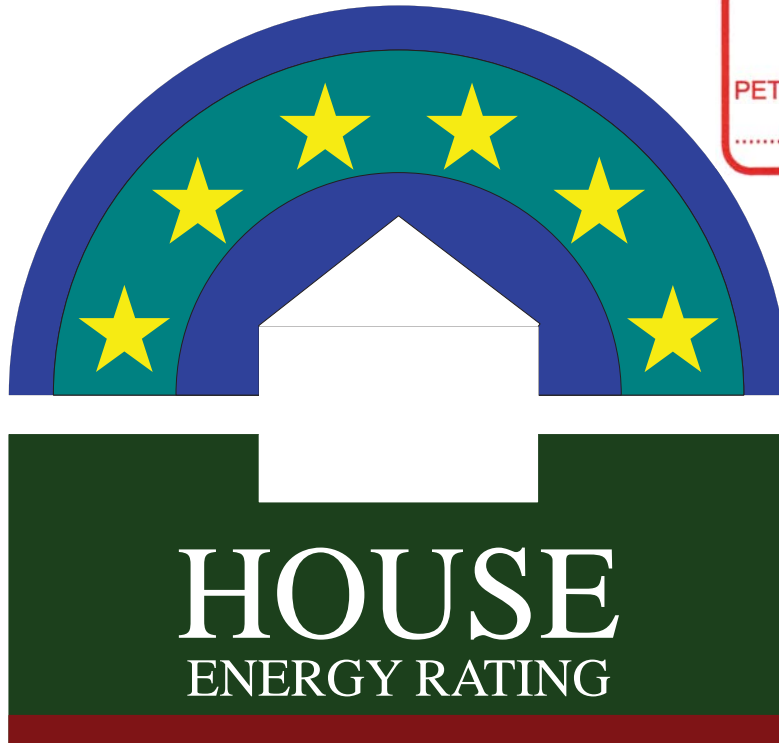
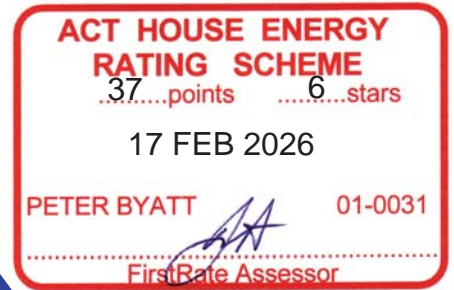


FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ 6 STARS
in Climate: 24 **SCORE: 37 POINTS**

Name: Sinthu Thomas **Ref No:** TY037002U22
House Title: Section: 37 Block: 2 Unit: 22 **Date:** 17-02-2026
Address: 22/18 Shugg Street
TAYLOR 2913
Reference: C:\PROGRAM FILES\...\202526 SOP\TY037002 0 00 00 022

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.


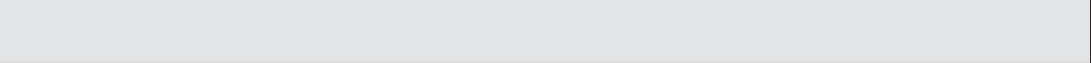
Appliance Ratings

Heating: Unknown Heater / Unknown Rating
Cooling: Unknown Cooling / Unknown Rating
HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

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
Current	35											
Potential	35											

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	35	★★★★★★
-----------------------	----	--------

Largest windows in the dwelling;

Direction : East

Area : 6 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. East	37	★★★★★★
2. South East	31	★★★★★★
3. South	30	★★★★★★
4. South West	27	★★★★★★
5. West	28	★★★★★★
6. North West	32	★★★★★★
7. North	40	★★★★★★
8. North East	40	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Section: 37 Block: 2 Unit: 22, 22/18 Shugg Street, TAYLOR 2913

Assessor's Name: Peter Byatt

Net Conditioned Floor Area: 79.3 m²

			Points		
Feature	Winter	Summer	Total		
CEILING	11	0	11		
Surface Area: 6	Insulation: 6				
WALL	8	-1	6		
Surface Area: 2	Insulation: 5	Mass: -1			
FLOOR	9	1	10		
Surface Area: 4	Insulation: -3	Mass: 10			
AIR LEAKAGE (Percentage of score shown for each element)	9	0	8		
Fire Place 0 %	Vented Skylights 0 %				
Fixed Vents 0 %	Windows 55 %				
Exhaust Fans 18 %	Doors 5 %				
Down Lights 0 %	Gaps (around frames) 22 %				
DESIGN FEATURES	0	1	1		
Cross Ventilation 1					
ROOF GLAZING	0	0	0		
Winter Gain 0	Winter Loss 0				

WINDOWS							-10	-12	-22
Window Direction	Area		Point Scores				Total		
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain				
N	2	3%	-8	10	-2	1			
ENE	3	4%	-10	7	-2	-5			
E	6	7%	-18	12	-5	-11			
WSW	3	4%	-9	4	-2	-7			
Total	14	17%	-45	34	-12	-22			

* 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 1 point

			Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ★	SCORE	26	-12	35*

* includes 21 points from Area Adjustment

Detailed House Data

House Details

ClientName Sinthu Thomas
HouseTitle Section: 37 Block: 2 Unit: 22
StreetAddress 22/18 Shugg Street
Suburb TAYLOR 2913
AssessorName Peter Byatt
FileCreated 17-02-2026
Comments Area Approx: 83 Sq M

Climate Details

State
Town Canberra
Postcode 2600
Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	40.3m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	1.7m ²
3	Suspended Slab	NA	Yes	No	No	Carp	R0.0	35.9m ²
4	Suspended Slab	NA	Yes	No	No	Tiles	R0.0	5.1m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.0	11.2m	2.6m
2	Framed: FC Sheet Clad	No	R2.0	8.0m	2.4m
3	Brick Cavity	Yes	R2.0	23.9m	2.7m
4	Brick Cavity	Yes	R2.0	24.4m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Framed	No	Yes	R4.0	42.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	2.1m	0.9m	No	SG	ALSTD	HB	No	0.0m	0.0m	0.0m
2	E	2.1m	2.7m	No	SG	ALSTD	HB	No	0.0m	0.0m	0.0m
3	ENE	1.2m	2.5m	No	SG	ALSTD	HB	No	0.0m	0.0m	0.0m
4	WSW	0.7m	2.4m	No	SG	ALSTD	HB	No	0.0m	0.0m	0.0m
5	WSW	0.7m	1.6m	No	SG	ALSTD	HB	No	0.0m	0.0m	0.0m
6	N	0.7m	0.7m	No	SG	ALSTD	HB	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
No shaded windows											

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
Is there More than One Storey ? Yes
Is the Stairwell Separated by Doors ? No
Is the Entry open to the Living Area ? No
Area of Heavyweight Mass 0m²

Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	1	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	0
External Doors	1	0

Unflued Gas Heaters 0
Percentage of Windows Sealed 100%
Windows - Average Gap Small
External Doors - Average Gap Small
Gaps & Cracks Sealed Yes