

Energy Efficiency Report



FirstRate Report

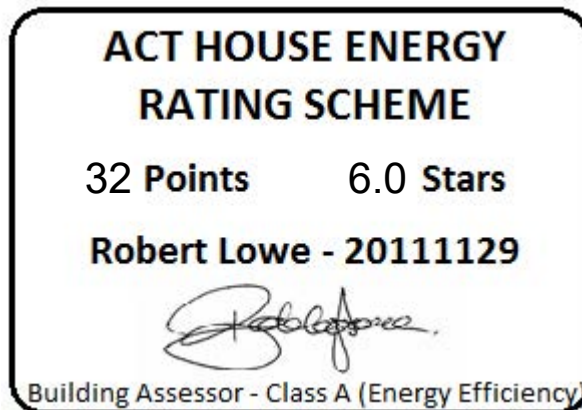


YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ **6 STARS**
in Climate: 24 **SCORE: 32 POINTS**

Name: Avellaneda & Deonarain **Ref No:** 68555

House Title: Unit 40 Block 2 Section 66 STRATHNAIRN **Date:** 02-03-2026

Address: 40/14 Grace Munro Cres, Strathnairn ACT 2615



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
Current	32											
Potential	38											

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 & Pelmet

6

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	32	★★★★★★
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Largest windows in the dwelling;

Direction : West

Area : 9 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. West	32	★★★★★★
2. North West	35	★★★★★★
3. North	43	★★★★★★
4. North East	42	★★★★★★
5. East	38	★★★★★★
6. South East	35	★★★★★★
7. South	36	★★★★★★
8. South West	32	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 40 Block 2 Section 66 STRATHNAIRN, 40/14 Grace Munro Cres, Strathnairn ACT 2615

Assessor's Name:

Net Conditioned Floor Area: 78.1 m²

				Points		
Feature				Winter	Summer	Total
CEILING				13	0	13
Surface Area:	6	Insulation:	9			
WALL				-1	-1	-2
Surface Area:	-5	Insulation:	5	Mass:	-3	
FLOOR				7	2	10
Surface Area:	3	Insulation:	-6	Mass:	12	
AIR LEAKAGE (Percentage of score shown for each element)				6	0	5
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	42 %			
Exhaust Fans	27 %	Doors	15 %			
Down Lights	0 %	Gaps (around frames)	16 %			
DESIGN FEATURES				0	0	0
Cross Ventilation	0					
ROOF GLAZING				-1	-2	-2
Winter Gain	1	Winter Loss	-2			
WINDOWS				3	-17	-13
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	3	4%	-5	7	-2	1
W	9	12%	-16	17	-15	-14
Total	12	16%	-21	24	-17	-13

* 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 3 points

				Winter	Summer	Total
RATING	★★★★★★			28	-18	32*

* includes 21 points from Area Adjustment

Detailed House Data

House Details

ClientName Avellaneda & Deonarain
HouseTitle Unit 40 Block 2 Section 66 STRATHNAIRN
StreetAddress 40/14 Grace Munro Cres, Strathnairn ACT
Postcode 2615
FileCreated 02-03-2026

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	Tiles	R0.0	43.0m ²
2	Timber	NA	Yes	No	No	Carp	R0.0	38.0m ²
3	Timber	NA	Yes	No	No	Tiles	R0.0	4.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.0	18.8m	2.4m
2	Framed: FC Sheet Clad	Yes	R2.0	10.8m	2.4m
3	Framed: FC Sheet Clad	Yes	R2.0	10.6m	2.4m
4	Framed: FC Sheet Clad	No	R2.0	6.6m	2.4m
5	Framed: FC Sheet Clad	No	R2.0	12.0m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R5.0	43.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	W	2.1m	2.8m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
2	W	1.2m	2.8m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
3	E	1.2m	2.4m	No	DG	ALIMPR	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											

Sky Light Details

ID	Dir	Tilt	Type	Shade	Utility	Width	Length
1	N	0 degrees	Double Clear	No	No	0.9m	0.9m

Zoning Details

Is there Cross Flow Ventilation ? Average

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 ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	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

Adrian Avellaneda & Varshana Deonarain
40/14 Grace Munro Cres
STRATHNAIRN ACT 2615
AUSTRALIA

Invoice Date
24 Feb 2026

Invoice Number
INV-68555

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: 9 Mar 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](#)