

Energy Efficiency Report



FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ **6 STARS**
in Climate: 24 **SCORE: 18 POINTS**

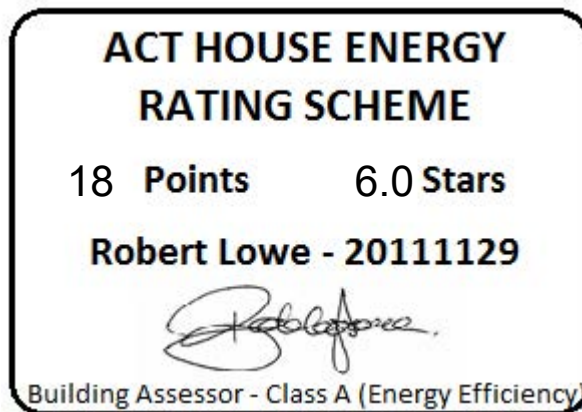
Name: Rudzik

Ref No: 68528

House Title: Unit 178 Block 1 Section 62 BRADDON

Date: 24-02-2026

Address: 804/45 Ainslie Avenue, Braddon ACT 2612



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	18	<input type="text"/>										
Potential	18	<input type="text"/>										

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	18	★★★★★★
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Largest windows in the dwelling;

Direction : North West

Area : 25 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	18	★★★★★★
2. North	30	★★★★★★
3. North East	15	★★★★★☆
4. East	7	★★★★★
5. South East	3	★★★★☆
6. South	5	★★★★☆
7. South West	5	★★★★☆
8. West	8	★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 178 Block 1 Section 62 BRADDON, 804/45 Ainslie Avenue, Braddon ACT 2612,

Assessor's Name:

Net Conditioned Floor Area: 81.6 m²

				Points		
Feature				Winter	Summer	Total
CEILING				15	0	15
Surface Area:	118	Insulation:	-104			
WALL				12	-2	10
Surface Area:	6	Insulation:	5	Mass:	-1	
FLOOR				21	-5	17
Surface Area:	17	Insulation:	-4	Mass:	4	
AIR LEAKAGE (Percentage of score shown for each element)				9	0	8
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	49 %			
Exhaust Fans	31 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	19 %			
DESIGN FEATURES				0	2	2
Cross Ventilation	2					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				5	-60	-55
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NE	22	26%	-37	29	-10	-18
NW	25	30%	-40	54	-50	-37
Total	46	57%	-77	83	-60	-55

* 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 34 points

				Winter	Summer	Total
RATING	★★★★★★			63	-66	18*

* includes 20 points from Area Adjustment

Detailed House Data

House Details

ClientName Rudzik
HouseTitle Unit 178 Block 1 Section 62 BRADDON
StreetAddress 804/45 Ainslie Avenue, Braddon ACT 2612
FileCreated 24-02-2026

Climate Details

State
Town Canberra
Postcode 2600
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	Suspended Slab	Enclosed	No	Yes	No	Carp	R0.0	36.0m ²
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	10.0m ²
3	Suspended Slab	Enclosed	No	Yes	No	Float Timb	R0.0	38.0m ²

Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Framed: Metal Clad	No	R2.0	20.4m	2.6m
2	Framed: FC Sheet Clad	Yes	R0.0	5.4m	2.6m
3	Framed: FC Sheet Clad	Yes	R0.0	14.9m	2.6m

Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Flat - Framed	Yes	No	R0.0	84.0m ²

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 & Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
1	NE	2.4m	9.0m	No	DG	ALIMPR	OW	No	2.4m	2.4m	0.1m
2	NW	2.4m	3.5m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
3	NW	2.4m	3.5m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
4	NW	2.4m	3.3m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m

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>
No shaded windows											

Zoning Details

Is there Cross Flow Ventilation ? Good

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

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	2	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

Waldemar Rudzik & Katarzyna Rudzik
804/45 Ainslie Avenue
BRADDON ACT 2612
AUSTRALIA

Invoice Date
23 Feb 2026

Invoice Number
INV-68528

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: 3 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](#)



**ACT
PROPERTY
INSPECTIONS**

RECEIPT

Waldemar Rudzik & Katarzyna Rudzik
804/45 Ainslie Avenue
BRADDON ACT 2612
AUSTRALIA

Payment Date
24 Feb 2026

Sent Date
25 Feb 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

Total AUD paid	425.00
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Invoice Date	Reference	Payment Reference	Invoice Total	Amount Paid	Still Owing
23 Feb 2026	INV-68528	Payment - INV-68528 Payment created via eWAY PayThis.	425.00	425.00	0.00
			Total AUD	425.00	0.00
