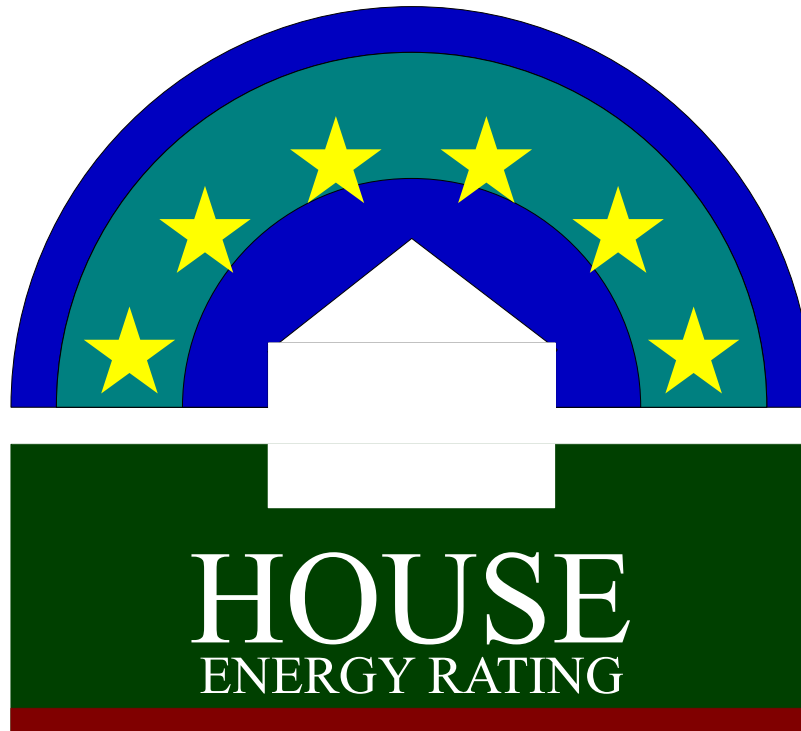


# Energy Efficiency Report



# FirstRate Report



**YOUR HOUSE ENERGY RATING IS:** ★★☆☆☆☆ **6 STARS**  
**in Climate: 24** **SCORE: 50 POINTS**

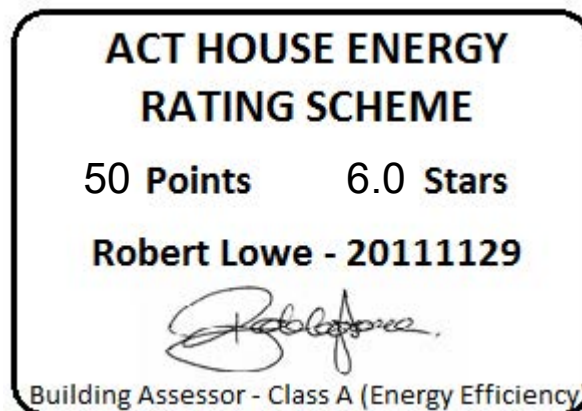
**Name:** Small Shall Pty Ltd

**Ref No:** 68770

**House Title:** Unit 15 Block 8 Section 20 BRADDON

**Date:** 13-03-2026

**Address:** 15/40 Mort Street, 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
<b>Current</b>	<b>50</b>	<div style="background-color: #cccccc; height: 20px; width: 100%;"></div>										
<b>Potential</b>	<b>58</b>	<div style="background-color: #cccccc; height: 20px; width: 100%;"></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

Change curtain to

Heavy Drapes & Pelmet

8

## 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>50</b>	<b>★★★★★★</b>
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Largest windows in the dwelling;

**Direction : WNW**

**Area : 9 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>
1. West	49	★★★★★★
2. North West	54	★★★★★★
3. North	55	★★★★★★
4. North East	56	★★★★★★
5. East	51	★★★★★★
6. South East	48	★★★★★★
7. South	47	★★★★★★
8. South West	47	★★★★★★

<b>FirstRate Mode</b>
<b>Climate: 24</b>

**RATING SUMMARY for: Unit 15 Block 8 Section 20 BRADDON, 15/40 Mort Street, Braddon ACT 2612**

Assessor's Name:

Net Conditioned Floor Area: 60.5 m<sup>2</sup>

				Points		
Feature				Winter	Summer	Total
<b>CEILING</b>				<b>15</b>	<b>0</b>	<b>15</b>
Surface Area:	118	Insulation:	-104			
<b>WALL</b>				<b>9</b>	<b>-2</b>	<b>6</b>
Surface Area:	3	Insulation:	6	Mass:	-2	
<b>FLOOR</b>				<b>20</b>	<b>-5</b>	<b>15</b>
Surface Area:	19	Insulation:	-7	Mass:	3	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>7</b>	<b>0</b>	<b>7</b>
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	38 %			
Exhaust Fans	33 %	Doors	14 %			
Down Lights	0 %	Gaps (around frames)	15 %			
<b>DESIGN FEATURES</b>				<b>0</b>	<b>0</b>	<b>0</b>
Cross Ventilation	0					
<b>ROOF GLAZING</b>				<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				<b>-15</b>	<b>-4</b>	<b>-19</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>ESE</b>	2	3%	-5	0	0	-5
<b>WNW</b>	9	15%	-22	11	-5	-15
<b>Total</b>	11	19%	-26	11	-4	-19

\* 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 2 points

				Winter	Summer	Total
<b>RATING</b>	★ ★ ★ ★ ★ ★			<b>35</b>	<b>-12</b>	<b>50*</b>

\* includes 27 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Small Shall Pty Ltd  
HouseTitle Unit 15 Block 8 Section 20 BRADDON  
StreetAddress 15/40 Mort Street, Braddon ACT 2612  
FileCreated 13-03-2026

## Climate Details

State  
Town Canberra  
Postcode 2600  
Zone 24

## Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Suspended Slab	Enclosed	No	Yes	No	Carp	R0.0	24.0m <sup>2</sup>
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	38.0m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Framed: Metal Clad	No	R2.0	4.0m	2.5m
2	Framed: FC Sheet Clad	Yes	R2.0	25.1m	2.5m
3	Framed: FC Sheet Clad	No	R2.5	2.3m	2.5m
4	Framed: FC Sheet Clad	No	R2.0	6.3m	2.5m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Framed	Yes	No	R0.0	62.0m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	ESE	1.3m	1.5m	No	DG	ALIMPR	CW	No	4.0m	4.0m	0.0m
2	WNW	2.4m	3.9m	No	DG	ALIMPR	CW	No	2.5m	2.5m	0.3m

## 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	ESE	1.3m	1.5m	10.0m	6.0m	23.5m	-11.0m	2.0m	0.0m	2.0m	1.0m
2	WNW	2.4m	3.9m	0.0m	0.0m	0.0m	0.0m	2.0m	0.0m	2.0m	0.0m

## 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 ? Yes  
Is the Entry Door Weather Stripped ? Yes  
Area of Heavyweight Mass 0m<sup>2</sup>  
Area of Lightweight Mass 0m<sup>2</sup>

Sealed

UnSealed

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

<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

Small Shall Pty Ltd  
15/40 Mort St  
BRADDON ACT 2612  
AUSTRALIA

**Invoice Date**  
5 Mar 2026

**Invoice Number**  
INV-68770

**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: 20 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](#)