

Energy Efficiency Report



FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★ ★★ ★★ ★★ ★★ ★★ **6 STARS**
in Climate: 24 **SCORE: 21 POINTS**

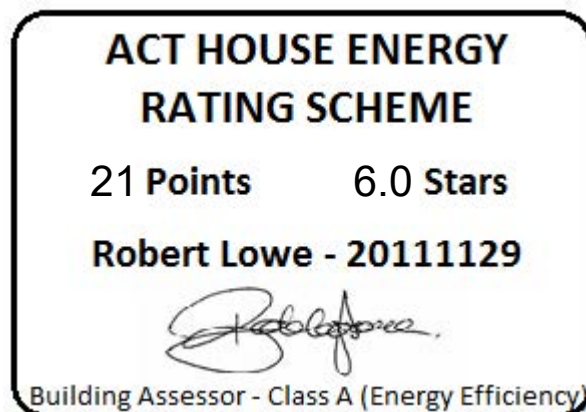
Name: Viola

Ref No: 67513

House Title: Unit 158 Block 7 Section 74 WATSON

Date: 12-02-2026


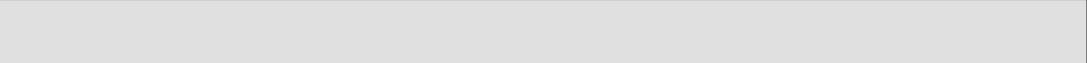
Address: 158/395 Antill Street, Watson ACT 2602



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	21											
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
Change curtain to	Heavy Drapes & Pelmets 14

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	21	★★★★★★
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Largest windows in the dwelling;

Direction : ENE

Area : 8 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 East	24	★★★★★★
2. East	21	★★★★★★
3. South East	18	★★★★★★
4. South	21	★★★★★★
5. South West	25	★★★★★★
6. West	26	★★★★★★
7. North West	24	★★★★★★
8. North	26	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 158 Block 7 Section 74 WATSON, 158/395 Antill Street, Watson ACT 2602

Assessor's Name:

Net Conditioned Floor Area: 95.2 m²

				Points		
Feature				Winter	Summer	Total
CEILING				8	0	8
Surface Area:	0	Insulation:	8			
WALL				2	0	2
Surface Area:	-3	Insulation:	6	Mass:	-1	
FLOOR				17	-4	12
Surface Area:	12	Insulation:	-2	Mass:	2	
AIR LEAKAGE (Percentage of score shown for each element)				8	0	8
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	45 %			
Exhaust Fans	37 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	18 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-9	-18	-27
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
ENE	8	9%	-16	17	-5	-4
SSE	6	6%	-11	6	-3	-9
WSW	7	7%	-14	9	-8	-13
NNW	4	5%	-8	9	-1	-1
Total	26	27%	-50	41	-18	-27

* 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
RATING	★ ★ ★ ★ ★ ★			26	-21	21*
SCORE						

* includes 16 points from Area Adjustment

Detailed House Data

House Details

ClientName Viola
HouseTitle Unit 158 Block 7 Section 74 WATSON
StreetAddress 158/395 Antill Street, Watson ACT 2602
FileCreated 12-02-2026

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	74.5m ²
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	22.5m ²
3	Suspended Slab	Open	No	No	No	Carp	R0.0	8.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.0	35.2m	2.5m
2	Framed: FC Sheet Clad	Yes	R0.0	5.8m	2.5m
3	Framed: FC Sheet Clad	No	R2.5	8.5m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R5.0	105.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	ENE	2.1m	2.4m	No	SG	ALIMPR	HD	No	1.3m	1.3m	0.4m
2	NNW	2.1m	2.1m	No	SG	ALIMPR	HD	No	1.3m	1.3m	0.4m
3	ENE	1.4m	2.4m	No	SG	ALIMPR	HD	No	0.0m	0.0m	0.0m
4	SSE	1.4m	2.6m	No	SG	ALIMPR	HD	No	0.0m	0.0m	0.0m
5	SSE	0.6m	1.8m	No	SG	ALIMPR	HB	No	0.0m	0.0m	0.0m
6	SSE	0.6m	1.8m	No	SG	ALIMPR	HB	No	0.0m	0.0m	0.0m
7	WSW	1.4m	2.4m	No	SG	ALIMPR	HD	No	0.0m	0.0m	0.0m
8	WSW	0.6m	1.2m	No	SGT	ALIMPR	NC	No	0.0m	0.0m	0.0m
9	WSW	1.2m	2.4m	No	SG	ALIMPR	HD	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
1	ENE	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.2m	0.1m
2	NNW	2.1m	2.1m	0.0m	0.0m	0.0m	0.0m	3.4m	0.3m	0.0m	0.0m
7	WSW	1.4m	2.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.8m

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	3	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

Daniel Viola
158/395 Antill Street
WATSON ACT 2602
AUSTRALIA

Invoice Date
5 Feb 2026

Invoice Number
INV-67513

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: 19 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](#)