

# Energy Efficiency Report



# FirstRate Report

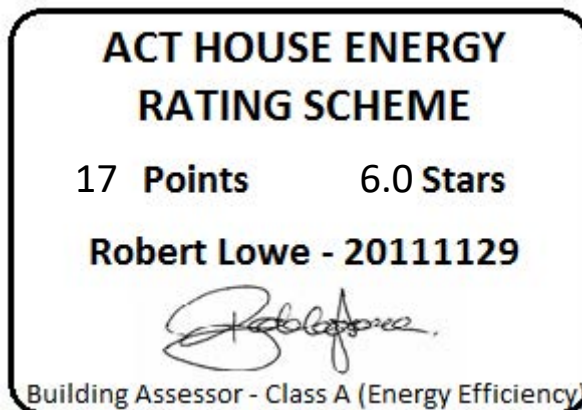


**YOUR HOUSE ENERGY RATING IS:** ★★☆☆☆☆ **6 STARS**  
**in Climate: 24** **SCORE: 17 POINTS**

**Name:** Tran **Ref No:** 69018

**House Title:** Unit 44 Block 2 Section 12 COOMBS **Date:** 09-04-2026

**Address:** 17 Harold White Avenue, Coombs ACT 2611



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
<b>Current</b>	17											
<b>Potential</b>	24											

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      7

## 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>	17	★★★★★★
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Largest windows in the dwelling;

**Direction : North West**

**Area : 11 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.**

ORIENTATION	POINT SCORE	STAR RATING
1. North West	17	★★★★★★
2. North	26	★★★★★★
3. North East	23	★★★★★★
4. East	15	★★★★★☆
5. South East	11	★★★★★★
6. South	9	★★★★★★
7. South West	4	★★★★★☆
8. West	3	★★★★★☆

FirstRate Mode
Climate: 24

**RATING SUMMARY for: Unit 44 Block 2 Section 12 COOMBS, 17 Harold White Avenue, Coombs ACT 2611,**

Assessor's Name:

Net Conditioned Floor Area: 82.1 m<sup>2</sup>

Feature		Points				
		Winter	Summer	Total		
<b>CEILING</b>		<b>13</b>	<b>0</b>	<b>13</b>		
Surface Area:	7	Insulation:	9			
<b>WALL</b>		<b>-10</b>	<b>-3</b>	<b>-13</b>		
Surface Area:	-12	Insulation:	5	Mass: -6		
<b>FLOOR</b>		<b>5</b>	<b>0</b>	<b>5</b>		
Surface Area:	4	Insulation:	-2	Mass: 3		
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>		<b>5</b>	<b>0</b>	<b>4</b>		
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	37 %			
Exhaust Fans	35 %	Doors	13 %			
Down Lights	0 %	Gaps (around frames)	14 %			
<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>0</b>	<b>-13</b>	<b>-13</b>		
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>NW</b>	11	13%	-24	24	-13	-13
<b>Total</b>	11	13%	-24	24	-13	-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 0 points

		Winter	Summer	Total
<b>RATING</b>	★ ★ ★ ★ ★ ★	<b>13</b>	<b>-16</b>	<b>17*</b>
<b>SCORE</b>				

\* includes 20 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Tran  
HouseTitle Unit 44 Block 2 Section 12 COOMBS  
StreetAddress 17 Harold White Avenue, Coombs ACT 2611  
FileCreated 09-04-2026  
Comments

## 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	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	12.3m <sup>2</sup>
2	Timber	Enclosed	No	No	No	Carp	R0.0	25.2m <sup>2</sup>
3	Timber	NA	Yes	No	No	Tiles	R0.0	1.0m <sup>2</sup>
4	Timber	NA	Yes	No	No	Carp	R0.0	11.3m <sup>2</sup>
5	Timber	Open	No	No	No	Tiles	R0.0	2.0m <sup>2</sup>
6	Timber	NA	Yes	No	No	Carp	R0.0	32.5m <sup>2</sup>
7	Timber	NA	Yes	No	No	Tiles	R0.0	3.8m <sup>2</sup>
8	Timber	Open	No	No	No	Carp	R0.0	2.0m <sup>2</sup>

## Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Framed: FC Sheet Clad	No	R2.0	3.2m	2.4m
2	Brick Veneer	No	R2.0	4.3m	2.4m
3	Framed: Metal Clad	No	R2.0	2.0m	2.4m
4	Weatherboard	No	R2.5	5.0m	2.4m
5	Brick Veneer	No	R2.0	4.7m	2.4m
6	Weatherboard	No	R2.0	4.7m	2.4m
7	Framed: Metal Clad	No	R2.0	9.3m	2.4m
8	Framed: FC Sheet Clad	Yes	R0.0	9.4m	2.4m
9	Framed: Metal Clad	No	R2.0	15.3m	2.4m
10	Framed: FC Sheet Clad	No	R2.0	7.5m	2.4m
11	Brick Veneer	No	R2.0	0.7m	2.5m
12	Framed: FC Sheet Clad	Yes	R0.0	4.0m	2.4m

## Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
2	Attic - Low Ventilation	No	Yes	R5.0	40.4m <sup>2</sup>

## 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 &amp; Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
1	NW	2.0m	2.4m	No	SG	ALIMPR	HB	No	0.4m	0.4m	0.3m
2	NW	1.2m	2.4m	No	SG	ALIMPR	HB	No	0.3m	0.3m	0.4m
3	NW	1.2m	2.4m	No	SG	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>
1	NW	2.0m	2.4m	0.0m	0.0m	0.0m	0.0m	3.3m	0.9m	0.9m	0.9m
2	NW	1.2m	2.4m	0.0m	0.0m	0.0m	0.0m	3.0m	1.0m	0.0m	0.0m
3	NW	1.2m	2.4m	0.0m	0.0m	0.0m	0.0m	0.8m	0.1m	0.0m	0.0m

## 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<sup>2</sup>  
Area of Lightweight Mass 0m<sup>2</sup>

	<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

## **TO WHOM THIS MAY CONCERN**

9<sup>th</sup> March 2026

### **Certificate of Currency**

Dear Sir or Madam,

We, the undersigned Insurance Brokers acting on behalf of the Insured, hereby certify that the following described insurance is in force at this date.

**TYPE OF INSURANCE:** Professional Indemnity Insurance

**INSURED:** ACT Property Inspections Pty Ltd.

**ADDRESS OF INSURED:** Unit 1/33 Atree Court, Phillip ACT 2606, Australia.

**POLICY NUMBER:** B0507OE2600060

**PERIOD:** From: 30<sup>th</sup> March 2026 to: 30<sup>th</sup> March 2027  
At 4pm Local Standard Time at the Principal Address of the Insured.

**LIMIT OF LIABILITY:** AUD 5,000,000 in the annual aggregate inclusive of costs and expenses plus one reinstatement.

**INSURERS:** 100% Lloyd's of London

This letter is provided as a matter of information only and confers no rights on the holder. Our duties in relation to this insurance are to our client and we accept no duty of care or responsibility to you or any other third party and any liability to you or a third party is excluded. This letter does not amend, extend, or alter the coverage afforded by the policy, nor does it purport to set out all of the policy terms, conditions and exclusions. The policy terms, conditions, limits, and exclusions may alter after the date of this document or the insurance may terminate or be cancelled, and the limits shown may be reduced to pay claims. We have no obligation to advise you of any changes which may be made to the policy or to advise you of their cancellation or termination.

Issued on behalf of Price Forbes & Partners



Adam Power  
**Executive Director**



**ACT  
PROPERTY  
INSPECTIONS**

# TAX INVOICE

Sharon Tran  
17 Harold White Ave  
COOMBS ACT 2611  
AUSTRALIA

**Invoice Date**  
25 Mar 2026

**Invoice Number**  
INV-69018

**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
ACTPLA - EER ESDD Lodgement Fee (no GST)	1.00	41.91	GST Free	41.91
Energy Efficiency Report	1.00	348.26	10%	348.26
			Subtotal	390.17
			TOTAL GST 10%	34.83
			<b>TOTAL AUD</b>	<b>425.00</b>

**Due Date: 16 Apr 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

Sharon Tran  
17 Harold White Ave  
COOMBS ACT 2611  
AUSTRALIA

**Payment Date**  
1 Apr 2026

**Sent Date**  
2 Apr 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

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<b>Total AUD paid</b>	<b>425.00</b>
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<b>Invoice Date</b>	<b>Reference</b>	<b>Payment Reference</b>	<b>Invoice Total</b>	<b>Amount Paid</b>	<b>Still Owing</b>
25 Mar 2026	INV-69018	Payment - INV-69018 Payment created via eWAY PayThis.	425.00	425.00	0.00
			<b>Total AUD</b>	<b>425.00</b>	<b>0.00</b>

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