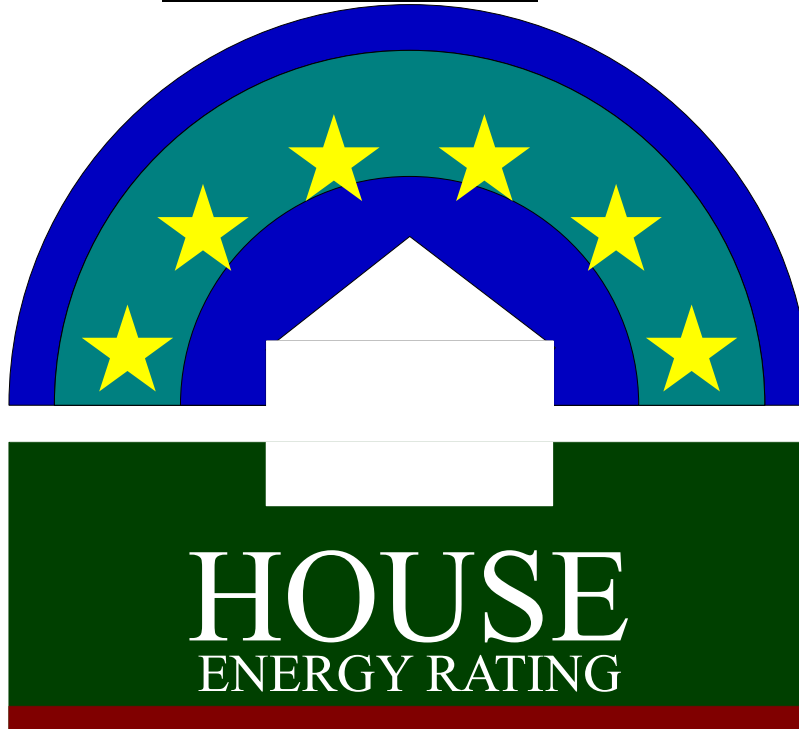


Energy Efficiency Report

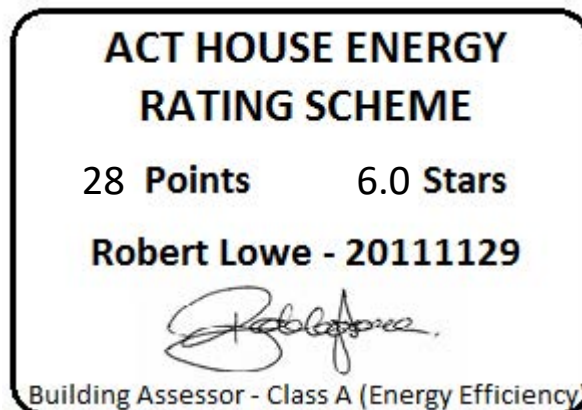


FirstRate Report





YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ **6 STARS**
in Climate: 24 **SCORE: 28 POINTS**

Name: Rai **Ref No:** 69481
House Title: Unit 296 Block 4 Section 12 DICKSON **Date:** 13-04-2026
Address: 804/254 Northbourne Avenue, Dickson ACT



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	28											
Potential	40											

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

12

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	28	★★★★★★
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Largest windows in the dwelling;

Direction : WNW

Area : 16 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	26	★★★★★★
2. North West	37	★★★★★★
3. North	47	★★★★★★
4. North East	44	★★★★★★
5. East	33	★★★★★★
6. South East	24	★★★★★★
7. South	21	★★★★★★
8. South West	20	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 296 Block 4 Section 12 DICKSON, 804/254 Northbourne Avenue, Dickson ACT,

Assessor's Name:

Net Conditioned Floor Area: 76.2 m²

				Points		
Feature				Winter	Summer	Total
CEILING				-3	-2	-5
Surface Area:	0	Insulation:	-5			
WALL				10	-2	8
Surface Area:	4	Insulation:	5	Mass:	-2	
FLOOR				20	-5	15
Surface Area:	18	Insulation:	-6	Mass:	3	
AIR LEAKAGE (Percentage of score shown for each element)				9	0	9
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	48 %			
Exhaust Fans	33 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	19 %			
DESIGN FEATURES				0	0	0
Cross Ventilation	0					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-10	-11	-21
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
SSW	4	5%	-8	2	-1	-7
WNW	16	21%	-32	28	-10	-14
Total	20	27%	-40	30	-11	-21

* 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 13 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ★			27	-20	28*

* includes 22 points from Area Adjustment

Detailed House Data

House Details

ClientName Rai
HouseTitle Unit 296 Block 4 Section 12 DICKSON
StreetAddress 804/254 Northbourne Avenue, Dickson ACT
Postcode 2602
FileCreated 13-04-2026
Comments

Climate Details

State
Town 0
Postcode 24
Zone

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Suspended Slab	Enclosed	No	Yes	No	Float Timb	R0.0	64.0m ²
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	14.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Framed: FC Sheet Clad	Yes	R0.0	12.8m	2.4m
2	Framed: FC Sheet Clad	Yes	R0.0	9.0m	2.4m
3	Framed: Metal Clad	No	R2.0	15.4m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Suspended Slab	No	No	R2.0	78.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	WNW	2.4m	2.0m	No	DG	ALIMPR	HB	No	3.0m	3.0m	0.3m
2	SSW	2.4m	1.7m	No	DG	ALIMPR	CW	No	3.0m	3.0m	0.3m
3	WNW	2.4m	2.8m	No	DG	ALIMPR	HB	No	1.0m	1.0m	0.3m
4	WNW	2.4m	2.0m	No	DG	ALIMPR	HB	No	1.0m	1.0m	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	WNW	2.4m	2.0m	0.0m	0.0m	0.0m	0.0m	3.0m	0.6m	2.5m	0.0m
2	SSW	2.4m	1.7m	10.0m	3.0m	13.1m	-11.0m	10.0m	0.0m	0.0m	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 ? 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



TO WHOM THIS MAY CONCERN

9th 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: 30th March 2026 to: 30th 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

Shikhar Rai
804/254 Northbourne Ave
DICKSON ACT 2602
AUSTRALIA

Invoice Date
8 Apr 2026

Invoice Number
INV-69481

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
			TOTAL AUD	425.00

Due Date: 20 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](#)