

Energy Efficiency Report



FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ **6 STARS**
in Climate: 24 **SCORE: 25 POINTS**

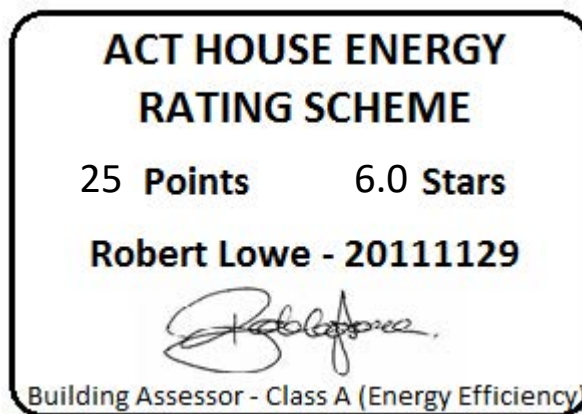
Name: La Vita & Rose

Ref No: 69839

House Title: Unit 34 Block 2 Section 39 LAWSON

Date: 01-05-2026

Address: 10 Narrambla Terrace, Lawson ACT 2617



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	25	<input type="text"/>										
Potential	30	<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

Change curtain to

Heavy Drapes & Pelmet

5

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	25	★★★★★★
-----------------------	-----------	---------------

Largest windows in the dwelling;

Direction : NNW

Area : 13 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	21	★★★★★★
2. North	28	★★★★★★
3. North East	28	★★★★★★
4. East	24	★★★★★★
5. South East	22	★★★★★★
6. South	23	★★★★★★
7. South West	21	★★★★★★
8. West	19	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 34 Block 2 Section 39 LAWSON, 10 Narrambla Terrace, Lawson ACT 2617,

Assessor's Name:

Net Conditioned Floor Area: 137.0 m²

Feature		Points				
		Winter	Summer	Total		
CEILING		14	0	14		
Surface Area:	6	Insulation:	9			
WALL		0	-1	-2		
Surface Area:	-1	Insulation:	3	Mass: -4		
FLOOR		8	-2	6		
Surface Area:	3	Insulation:	3	Mass: 0		
AIR LEAKAGE (Percentage of score shown for each element)		5	0	5		
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	40 %			
Exhaust Fans	30 %	Doors	14 %			
Down Lights	0 %	Gaps (around frames)	16 %			
DESIGN FEATURES		0	0	0		
Cross Ventilation	0					
ROOF GLAZING		0	0	0		
Winter Gain	0	Winter Loss	0			
WINDOWS		6	-12	-6		
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
SSE	5	4%	-5	3	-2	-4
NNW	13	10%	-13	21	-11	-2
Total	18	13%	-17	24	-12	-6

* 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	★ ★ ★ ★ ★ ★	33	-16	25*
SCORE				

* includes 8 points from Area Adjustment

Detailed House Data

House Details

ClientName La Vita & Rose
HouseTitle Unit 34 Block 2 Section 39 LAWSON
StreetAddress 10 Narrambla Terrace, Lawson ACT 2617
FileCreated 01-05-2026
Comments

Climate Details

State
Town
Postcode 0
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	6.0m ²
2	Suspended Slab	NA	Yes	No	No	Float Timb		
							R0.5	6.0m ²
3	Suspended Slab	Enclosed	No	No	No	Tiles	R0.5	3.0m ²
4	Suspended Slab	Enclosed	No	No	No	Float Timb		
							R0.5	40.0m ²
5	Timber	NA	Yes	No	No	Carp	R0.0	41.0m ²
6	Timber	NA	Yes	No	No	Tiles	R0.0	8.0m ²
7	Timber	Open	No	No	No	Carp	R4.0	4.0m ²
8	Timber	NA	Yes	No	No	Tiles	R4.0	5.0m ²
9	Timber	NA	Yes	No	No	Carp	R4.0	30.0m ²

Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Concrete 100mm Int	No	R0.5	6.6m	3.4m
2	Concrete 100mm Int	No	R3.9	2.0m	3.4m
3	Concrete 100mm Int	Yes	R0.0	6.6m	3.4m
4	Brick Veneer	No	R2.0	4.4m	3.4m
5	Brick Veneer	No	R2.0	5.3m	2.4m
6	Framed: FC Sheet Clad	Yes	R2.0	10.0m	2.4m
7	Framed: FC Sheet Clad	Yes	R2.0	13.0m	3.4m
8	Weatherboard	No	R2.0	10.7m	2.7m
9	Framed: FC Sheet Clad	Yes	R0.0	24.1m	2.7m
10	Weatherboard	No	R2.0	11.1m	2.4m
11	Framed: FC Sheet Clad	Yes	R2.0	15.5m	2.4m

Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Attic - Low Ventilation	No	Yes	R5.0	53.0m 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	SSE	1.8m	0.9m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
2	NNW	2.1m	2.7m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
3	NNW	1.8m	1.8m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
4	SSE	1.8m	1.8m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
5	NNW	1.8m	0.6m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
6	NNW	1.8m	1.8m	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>
5	NNW	1.8m	0.6m	0.0m	0.0m	0.0m	0.0m	2.0m	1.0m	2.0m	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 0m²
 Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	4	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

Adelina La Vita & Jason Rose
10 Narrambla Terrace
LAWSON ACT 2617
AUSTRALIA

Invoice Date
28 Apr 2026

Invoice Number
INV-69839

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: 8 May 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

Adelina La Vita & Jason Rose
10 Narrambla Terrace
LAWSON ACT 2617
AUSTRALIA

Payment Date
28 Apr 2026

Sent Date
29 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

Total AUD paid	425.00
-----------------------	---------------

Invoice Date	Reference	Payment Reference	Invoice Total	Amount Paid	Still Owing
28 Apr 2026	INV-69839	Payment - INV-69839 Payment created via eWAY PayThis.	425.00	425.00	0.00
			Total AUD	425.00	0.00
