

# FirstRate Report



**YOUR HOUSE ENERGY RATING IS:** ★★☆☆☆☆ **6 STARS**  
**in Climate: 24** **SCORE: 30 POINTS**

**Name:** Xin Li & Kar Kheng Giam **Ref No:** 46739


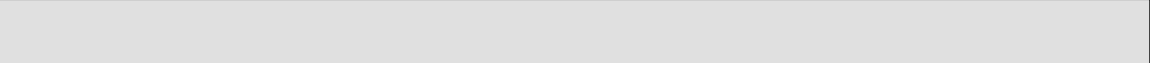
**House Title:** Unit 709, Block 15, Section 19 **Date:** 28-04-2026

**Address:** Unit 709 of 74 Northbourne Avenue  
Braddon 2612

**Reference:** C:\...\NORTHBOURNE AVENUE BRADDON 709 OF 74 EER

## 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>	30											
<b>Potential</b>	50											

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

21

FirstRate Mode
Climate: 24

**RATING SUMMARY for: Unit 709, Block 15, Section 19, Unit 709 of 74 Northbourne Avenue, Braddon**

Assessor's Name: Lindsay Collison

				Points		
Feature				Winter	Summer	Total
<b>CEILING</b>				<b>15</b>	<b>0</b>	<b>15</b>
Surface Area:	117	Insulation:	-103			
<b>WALL</b>				<b>11</b>	<b>-2</b>	<b>9</b>
Surface Area:	8	Insulation:	1	Mass:	0	
<b>FLOOR</b>				<b>19</b>	<b>-5</b>	<b>13</b>
Surface Area:	20	Insulation:	-9	Mass:	2	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>9</b>	<b>0</b>	<b>9</b>
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	52 %			
Exhaust Fans	28 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	20 %			
<b>DESIGN FEATURES</b>				<b>0</b>	<b>1</b>	<b>1</b>
Cross Ventilation	1					
<b>ROOF GLAZING</b>				<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				<b>-42</b>	<b>-5</b>	<b>-48</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>SSE</b>	9	19%	-49	15	-5	-39
<b>SSW</b>	2	4%	-10	2	-1	-9
<b>Total</b>	11	23%	-60	17	-5	-48

\* 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 1 point

				Winter	Summer	Total
<b>RATING</b>	★ ★ ★ ★ ★ ★			<b>11</b>	<b>-12</b>	<b>30*</b>
<b>SCORE</b>						

\* includes 30 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Xin Li & Kar Kheng Giam  
HouseTitle Unit 709, Block 15, Section 19  
StreetAddress Unit 709 of 74 Northbourne Avenue  
Suburb Braddon  
Postcode 2612  
AssessorName Lindsay Collison  
FileCreated 28-04-2026  
Comments Class A Building Assessor  
Lic No. 2011331

## 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	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	36.3m <sup>2</sup>
2	Suspended Slab	Enclosed	No	Yes	No	Float Timb	R0.0	13.9m <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	Brick Veneer	No	R1.0	7.2m	2.4m
2	Framed: FC Sheet Clad	Yes	R1.0	20.4m	2.4m

## Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
2	Flat - Suspended Slab	Yes	No	R0.0	50.2m <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	SSE	2.1m	2.7m	No	SG	ALSTD	HB	No	2.1m	2.1m	0.2m
2	SSW	2.1m	0.9m	No	SG	ALSTD	HB	No	2.5m	2.5m	0.2m
3	SSE	2.1m	1.7m	No	SG	ALSTD	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	SSE	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.5m	0.0m
2	SSW	2.1m	0.9m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.5m	3.1m

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

Chimneys Sealed 0 UnSealed 0

Vents	0	0
Fans	1	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

## Rater Comments

### House Details

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HouseTitle	Unit 709, Block 15, Section 19
StreetAddress	Unit 709 of 74 Northbourne Avenue
Suburb	Braddon
Postcode	2612
AssessorName	Lindsay Collison
FileCreated	28-04-2026

### Rater Comments

#### MEASUREMENTS USED IN THIS ASSESSMENT

The Energy Rating recorded in this assessment is determined by assessing many elements of the structure and interior treatments including window and floor coverings. The area of external walls and windows, ceiling and floors are part of the assessment.

Some measurements used in this assessment may be nominal. Every effort is made by the assessor to accurately calculate the dimensions of property. However, often accurate and comprehensive plans indicating all dimensions of an existing property, particularly following alterations and extensions are not always available. The reader of this report should not rely on the accuracy of any dimensions used when making critical decisions relating to those dimensions. The assessor will not accept any liability should any discrepancy be revealed.

#### DESIGN OPTIONS

The design option suggestions to improve this energy rating may be additional to elements already in place. For example, the option to install 'Heavy Drapes and Pelmet' will take into account windows that already have Heavy Drapes and Pelmet installed. Insulation recommendations will take into account existing insulation values.

Some recommendations for improvement will not be practical in all circumstances. For example, if the dwelling is built on a concrete slab, it will be possible to install floor insulation.

#### DOOR SEALS AND WEATHER STRIPS

A wooden framed door is only considered to be sealed when a draft extruding device is fitted to the bottom of the door AND sealing tape or felt is fitting to the timber frame around the door opening.

#### WINDOW GLAZING RATIOS

Glazing areas in one direction greater than 25% of the nett conditioned floor area will reduce the Energy Efficiency Rating.

# Energy Efficiency Rating **FACT** Sheet

## QUICK FACTS

- Sellers of residential properties are required to provide an Energy Efficiency Rating (EER) to potential buyers. (*This is known as mandatory energy efficiency disclosure.*)
- The EER forms part of the Sale Contract and must be published in all advertising material
- The EER rating system uses computer simulations to assess the potential thermal comfort of your home. The more stars, the less likely the occupants need cooling or heating to stay comfortable.
- The ACT Government has two systems in place for Energy Ratings:
  - one is for new homes - (2nd Generation Software) and
  - one is for established homes – (1st Generation Software)

**Residential Reports (and all other companies preparing reports for the sale of a property) uses 1st Generation Software.**

- The consumption of energy in the home for heating, cooling, hot water or lighting and other appliances **IS NOT** considered when calculating the EER rating.
- Many aspects of solar passive designs are also not able to be accounted for in 1st Generation Software.

## WHAT IS RATED?

The rating is dependent on:

- Layout of the home
- Construction of its roof, walls, windows and floor
- Wall, floor and ceiling insulations
- Orientation of windows and shading of the sun's path and local breezes
- Influence of the local climate

## WHY IS THERE A DISCREPANCY BETWEEN MY OLD EER AND MY NEW EER?

- Increasingly, in a number of circumstances particularly where new homes have been rated using 2nd generation software and are being offered for sale where the rating must be conducted using 1st generation software, there can be a significant variation between the two ratings:
  - 1st generation software rates to 6 stars
  - 2nd generation software may rate up to 10 stars
- ACT Legislation currently **PROHIBITS** Inspectors from assuming insulation values which may have been the case previously. Documented proof or access for a visual sighting is now required to verify the existence and rating of insulation.

**When you engage Residential Reports to complete your EER you have the peace of mind of knowing the Inspector undertaking your assessment is licensed in the ACT as a Class A Energy Assessor and your Energy Rating is calculated using software approved by the ACT Government.**

Further information is available via the Environment, Planning and Sustainable Development Directorate  
[http://www.planning.act.gov.au/topics/design\\_build/design-and-siting/energy\\_ratings](http://www.planning.act.gov.au/topics/design_build/design-and-siting/energy_ratings)



## Certificate of Currency

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- Policy Number** BP20200022
- Item 1 **The Insured:** Residential Reports Pty Ltd
- Item 2 **Address:** 35 Poynton Street  
HUGHES ACT 2605
- Item 3 **Professional Services covered by this policy:**  
Pre Purchase Building Inspections (AS4349.1)  
Special Purpose Building Inspections  
Energy Rating Reports  
Urban Pest Management  
Termite Management including inspections - existing buildings and structures (AS3660.2)  
Timber Pest Inspections (AS4349.3)
- Item 4 **Description of the Policy:** Professional Indemnity & Broadform Liability (CGU PIB 03-17)
- Item 5 **Period of Insurance:** From 20/07/2025 To 4.00 pm on 20/07/2026
- Item 6 **Particulars of Risk:**  
**Civil Liability Professional Indemnity**
- |                             |             |                                    |
|-----------------------------|-------------|------------------------------------|
| 6.1 The Policy Limit is     | \$5,000,000 | which includes all policy sections |
| 6.2 The Policy Excess is    | \$20,000    |                                    |
| 6.3 The Retroactive Date is | 20/07/2020  |                                    |
- Public Liability**
- |                 |              |
|-----------------|--------------|
| 6.4 Sum Insured | \$20,000,000 |
| 6.5 Excess      | \$2,500      |

**Date and Place of Issue** 21/07/2025 Melbourne, Victoria

Signed for and on behalf of Insurance Australia Limited ABN 11 000 016 722



Najibi Bisso, Manager

This Certificate of Currency indicates policy cover effective as at the date of issue only

## PAYMENT PENDING

As per terms and conditions in the Residential Reports Client Guarantee



# Tax Invoice

### Inspection Number 46739

Please ensure this number is used when making payment

21 April 2026

Xin Li & Kar Kheng Giam


**For the Property at:** 709/74 Northbourne Avenue Braddon ACT 2612

NO PAY UPFRONT FIRST RATE ENERGY EFFICIENCY RATING PACKAGE	
First Rate Energy Efficiency Inspection & Report	372.73
Access Canberra EER Lodgement Fee (no GST)	41.00
Subtotal	413.73
Total GST	37.27
<b>TOTAL INC GST</b>	<b>\$451.00</b>

*Thank you for your business*

**We offer comprehensive Pest Management Solutions!  
Call now to book your regular Pest Control Service**

**No Pay Package Conditions:** The Residential Reports invoice must be paid on settlement or within 180 days of the date of inspection, whichever comes first. We must be notified immediately if the property is not marketed within 3 months or is withdrawn from the market and the invoice must be settled within 14 days. Failure to adhere to these terms will result in associated legal and collection fees being applied to amount due.

PAYMENT OPTIONS	
	To avoid unallocated payments please use reference number: <b>46739</b>
Credit Card	Please call 6288 0402 to provide card details. Your account is not debited until the day reports are released. Providing these details as soon as possible will ensure there is no delay when reports are ready.
Direct Deposit	Account Name: Residential Reports BSB: 012-997 Account Number: 2269 05945 Reference: <b>46739 IMPORTANT: PLEASE ensure this unique ID is used</b>



### A PERCENTAGE OF EVERY JOB IS DONATED TO OUR WITHOUT A ROOF PROGRAM

Every year we step into hundreds of homes, yet in our region there are still so many people living without acceptable, permanent or safe shelter. A percentage from each inspection we conduct is contributed to our in-house program 'Without a Roof' and periodically donated to make small changes to this big issue. To find out more visit [residentialreports.com.au](http://residentialreports.com.au)

Residential Reports Pty Limited ABN 38 609 880 122

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**Member- Master Builders Association & The Australian Environmental Pest Managers Association**