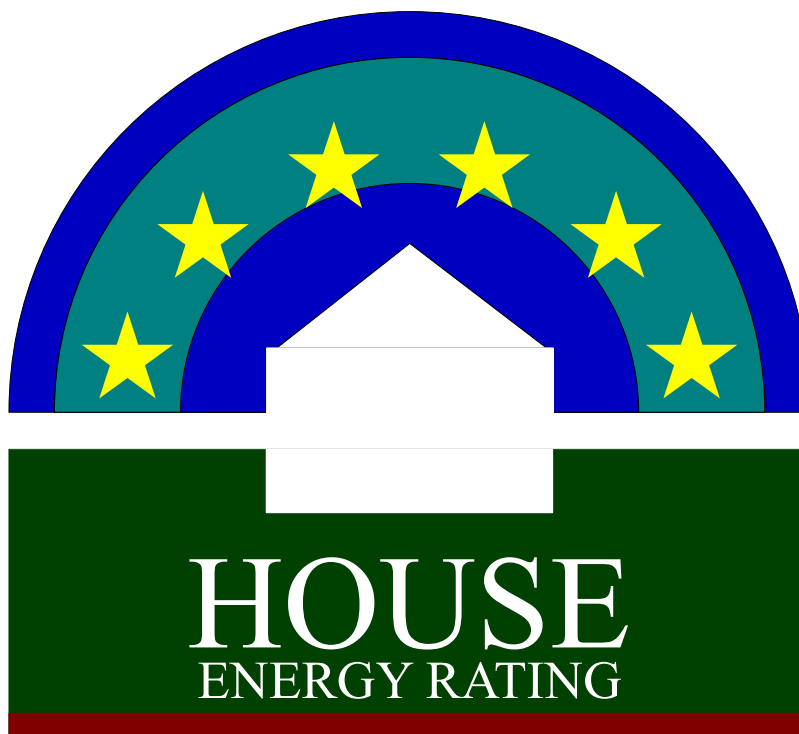


# Energy Efficiency Report



# FirstRate Report



**YOUR HOUSE ENERGY RATING IS:** ★★★★★★ **6 STARS**  
**in Climate: 24** **SCORE: 37 POINTS**

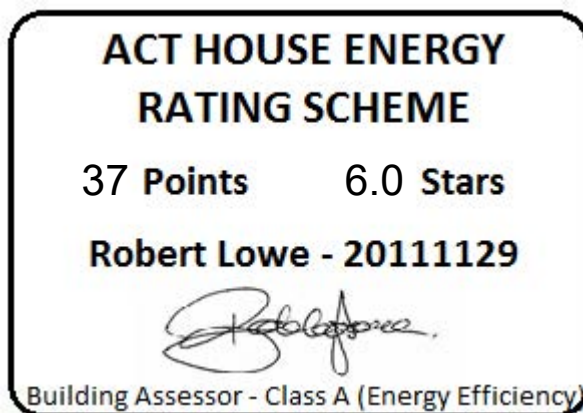
**Name:** Rowan

**Ref No:** 69345

**House Title:** Unit 78 Block 2 Section 58 TURNER

**Date:** 21-04-2026

**Address:** 78/217 Northbourne Avenue, Turner ACT 2612



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.

	POOR			AVERAGE				GOOD			V. GOOD	
Star Rating	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
<b>Current</b>	37											
<b>Potential</b>	47											

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

10

## 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>	<b>37</b>	<b>★★★★★★</b>
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Largest windows in the dwelling;

**Direction : West**

**Area : 22 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.**

<b>ORIENTATION</b>	<b>POINT SCORE</b>	<b>STAR RATING</b>
1. West	41	★★★★★★
2. North West	52	★★★★★★
3. North	64	★★★★★★
4. North East	61	★★★★★★
5. East	51	★★★★★★
6. South East	42	★★★★★★
7. South	39	★★★★★★
8. South West	37	★★★★★★

FirstRate Mode
Climate: 24

**RATING SUMMARY for: Unit 78 Block 2 Section 58 TURNER, 78/217 Northbourne Avenue, Turner ACT 2612**

Assessor's Name:

Net Conditioned Floor Area: 91.8 m<sup>2</sup>

				Points		
Feature				Winter	Summer	Total
<b>CEILING</b>				<b>15</b>	<b>0</b>	<b>15</b>
Surface Area:	120	Insulation:	-105			
<b>WALL</b>				<b>13</b>	<b>-2</b>	<b>11</b>
Surface Area:	6	Insulation:	5	Mass:	-1	
<b>FLOOR</b>				<b>21</b>	<b>-5</b>	<b>16</b>
Surface Area:	17	Insulation:	-4	Mass:	3	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>8</b>	<b>0</b>	<b>8</b>
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	45 %			
Exhaust Fans	38 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	17 %			
<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>-16</b>	<b>-15</b>	<b>-30</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>W</b>	22	24%	-33	17	-15	-30
<b>Total</b>	22	24%	-33	17	-15	-30

\* 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 8 points

				Winter	Summer	Total
<b>RATING</b>	★ ★ ★ ★ ★ ★			<b>42</b>	<b>-22</b>	<b>37*</b>
<b>SCORE</b>						

\* includes 17 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Rowan  
HouseTitle Unit 78 Block 2 Section 58 TURNER  
StreetAddress 78/217 Northbourne Avenue, Turner ACT  
Postcode 2612  
FileCreated 21-04-2026

## Climate Details

State  
Town  
Postcode 0  
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	30.0m <sup>2</sup>
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	13.0m <sup>2</sup>
3	Suspended Slab	Enclosed	No	Yes	No	Float Timb	R0.0	50.0m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Framed: FC Sheet Clad	Yes	R0.0	26.1m	2.4m
2	Framed: FC Sheet Clad	Yes	R0.0	3.5m	2.4m
3	Framed: FC Sheet Clad	No	R2.0	10.2m	2.4m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Framed	Yes	No	R0.0	93.0m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	W	2.3m	3.6m	No	DG	ALIMPR	HB	No	1.2m	1.2m	0.2m
2	W	2.3m	2.4m	No	DG	ALIMPR	HB	No	1.2m	1.2m	0.2m
3	W	2.3m	3.6m	No	DG	ALIMPR	HB	No	1.2m	1.2m	0.2m

## 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	W	2.3m	3.6m	15.0m	20.0m	11.7m	2.8m	1.2m	3.5m	1.2m	3.0m
2	W	2.3m	2.4m	15.0m	20.0m	8.4m	4.9m	1.2m	0.3m	0.0m	0.0m
3	W	2.3m	3.6m	15.0m	20.0m	12.4m	2.1m	0.0m	0.0m	1.2m	0.2m

## 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 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



## **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

Nicola Rowan & James Rowan  
78/217 Northbourne Ave  
TURNER ACT 2612  
AUSTRALIA

**Invoice Date**  
31 Mar 2026

**Invoice Number**  
INV-69345

**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
			<b>TOTAL AUD</b>	<b>425.00</b>

**Due Date: 28 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

Nicola Rowan & James Rowan  
78/217 Northbourne Ave  
TURNER ACT 2612  
AUSTRALIA

**Payment Date**  
31 Mar 2026

**Sent Date**  
1 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>
31 Mar 2026	INV-69345	Payment - INV-69345 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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