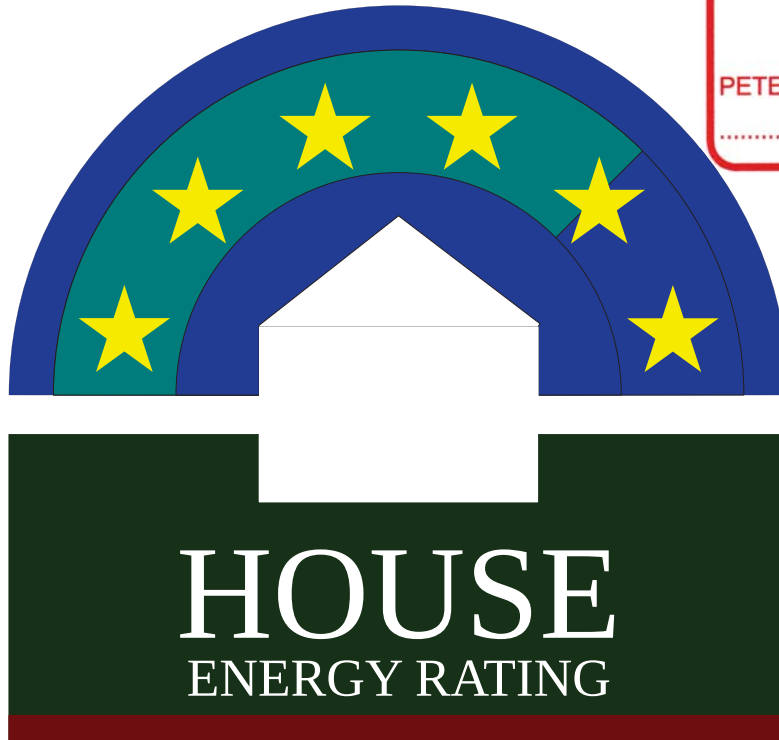
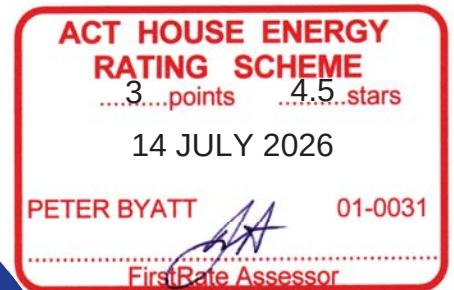


FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **4.5 STARS**
in Climate: 24 **SCORE: 3 POINTS**

Name: Dani Mako

Ref No: PH165006U5

House Title: Section: 165 Block: 6 Unit: 5

Date: 14-07-2026

Address: 5/10 Tank Street

PHILLIP 2606

Reference: C:\PROGRAM FILES\...\202627 SOP\PH165006 0 00 00 005

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.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

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	3											
Potential	3											

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
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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	3	★★★★☆
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Largest windows in the dwelling;

Direction : West

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. West	3	★★★★☆
2. North West	9	★★★★★
3. North	18	★★★★★★
4. North East	16	★★★★★☆☆
5. East	10	★★★★★
6. South East	6	★★★★★
7. South	8	★★★★★
8. South West	3	★★★★☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Section: 165 Block: 6 Unit: 5, 5/10 Tank Street, PHILLIP 2606**

Assessor's Name: **Peter Byatt**

Net Conditioned Floor Area: **57.5 m²**

Feature				Points		
				Winter	Summer	Total
CEILING				15	0	15
Surface Area:	112	Insulation:	-98			
WALL				-9	4	-6
Surface Area:	6	Insulation:	-23	Mass:	11	
FLOOR				12	0	12
Surface Area:	0	Insulation:	-1	Mass:	13	
AIR LEAKAGE (Percentage of score shown for each element)				9	0	9
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	45 %			
Exhaust Fans	21 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	34 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-33	-23	-56
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	2	3%	-6	5	-1	-2
W	13	23%	-60	28	-22	-54
Total	15	26%	-66	33	-23	-56

* 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 4 points

			Winter	Summer	Total
RATING	★ ★ ★ ★ ☆	SCORE	-6	-19	3*

* includes 28 points from Area Adjustment

Detailed House Data

House Details

ClientName	Dani Mako
HouseTitle	Section: 165 Block: 6 Unit: 5
StreetAddress	5/10 Tank Street
Suburb	PHILLIP 2606
AssessorName	Peter Byatt
FileCreated	14-07-2026
Comments	Area Approx: 62 Sq M

Climate Details

State	
Town	Canberra
Postcode	2600
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	54.2m²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	7.8m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	Yes	R0.0	14.6m	2.5m
2	Brick Cavity	No	R0.0	16.8m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Suspended Slab	Yes	No	R0.0	62.0m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	E	0.6m	0.9m	Yes	SG	ALSTD	NC	No	0.0m	0.0m	0.0m
2	E	0.6m	1.8m	No	SG	ALSTD	HB	No	0.0m	0.0m	0.0m
3	W	1.8m	2.7m	No	SG	ALSTD	CW	No	0.0m	0.0m	0.0m
4	W	2.1m	1.7m	No	SG	ALSTD	HB	No	1.8m	1.8m	0.4m
5	W	1.8m	2.7m	No	SG	ALSTD	HB	No	1.8m	1.8m	0.4m

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
No shaded windows											

Zoning Details

Is there Cross Flow Ventilation ?	Good
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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

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	1	0
Downlights	0	0

Skylights	0	0
Utility Doors	0	0
External Doors	0	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes