

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★ ★ ★ ★ ★ ★ **6 STARS**
in Climate: 24 **SCORE: 40 POINTS**

Name: Ujwal Kaushik & Manasi Ahuja

Ref No: 47253

House Title: Unit 4, Block 1, Section 1

Date: 29-06-2026

Address: 52a Ijong Street

Braddon

2612

Reference: M:\WORK\...\KAYLA EER\IJONG STREET BRADDON 52A

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	40											
Potential	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 & Pelmets 8

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 4, Block 1, Section 1, 52a Ijong Street, Braddon

Assessor's Name: Kelly Hill

Feature				Points		
				Winter	Summer	Total
CEILING				10	0	11
Surface Area:	3	Insulation:	8			
WALL				11	-1	9
Surface Area:	4	Insulation:	5			
		Mass:	0			
FLOOR				9	1	9
Surface Area:	2	Insulation:	-4			
		Mass:	11			
AIR LEAKAGE (Percentage of score shown for each element)				3	0	3
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	31 %			
Exhaust Fans	33 %	Doors	21 %			
Down Lights	0 %	Gaps (around frames)	15 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				6	-9	-4
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NNE	18	15%	-17	27	-6	4
SSW	9	8%	-9	6	-4	-8
Total	27	22%	-26	32	-9	-4

* 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 3 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ★			39	-9	40*

* includes 10 points from Area Adjustment

Detailed House Data

House Details

ClientName	Ujwal Kaushik & Manasi Ahuja
HouseTitle	Unit 4, Block 1, Section 1 Unit
StreetAddress	52a Ijong Street Braddon
Suburb	2612
Postcode	Kelly Hill
AssessorName	29-06-2026
FileCreated	Class A Building Assessor Lic
Comments	No. 2022178

Climate Details

State	Canberra
Town	2600
Postcode	24
Zone	

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	50.5m²
5	Timber	NA	Yes	No	No	Tiles	R0.0	5.5m²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	13.6m²
3	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	19.0m²
4	Timber	NA	Yes	No	No	Carp	R0.0	34.5m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Framed: Metal Clad	No	R2.0	4.7m	5.3m
2	Framed: FC Sheet Clad	Yes	R0.0	8.6m	5.3m
3	Framed: Metal Clad	No	R2.0	4.7m	2.4m
4	Framed: FC Sheet Clad	Yes	R0.0	15.9m	2.4m
5	Concrete 150mm Ext	No	R2.0	5.2m	2.5m
6	Framed: FC Sheet Clad	Yes	R0.0	29.8m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R5.0	83.1m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	NNE	2.5m	3.6m	No	DG2	ALIMPR	HB	No	1.7m	1.7m	2.2m
2	NNE	1.8m	4.9m	No	DG2	ALIMPR	HB	No	1.7m	1.7m	2.2m
3	SSW	2.5m	3.0m	No	DG2	ALIMPR	HB	No	0.0m	0.0m	0.0m
4	SSW	0.6m	2.8m	No	DG2	ALIMPR	HB	No	0.2m	0.2m	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	NNE	2.5m	3.6m	0.0m	0.0m	0.0m	0.0m	2.0m	1.3m	2.0m	0.0m
2	NNE	1.8m	4.9m	0.0m	0.0m	0.0m	0.0m	2.0m	0.0m	2.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ?	Good
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Air Leakage Details

Location	Suburban
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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	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	5	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	1
External Doors	1	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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FileCreated	

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



Certificate of Currency

Policy Number BP20200022Item 1 **The Insured:** Residential Reports Pty LtdItem 2 **Address:** 35 Poynton Street
HUGHES ACT 2605Item 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 20/07/2026Item 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 47253

Please ensure this number is used when making payment

15 June 2026

Ujwal Kaushik & Manasi Ahuja

For the Property at: 52A Ijong Street Braddon
ACT

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
TOTAL INC GST	\$451.00

Thank you for your business

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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: 47253
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: 47253 IMPORTANT: PLEASE ensure this unique ID is used



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

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