



ACT
PROPERTY
INSPECTIONS

8/45 Leahy Close,
Narrabundah ACT 2604

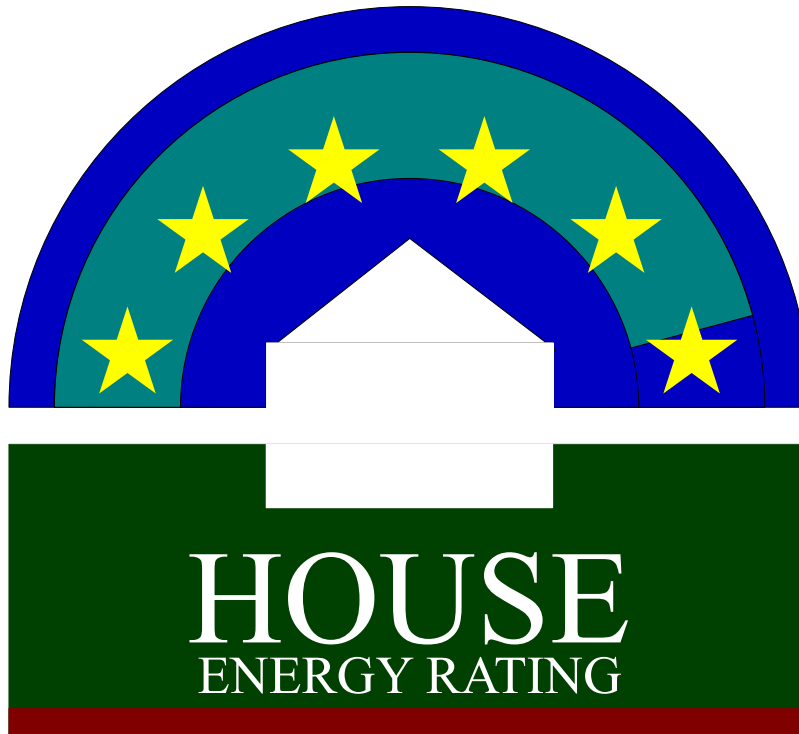
Report prepared: Wednesday, July 1st 2026

Energy Efficiency Rating
Insurance Certificates
Tax Invoice

Energy Efficiency Report



FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★ ★ ★ ★ ★ ☆ **5.5 STARS**
in Climate: 24

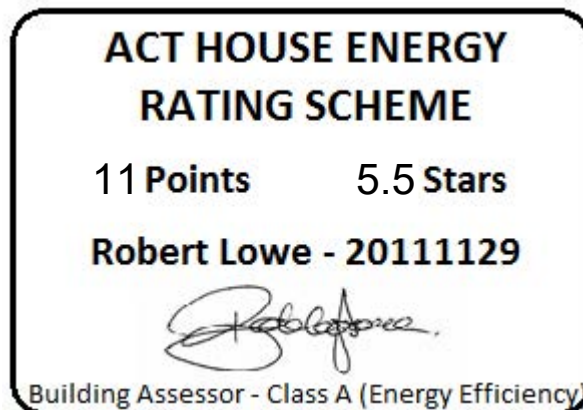
SCORE: 11 POINTS

Name: Cheung

Ref No: 69724

House Title: Unit 8 Block 30 Section 100 NARRABUNDAN **Date:** 01-07-2026

Address: 8/45 Leahy Close, Narrabundah ACT 2604



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	11											
Potential	18											

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	Curtain w/Pelmets7

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	11	★★★★★☆☆
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Largest windows in the dwelling;

Direction : ENE

Area : 18 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 East	17	★★★★★☆☆
2. East	10	★★★★★☆☆
3. South East	8	★★★★★☆☆
4. South	9	★★★★★☆☆
5. South West	7	★★★★★☆☆
6. West	9	★★★★★☆☆
7. North West	14	★★★★★☆☆
8. North	18	★★★★★☆☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: **Unit 8 Block 30 Section 100 NARRABUNDAH, 8/45 Leahy Close, Narrabundah ACT 2604,**

Assessor's Name:

Net Conditioned Floor Area: 125.3 m²

Net Conditioned Floor Area: 125.3 m²				Points		
Feature				Winter	Summer	Total
CEILING				11	0	11
Surface Area: 7		Insulation: 5				
WALL				5	-1	4
Surface Area: 4		Insulation: 0		Mass: 0		
FLOOR				5	-2	3
Surface Area: 6		Insulation: -9		Mass: 6		
AIR LEAKAGE (Percentage of score shown for each element)				6	0	5
Fire Place 0 %		Vented Skylights 0 %				
Fixed Vents 0 %		Windows 40 %				
Exhaust Fans 25 %		Doors 19 %				
Down Lights 0 %		Gaps (around frames) 16 %				
DESIGN FEATURES				0	0	0
Cross Ventilation 0						
ROOF GLAZING				0	-1	-1
Winter Gain 1		Winter Loss -1				
WINDOWS				-16	-6	-22
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
ENE	18	15%	-32	19	-5	-18
WSW	4	3%	-7	4	-2	-4
Total	22	17%	-39	23	-6	-22

* 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 ★ ★ ★ ★ ★ ☆	11	-10	11*

* includes 10 points from Area Adjustment

Detailed House Data

House Details

ClientName	Cheung
HouseTitle	Unit 8 Block 30 Section 100 NARRABUNDAH
StreetAddress	8/45 Leahy Close, Narrabundah ACT 2604
FileCreated	01-07-2026

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	Tiles	R0.0	26.0m²
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	44.0m²
3	Suspended Slab	NA	Yes	No	No	Tiles	R0.0	21.0m²
4	Suspended Slab	NA	Yes	No	No	Tiles	R0.0	8.5m²
5	Suspended Slab	NA	Yes	No	No	Float Timb	R0.0	33.5m²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R1.5	4.5m	2.4m
2	Framed: FC Sheet Clad	Yes	R0.0	12.6m	2.4m
3	Brick Veneer	No	R0.0	5.1m	1.8m
4	Brick Veneer	No	R1.5	10.8m	2.4m
5	Framed: FC Sheet Clad	Yes	R0.0	26.7m	2.4m
6	Brick Veneer	No	R1.5	10.5m	2.4m
7	Framed: FC Sheet Clad	Yes	R0.0	19.6m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R3.5	65.0m²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	WSW	1.2m	1.5m	No	SG	ALIMPR	VE	No	0.0m	0.0m	0.0m
2	ENE	2.1m	3.6m	No	SG	ALIMPR	NC	No	2.5m	2.5m	0.1m
3	ENE	2.1m	3.6m	No	SG	ALIMPR	NC	No	0.6m	0.6m	0.1m
4	ENE	1.2m	2.6m	No	SG	ALIMPR	NC	No	0.6m	0.6m	0.1m
5	WSW	1.2m	1.5m	No	SG	ALIMPR	VE	No	0.0m	0.0m	0.0m

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
2	ENE	2.1m	3.6m	0.0m	0.0m	0.0m	0.0m	3.0m	0.3m	2.0m	0.3m
3	ENE	2.1m	3.6m	0.0m	0.0m	0.0m	0.0m	2.0m	0.3m	1.0m	0.3m

Sky Light Details

ID	Dir	Tilt	Type	Shade	Utility	Width	Length
1	W	15 degrees	Single Clear	No	No	0.6m	0.6m

Zoning Details

Is there Cross Flow Ventilation ? Good

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	3	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	0
External Doors	2	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 Aintree 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

Ada Wing Yan Cheung
8/45 Leahy Cl
NARRABUNDAH ACT 2604
AUSTRALIA

Invoice Date
20 Apr 2026

Invoice Number
INV-26104

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
TOTAL AUD				425.00

Due Date: 8 Jul 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](#)