

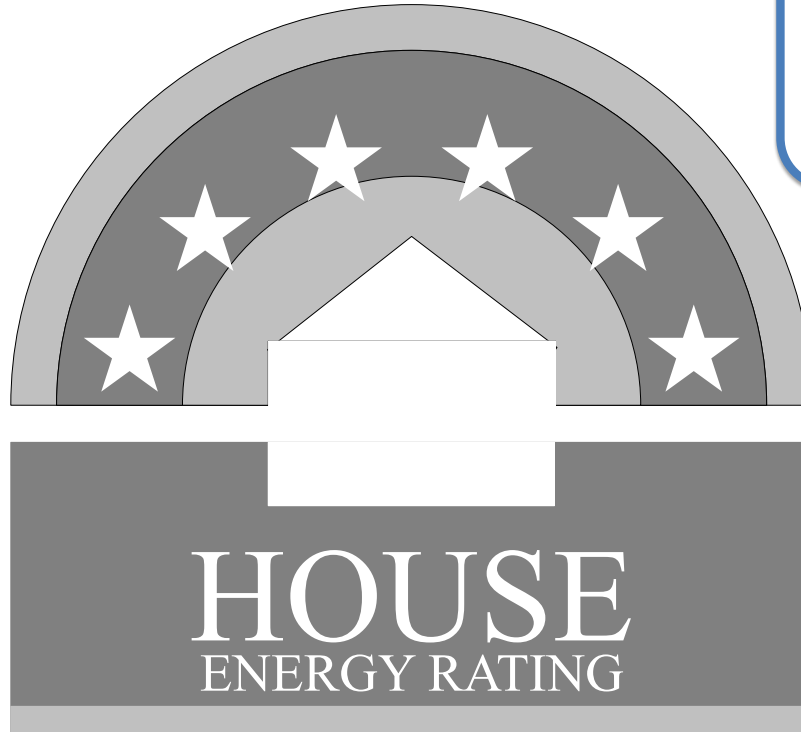
# FirstRate Report

**ACT HOUSE ENERGY  
RATING SCHEME**

COLA Licence Number 201286



**MACUSHLA SMITH**  
BUILDING ASSESSOR CLASS A  
ENERGY EFFICIENCY



**YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ 6 STARS**  
in Climate: 24 **SCORE: 61 POINTS**

**Name:** Johnson

**Ref No:** 10399280

**House Title:** CI 052 001 U 00 00 1117.1rt

**Date:** 18-11-2024

**Address:** 1117/240 Bunda Street

City

2601

**Reference:** C:\USERS\MACUS\...\10399280\CI 052 001 U 00 00 1117

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
<b>Current</b>	<b>61</b>											
<b>Potential</b>	<b>61</b>											

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.

### Important information

An Energy Efficiency Rating (EER) is required for form part of the contract of sale of a property/unit. The star rating of the EER must also be disclosed in all advertising material to satisfy the ACT Governments mandatory disclosure requirements.

There are two approved software types that EER assessors must use depending on the purpose of the EER.

1. 1<sup>st</sup> Generation software (FirstRate4) must be used for established homes and must be used when a 4 in one package or an EER is ordered through ACTNOW Rapid Reports. This software can rate up to 6 stars.
2. 2<sup>nd</sup> Generation software (BersPro V5, FirstRate5, Accurate) must only be used for new homes to demonstrate the building is compliant with minimum energy efficiency requirements for the building approval process. This software can rate up to 10 Stars.

There will be a discrepancy in a Star Rating when an EER is done at the time of construction from the time the property is sold, due to the use of the 2 types of software used for each different scenario.

EER assessments are done using information provided on the building file and information collated onsite. Only documented proof or sighted materials can be applied to a rating. For example, if the building file does not document the existence of insulation, it cannot be included in the rating. The same applies to 'Aluminium Improved' window frames.

All measurements are calculated using digital measuring tools and the approved plans supplied by Environment, Planning and Sustainable Development Directorate. The measurements and areas included in these reports are carefully compiled but should only be used as a guide.

Appliances installed and their energy consumption or effectiveness does not form part of the rating. This rating is a computer simulation of the thermal performance of the building fabric/materials and siting only.

The improvement options included in this rating already takes into account the items that exist, for example – where a recommendation for heavy drapes to be fitted is made, the windows currently covered by heavy drapes have already been included in the rating.

For further information please refer to <http://www.planning.act.gov.au>.

## 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>61</b>	<b>★★★★★★</b>
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Largest windows in the dwelling;

**Direction : North**

**Area : 12 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>
<b>1. North</b>	<b>67</b>	<b>★★★★★★</b>
<b>2. North East</b>	<b>61</b>	<b>★★★★★★</b>
<b>3. East</b>	<b>55</b>	<b>★★★★★★</b>
<b>4. South East</b>	<b>49</b>	<b>★★★★★★</b>
<b>5. South</b>	<b>48</b>	<b>★★★★★★</b>
<b>6. South West</b>	<b>51</b>	<b>★★★★★★</b>
<b>7. West</b>	<b>57</b>	<b>★★★★★★</b>
<b>8. North West</b>	<b>65</b>	<b>★★★★★★</b>

<b>FirstRate Mode</b>
<b>Climate: 24</b>

**RATING SUMMARY for: CI 052 001 U 00 00 1117.1rt, 1117/240 Bunda Street, City**

Assessor's Name: **Macushla Smith**  
 Net Conditioned Floor Area: **58.2 m<sup>2</sup>**

Feature				Points		
				Winter	Summer	Total
<b>CEILING</b>				<b>15</b>	<b>0</b>	<b>15</b>
Surface Area:	118	Insulation:	-103			
<b>WALL</b>				<b>7</b>	<b>1</b>	<b>8</b>
Surface Area:	1	Insulation:	6	Mass:	1	
<b>FLOOR</b>				<b>22</b>	<b>-5</b>	<b>17</b>
Surface Area:	16	Insulation:	-3	Mass:	4	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>2</b>	<b>0</b>	<b>2</b>
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	23 %			
Exhaust Fans	21 %	Doors	12 %			
Down Lights	0 %	Gaps (around frames)	44 %			
<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>-3</b>	<b>-5</b>	<b>-7</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>N</b>	12	21%	-19	23	-4	-1
<b>E</b>	5	8%	-8	2	-1	-7
<b>Total</b>	17	29%	-27	25	-5	-7

\* 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
<b>RATING</b>	★ ★ ★ ★ ★ ★			<b>44</b>	<b>-10</b>	<b>61*</b>

\* includes 28 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Johnson  
HouseTitle CI 052 001 U 00 00 1117.1rt  
StreetAddress 1117/240 Bunda Street  
Suburb City  
Postcode 2601  
AssessorName Macushla Smith  
FileCreated 18-11-2024  
Comments Total Living Area: 60m2 approx.

## Climate Details

State  
Town Canberra  
Postcode 2600  
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	44.0m <sup>2</sup>
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	16.0m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Concrete 100mm Ext	No	R2.0	8.0m	2.7m
2	Framed: FC Sheet Clad	No	R2.5	8.0m	2.7m
3	Framed: FC Sheet Clad	Yes	R2.0	17.0m	2.7m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Suspended Slab	Yes	No	R0.0	60.0m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	2.7m	3.0m	No	DG	ALIMPR	HP	No	1.9m	1.9m	0.2m
2	N	2.7m	1.5m	No	DG	ALIMPR	HP	No	4.6m	4.6m	0.2m
3	E	2.7m	1.7m	No	DG	ALIMPR	HP	No	1.6m	1.6m	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
2	N	2.7m	1.5m	0.0m	0.0m	0.0m	0.0m	2.5m	0.0m	4.6m	0.0m
3	E	2.7m	1.7m	3.0m	1.5m	4.6m	-2.8m	0.0m	0.0m	1.5m	0.0m

## Zoning Details

Is there Cross Flow Ventilation ? Poor

## Air Leakage Details

Location Suburban  
Is there More than One Storey ? No  
Is the Entry open to the Living Area ? Yes  
Is the Entry Door Weather Stripped ? Yes  
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	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	0
External Doors	1	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		No