



ACT Building Inspection Services

A.B.N.: 64 154 063 662
PO BOX 235
CALWELL ACT 2905
Phone: 610 210 89
Email: info@actbis.com.au
Web: www.actbis.com.au

Invoice No.: 5782
Date: 15/07/2020

Daewoong Lee
27/179 Melrose Drive
LYONS ACT 2606

Tax Invoice

Description	Fee
Energy Rating Report (EER)	278.00
ACTPLA Fee's - No GST	47.00

PAID
22/07/2020

Total Excluding GST	\$278.00
Total GST	\$25.27
Total Including GST	\$325.00
Amount Received	\$0.00
Invoice Balance	\$325.00

Thank you for your business

Remittance Advice

Daewoong Lee
27/179 Melrose Drive
LYONS ACT 2606

ACT Building Inspection Services
PO BOX 235
CALWELL ACT 2905

Invoice No.: 5782
Date: 15/07/2020
Amount Due: \$325.00

Amount: \$ _

Please charge my: ☐ MasterCard ☐ Visa

Card No.: Signature: _

Name on Card: Exp. Date : / CVV2 No.: _

I will pay by Direct Deposit/EFT ☐ Please make payment to Bank: CBA BSB: 062-593 ACC: 10239722

FirstRate Report

ACT HOUSE ENERGY RATING SCHEME

17 Points 5.5 Stars

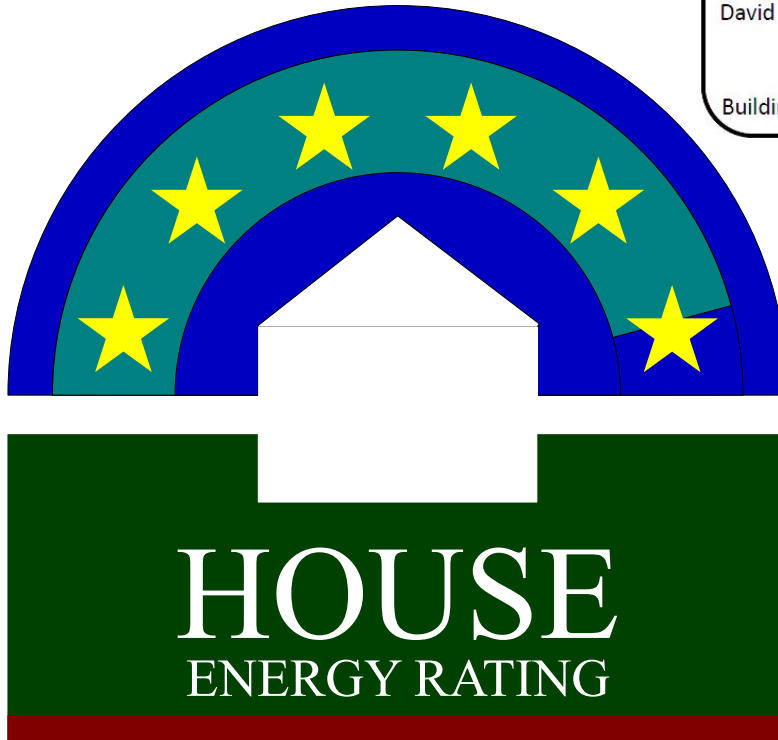
22 July 2020

David Navarro

20121345

D Navarro

Building Assessor – Class A Energy Efficiency



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

SCORE: 17 POINTS

Name: Daewoong Lee

Ref No: 5782

House Title: Block: 2 Section: 53 Unit: 27

Date: 22-07-2020

Address: 179 Melrose Drive

LYONS ACT

2606

Reference: Z:\ACTBIS EER\2020 EER'S\LN 053 002 00U 027

Total floor area: 57.35sqm

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	17	<div></div>										
Potential	23	<div></div>										

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/Pelmets6

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	17	★★★★★☆
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Largest windows in the dwelling;

Direction : East

Area : 11 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. East	17	★★★★★☆
2. South East	6	★★★★★
3. South	7	★★★★★
4. South West	6	★★★★★
5. West	10	★★★★★
6. North West	21	★★★★★★
7. North	33	★★★★★★
8. North East	30	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block: 2 Section: 53 Unit: 27, 179 Melrose Drive, LYONS ACT

Assessor's Name: David Navarro
 Net Conditioned Floor Area: 46.0 m²

Feature				Points		
				Winter	Summer	Total
CEILING				15	0	15
Surface Area:	105	Insulation:	-93			
WALL				-32	4	-27
Surface Area:	-21	Insulation:	-22	Mass:	15	
FLOOR				19	-5	14
Surface Area:	19	Insulation:	-8	Mass:	2	
AIR LEAKAGE (Percentage of score shown for each element)				5	0	5
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	29 %			
Exhaust Fans	16 %	Doors	34 %			
Down Lights	0 %	Gaps (around frames)	21 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-12	-11	-23
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	11	23%	-46	33	-11	-23
W	1	3%	-2	3	0	1
Total	12	26%	-48	36	-11	-23

* 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 7 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ☆			-4	-11	17*

* includes 32 points from Area Adjustment

Detailed House Data

House Details

ClientName	Daewoong Lee
HouseTitle	Block: 2 Section: 53 Unit: 27
StreetAddress	179 Melrose Drive
Suburb	LYONS ACT
Postcode	2606
AssessorName	David Navarro
FileCreated	22-07-2020

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	5.0m ²
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	27.0m ²
3	Suspended Slab	Enclosed	No	Yes	No	Float Timb	R0.0	20.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	No	R0.0	22.3m	2.4m
2	Brick Cavity	Yes	R0.0	10.6m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Suspended Slab	Yes	No	R0.0	52.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	E	2.1m	2.8m	No	SG	TIMB	HB	No	1.3m	1.3m	0.3m
2	E	1.3m	1.8m	No	DG	ALSTD	HB	No	0.0m	0.0m	0.0m
3	E	1.3m	1.8m	No	DG	ALSTD	HB	No	0.0m	0.0m	0.0m
4	W	0.9m	0.9m	Yes	DG	ALSTD	HB	No	0.0m	0.0m	0.0m
5	W	0.9m	0.4m	Yes	DG	ALSTD	HB	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
1	E	2.1m	2.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.3m	0.0m

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 ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

Sealed

UnSealed

Chimneys	0	0
Vents	0	0
Fans	1	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	1
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		Yes

Certificate of Currency

This is intended for use as evidence that the cover summarised below has been effected and shall be subject to all terms and conditions and exclusions of the Policy document and Schedule.

If the Insured has a Premium Funding agreement in place, this Policy may be cancelled in accord with the terms of the Insurance Contracts Act if the Insured fails to make the required payments.

The Insured: David Navarro - ACT Building Inspection Services Pty Ltd
T/A ACTBIS
ABN Number 64 154 063 662
Address: 19 Denovan Circuit
Calwell ACT 2905

PARTICULARS OF INSURANCE COVER

Insurer: Pacific International Insurance Pty Ltd
ACN 169 311 193
Policy Number: AUS-20-10151
Period of Insurance Cover: 07 January 2020 To: 07 January 2021
Limit of Professional Indemnity: \$1,000,000 in any one claim and in the aggregate during the period of insurance.
Limit of General Liability: \$5,000,000 Any one claim and in the aggregate during the period of insurance.
Sub-Limit of General Liability
Environmental Impairment: \$250,000 Any one claim and in the aggregate during the period of insurance.
Limit of Products Liability: \$5,000,000 Any one claim and in the aggregate during the period of insurance.

Business Activities and/or Extensions covered under this policy:

(PPI) Timber Pest Inspections AS4349.3-2010; Handyman & Maintenance Services; (PPI) Residential Building Inspections AS4349.1-2007; Other Building Insp./Consultancy Serv.AS4349.0-2007; Energy Rating Reports;



Monday, 06 January 2020