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37/34 Gosse Street, Kingston ACT 2604

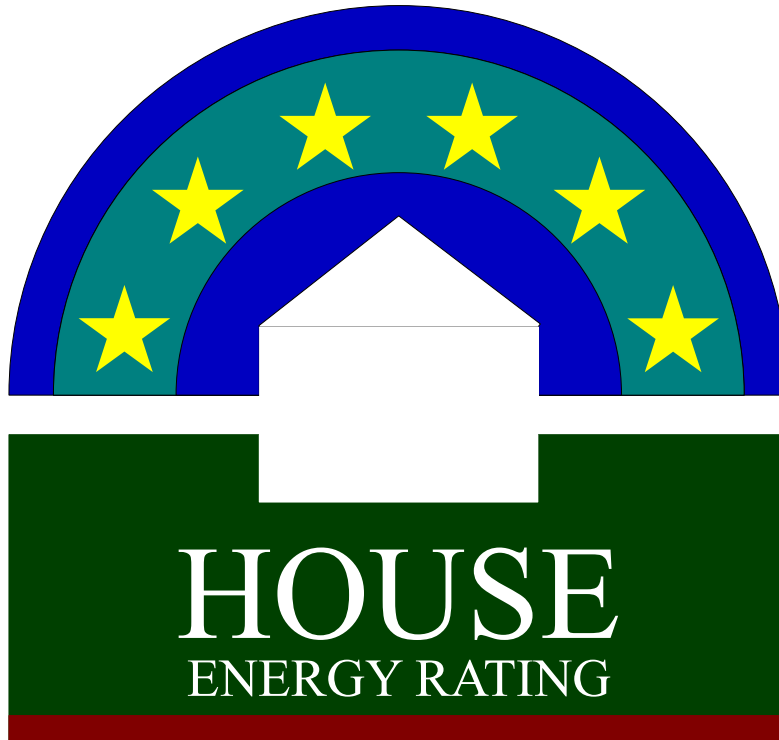
Report prepared: Friday, 11 November 2016

Energy Efficiency Rating

Insurance Certificates

Tax Invoice

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★ ★ ★ ★ ★ ★ **6 STARS**
in Climate: 24 **SCORE: 20 POINTS**

Name: J Harvey

Ref No: 16567

House Title: Unit 37 Block 55 Section 26 Kingston

Date: 11-11-2016

Address: 37/34 Gosse Street, Kingston ACT 2

Reference: C:\...\EER 37-34 GOSSE STREET,

**ACT HOUSE ENERGY
RATING SCHEME**

20 Points 6.0 Stars

Robert Lowe - 20111129

Building Assessor - Class A (Energy Efficiency)

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	20											
Potential	20											

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	20	★★★★★★
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Largest windows in the dwelling;

Direction : North West

Area : 6 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 West	20	★★★★★★
2. North	21	★★★★★★
3. North East	21	★★★★★★
4. East	19	★★★★★★
5. South East	20	★★★★★★
6. South	25	★★★★★★
7. South West	23	★★★★★★
8. West	20	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 37 Block 55 Section 26 Kingston, 37/34 Gosse Street, Kingston ACT 2604,

Assessor's Name: Robert Lowe 20111129

Net Conditioned Floor Area: 74.9 m²

Net Conditioned Floor Area: 74.9 m²				Points		
Feature				Winter	Summer	Total
CEILING				6	0	6
Surface Area: 0		Insulation: 6				
WALL				6	-1	6
Surface Area: 2		Insulation: 4		Mass: 0		
FLOOR				22	-5	17
Surface Area: 16		Insulation: -3		Mass: 4		
AIR LEAKAGE (Percentage of score shown for each element)				6	0	6
Fire Place 0 %		Vented Skylights 0 %				
Fixed Vents 0 %		Windows 49 %				
Exhaust Fans 0 %		Doors 0 %				
Down Lights 0 %		Gaps (around frames) 51 %				
DESIGN FEATURES				0	1	1
Cross Ventilation 1						
ROOF GLAZING				0	0	0
Winter Gain 0		Winter Loss 0				
WINDOWS				-32	-6	-38
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
SE	5	6%	-16	6	-3	-13
W	4	5%	-14	4	-2	-11
NW	6	8%	-20	8	-2	-14
Total	14	19%	-50	18	-6	-38

* 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	★ ★ ★ ★ ★ ★	9	-11	20*

* includes 22 points from Area Adjustment

Detailed House Data

House Details

ClientName	J Harvey
HouseTitle	Unit 37 Block 55 Section 26 Kingston
StreetAddress	37/34 Gosse Street, Kingston ACT 2604
AssessorName	Robert Lowe 20111129
FileCreated	11-11-2016

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	Tiles	R0.0	11.0m ²
2	Suspended Slab	Enclosed	No	Yes	No	Vinyl	R0.0	8.0m ²
3	Suspended Slab	Enclosed	No	Yes	No	Carp	R0.0	61.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R1.5	16.8m	2.4m
2	Brick Veneer	No	R2.0	3.7m	2.4m
3	Brick Cavity	Yes	R1.5	16.1m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Low Ventilation	No	Yes	R4.0	80.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	NW	2.1m	2.7m	No	SG	ALSTD	VB	No	2.1m	2.1m	0.2m
2	W	2.1m	1.8m	No	SG	ALSTD	VB	No	1.6m	1.6m	0.2m
3	SE	1.5m	1.5m	No	SG	ALSTD	VB	No	0.0m	0.0m	0.0m
4	SE	1.5m	1.5m	No	SG	ALSTD	VB	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	NW	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	2.5m	0.3m	0.0m	0.0m
2	W	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	6.0m	0.0m	0.0m	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 ?	No
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	0	0

Downlights	0	0
Skylights	0	0
Utility Doors	0	0
External Doors	0	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		0%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		No

Pest Controllers Combined Liability Certificate of Currency

The Policy below is current until 4.00pm on the expiry date shown below

INSURED:	ACT Property Inspections Pty Ltd, ACT Pest Management Pty Ltd
BUSINESS DESCRIPTION:	General Pest & Weed Control Timber Pest Inspections Termite Barrier Installations Pre-Purchase House Pest Inspections Fumigation Building Inspections (Non Pest Related) Energy Efficiency Ratings Compliance Reports
POLICY REFERENCE:	09A349653PLB
PERIOD OF INSURANCE:	From: 4.00pm on 28/03/2016 To: 4.00pm on 30/03/2017
POLICY CLASS:	Pest Controllers Combined Liability.
SUMS INSURED:	Section A: Broadform Liability Limit of Liability: \$ 10,000,000 any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs. Section B: Professional Indemnity Limit of Liability: \$ 1,000,000 any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs.

This Certificate of Currency is subject to the Policy Documentation to be read in conjunction with the Definitions, Conditions and Exclusions in the Pest Controllers Combined Liability Insurance Policy - QM792.

Date Issued: 17/03/16



TAX INVOICE

Justin Harvey
Unit 37 34 Gosse St
KINGSTON ACT 2604
AUSTRALIA

Invoice Date
10 Nov 2016

Invoice Number
INV-16567

ABN
33 600 397 466

ACT Property Inspections
(02) 6232 4540
PO Box 576
ERINDALE CENTRE ACT 2903
ABN: 33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
Energy Efficiency Report	1.00	238.1818	10%	238.18
ACTPLA - EER ESDD Lodgement Fee (no GST)	1.00	33.00	GST Free	33.00
Subtotal				271.18
TOTAL GST 10%				23.82
TOTAL AUD				295.00
LESS Amount Paid				295.00
AMOUNT DUE				0.00

Due Date: 18 Nov 2016
Thank you for your payment.

PAYMENT ADVICE

To: ACT Property Inspections
(02) 6232 4540
PO Box 576
ERINDALE CENTRE ACT 2903
ABN: 33 600 397 466

Customer Justin Harvey
Invoice Number INV-16567
Amount Due **0.00**
Due Date 18 Nov 2016

Amount Enclosed

Enter the amount you are paying above