

**K P R Reports Pty Ltd**

'ACTPRO'  
PO Box 401  
CALWELL ACT 2905  
02 62919950

A.B.N.: 87 001 956 716

**K P R Reports Pty Ltd**

t/a ACTPRO  
'The Inspection Specialists'

Bill To:

Dongyang Pi  
4 Birdseye Lane  
GUNGAHLIN ACT 2912

Invoice #: 00000605

Date: 15/10/2013

Description

Amount

Code

Refer Property:

5/26 Springvale Drive  
HAWKER ACT 2614

Supplying of:

Energy Rating Report (EER)  
Lodgement Fee

\$167.00 GST  
\$33.00 N-T

Direct Deposit  
KPR Reports Pty Ltd  
BSB: 122 801  
Acct No: 21857384

Your Order #: **58**

Shipping Date: 15/10/2013

Freight: \$0.00

GST: \$15.18

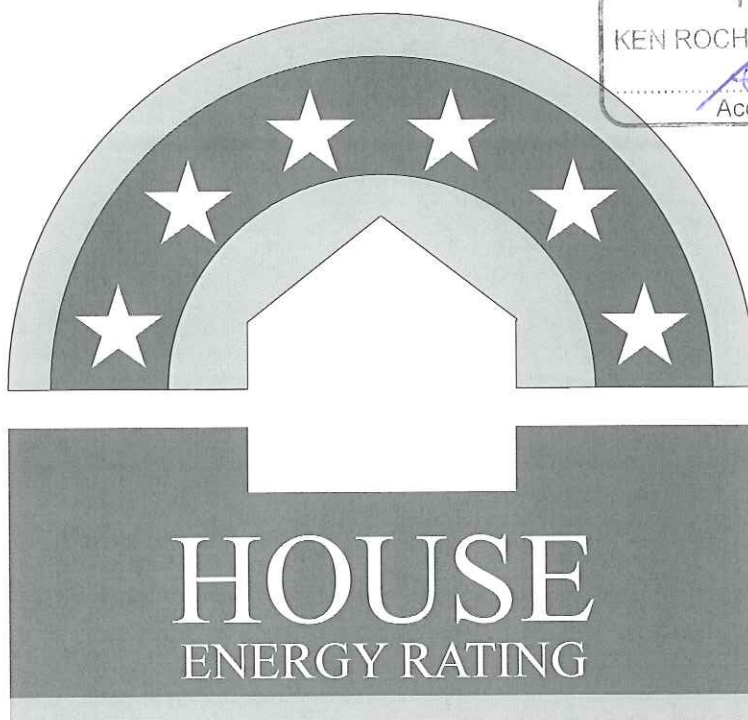
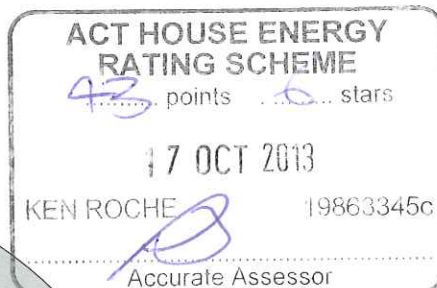
Total Inc GST: \$200.00

Amount Applied: \$0.00

COMMENT CODE RATE

**Balance Due: \$200.00**

# FirstRate Report



**YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ 6 STARS**  
**in Climate: 24 SCORE: 43 POINTS**

**Name:** DONGYANG PI **Ref No:** 58 V  
**House Title:** BL 7 SEC 7 - UNIT# 5 - HAWKER **Date:** 17-10-2013  
**Address:** 5/26 SPRINGVALE DRIVE  
HAWKER ACT 2614  
**Reference:** C:\ACTPRO\2013 EER'S\HW 007 007 U 00 00 005  
**Total Floor Area:** 46.80sq.m

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

NOTE: 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	43	<input type="text"/>										
Potential	43	<input type="text"/>										

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**

## 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>43</b>	<b>★★★★★★</b>
-----------------------	-----------	---------------

Largest windows in the dwelling;

**Direction : North**

**Area : 6 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>43</b>	<b>★★★★★★</b>
<b>2. North East</b>	<b>37</b>	<b>★★★★★★</b>
<b>3. East</b>	<b>27</b>	<b>★★★★★★</b>
<b>4. South East</b>	<b>19</b>	<b>★★★★★★</b>
<b>5. South</b>	<b>18</b>	<b>★★★★★☆</b>
<b>6. South West</b>	<b>17</b>	<b>★★★★★☆</b>
<b>7. West</b>	<b>22</b>	<b>★★★★★★</b>
<b>8. North West</b>	<b>33</b>	<b>★★★★★★</b>

FirstRate Mode
Climate: 24

**RATING SUMMARY for: BL 7 SEC 7 - UNIT# 5 - HAWKER, 5/26 SPRINGVALE DRIVE, HAWKER ACT**

Assessor's Name: K.P. ROCHE  
 Net Conditioned Floor Area: 34.7 m<sup>2</sup>

Feature		Points				
		Winter	Summer	Total		
<b>CEILING</b>		<b>15</b>	<b>0</b>	<b>15</b>		
Surface Area:	111	Insulation:	-97			
<b>WALL</b>		<b>-14</b>	<b>4</b>	<b>-10</b>		
Surface Area:	1	Insulation:	-23	Mass: 12		
<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>6</b>	<b>0</b>	<b>5</b>		
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	31 %			
Exhaust Fans	0 %	Doors	45 %			
Down Lights	0 %	Gaps (around frames)	23 %			
<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>-19</b>	<b>-7</b>	<b>-25</b>		
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>N</b>	6	18%	-52	42	-6	0
<b>S</b>	2	5%	-11	3	-1	0
<b>Total</b>	8	23%	-63	44	-7	-25

\* 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 9 points

		Winter	Summer	Total
<b>RATING</b>	★★★★★★	<b>10</b>	<b>-7</b>	<b>43*</b>

\* includes 40 points from Area Adjustment

## Detailed House Data

### House Details

ClientName DONGYANG PI  
 HouseTitle BL 7 SEC 7 - UNIT# 5 - HAWKER  
 StreetAddress 5/26 SPRINGVALE DRIVE  
 Suburb HAWKER ACT  
 Postcode 2614  
 AssessorName K.P. ROCHE  
 FileCreated 17-10-2013

### 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	26.5m <sup>2</sup>
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	11.3m <sup>2</sup>

### Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	Yes	R0.0	17.9m	2.4m
2	Brick Cavity	No	R0.0	11.5m	2.4m

### Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Suspended Slab	Yes	No	R0.0	37.8m <sup>2</sup>

### Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	2.1m	1.8m	No	SG	ALSTD	VB	No	1.0m	1.0m	0.3m
2	N	1.7m	1.4m	No	SG	ALSTD	VB	No	1.0m	1.0m	0.3m
3	S	1.0m	0.8m	No	SG	TIMB	NC	No	1.4m	1.4m	0.0m
4	S	1.2m	0.8m	No	SG	TIMB	VB	No	1.4m	1.4m	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
No shaded windows											

### Zoning Details

Is there Cross Flow Ventilation ? Good

### 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>

	Sealed	UnSealed
Chimneys	0	0
Vents	0	0
Fans	0	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