



# ACT PROPERTY INSPECTIONS

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ABN: 33 600 397 466



**58/67 Giles Street, Kingston ACT 2604**

**Report prepared: Friday, 25 January 2019**

Energy Efficiency Rating

Insurance Certificates

Tax Invoice

# FirstRate Report



**YOUR HOUSE ENERGY RATING IS:** ★★☆☆☆☆ **6 STARS**  
in Climate: 24 **SCORE: 30 POINTS**

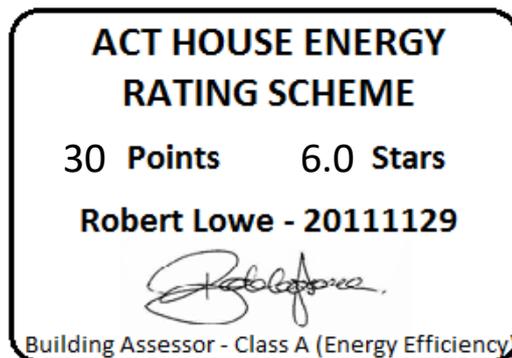
**Name:** Parker

**Ref No:** 27349

**House Title:** Block 1 Section 45 Kingston

**Date:** 25-01-2019

**Address:** 58/67 Giles Street, Kingston 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      |
| <b>Current</b>   | 30     | <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |     |         |      |       |        |         |          |           |            |         |
| <b>Potential</b> | 30     | <div style="border: 1px solid black; height: 20px; width: 100%;"></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**

## 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>30</b> | <b>★★★★★★</b> |
|-----------------------|-----------|---------------|

Largest windows in the dwelling;

**Direction : NNW**

**Area : 13 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 West</b> | <b>27</b>          | <b>★★★★★★</b>      |
| <b>2. North</b>      | <b>29</b>          | <b>★★★★★★</b>      |
| <b>3. North East</b> | <b>30</b>          | <b>★★★★★★</b>      |
| <b>4. East</b>       | <b>33</b>          | <b>★★★★★★</b>      |
| <b>5. South East</b> | <b>30</b>          | <b>★★★★★★</b>      |
| <b>6. South</b>      | <b>37</b>          | <b>★★★★★★</b>      |
| <b>7. South West</b> | <b>34</b>          | <b>★★★★★★</b>      |
| <b>8. West</b>       | <b>30</b>          | <b>★★★★★★</b>      |

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

**RATING SUMMARY for: Block 1 Section 45 Kingston, 58/67 Giles Street, Kingston ACT 2604,**

Assessor's Name:

Net Conditioned Floor Area: 77.2 m<sup>2</sup>

|   |      |                      |              | Points      |             |            |
|---|------|----------------------|--------------|-------------|-------------|------------|
| Feature   |      |                      |              | Winter      | Summer      | Total      |
| <b>CEILING</b>  |      |                      |              | <b>15</b>   | <b>0</b>    | <b>15</b>  |
| Surface Area:   | 111  | Insulation:          | -97          |             |             |            |
| <b>WALL</b>   |      |                      |              | <b>4</b>    | <b>0</b>    | <b>4</b>   |
| Surface Area:   | -1   | Insulation:          | 6            | Mass:       | 0           |            |
| <b>FLOOR</b>  |      |                      |              | <b>20</b>   | <b>-5</b>   | <b>15</b>  |
| Surface Area:   | 18   | Insulation:          | -6           | Mass:       | 3           |            |
| <b>AIR LEAKAGE (Percentage of score shown for each element)</b> |      |                      |              | <b>9</b>    | <b>0</b>    | <b>9</b>   |
| Fire Place  | 0 %  | Vented Skylights     | 0 %          |             |             |            |
| Fixed Vents   | 0 %  | Windows              | 49 %         |             |             |            |
| Exhaust Fans  | 32 % | Doors                | 0 %          |             |             |            |
| Down Lights   | 0 %  | Gaps (around frames) | 19 %         |             |             |            |
| <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>-28</b>  | <b>-7</b>   | <b>-35</b> |
| Window Direction  | Area |                      | Point Scores |             |             |            |
|   | m2   | %NCFA                | Winter* Loss | Winter Gain | Summer Gain | Total      |
| <b>SSE</b>  | 6    | 8%                   | -19          | 9           | -3          | -14        |
| <b>NNW</b>  | 13   | 17%                  | -37          | 20          | -4          | -22        |
| <b>Total</b>  | 19   | 25%                  | -56          | 28          | -7          | -35        |

\* 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      |
|---------------|--------------------|--|--|-----------|------------|------------|
| <b>RATING</b> | <b>★ ★ ★ ★ ★ ★</b> |  |  | <b>20</b> | <b>-12</b> | <b>30*</b> |
| <b>SCORE</b>  |                    |  |  |           |            |            |

\* includes 22 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Parker  
HouseTitle Block 1 Section 45 Kingston  
StreetAddress 58/67 Giles Street, Kingston ACT 2604  
FileCreated 25-01-2019

## 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   | Cork   | R0.0       | 66.9m <sup>2</sup> |
| 2  | Suspended Slab | Enclosed  | No    | Yes    | No   | Tiles  | R0.0       | 17.0m <sup>2</sup> |

## Wall Details

| ID | Construction          | Shared | Ins RValue | Length | Height |
|----|-----------------------|--------|------------|--------|--------|
| 1  | Brick Veneer          | No     | R2.0       | 14.5m  | 2.7m   |
| 2  | Brick Veneer          | No     | R2.0       | 11.6m  | 2.7m   |
| 3  | Brick Veneer          | Yes    | R0.0       | 13.1m  | 2.7m   |
| 4  | Framed: FC Sheet Clad | No     | R2.5       | 1.5m   | 2.4m   |

## Ceiling Details

| ID | Construction          | Shared | Foil | Ins RValue | Area               |
|----|-----------------------|--------|------|------------|--------------------|
| 1  | Flat - Suspended Slab | Yes    | No   | R0.0       | 83.9m <sup>2</sup> |

## Window Details

| ID | Dir | Height | Width | Utility | Glass | Frame  | Curtain | Blind | Fixed & Adj Eave | Fixed Eave | Head to Eave |
|----|-----|--------|-------|---------|-------|--------|---------|-------|------------------|------------|--------------|
| 1  | SSE | 1.8m   | 1.8m  | No      | SG    | ALIMPR | VB      | No    | 0.0m             | 0.0m       | 0.0m         |
| 2  | SSE | 1.8m   | 1.8m  | No      | SG    | ALIMPR | VB      | No    | 0.0m             | 0.0m       | 0.0m         |
| 3  | NNW | 2.7m   | 4.8m  | No      | SG    | ALIMPR | VB      | No    | 2.6m             | 2.6m       | 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  | SSE | 1.8m   | 1.8m  | 0.0m        | 0.0m      | 0.0m       | 0.0m        | 3.0m            | 3.0m            | 0.0m             | 0.0m             |
| 2  | SSE | 1.8m   | 1.8m  | 0.0m        | 0.0m      | 0.0m       | 0.0m        | 3.0m            | 5.0m            | 0.0m             | 0.0m             |
| 3  | NNW | 2.7m   | 4.8m  | 0.0m        | 0.0m      | 0.0m       | 0.0m        | 2.6m            | 3.0m            | 2.6m             | 0.0m             |

## 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 ? No  
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     | 2      | 0        |

|                |   |   |
|----------------|---|---|
| Downlights     | 0 | 0 |
| Skylights      | 0 | 0 |
| Utility Doors  | 1 | 0 |
| External Doors | 0 | 0 |

|                              |       |
|------------------------------|-------|
| Unflued Gas Heaters          | 0     |
| Percentage of Windows Sealed | 98%   |
| Windows - Average Gap        | Small |
| External Doors - Average Gap | Small |
| Gaps & Cracks Sealed         | Yes   |



# Insurance Certificate & Tax Invoice



## Pest Controllers Combined Liability Certificate of Currency

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

|                              |  |
|------------------------------|--|
| <b>INSURED:</b>              | ACT Property Inspections Pty Ltd, ACT Pest Management Pty Ltd  |
| <b>BUSINESS DESCRIPTION:</b> | General Pest & Weed Control<br>Timber Pest Inspections<br>Termite Barrier Installations<br>Pre-Purchase House Pest Inspections<br>Building Inspections (Non Pest Related)<br>Energy Efficiency Ratings<br>Compliance Reports<br>Building Surveying   |
| <b>POLICY REFERENCE:</b>     | 09A349653PLB   |
| <b>PERIOD OF INSURANCE:</b>  | From: 4.00pm on 30/03/2018<br>To: 4.00pm on 30/03/2019   |
| <b>POLICY CLASS:</b>         | Pest Controllers Combined Liability.   |
| <b>SUMS INSURED:</b>         | <b>Section A: Broadform Liability</b><br><b>Limit of Liability: \$10,000,000</b> any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs.<br><b>Section B: Professional Indemnity</b><br><b>Limit of Liability: \$1,000,000</b> any one claim, or loss, including defence costs, and in the aggregate in respect of all claims, or losses, including defence costs. |
| <b>Date Issued:</b>          | 27/03/2018   |



# TAX INVOICE

Phillip Parker  
Unit 58 67 Giles St  
KINGSTON ACT 2604  
AUSTRALIA

**Invoice Date**  
22 Jan 2019

**Invoice Number**  
INV-27349

**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     | 263.6364   | 10%              | 263.64        |
| ACTPLA - EER ESDD Lodgement Fee (no GST) | 1.00     | 35.00      | GST Free         | 35.00         |
|  |          |            | Subtotal         | 298.64        |
|  |          |            | TOTAL GST 10%    | 26.36         |
|  |          |            | <b>TOTAL AUD</b> | <b>325.00</b> |

**Due Date: 29 Jan 2019**

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](#)



## PAYMENT ADVICE

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

|                       |                |
|-----------------------|----------------|
| <b>Customer</b>       | Phillip Parker |
| <b>Invoice Number</b> | INV-27349      |
| <b>Amount Due</b>     | <b>325.00</b>  |
| <b>Due Date</b>       | 29 Jan 2019    |

**Amount Enclosed**

Enter the amount you are paying above