

FirstRate Report



ACT Building Approvals

Energy efficiency rating statement mark

Building Assessor Shane Robinson

ACT Cola Licence Number 2016197

Energy efficiency rating 6 Stars

Point score 28 Points

Date of issue 22/01/2023

Signature



YOUR HOUSE ENERGY RATING IS: ★ ★ ★ ★ ★ ★ 6 STARS
in Climate: 24

SCORE: 28 POINTS

Name: ACT Building Approvals

Ref No:

House Title: Unit 785 Block 5 Section 91 Bruce

Date: 22-01-2023

Address: 785/140 Thynne Street

Bruce

2617

Reference:

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	28											
Potential	39											

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	Heavy Drapes & Pelmets 11

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 785 Block 5 Section 91 Bruce, 785/140 Thynne Street, Bruce

Assessor's Name: Shane Robinson Cola-2016197

Net Conditioned Floor Area: 52.7 m²

Net Conditioned Floor Area: 52.7 m²				Points			
Feature				Winter	Summer	Total	
CEILING				15	0	15	
Surface Area: 114		Insulation: -100					
WALL				1	0	1	
Surface Area: -2		Insulation: 4		Mass: -1			
FLOOR				-5	-1	-6	
Surface Area: 0		Insulation: 4		Mass: -11			
AIR LEAKAGE (Percentage of score shown for each element)				6	0	6	
Fire Place 0 %		Vented Skylights 0 %					
Fixed Vents 0 %		Windows 35 %					
Exhaust Fans 34 %		Doors 18 %					
Down Lights 0 %		Gaps (around frames) 14 %					
DESIGN FEATURES				0	0	0	
Cross Ventilation 0							
ROOF GLAZING				0	0	0	
Winter Gain 0		Winter Loss 0					
WINDOWS				-15	-3	-17	
Window Direction	Area		Point Scores				
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total	
NNE	6	12%	-31	16	-3	-17	
Total	6	12%	-31	16	-3	-17	
* 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 0 points				Winter	Summer	Total	
RATING	★★★★★★			SCORE	3	-4	28*

* includes 29 points from Area Adjustment

Detailed House Data

House Details

ClientName	ACT Building Approvals
HouseTitle	Unit 785 Block 5 Section 91 Bruce
StreetAddress	785/140 Thynne Street
Suburb	Bruce
Postcode	2617
AssessorName	Shane Robinson Cola-2016197
FileCreated	22-01-2023

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	Elevated	No	No	No	Tiles	R1.0	9.0m ²
2	Suspended Slab	Elevated	No	No	No	Float Timb	R1.0	47.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R1.5	9.9m	2.5m
2	Concrete 100mm Int	Yes	R0.0	14.3m	2.5m
3	Concrete 100mm Int	No	R1.5	7.7m	2.5m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Suspended Slab	Yes	No	R0.0	56.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	NNE	1.2m	1.2m	No	SG	ALSTD	HB	No	0.0m	0.0m	0.0m
2	NNE	2.1m	2.4m	No	SG	ALSTD	HB	No	2.4m	2.4m	0.6m

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	NNE	1.2m	1.2m	12.0m	17.0m	23.2m	-11.0m	0.0m	0.0m	0.0m	0.0m
2	NNE	2.1m	2.4m	12.0m	19.0m	23.2m	-11.0m	2.0m	0.7m	2.0m	0.7m

Zoning Details

Is there Cross Flow Ventilation ?	Average
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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

	<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		Yes