

# Nationwide House Energy Rating Scheme

## NatHERS Certificate No. 0008548018-02

Generated on 20 Nov 2023 using BERS Pro v4.4.1.5 (3.21)

### Property

**Address** 150 Osborne Road,  
Mount Alford , QLD , 4310

**Lot/DP** 1/RP15046

**NCC Class\*** 1A

**Type** New Dwelling

### Plans

**Main plan** 0450SB

**Prepared by** J C McGann

### Construction and environment

Assessed floor area (m <sup>2</sup> )*	Exposure type
Conditioned* 91.0	Open
Unconditioned* 92.0	<b>NatHERS climate zone</b>
Total 183.0	9
Garage 63.0	



### Accredited assessor

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**Accreditation No.** 61079

**Assessor Accrediting Organisation**  
ABSA

**Declaration of interest** Declaration completed: no conflicts



### Thermal performance

Heating	Cooling
<b>9.1</b>	<b>27.1</b>
MJ/m <sup>2</sup>	MJ/m <sup>2</sup>

### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Verification

To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate?p=eIBWIGdpj](https://hstar.com.au/QR/Generate?p=eIBWIGdpj). When using either link, ensure you are visiting [hstar.com.au](https://hstar.com.au)



### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at [www.abcb.gov.au](https://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.