



Property Council of Australia
Northern Territory Division

Residential Buildings Team
Department of Climate Change and Energy Efficiency
GPO Box 854 Canberra ACT 2601

12 September 2011

To whom it may concern,

Re: Submission – Residential Building Mandatory Disclosure, SEP2011

The opportunity to comment on options and to provide input and feedback on the various aspects of the Consultation RIS in respect of the Residential Building Mandatory Disclosure initiative is appreciated.

The Property Council of Australia's Northern Territory Division has devoted much time and effort to understanding and assessing the costs, benefits, risks, problems and options associated with the work provided by the RIS. The results of our investigations have been provided to the Residential Development Council (RDC), who will be making a formal submission on behalf of the Property Council, including the NT Division.

The NT Division is supportive of moves to provide credible and consistent information to householders that may assist them in factoring in potential running costs and environmental impacts into what is generally the largest-ever purchase decision for Territorians/Australians. At this time, however, as we expect will be addressed in more detail by the RDC, we take the view that the current proposed frameworks to assess information on a residential property's energy, water and greenhouse performance for the purpose of disclosure, when it is placed on the market for sale or rent, are too vague and therefore untenable.

We are also concerned that the implementation of legislation based on these frameworks will have lasting adverse impacts on housing affordability in the Northern Territory.

Yours sincerely,

Nick Bradley
Executive Director, NT Division
Property Council of Australia

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GPO BOX 2200 Darwin NT 0801 – Paspalis Centrepoint, Level 1, 48-50 Smith Street
Darwin NT 0800 Telephone: 08 8943 0666 Facsimile: 08 8941 0858
Email: nt@propertyoz.com.au

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of Australia