

Robinson, Renee

From: Dennis Hall [dennis@dennis-hall.com]
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Subject: National Strategy on Energy Efficiency
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National Strategy on Energy Efficiency

I don't believe any long term benefit will be gained by mandating home owners to energy rate their properties.

This is already happening in the market place for new and existing homes. Many home owners are updating their houses energy efficiency because costs are increasing. Buyers are already looking for more energy efficient homes and factor this into negotiations to buy when an offer is made to a seller. People are improving their homes energy efficiency anyway.

I believe it is a false assumption that less energy will be consumed if a house has a written energy report available to buyers. Buyers already know what makes a house cost less in energy and money to run it. If a house has no solar electric panels, solar HWS, insulation in the walls & roof or no up to date aircon, buyers instinctfully know it cost more to run.

Home owners and buyers are already educated to energy efficiency and costs. So, here is an idea. Invent and develop newer and greater energy efficient applications and appliances, because the greater majority will use them.

Also, I am concerned for many battlers.

I know of two households that are direct neighbours and are at each end of the spectrum.

The battlers live in an ordinary house of 40 years, about 150m² (15 sqs.). It has insulation and LPG heating electric everything else. It has no air-conditioning, no solar panels of any kind nor any modern energy saving devices. Family of five.

The jones live in a 30 years house, about 300m² (30 sqs.) with many renovations and modernizations, it is a very energy efficient has. Family of seven.

The difference in their power and water bills is huge, about 3 times. Electric power use, \$250. per qrtr for the battlers and \$750. per qrtr for the jones.

The jones lifestyle is not efficient. The jones use a clothes dryer all winter, air cool whole house in summer, air heat heat whole house in winter, never open windows.

On the other hand the battlers do not have a clothes dryer and hang clothes outside all year, open windows in summer and winter to utilize cool night air in summer and warm air on warm winter days.

Therefore the battlers use \$50 per qrtr per person as compared to the jones \$107. per qrtr per person. Yet the jones have the greater energy efficient house.

The ugly truth is the battlers who are far better at energy efficiency will be penalized the most under this new scheme of energy rating homes. And the uglier truth is the jones will go on being inefficient because they have an energy efficient rated home with a

certificate to prove they have more stars and no worry about how much energy they actually use.

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