

7th September 2011

Submission on RIS on Residential Building Mandatory Disclosure.

Certainly a problem exists with the majority of housing stock available in Australia in relation to energy efficiency and to some degree with current constructions. However I disagree that a Mandatory Disclosure Statement will help, in fact I believe the imposition of such a scheme will give rise to the formation of another expensive and wasteful bureaucracy to implement it.

Is such a regulation going to stop people from buying or renting a particular house; of course not, as people buy or rent where they need or want to live.

I see negative effects of such a scheme as:

- Energy use of running offices, fuel, paper of those in the business of carrying out house energy audits.
- Energy use of another government bureaucracy to administer the scheme.
- Costs will have to be passed on to buyers and renters.
- An audit immediately becomes out of date once completed, (an inefficient air conditioner could be fitted the next day).
- The scheme is very likely to be corrupted as seen in all recent government energy schemes.
- With Australia's lack of housing stock people do not have luxury of much choice when buying or more particularly renting.

Positive effects of such a scheme:

- None, other than providing opportunities for entrepreneurs to rip off house sellers and landlords and allowing the government to say it has introduced another "wonderful" scheme to help environment.

Any person looking to purchase a house should have researched and inspected their purchase and decided what they will accept, so what will an energy audit tell them, **NOTHING**, just waste time and money.

The real way of fixing energy inefficient dwellings is to offer incentives to owners such as:

- Removing local government restrictive rules and prohibitive fees for energy efficient renovation.

- Provide incentive schemes, but much better designed and implemented than those that have run, to all householders to install efficiency devices. The rate of uptake of house insulation and NSW solar power bonus offers testify that this is the way to go.
- Remove taxes and any GST on energy efficient devices and building materials.

Go and see all the 1, 2 and 3 star appliances still offered for sale. Why are inefficient appliances still allowed to be imported and sold in Australia.

Incentives rather than costly punitive schemes are the way to go, use psychology, and get people happy to spend some money to improve efficiency rather than having to waste it on a useless energy certificate which would be potentially meaningless. I am a house owner and a landlord and if introduced such a scheme would antagonise me and I would look for ways to deliberately thwart any rules. All my acquaintances feel exactly the same about further intrusive, wasteful government regulation. **NO, NO, NO.**

Yours sincerely

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