

Robinson, Renee

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To: DCCEE - Residential Disclosure
Subject: Residential Building Mandatory Disclosure Submission

Categories: forwarded for the scribe, Green Category

When people are looking to buy a house, they generally consider the most important things include:- price; location; how the new house will meet their lifestyle (or the cost to modify it so it will); accessibility to shops, schools, medical facilities; transport, etc.

Given the recent and current publicity, I am certain that everyone realises that what they pay for energy and water is dependent on the amount of energy and water they use.

To illustrate how meaningless this proposal is, take two almost identical houses a couple of streets apart with the same suburb both occupied by a husband and wife.

- In the first (case A) both the husband and wife work full time and their social activities are generally away from the house. In the second case (case B) the husband works full time, the wife is a full time housewife who loves cooking and craft work and their social activities are generally at their home.
- Obviously, the energy and water consumption in case A will be considerably lower than case B due entirely to their respective lifestyles. Therefore, the proposed disclosure is meaningless to everyone except the respective householders who already know their usage because they pay the water and energy bills.

Even if the houses are different but in the same suburb, the energy and water consumed in each is still very much dependent on the number and lifestyle of the occupants, the house itself having only a very minor effect on the consumption figures.

Also, if this disclosure is introduced, people may be tempted to compare energy and water consumption between houses in different parts of a city/town or between houses in different parts of a state or even between houses in different states. This would be even more meaningless because as well as lifestyle differences there are different climatic conditions, e.g. some areas require heating for many months of the year whilst other require little or none.

Now what will happen if this disclosure is introduced and a person was to purchase a property (say case A above) based on the information in the disclosure and then they find that their energy and water consumption is considerably more than the information provided - remember that the most likely cause of this is their lifestyle? Also, what sort of logical conclusion can be drawn from a comparison between the two cases above? I believe that the answer is none because of the different lifestyles of the owners.

Another point is that my energy and water consumption is nobody's business but mine and anyone I choose to tell. I consider it to be an intrusion into my privacy to make me provide this information so other people who can then provide it whomever they like without my consent.

If a prospective buyer is really interested in the information in the proposed disclosure, they could obtain sufficient information about the house during an inspection and make their assessment based on their own lifestyle.

Finally, I believe that this proposal will only add a further complication to a situation which is generally very stressful and is something which is not needed, wanted or of any use.

Regards

Rick Bailey

