

Submission for consideration by the Committee

Residential Buildings Mandatory Disclosure – Consultation Regulatory Impact Statement - July 2011

Overview

This submission template should be used to provide comments on Residential Building Mandatory Disclosure Consultation Regulatory Impact Statement (CRIS).

Contact Details

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Confidentiality

All submissions will be treated as public documents, unless the author of the submission clearly indicates the contrary by marking all or part of the submission as 'confidential'. Public submissions may be published in full on the Department of Climate Change and Energy Efficiency or other relevant Government websites, including any personal information of authors and/or other third parties contained in the submission. If any part of the submission should be treated as confidential then please provide two versions of the submission, one with the confidential information removed for publication.

A request made under the *Freedom of Information Act 1982* for access to a submission marked confidential will be determined in accordance with that Act.

Do you want this submission to be treated as confidential? Yes No

Submission Instructions

Submissions should be made by **close of business on 12 September 2011**. The Department reserves the right not to consider late submissions. Please restrict your submission to 4 pages of comments

Where possible, submissions should be lodged electronically, preferably in Microsoft Word or other text based formats, via the email address – residentialdisclosure@climatechange.gov.au

Submissions may alternatively be sent to the postal address below to arrive by the due date.

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General/overall comments

It seems an overkill to provide a report to each guest who stays at my property.

It is an older building and the best way to make it more energy efficient will be to demolish the property and rebuild to modern energy standards.

This introduces another problem . . . where I have four properties which I operate as Short Term accommodation for visitors to Perth, the present Local Government zoning will only allow me to rebuild THREE apartments. So this exercise becomes completely uneconomic.

Where possible I have installed ceiling insulation in order to enhance the comfort of my guests.

I do provide reverse-cycle air conditioners and I charge for electricity used to encourage guests to refrain from wasting this resource.

I do not see change in behaviour by my guests if they had any report about the energy efficiency of the apartment they are staying in for 2 or 3 weeks. In many cases, the accommodation fee is paid by an employer who would not be too interested in any report I might provide.

The most energy efficient idea they are concerned about is the distance they need to travel to the most preferred destination – when my guests stay at Kenata – Fairway they can walk to their destination and that saves hire fees, insurance costs, traffic congestion, petrol, bus fares and time.

It appears to me that this Mandatory Disclosure idea is only appropriate to the sale of a residential building. Residential leases are more often decided on the basis of “What is available – TODAY?” and “What is the rent?” and “Can I move in tonight?”

No one will ever seriously reject an offer of a lease if they saw a report that might indicate that my property is less efficient than another 1 or 2 Kilometres away.

This idea is only sensible when applied to the sale of a property and would therefore provide a basis for upgrading a property and an budget could be included in the purchase price and/or mortgage for this process.

A thriving industry could be built on the basis of . . . purchase, renovate and build in energy efficiency and then sell on to a willing purchaser with an up to date certificate of energy efficiency.