

Residential Mandatory Disclosure Update

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As part of the Federal Governments strategy to reduce carbon emissions, all Australian States and Territories have agreed to implement a requirement for home owners and landlords to disclose, at the point of sale or lease, the energy efficiency of a home. This is known as Residential Mandatory Disclosure (MD). These requirements were due to be passed into law by the end of 2012, although Implementation delays are expected. For MD to be effective the outcome must provide an appropriate level of consistent, reliable and easy to read information.

The benefit of these changes is that householders will be able to make better comparisons between properties and make more informed choices. Having efficiency measures recognised as a positive investment in the home is a great step forward. For example features like good insulation, which can reduce heating and cooling costs, will increase your home's rating and add value when you sell.

Consistently rising energy prices will drive increasing demand for efficient homes because they provide significant benefits to the householder by being environmentally sound, more comfortable and more affordable to live in. Energy assessments that give recommendations on improving your homes performance are available from around \$220.

And if you're wondering about the difference in running costs here are some numbers for you:

Based on an average home, running costs are estimated to be:

- 0-1 Star rating, around \$3,800 per year.
- 6 Star rating, around \$ 880 or less per year.

That's almost **\$3,000 a year difference**. I'd want to know about that, wouldn't you?