



June 2011
Property Report



Mandurah Sustainable Home



**"If it's results you're after
simply call..."**

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Energy Efficient Housing – Mandatory Disclosure Nears

Mandatory disclosure of a dwelling's thermal performance and/or energy consumption is on the way for Western Australian homes. What the disclosure will look like, the manner in which it will be implemented, how it will be regulated and how it impacts on property values is all still subject to discussion.

Western Australia's Office of Energy expect to release its Regulation Impact Statement (RIS) sometime in April which will provide the opportunity for both industry and community contributions leading to an eventual legislative framework appearing by the end of 2012.

Since we first saw star efficiency ratings on our white goods, we have become more aware of the financial and environmental benefits of saving energy, especially in light of recent increases in household energy costs. Already, commercial buildings in WA in excess of 2000 square metres must have an energy efficiency rating disclosed to the prospective occupant and some local authorities (including Fremantle) have programs whereby a higher density code is applied where energy efficient houses are proposed or built.

However, we may be prepared to buy an energy efficient refrigerator if it cost a little more but would we be similarly swayed when buying a home? Price, location, amount of bedrooms, garaging, construction type and similar factors are likely to top the list of a buyers' requirements and efficiency ratings probably a fair distance down.

Although as some form of mandatory disclosure begins and forms part of every sale or lease of a residential home, awareness of a home's energy efficiency amongst buyers and renters will increase. And awareness is crucial. Whilst installing solar panels on our roofs is probably a good idea, it is costly and not especially energy efficient if compared to the energy savings we could all make by simple changes in behaviour; setting your air conditioner a few degrees higher in summer, turning off excess lights, switching off appliances at the power source are all far more potent methods of saving energy.

Arguably this is the main benefit of mandatory disclosure of a home's energy efficiency, that we become more acutely aware of energy saving methods, develop a greater desire to lessen our energy consumption and make buying decisions that renders a thermally efficient house as important as a beer fridge with five stars.

By Hayden Groves



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Feature Properties

29 South Street, South Fremantle

\$649,000



- Character 2 x 1 stone and iron terrace
- Open living incorporating the lounge, kitchen & dining
- Private high walled courtyard garden
- This is terrific buying at an affordable price
- Ideal for the busy lifestyle, investment or lock & leave

111a Solomon Street, Fremantle

\$629,000



- Beautifully refurbished 2 bedroom character cottage
- Open living integrating North facing entertaining area
- Extensive use of natural & recycled materials
- Mezzanine bedroom + private side verandah
- Excellent proximity to Fremantle's cafes & restaurants

179 Healy Road, Hamilton Hill

\$585,000



- Seriously spacious double storey brick/iron family home
- 4/5 generous bedrooms with built in robes
- Balconies, excellent natural light & high ceilings
- High walled fencing + extensive outdoor entertaining
- This home epitomises the easy care family lifestyle

10/93 Forrest Street, Fremantle

\$390,000



- Large open living incorporating kitchen, dining & lounge
- Abundance of natural light, air-con & a restful outlook
- Spacious North facing courtyard garden
- Large pergola, BBQ & secure parking
- Most appealing lifestyle for owner occupiers or investors

SOLD Properties

5 Commercial Rd,
South Fremantle

\$735,000

71 Healy Road,
Hamilton Hill

\$665,000

3/7 Malcolm St,
Fremantle

\$670,000

24 Thomas St,
South Fremantle

\$845,500

14 Griffiths Place,
Hilton

\$580,000

172 Hampton Rd,
Beaconsfield

SOLD @ Auction



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