



17 October 2011

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Residential Buildings Team  
Department of Climate Change and Energy Efficiency  
GPO Box 854  
ADELAIDE SA 5001

and via email: [residentialdisclosure@climatechange.gov.au](mailto:residentialdisclosure@climatechange.gov.au)

Dear Sir/Madam

### **Residential Building Mandatory Disclosure Initiative**

I refer to an email of 7 September 2011 inviting submissions on the above.

The request has now been considered by the Society's Property Committee.

Firstly, I would like to thank you for requesting that the Society comment upon this initiative. The Society asks to be involved in the ongoing development of the initiative. We will look to the Members of the Property Committee and other appropriate Committees to consider and comment upon it. Such Committees meet once per month. Therefore, I would be grateful if more time could be allowed to respond to your requests and provide comment.

The Society's initial view is to express disappointment that the initiative should seek to impose yet another layer of compulsory disclosure upon transactions conducted throughout Australia on a daily basis.

If this initiative is taken through to the implementation of a compulsory disclosure, this will create a completely new industry which will be supported by prospective vendors and tenants of residential buildings. Quite apart from the cost that this will introduce, it appears relevant to pose the question of whether this is something which will be sought by all prospective purchasers and tenants of residential properties?

We query whether a more relevant approach may be to ensure that prospective purchasers and tenants who are interested in the property's energy, water and greenhouse performance undertake their own investigations and procure a report. This will operate in much the same manner as a prospective house purchaser may elect to engage a building consultant or similar expert to report to them upon the structural integrity of the building.

Nevertheless, we look forward to the opportunity to be involved in the initiative.

Yours sincerely

Ralph Bönig  
**PRESIDENT**