

Lighting and Appliances

What to look for:

- > Is the stove and oven gas or electric. Gas is generally cheaper and more efficient than electric
- > Check the condition of any appliances. For example does the oven door seal properly, this can be checked by putting a five dollar note in the door – if it is held in place the seal is adequate
- > What type of lighting is installed? many newer houses have several halogen or 'low voltage' downlights in parts of the house, these are often very expensive to run. Incandescent lights can be replaced with low wattage compact fluorescent lights.

Comments:

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poor average good

Garden

What to look for:

- > Trees and shrubs provide shade from hot summer sun and cool warm summer breezes. Deciduous trees to the north will allow in winter sun while protecting against summer heat

Comments:

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poor average good

Overall energy

rating of the house poor average good

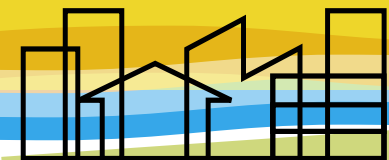
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Australian Government

Department of the
Environment and Heritage
Australian Greenhouse Office

Searching for an energy efficient rental property in a tropical climate



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ENERGY EFFICIENT RENTAL PROPERTIES



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Searching for an energy efficient rental property in a tropical climate

How does the house rate on energy efficiency?

Consider the following aspects and compare the energy efficiency of houses you inspect

Zoning and layout

What to look for:

- > Is the house open plan or well 'zoned'?
 - open plan houses are usually harder for air conditioners to keep cool. Houses in which the bedrooms, living areas and laundry and toilet facilities can be closed off mean that cooling can be restricted to a smaller area requiring less energy.
- > Breeze paths that allow air movement through the house are very important.

Comments:

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poor average good

It is important to keep direct sunlight out of the home for it to remain as cool as possible. Think "SHADE, SHADE, SHADE".

Windows

What to look for:

Size, type and positioning of windows is important to energy use. As a general rule:

- > double hung and casement windows allow for better ventilation than awning windows
- > Does the property have blinds or awnings? Blinds and awnings on the outside will provide protection against summer heat gain

Comments:

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poor average good

Insulation

What to look for:

- > Is the property insulated? - ask the landlord or agent. If they are unsure ask to have a look in the roof space to see if there is at least some insulation. There is unlikely to be wall or floor insulation if there is no roof insulation
- > Check for gaps around windows and doors and between floorboards. Also, are there any open fireplaces? They will be responsible for a substantial amount of heat gain unless sealed

Comments:

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poor average good

Hot water

What to look for:

- > What type of fuel does the hot water system use? Electricity is usually much more expensive to run than gas - solar hot water is the cheapest
- > Is the hot water system a storage or instantaneous type? Instantaneous systems are generally more efficient, particularly for smaller households

Comments:

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poor average good

Cooling

What to look for:

- > Does the property have an air conditioner? Check the energy efficiency rating of the air conditioner
- > Does the property have ceiling fans? Ceiling fans circulate cold air and will help to ventilate the house with cooler air at night. Ceiling fans provide a cooling effect and use much less energy than air conditioners.

Comments:

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poor average good