

SIX-STARS ON NEW HOMES FAIL ON EMISSIONS

The decision by the Building Ministers' Forum to mandate 6-star energy efficiency requirements in new dwellings will have next to no effect on curbing Greenhouse Gas Emissions, but will make new homes more expensive and less affordable.

HIA's Managing Director, Shane Goodwin, said that imposing costly regulation on new housing for little tangible benefit will do nothing to address the lack of supply of new homes. The lack of demonstrated net benefits in the Regulation Impact Statement surely casts a doubt over the purpose and objective of future regulatory impact assessments.

"In fact, the likelihood is that an escalation in the cost of new dwellings will push prospective new home buyers back into established dwellings that are far less energy efficient than new dwellings.

"The new regulations will not affect existing dwellings. Most Greenhouse Gas emissions in the residential sector relate to energy use in existing dwellings, the energy rating of which is about 2-stars. New dwellings already have to reach 5-stars."

This Regulatory Impact Statement process shows that there is no valid case to move beyond 6-Star. The Minister's decision to consider a 'whole of house' approach and alternative solutions to reducing Greenhouse Gas emissions is belated but welcome.

"Making in-roads on Greenhouse emissions will depend on educating the community in respect of energy use in existing dwellings and the mass take-up of on-site renewable energy technologies, such as photo voltaic cells and fuel cells.

"Hopefully, there is now a recognition that there are more cost-effective ways of delivering the policy objective of reducing emissions from the housing sector" said Shane Goodwin.

HIA welcomes ongoing consultation through the roundtable to discuss a better approach to measuring energy efficiency.

For further information please contact:

Shane Goodwin, Managing Director on 0418 568 990
Graham Wolfe, Chief Executive - Association on 0414 994 186
Kristin Tomkins, Senior Executive Director - Building Development & Environment on 0409 853 053