fact sheet

A Beyond Zero Future for South East NSW

Why should you retrofit your home?

To save the planet, and your budget

What is an energy retrofit?

Retrofitting means choosing and installing energy products for your existing home that keep you and your family comfortable without costing the earth

- A climate smart retrofit will save you money
- and increase the value of your home.

What are the emissions and bill savings?

An average retrofit, including the best recommendations below, but **excluding roof-top solar**, costs $11,000 at today's prices. It will:

- cut energy bills and emissions by 40%
- pay itself back in seven years
- yield a 14% return on investment
- save you $23,000 over 20 years
- increase home comfort

Reducing the need for climate control

Make your home more comfortable without extra heating or cooling with:

- ceiling insulation
- draught sealing

both have **pay-off periods < 7 years**

Choosing the right products

These items represent the best return for investment at this time:

- low-flow shower rose
- reverse cycle heating/cooling
- low wattage lighting
- heat pump hot water system

all with **pay-back periods of < 3.5 years.**

Best free-standing appliances:

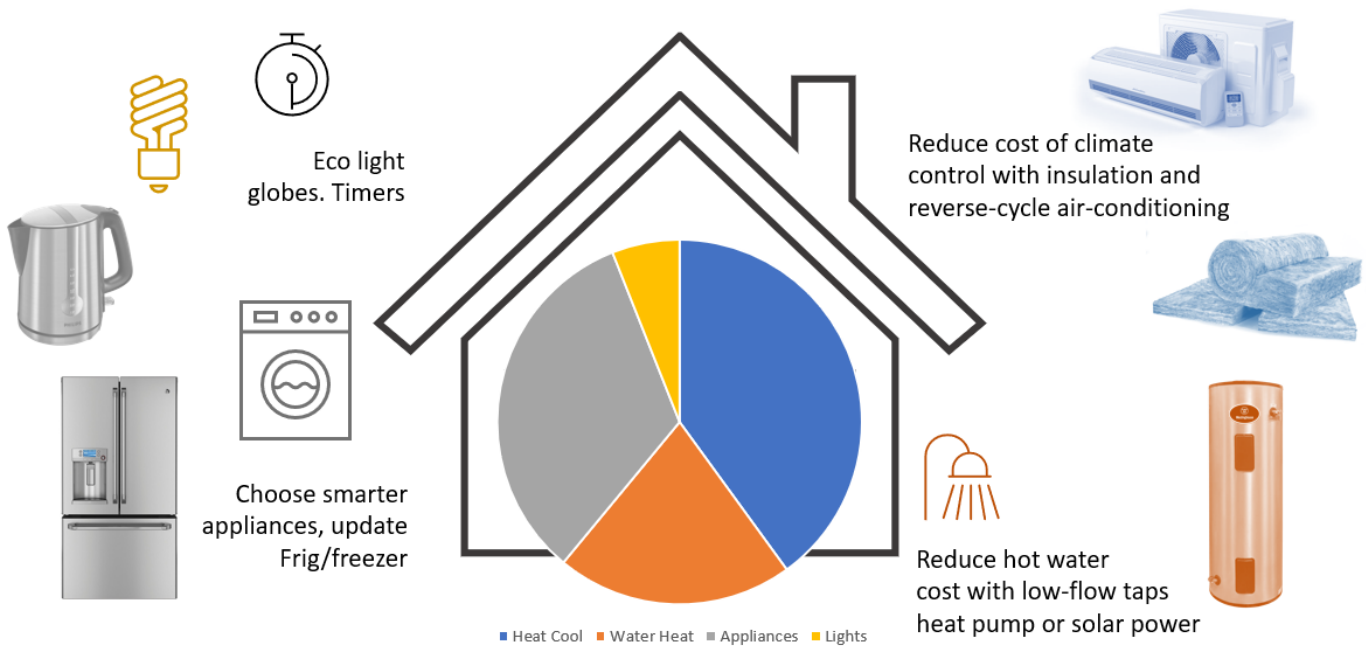
- energy-efficient fridge and freezer

pay-back < 7.5 year

What about solar?

Add a 5kW roof-top solar system costing $5,000 to an average $11,000 retrofit and you will:

- cut emissions by 65%,
- increase payback period by only one year,
- yield a 12.5% return on investment, and
- save $27,000 over 20 years.



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Will it affect the value of your home?

Yes. And the news is good! On top of bill and emissions savings, retrofit measures **increase property prices** at sale or rent.

- Roof-top solar increases sale price by 2% and rent by 5% compared with a 0-star dwelling.
- 2% of a $500K house price is $10K.
- Double glazing increases sale price by 10% and reduces noise as well as improving comfort.

Which Homes Benefit Most?

In general, the older the house, the greater the financial benefit from retrofitting. If your house was built before 2005, act as soon as you can!

- Homes built before the 2005 introduction of BASIX (Building Sustainability Index) are most likely to benefit from retrofits.
- In 2030, 99% of the NSW housing stock built pre-2005 will still be lived in.

Start with Solar

Local residents already know the best overall measure in a retrofit is roof-top solar. It pays off both in much reduced emissions, and lower bills**. One in four dwellings have already made the change, and it's saving them a fortune!** Major retailers such as Woolworths and Bunnings are also installing solar and adopting low-emissions solutions.

Solar panels mean you can run your appliances (dishwasher, washing machine, water heater) during the day for much lower cost, and charge storage or appliance batteries for later use. You could even charge your car!

WOW! Energy Retrofitting for a safer climate generates serious risk-free profit!

After the payback period, profit is approximately:

- **$1,500 per year without roof top solar**
- **$2,200 per year with roof top solar**

Would you like to do more?

Spread the word!

- Excluding roof-top solar, every 100 home retrofits completed directly injects an average of $1.1 million into local economies and creates 3.5 local fulltime jobs.
- The boost doesn't stop after installation because savings are ongoing and mean more locally disposable dollars.

Ask your Councillors and Shire Planners to:

- Cut your shire's residential emissions.
- Assess retrofit need in your shire.
- Promote solar & retrofit energy efficiency benefits through Council communications and advisory services and work with community groups.
- Foster retrofits for community-wide economic benefits.

Push the NSW government to:

- Gradually increase BASIX energy efficiency requirements for new buildings.
- mandate BASIX assessment for sale and rental properties.
- mandate roof-top solar or equivalent solutions on all new residential and commercial buildings.

What is the Building Sustainability Index?

Basix, or building sustainability index, is a NSW Government planning measure to reduce household electricity and water use by setting minimum sustainability targets for new and renovated homes. Basix identifies design features that will affect the likely level of thermal comfort and water and energy use per household such as location, building size, orientation and construction type, landscaping and fixtures. It sets minimum targets that must be achieved before a Basix certificate can be generated, and then submitted as part of a development application or application for complying development. Water and energy use affects everyone and Basix will continue to lead the way in lowering household energy and water use and costs.

From https://www.basix.nsw.gov.au/